City of Richmond

Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, May 11, 2026
7:00 p.m.

Pg. # ITEM

MINUTES

1. ***Motion to:***

CNCL-9 ***(1) adopt the minutes of the Regular Council meeting held on April 27, 2026;***

CNCL-16 ***(2) receive for information the Metro Vancouver 'Special Board in Brief' dated April 15, 2026; and***

CNCL-20 ***(3) receive for information the Metro Vancouver 'Board in Brief' dated April 24, 2026.***

AGENDA ADDITIONS & DELETIONS

PRESENTATION

CNCL-20 Axel Hovbrender, Chair of the Board of Directors, Richmond Olympic Oval Corporation to present the 2025 Annual Report.

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. 14.

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
- Sport Court and Field Strategy – Guiding Principles
- Works Yard Replacement Project – Phase 1 Form and Character Design
- Endorsement of UBCM Resolution - Adequate Funding for Agricultural Land Commission (The "ALC")
- 2025 Consolidated Financial Statements

Pg. # ITEM

- Additional Planning Committee Motion: Re-Evaluation of The Environmentally Sensitive Areas (ESA's) Mapping for the Thompson and Boundary Roads Area of Hamilton
- Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan
- Response To Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for Metro 2050 Type 2 Proposed Amendment – City Of Surrey (Hazelmere)

5. ***Motion to adopt Items No. 6 through No. 13 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-86 ***(1) the Parks, Recreation and Cultural Services Committee meeting held on April 28, 2026;***

(2) the Finance and Audit Committee meeting held on May 4, 2026; *(distributed separately)*

CNCL-89 ***(3) the General Purposes Committee meeting held on May 4, 2026;***

(4) the Planning Committee meeting held on May 5, 2026; and *(distributed separately)*

CNCL-92 ***(5) the Council/School Board Liaison Committee meeting held on January 28, 2026;***

be received for information.

Consent Agenda Item

7. **SPORT COURT AND FIELD STRATEGY – GUIDING PRINCIPLES**
(File Ref. No. 11-7000-01) (REDMS No. 8351917)

CNCL-98

See Page **CNCL-98** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

That the Guiding Principles, as detailed in the report titled "Sport Court and Field Strategy – Guiding Principles", dated April 2, 2026, from the Director, PRC, Planning and Strategic Initiatives, be approved and used to inform the strategic directions and actions of the new Sport Court and Field Strategy.

Consent Agenda Item

8. **WORKS YARD REPLACEMENT PROJECT – PHASE 1 FORM AND CHARACTER DESIGN**
(File Ref. No. 06-2052-25WYAR1) (REDMS No. 8369890)

CNCL-105

See Page **CNCL-105** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the form and character design, as described in Attachment 1 of the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer, be approved; and

(2) That the facility to be constructed at 5599 Lynas Lane be named, "City of Richmond Works Yard", as described in the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer.

Consent Agenda Item

9. **ENDORSEMENT OF UBCM RESOLUTION - ADEQUATE FUNDING FOR AGRICULTURAL LAND COMMISSION (THE "ALC")**
(File Ref. No. 09-5355-00) (REDMS No. 8382215)

CNCL-133

See Page **CNCL-133** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the proposed resolution in Attachment 1 of the report, Endorsement of UBCM Resolution – Adequate Funding for Agricultural Land Commission (the "ALC), dated April 13, 2026 from the General Manager, Law and Community Safety, be approved for submission to the UBCM; and

(2) That letters be written to the BC Minister of Agriculture and the BC Minister of Finance as well as Richmond MLAs advocating for the appropriate and sustainable funding of the ALC to meet its current mandate.

Consent Agenda Item

10. **2025 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-0905-01) (REDMS No. 8379302)

CNCL-144

See Page **CNCL-144** for full report

FINANCE AND AUDIT COMMITTEE RECOMMENDATION

That the 2025 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

Consent Agenda Item

11. **ADDITIONAL PLANNING COMMITTEE MOTION: RE-EVALUATION OF THE ENVIRONMENTALLY SENSITIVE AREAS (ESAS) MAPPING FOR THE THOMPSON AND BOUNDARY ROADS AREA OF HAMILTON**

CNCL-255

See Page **CNCL-255** for full report

PLANNING COMMITTEE RECOMMENDATION

That the Environmentally Sensitive Areas (ESA) designation in the outlined areas (privately owned properties between Thompson and Boundary Roads, and south of Thompson Gate in the Hamilton area) be rescinded effective immediately.

Pg. # ITEM

Consent Agenda Item

12. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF MAPLE RIDGE FOR THE NORTH 256 STREET INDUSTRIAL LANDS AREA PLAN**
(File Ref. No. 1-0157-30-RGST1) (REDMS No. 8377894)

CNCL-264

See Page **CNCL-264** for full report

PLANNING COMMITTEE RECOMMENDATION

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Consent Agenda Item

13. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR METRO 2050 TYPE 2 PROPOSED AMENDMENT – CITY OF SURREY (HAZELMERE)**
(File Ref. No. 1-0157-30-RGST1) (REDMS No. 8379255)

CNCL-283

See Page **CNCL-283** for full report

PLANNING COMMITTEE RECOMMENDATION

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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Pg. # ITEM

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-308 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10498**
(8120 and 8140 No. 1 Road, RZ 21-945869)
Opposed at 1st Reading – Cllrs. Gillanders and Wolfe
Opposed at 2nd/3rd Readings – Cllr. Wolfe

CNCL-310 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10730**
(8560 Heather Street, RZ 24-049110)
Opposed at 1st Reading – None
Opposed at 2nd/3rd Readings – None

CNCL-312 Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment **Bylaw No. 10743**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-343 Annual Property Tax Rates (2026) **Bylaw No. 10748**
Opposed at 1st/2nd/3rd Readings – None.

Pg. # ITEM

DEVELOPMENT PERMIT PANEL

14. RECOMMENDATION

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

CNCL-347

CNCL-358

(1) That the minutes of the Development Permit Panel meeting held on April 29, 2026, and the Chair's report for the Development Permit Panel meetings held on November 27, 2024, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 23-029220) for the properties at 8120 and 8140 No. 1 Road, be endorsed and the Permit so issued.

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Monday, April 27, 2026

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

R26/8-1 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on April 13, 2026, be adopted as circulated;

(2) the minutes of the Regular Council meeting for Public Hearings held on April 20, 2026, be adopted as circulated; and

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

CARRIED

Regular Council
Monday, April 27, 2026

COMMITTEE OF THE WHOLE

R26/8-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

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

R26/8-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

R26/8-4 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 April 14, 2026;

(2) the Special Finance and Audit Committee meeting held on April 20, 2026;

(3) the General Purposes Committee meeting held on April 20, 2026;

(4) the Planning Committee meeting held on April 21, 2026; and

(5) the Public Works and Transportation Committee meeting held on April 22, 2026;

be received for information.

ADOPTED ON CONSENT

7. **ECONOMIC DEVELOPMENT STRATEGY: PROPOSED GUIDING PRINCIPLES AND PUBLIC ENGAGEMENT FEEDBACK**
(File Ref. No. 08-4150-13-001) (REDMS No. 8355682)

That the Guiding Principles, as detailed in the report titled "Economic Development Strategy: Proposed Guiding Principles and Public Engagement Feedback", dated April 7, 2026, from the Director, Business Services, be approved.

ADOPTED ON CONSENT

8. **AWARD OF CONTRACT - GRANICUS AMANDA 5-YEAR SUPPORT AND MAINTENANCE RENEWAL**
(File Ref. No. 03-1000-20-8551) (REDMS No. 8364842)

(1) That Granicus AMANDA Support and Maintenance Renewal, be awarded to Granicus for a five-year term for an estimated value of $713,467 excluding taxes, as described in the report titled "Award of Contract – Granicus AMANDA Software, Support and Maintenance Renewal", dated March 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 Granicus.

ADOPTED ON CONSENT

9. **APPLICATION TO AMEND LIQUOR PRIMARY LIQUOR LICENCE # 170766 - CHANGE OF HOURS OF LIQUOR SERVICE (OUTSIDE SERVICE HOURS) - VINO VOLO - 3211 GRANT MCCONACHIE WAY (POST SECURITY)**
(File Ref. No. 12-8275-30-001) (REDMS No. 8356916, 8115361)

(1) That the application from LS Travel Retail North America Inc., doing business as, Vino Volo, seeking a permanent amendment to Liquor Primary Liquor Licence #170766, increasing their hours of liquor service from 6:00 AM to 11:00 PM, Monday to Sunday, to 24 hours service, (Outside Service Hours) be supported; and

(2) That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

ADOPTED ON CONSENT

10. **COMMUNITY FOOD ACTION PLAN GUIDING PRINCIPLES**
(File Ref. No. 08-4055-08) (REDMS No. 8331434)

That the guiding principles detailed in the report titled "Community Food Action Plan Guiding Principles", dated April 2, 2026, from the Director, Community Social Development, be approved.

ADOPTED ON CONSENT

11. **2021–2031 COLLABORATIVE ACTION PLAN TO REDUCE AND PREVENT POVERTY IN RICHMOND: 2024–2025 HIGHLIGHTS**
(File Ref. No. 08-4055-08) (REDMS No. 8312792)

That the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond: 2024–2025 Highlights as outlined in the report titled "2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond: 2024–2025 Highlights", dated April 7, 2026, from the Director, Community Social Development, be posted on the City's website and distributed to community partners, local Members of Parliament and local Members of the Legislative Assembly, and federal and provincial ministries related to poverty reduction.

ADOPTED ON CONSENT

12. **ANNUAL PROPERTY TAX RATES (2026) BYLAW NO. 10748**
(File Ref. No. 12-8060-20-010748) (REDMS No. 8373575, 8360251)

That the Annual Property Tax Rates (2026) Bylaw No. 10748 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

13. **APPLICATION BY COREY LIU FOR A ZONING TEXT AMENDMENT TO THE "AGRICULTURE (AG1)" ZONE TO PERMIT A GREENHOUSE WITH CONCRETE FOOTINGS AT 8200 STEVESTON HIGHWAY**
(File Ref. No. 12-8060-20-010747, ZT 2026-004041) (REDMS No. 8335581, 8355308, 8354706)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10747, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to permit the development of a 936 m² greenhouse with concrete footings for agricultural purposes at 8200 Steveston Highway be introduced and given first reading.

ADOPTED ON CONSENT

14. **HERITAGE ALTERATION PERMIT FOR 3711 AND 3731 CHATHAM STREET (STEVESTON METHODIST CHURCH)**
(File Ref. No. 08-4105-20- HA 2025-022376) (REDMS No. 8360640, 8357317, 8363603)

That a Heritage Alteration Permit be issued for the protected heritage property at 3711 and 3731 Chatham Street (Steveston Methodist Church), which would permit exterior alterations.

ADOPTED ON CONSENT

15. **APPLICATION BY 1260479 BC LTD. FOR REZONING AT 9600/9620 GARDEN CITY ROAD FROM THE "TWO-UNIT DWELLINGS (RD1)" ZONE TO THE "LOW DENSITY TOWNHOUSES (RTL4)" ZONE**
(File Ref. No. 12-8060-20-010746, RZ 21-933877) (REDMS No. 8339580, 8339921, 8339914, 8354358)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10746, for the rezoning of 9600/9620 Garden City Road from the "Two-Unit Dwellings (RD1)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first, second and third reading.

ADOPTED ON CONSENT

16. **RECYCLING AND SOLID WASTE MANAGEMENT – REPORT 2025: WORKING TOGETHER TO REDUCE, REUSE AND RECYCLE**
(File Ref. No. 10-6375-05) (REDMS No. 8332992)

That the report titled "Recycling and Solid Waste Management – Report 2025: Working Together to Reduce, Reuse and Recycle", from the Director, Public Works, dated March 26, 2026, be approved and made available on the City's website, through various communication tools including social media channels and as part of community outreach initiatives.

ADOPTED ON CONSENT

BYLAWS FOR ADOPTION

R26/8-5 It was moved and seconded
That the following bylaws be adopted:

Housing Agreement (Affordable Housing) (6551 No 3 Road) Bylaw No. 9952, Bylaw No. 10708

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728; and

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10745.

CARRIED

DEVELOPMENT PERMIT PANEL

R26/8-6 17. It was moved and seconded

(1) That the Chair's report for the Development Permit Panel meetings held on September 10, 2025, October 16, 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 Variance Permit (DV 25-019257) for the property at 4611 Viking Way;

(b) a Development Permit (DP 25-007857) for 8251 Alexandra Road; and

(c) a Development Permit for (DP 24-050212) for 10320 Railway Avenue.

be endorsed, and the Permits so issued.

CARRIED

ADJOURNMENT

R26/8-7 It was moved and seconded
That the meeting adjourn (7:27 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, April 27, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

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For Metro Vancouver meetings on Wednesday, April 15, 2026

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

Special Joint Board Meeting

B6 2027 Budget and 2027-2031 Financial Plan Budget Target **APPROVED**

Over the past three years, the Boards have undertaken significant efforts to reduce budget pressures on existing ratepayers, including striking a Financial Plan Task Force in 2023 to lower the projected impact of the 2024-2028 Financial Plan on ratepayers and the Services and Cost Efficiency Review in 2025 which identified $364 million in operating savings and deferred more than $1.1 billion in capital expenditures out of the 2026-2030 Financial Plan.

As a result, the **2026–2030 Five-Year Financial Plan,** approved in October 2025, had a 2.5% average Household Impact (HHI) increase for 2026. The Boards also endorsed HHI targets of 3% for 2027 and 5% annually from 2028 to 2031 for staff as they prepare the 2027 budget and upcoming Five Year Financial Plan.

The current macro-economic and geo-political environment is placing significant pressure on the **2027–2031 Five-Year Financial Plan**. While interest rates have moderated over the past year, there is growing risk of increases later in 2026, which would raise borrowing costs. At the same time, elevated oil prices linked to ongoing conflict in Iran may undermine recent gains in inflation reduction, and labour inflation is projected to increase in the coming year.

Given this volatility and context, staff recommended staying the course with the direction approved by the Board in October 2025, as outlined below:

- HHI increase of 3% for 2027; and
- HHI increase of 5% each year from 2028 to 2031.

The report included a summary of results from early public engagement on the **2027 Budget** and **2027-2031 Financial Plan** that took place from February 23 to March 27, 2026. The second phase of the budget engagement will be held from July 23 to September 7, 2026.

The Boards directed staff to proceed through the 2027 budget cycle with household impact targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%

Metro Vancouver Regional District

B1 MVRD Development Cost Charge Amendment Bylaw No. 1452, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the MVRD Board directed staff to bring back, for consideration, amendments to the MVRD DCC bylaw (*Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years.

The MVRD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

In the past three years, in response to concerns about affordability and to reduce impacts on ratepayers, the Metro Vancouver Boards deferred $650M of capital expenditures from the 2024-2028 Financial Plan (based on a risk assessment of over 300 projects in 2023 resulting in deferral of low and medium risk projects from the **Five-Year Financial Plan**) and $1.1B of capital expenditures from the 2026 budget and **2026-2030 Financial Plan** (based on a project by project risk assessment and market deliverability). These deferrals resulted in:

- $364M in operating savings over the **2026-2030 Financial Plan**;
- Reduced HHI targets of 2.5% in 2026, 3% for 2027, 5% for 2028, 5% for 2029 and 5% for 2030;
- Some changes to the organization's risk profile for capital projects; and
- Reconfirmation to accelerate growth paying for growth by having DCC fully fund growth projects by 2027.

In addition, recent provincial legislation and regulation change for DCCs resulted in an additional $300M in lost revenue for Metro Vancouver over the **Five-Year Financial Plan**.

All of these changes were integrated into the **2026 Budget and 2026–2030 Financial Plan**, which were adopted / endorsed by the Boards on October 31, 2025. The remaining Capital Program in the **2026–2030 Financial Plan** is comprised of high and extreme risk projects, projects already underway, and project elements that complete earlier phases of projects.

The January 2026 request to roll back 2026 and reduce 2027 DCC rates is expected to reduce DCC collections across Metro Vancouver entities by $389 million over the next five years, $43M of which is for MVRD parkland acquisition. Reductions to 2026 rates have multi-year impacts because DCCs are collected over multiple years.

The Board:

- Gave first, second, and third readings to *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026*, to amend the DCC rates for 2026 and 2027, rolling back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years

- Directed staff to forward bylaw to the Inspector of Municipalities for approval

- Directed that the resulting revenue gap of $43M be filled by transferring the projected revenue shortfall to the Household Impact for 2027 to 2031

- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026

Greater Vancouver Water District

B1 GVWD Development Cost Charge Amendment Bylaw No. 270, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the GVWD Board directed staff to bring back, for consideration, amendments to the GVWD DCC bylaw (*Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years.

The GVWD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

The Board:

- Gave first, second, and third readings to Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026, to amend the DCC rates for 2026 and 2027, to roll back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years

- Directed staff to forward the bylaw to the Inspector of Municipalities for approval

- Directed that the resulting revenue gap of $270.5M be filled by increasing the amount of long-term borrowing for growth capital projects for Water Services

- Directed staff to conduct independent value engineering to all water infrastructure growth projects over $10M and report back to advisory committees and the GVWD Board

- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026

Greater Vancouver Sewage and Drainage District

B1 GVS&DD Development Cost Charge Amendment Bylaw No. 396, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the GVS&DD Board directed staff to bring back, for consideration, amendments to the GVS&DD DCC bylaw (*Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years. The GVS&DD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

The Board:

- Gave first, second, and third readings to Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026, to amend the DCC rates for 2026 and 2027, rolling back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years

- Directed staff to forward the bylaw to the Inspector of Municipalities for approval

- Directed that the resulting revenue gap of $75.5M be filled by increasing the amount of long-term borrowing for growth capital projects for Liquid Waste Services

- Directed staff to conduct independent value engineering to all liquid waste infrastructure growth projects over $10M and report back to advisory committees and the GVS&DD Board

- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026

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For Metro Vancouver special meetings on Friday, April 24, 2026
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Metro Vancouver Regional District

E1.1 Designated Smoking Areas in Regional Parks — APPROVED

Metro Vancouver currently prohibits smoking and vaping within regional parks except in designated smoking areas and at registered campsites, as authorized under *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025*.

Designated smoking areas were implemented as a transitional harm-reduction measure intended to limit wildfire risk, control tobacco litter, and reduce second-hand smoke exposure. Over time, the declining smoking rates, evolving public health data, and growing visitor expectations for smoke-free environments have led many jurisdictions to adopt fully smoke-free parks and open spaces.

This report outlines a proposed plan to remove designated smoking areas across Metro Vancouver regional parks, while maintaining exceptions for campgrounds, supported by a comprehensive public awareness campaign to ensure a smooth transition.

The Board received the report for information and directed staff to remove existing smoking areas in regional parks and report back on cigarette waste education and mitigation programs.

E2.1 Growth Projections Program (2026 – 2027) – Overview of Process and Methodology — RECEIVED

Metro Vancouver produces annual growth projections to support long-range planning for utilities, housing, and transportation. This report outlines the process and methodology for the 2026–2027 Growth Projections Program, including updates that introduce small-area geographies to better support utility and infrastructure planning. These refinements will provide more precise inputs for water and liquid waste planning, Metro Vancouver's DCC program, municipal servicing strategies, and regional transportation modelling.

Each year, projections are updated to reflect demographic trends, policy changes, and inputs from member jurisdictions, following a consistent schedule aligned with Census releases, Statistics Canada updates, and federal and provincial immigration policies. Beginning in 2027, the projections program will expand to include additional small-area geographies, including detailed projections for sewage sub-catchments and nodal water supply areas, to provide more precise inputs for water and liquid waste planning, the DCC program, municipal servicing strategies, and regional transportation modelling.

Growth projections at the municipal level provide an important foundation for local and regional planning. They inform local forecasting, municipal growth management, and capital planning. The Growth Projections Program is a key service used by member jurisdictions, Metro Vancouver utilities, and TransLink to inform land-use decisions, long-range infrastructure planning, and transportation modelling. By providing consistent, evidence-based estimates of future growth the program strengthens

Metro Vancouver's ability to support coordinated land use, infrastructure, and transportation planning across the region.

The Board received this report for information.

E3.1 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis **RECEIVED**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of the four Metro Vancouver Boards to improve governance and oversight, and to enhance decision making and risk management. Considerations of such options is a major piece of work for the Governance Committee and Boards in 2026. Earlier this year, the MVRD Board approved a *process* to consider potential changes and approved an *evaluation framework*.

The March and April Governance Committee meetings have been dedicated to discussion and evaluation of the options presented for all four of Metro Vancouver's Boards. During its March 12, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options and Analysis", dated March 6, 2026. The Committee discussed and deliberated the options for the Metro Vancouver Regional District (MVRD) and the Metro Vancouver Housing Corporation (MVHC) Boards.

The same report was provided to the Committee for the April 9, 2026 meeting so that the Committee could continue its discussions focusing on the Greater Vancouver Water District (GVWD) and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Boards.

In addition to the information prepared for Committee consideration last month, the Committee also received a presentation by Dana Hayden of Hayden Consulting Services. Hayden completed work for the Boards in 2021 subsequent to the Project Delivery Department being instituted. The resulting report titled, "Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework" was one in a series of updates on implementation of best practices for capital projects at Metro Vancouver as requested by the Boards. Dana Hayden presented the earlier findings, and supported the Committee's discussion about potential governance models for the utility boards.

At its April 9, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated April 9, 2026. The Committee discussed options for potentially amending the size and structure of the GVWD and GVS&DD Boards (the Committee considered options for the MVRD and MVHC Boards in March, 2026) with the aim of improving governance effectiveness, scalability of the option into the future, how member jurisdictions are represented, broader stakeholder impacts, and how readily the options could be implemented.

The Committee discussed the pros, cons, and implications of three options:
1. Status Quo
2. Align with any changes to the structure of the MVRD Board
3. A Smaller Hybrid Board

In addition, the Committee discussed the option of Adding a Major Projects Committee to any Board Structure chosen.
The Committee was largely aligned with Option 2 for the GVS&DD and GVWD Boards – to align the size and structure of the GVS&DD and GVWD Boards with any changes made to the MVRD Board.

And, after hearing a presentation from Dana Hayden, Hayden Consulting, on best governance practices in oversight and management of major projects, the Committee expressed interest in advancing discussions about a Major Projects Committee that has some delegated authority from the GVS&DD and GVWD Boards to take on responsibility for the largest, highest risk, highest cost utility projects, along with interest in seeing a majority of external appointed Directors along with some elected official Directors.

As a result, the Committee directed staff to bring back additional information on the implications of this option (e.g. on procurement, operations, service delivery, relationship to the existing committee and Board structure) as well as how it could be implemented (e.g. sample selection criteria for appointed Directors from other major project committees).

The Board received this report for information.

E4.1 Overview of Air Quality Communications Tools **RECEIVED**

This report provides an overview of the tools and approaches Metro Vancouver uses to communicate air quality information to the public. Communication helps to protect public health and encourage regulatory compliance. The tools include real-time air quality data platforms, public education displays, year-round social media, bylaw compliance communications, and air quality warnings. Used together, these tools allow Metro Vancouver to deliver timely public guidance and identify trends — particularly during wildfire smoke or degraded air quality events — while reinforcing its role in monitoring, planning, regulating, and enforcing air quality protection. Access to reliable, timely air quality information can help residents and businesses make cost-effective decisions and contributes to reducing long-term health system costs.

The Board received this report for information.

E5.1 2025 Annual Financial Results and Audited Financial Statements **APPROVED**

This report presents the 2025 Annual Financial Results and the draft Audited Financial Statements for the year ended December 31, 2025. The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation.

Updated information was received after the committee's agenda package was published. Pages 164 and 251 of the agenda were replaced on-table at the Performance and Audit Committee meeting. The updated pages were in the report package before the MVRD Board.

Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

The Board received this report for information and approved the Audited 2025 Consolidated Financial Statements for the Metro Vancouver Regional District.

E5.2 2026 - Status of Financial Reserves **APPROVED**

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

The Board approved the applications and transfers of reserves.

E5.3 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) **RECEIVED**

This report provides Metro Vancouver's semi-annual update on Development Cost Charge (DCC) revenues collected for the second half of 2025, and outlines total amounts received during the year. DCCs are an important long term funding tool used to help finance growth related infrastructure for Liquid Waste, Water, and Regional Parkland Acquisition. However, revenues are inherently variable and are influenced by development activity, rate changes, and provincial legislative frameworks. As a result, DCC revenues are not expected to be stable year to year, and Finance actively monitors collections and plans for this volatility in long term financial and capital planning.

Total DCC revenues for 2025 were $357.01 million, comprised of $210.76 million in cash receipts and $146.25 million in amounts deferred/owing. This represents a significant increase compared to 2024, reflecting higher DCC rates that came into effect on January 1, 2025, and due to developers accelerating applications to secure lower 2024 rates under "in stream" protection provisions. Revenue collected in the second half of 2025 declined relative to both the first half of the year and the same period in 2024, reflecting changes to provincial legislation as well as increasingly challenging development market conditions across the region.

Looking forward, DCC revenues are expected to become more volatile given current development market uncertainty, continued effects of provincial legislative changes, and upcoming policy decisions. The Board is considering potential reductions to DCC rates as part of the 2027 budget process, which could also affect future revenue levels. Finance will continue to closely monitor DCC collection trends and report regularly to the Board.

The Board received this report for information.

E5.4 2026 Metro Vancouver Communications and Engagement Update No. 1 **RECEIVED**

Metro Vancouver's communications and engagement programs support all of Metro Vancouver's business activities. Highlights of communications and engagement reach in 2025 include:

- continued growth of followers and engagement across all social media platforms,
- strong reach of corporate stories through videos on YouTube with more than 19 million views,
- successful proactive media relations including 191 interviews arranged and resulting in improved media sentiment,
- more than 80 public outreach events and 7 dedicated events,
- 26 distinct engagement periods resulting in more than 27,000 online survey completions,
- more than 700 teachers and 250 high school youth engaged through teacher and youth programs, and
- 11 behaviour change campaigns reaching more than 300 million total impressions.

The Board received this report for information.

E6.1 Appointment of Election Officials for the 2026 General Local Election **APPROVED**

In accordance with the *Local Government Act* (the "*Act*"), the next General Local Election for the Regional Director of MVRD Electoral Area A will be held on October 17,2026. For the purposes of conducting the election, the Board has a statutory requirement to appoint a Chief Election Officer and Deputy Chief Election Officer. The Acting Deputy Corporate Officer was recommended for appointment as Chief Election Officer and the Elections Coordinator was recommended for appointment as Deputy Chief Election Officer.

The Board appointed the Election Officials as recommended.

G1.1 MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026 **ADOPTED**

On February 27, 2026, the MVRD Board directed staff to bring forward a bylaw to amend the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024.* Following two successful seasons of a pilot program, this bylaw amendment would transition the initiative to ongoing year-round implementation at five regional park sites. As part of the MVRD Board resolution, staff were directed to exclude Iona Beach Regional Park as a designated area.

The Province of British Columbia regulates the possession and consumption of liquor. Under the *Liquor Control and Licensing Act*, it is generally unlawful for individuals to possess open liquor or consume liquor in public places, including parks, unless those places are privately owned. The Act, however, provides a regulatory framework that enables regional districts and other local governments to designate specific public places where liquor consumption is permitted. This authority must be exercised by bylaw and in accordance with the procedural and regulatory requirements prescribed by the Province.

This bylaw amendment would update the dates and times that alcohol consumption is permitted and would exclude Iona Beach Regional Park from the list of sites. It ensures that Metro Vancouver continues to meet all provincial regulatory requirements while enabling a controlled and compliant approach to facilitating alcohol use in these specified public spaces.

The Board gave three readings to and adopted *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*.

G1.2 Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026 **APPROVED**

The Ministry of Transportation and Transit ("MOTT"), through the Transportation Investment Corporation ("TI Corp"), is replacing the aging George Massey Tunnel with an eight-lane tunnel (the "Project"). To accommodate the Project, MOTT requires parts of the Deas Island Regional Park (the "Park"). On July 22, 2025, Metro Vancouver and the Province (represented by MOTT) entered into an Accommodation Agreement in connection with the Project (the "Accommodation Agreement"). On July 28, 2025, Metro Vancouver Regional District ("MVRD") and the Province (represented by MOTT) entered into a lease (the "Lease") of approximately 42,791 square metres of Park land (the "Leased Land") to be used as a temporary construction laydown and staging area, and into a Purchase and Sale Agreement to dedicate approximately 1,846 square metres of Park land for permanent provincial highway expansion (the "Highway Land"). On November 28, 2025, by *Bylaw No. 1382, 2025*, adopted with electoral approval, the Leased Land and the Highway Land were removed from park dedication.

As the Project design has progressed, TI Corp is now looking for opportunities to reduce risk and increase efficiency. They have made a new request for additional use of the Park to support the Project.

The new proposal includes changing permitted uses on the Leased Land to permit more extensive industrial use, including installing subsurface structures. Further, the new proposal requests the use of an additional 3.6 hectares of Park land for additional temporary construction and laydown area, and an extension and upgrade of the Park road for use by concrete trucks and material movement.

Accommodating this request requires removal of park dedication on additional Park lands. Park dedication removal can be achieved by way of the bylaw (the "Bylaw"). The adoption of the Bylaw requires approval of the electors, which can be obtained by means of an alternative approval process. After the park dedication has been removed, a new lease or license, as applicable, can be finalized.

The Board gave three readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026*, directed the Corporate Officer to initiate an Alternative Approval Process to obtain elector approval, and directed staff to continue negotiations with MOTT and TI Corp to amend the Accommodation Agreement and the Lease.

G2.1 Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests **APPROVED**

This report provides information and options for Committee and Board consideration in response to the requests from three South of Fraser Mayors regarding changes to *Metro 2050*'s Urban Containment Boundary and amendment process. In response to MVRD Board direction, staff undertook pre-consultation with affected local governments on four potential *Metro 2050* amendment options developed to respond to the requests.

Staff were requested to meet with five member-jurisdiction Councils, met with the Regional Administrators Advisory Committee, the Regional Engineers Advisory Committee, and the Regional Planning Advisory Committee, and received correspondence from ten member jurisdictions, TransLink, and the Squamish Lillooet Regional District Board. While feedback was largely critical of the amendment options (including from the requesting municipalities), all of the responses from member jurisdictions and other affected local governments acknowledge the concerns raised by the requesting municipalities, including the challenges of rapid growth and the desire for flexibility and local autonomy.

Key themes in the correspondence include:

- Request for more time and information to consider and analyze the amendment options;
- Concern about undermining the fundamental tenets of the Regional Growth Strategy;
- Noting that *Metro 2050* already contains procedures for amendments that allow for regional dialogue;
- Recommendation that major changes to amendment processes are better managed through the next update to the Regional Growth Strategy; and
- Suggestion to undertake a more comprehensive analysis of the Urban Containment Boundary and sewerage areas.

This report responds to feedback by recommending a targeted Special Study Area for the Fraser Highway Employment Lands, initiating further process improvements to streamline Regional Growth Strategy amendments, and further engagement with Surrey and support for Surrey's city-led servicing and land use analysis for the Southeast Surrey area.

The Township of Langley identified the Fraser Highway Employment Lands as a potential Special Study Area where significant local planning and technical study is already completed or underway, and requested that Metro Vancouver bring the area forward for regional consideration. Establishing a regional Special Study Area for these lands acknowledges this work, and provides a structured mechanism for the Township to continue its detailed analysis, while ensuring any future regional land use changes proceed through the established *Metro 2050* amendment process. The Township is also proposing the removal of two existing Special Study Areas.

The City of Delta emphasized that its primary concerns relate to the efficiency of the *Metro 2050* amendment process, not the proposed amendment options or voting framework. Through its submission, Delta noted that improving timelines and simplifying procedural steps would better support member jurisdictions when navigating *Metro 2050* amendments. In response, the recommendation includes the implementation of several process improvements identified through this consultation. These actions are intended to reduce administrative steps, shorten review timelines, and make the amendment process more straightforward for member jurisdictions.

The City of Surrey indicated that the four proposed amendment options do not meet its aspirations for greater flexibility in accommodating long-term residential and employment growth. Through subsequent discussions, Metro Vancouver and Surrey staff identified the Rurally designated Southeast portion of Surrey as the primary area of interest for potential land use change, and acknowledged that the infrastructure implications of development in this area are not yet fully understood. Both parties agreed that a City-led, and Metro Vancouver supported, study looking at future land use, servicing and infrastructure is a next step to inform future decision making. Staff also committed to continued engagement on broader *Metro 2050* issues.

At its April 2, 2026 meeting, the Regional Planning Committee considered the report titled "Reporting Back on *Metro 2050* Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests", dated March 25, 2026.

Metro Vancouver's Regional Planning and Housing Services department has since received a late letter submission from the City of North Vancouver in response to a call for consultation on Proposed Metro 2050 Amendments.

The Board initiated the *Metro 2050* amendment process for creating a Special Study Area for the Fraser Highway Employment Lands, including giving three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*. The Board also directed staff to initiate further process improvements to streamline amendment processes and timelines to respond to City of Delta's input, and to continue to engage with the City of Surrey Mayor and Council regarding *Metro 2050* and regional servicing implication of potential development in the southeast portion of Surrey.

G3.1 MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026 **ADOPTED**

At its January 16, 2026 meeting, the Air Quality Committee considered proposed amendments to *MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021)* and directed staff to undertake further engagement with the Province of BC before returning with revised recommendations. This report provides the requested report back. It outlines the outcomes of additional discussions with Provincial staff, summarizes how Provincial recommendations and other engagement input have informed additional bylaw changes, and presents a replacement bylaw for consideration by the Committee and MVRD Board.

Based on the Committee's direction in January, Metro Vancouver staff engaged directly with Provincial staff over the past two months to address the concerns raised, particularly those related to competitiveness challenges in the BC economy. The proposed *MVRD Air Quality Management Fees*

Regulation Bylaw No. 1440, 2026 presented in this report reflects the outcomes of that focused engagement and repeals and replaces *MVRD Bylaw No. 1330, 2021*. Affected businesses are aware of the revisions and are generally supportive.

The proposed bylaw remains time-sensitive, as delaying adoption could result in higher fees being charged to some permit holders under the current bylaw, as shown below:

Annual Total Emission Fees for Example Facilities			
Sector	Last Year	Current Bylaw	Proposed Bylaw
Wood Product Manufacturer (plywood for construction)	$100,900	$145,600	$115,600
Renewable Energy Producer (agricultural sector)	$8,300	$57,000	$9,800
Animal Feed Manufacturer	$2,200	$172,100	$3,500
Application Fees			
Cement Manufacturer (for local concrete)	No Application	$610,000	$50,000

The proposed bylaw includes changes to:

- Freeze fee rates at 2026 levels until late 2028, once the proposed updates described below have been incorporated;
- Cap permit application fees;
- Clarify and simplify the approach for odorous air contaminants and reduce some fee rates;
- Clarify definitions and align with provincial and federal legislation;
- Clarify fee calculations; and
- Include a provision to review fees by late 2028, and then every four years thereafter.

The changes improve competitiveness, clarity, and predictability of the fees, while supporting the costs of delivering an effective air quality management program.

At its April 10, 2026 meeting, the Air Quality Committee considered the report titled "MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026", dated April 1, 2026. The Committee subsequently passed the recommendation.

In discussing the proposed Bylaw that repeals and replaces the current bylaw that establishes air quality management fees, the committee emphasized the importance of having alignment with the Province and requested more information regarding the time sensitivity of the proposed Bylaw.

On April 16, 2026, the Province sent the letter of support recognizing general alignment with the key recommendations previously provided to Metro Vancouver, while continuing to meet Metro Vancouver's air quality protection and cost-recovery objectives.

MVRD bylaws cannot be applied retroactively. The proposed Bylaw remains time-sensitive, as delaying its consideration and potential adoption could result in higher fees being charged to some regulated businesses under the current bylaw. Annual invoicing work for authorized emissions from permitted facilities typically begins in April of each year. Invoicing work will not start this year until the MVRD Board decides on the proposed Bylaw.

In addition, the reduced permit application fees in the proposed Bylaw would apply only to applications received after the adoption of the proposed Bylaw. Some major permit applications are anticipated in 2026 and 2027.

The Board gave three readings to and adopted *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026.*

G4.1 Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development **ADOPTED**

In 2024, the agricultural sector raised concerns about the unintended consequences of Metro Vancouver's new Water and Park Acquisition Development Cost Charges (DCCs) on agricultural development. Under Metro Vancouver's current DCC program, all non-residential development is grouped into a single rate category. Historically, Metro Vancouver collected DCCs only for liquid waste services, and because most agricultural lands fall outside regional sewerage areas, agricultural developments were not required to pay DCCs.

When Metro Vancouver introduced new DCCs for Water in 2023, followed by the addition of Regional Parkland Acquisition DCCs in 2025, these new charges began applying to agricultural buildings that require building permits, such as glass greenhouses. Agricultural developments were grouped into the employment DCC category alongside other non-residential uses, but the implications of applying this category to agricultural activities, given their distinct characteristics and minimal regional infrastructure impact had not been fully considered.

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study confirmed that agricultural development currently has negligible impact on regional water and wastewater systems and generates minimal growth-related demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

To align current practice with this long-term direction, staff recommend the Boards adopt interim bylaws to convert the 98% Water DCC reduction to a full waiver, introduce a parallel waiver for Liquid Waste DCCs for agricultural properties within sewered areas, and make a minor housekeeping update to the existing Regional Parkland Acquisition waiver.

The Board gave three readings to and adopted *Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026.*

H1 Notice of Motion **REFERRED**

The following Notice of Motion was submitted by Director Kooner on March 27, 2026 for April 24, 2026 MVRD Board Meeting:

WHEREAS Section 5.4 of the Board Governance Review identified concerns regarding limited Board visibility into projects below approval thresholds, particularly where change orders materially increase total project costs;

AND WHEREAS such practices may expose the organization to financial risk and reduce transparency and oversight;

BE IT RESOLVED THAT the MVRD Board direct staff to engage KPMG to:

1. Conduct a comprehensive review of the current procurement policy, including signing authorities and the treatment of change orders that cumulatively may cause projects to exceed the $10 million approval threshold;

2. Assess existing financial policies for potential risks to the taxpayer, including analysis of open contractual liabilities as of December 31, 2025, and the projected 10-year financial outlook;

3. Provide recommendations that will continue to strengthen governance, enhance transparency, and align policies with best practices informed by benchmarking against comparable large regional districts with similar asset bases, growth trajectories, and debt and revenue structures;

BE IT FURTHER RESOLVED THAT the MVRD Board direct staff to report back to the Board with findings, recommendations, and options for implementation.

The Board referred the Notice of Motion to the Governance Committee.

I1 Committee Information Items and Delegation Summaries

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

Regional Parks Committee – April 1, 2026

Information Items:

E3 Derby Reach Regional Park – Campground Expansion

The Edgewater Bar Campground at Derby Reach Regional Park offers a unique camping experience along the Fraser River. The campground is easily accessible and popular, with all 38 campsites fully booked throughout the summer season.

Design is underway for expansion of the campground that will add 28 Recreational Vehicle (RV) and car campsites and 10 walk-in campsites, a new access road, picnic shelter, and supporting amenities.

In 2025, Metro Vancouver initiated public and First Nation engagement, completed archaeological investigations, carried out detailed technical studies, and developed a Concept Plan for the proposed expansion. Detailed design is now underway with implementation scheduled to begin in 2027.

This report provides a summary of the public and First Nation engagement, proposed Concept Plan, and timeline for detailed design and construction of the campground expansion at Derby Reach Regional Park.

Regional Planning Committee – April 2, 2026

Information Items:

E2 Housing 2050 Policy Research Program

Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal will advance affordable rental housing through regional action, strengthened evidence-based advocacy, and improved coordination across governments. Building on previous regional work and engagement with member jurisdictions, local First Nations, federal and provincial governments and agencies, and housing advocacy organizations. Areas of interest to member jurisdictions that hold collective benefits and warrant further exploration through coordinated research were identified. Four initiatives were proposed and approved in the 2026 Regional Planning work plan and budget:

1. Assessing the impacts of provincial legislation and market conditions on local government affordable housing tools.
2. Measuring the value of local government contributions.
3. Evaluating successful multi-jurisdictional approaches for affordable housing.
4. Assessing federal and provincial lands within *Metro* 2050 transit-oriented geographies to support the 15% affordable rental housing target.

At its March meeting, the Regional Planning Advisory Committee (RPAC), passed a resolution endorsing the research program and confirming the first two initiatives provide direct value to members. This work will consolidate information, reduce duplication, and support local and regional efforts.

E4 Metro 2050 Advocacy Update

Metro 2050 highlights regional federation priorities for engaging provincial and federal governments and other partners on topics related to land use, housing, jobs, environment, farmland, transportation, and infrastructure. The majority of advocacy actions in Metro 2050 are directed at the provincial and federal governments, but also involve Health Authorities, TransLink, neighbouring regional districts, port and airport authorities, utilities, and member jurisdictions.

Since the release of Metro 2050, a number of advocacy objectives, mostly related to housing and transportation, have been achieved or progressed through direct advocacy by Metro Vancouver in collaboration with member jurisdictions and other stakeholders. Despite this progress, new and evolving challenges are also emerging, and Metro Vancouver is responsive to the priorities of the MVRD Board and its member jurisdictions, and works to support coordination and collaboration with other orders of government and other key partners.

Governance Committee – April 9, 2026

Information Items:

E1 Annual Review of Code of Conduct for Elected Officials Policy

An annual review of the Code of Conduct for Elected Officials Policy is a recurring item on the Governance Committee work plan for the second quarter of each year. The Code of Conduct for Elected Officials Policy was adopted by the MVRD Board in January 2025, and is now being presented for its first annual review.

While the Policy is now before the Governance Committee for its first annual review, the Committee may wish to wait until further information is received from the Province, which just provided notice that two bills have been introduced regarding codes of conduct for local elected officials, and that additional guidance will be provided later this year. However, if the Committee does wish to review any specific areas at this time, this direction can be provided to staff at the April Governance Committee meeting, and staff will return with additional information at a subsequent meeting.

At its April 9, 2026 meeting, the Governance Committee considered the report titled "Annual Review of Code of Conduct for Elected Officials Policy" dated April 2, 2026. The Committee received the report for information and discussed reviewing the Code of Conduct for Elected Officials Policy after additional information is provided by the Province regarding recently tabled legislation that would impact codes of conduct for local elected officials.

The Governance Committee also discussed the ability to advance some near-term changes and directed staff to bring back the policy with inclusion of an updated Confidentiality Framework for Board and Committee Members, as well as policies around conflicts of interest, and acceptance of gifts.

Mayors Committee – April 10, 2026

Information Items:

H2 Shared Planning, Housing, and Infrastructure Challenges: Discussion with Provincial Minister
At its meeting on October 17, 2025, the Mayors Committee received for information a report titled, "Regional Housing and Development Context – Emerging Issues and Metro Vancouver Initiatives" and participated in a discussion on shared issues related to the challenging development context facing the region. A resolution was passed to invite relevant Provincial Ministers to a forthcoming Mayors Committee meeting to discuss provincial housing priorities. The Honourable Christine Boyle, Minister of Housing and Municipal Affairs, is confirmed to attend the April 10, 2026 Mayors Committee meeting in response. This report provides background and context to support the discussion, including a summary of key issues for engagement with the Province of BC, including financial capacity and infrastructure, housing affordability and non-market supply, and policy alignment and implementation.

Indigenous Relations Committee – April 16, 2026

Information Items:

E1 New Federal-xʷməθkʷəy̓əm (Musqueam Indian Band) Agreement and Reactions
On February 20, 2026, xʷməθkʷəy̓əm (Musqueam Indian Band) and Canada signed three agreements recognizing xʷməθkʷəy̓əm Aboriginal rights and establishing collaborative roles in stewardship, fisheries, and marine management. The Rights Recognition Agreement acknowledges that Aboriginal rights, including title, exist within xʷməθkʷəy̓əm traditional territory, but the Agreement does not define the scope of those rights. Instead, the Agreement creates a framework for negotiating what specific rights exist, where they apply, and how they will be exercised.

Public discussion regarding the Rights Recognition Agreement has focused on private property, overlapping territories, and federal communication. Canada and xʷməθkʷəy̓əm have stated that the Agreement does not affect fee-simple property or assign land title. Some lawyers have noted that the Agreement lacks explicit protections for private property, while others say that the Agreement does not grant title over the entire territory and that future negotiations will balance public and Indigenous interests. Several commentators have criticized Canada's public communications concerning the Rights Recognition Agreement. Some First Nations have raised concerns about potential impacts on their own rights.

E2 Overview of Training Activities from 2021-2026

Metro Vancouver provides training and learning opportunities to strengthen Metro Vancouver staff understanding of Indigenous relations and support the integration of reconciliation into their work. This training responds to the Truth and Reconciliation Commission's Call to Action #57:

> *We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.*

In addition to cultural competency training, Metro Vancouver delivers training tailored to Metro Vancouver–specific contexts, roles, and best practices. Metro Vancouver also organizes an annual Indigenous relations training session for municipal staff through the Municipal Technical Advisory Committee on Indigenous Relations.

This report summarizes training activities from the last five years.

E3 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken or planned by the Metro Vancouver Indigenous Relations team for the first and second quarters of 2026, including running trainings, supporting meaningful engagement with First Nations, and distributing educational materials to staff. The report also includes a new section with examples of questions received by the Indigenous Relations team over the quarters.

Performance and Audit Committee – April 17, 2026

Information Items:

E1 Metro Vancouver Regional District Audit Findings Report for the Year Ended December 31, 2025
The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Board on April 24, 2026.

Under provincial legislation, an external audit must be undertaken annually for the Metro Vancouver Regional District (MVRD), Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage and Drainage District (GVS&DD) and the Metro Vancouver Housing Corporation (MVHC).

The report, prepared by KPMG, summarizes the results of the 2025 annual audit. The Board appointed KPMG as the external auditors for the MVRD, GVWD, GVS&DD, and MVHC in July 2024, for a period of five years. Fiscal year 2025 is the second year of that five-year period.

The audit has been conducted using Canadian generally accepted auditing standards. There were no new accounting standards implemented in 2025. Significant changes to reporting standards and financial statement presentation will be effective for fiscal 2027. Staff will work to assess the impact of these new standards in the upcoming year.

Metro Vancouver Housing Corporation

E1.1 Metro Vancouver Housing 10-Year Plan - Communications Strategy **RECEIVED**

This report provides an overview of the Communications Strategy for the launch of the *Metro Vancouver Housing 10-Year Plan*, including communications objectives, audiences, approaches, and key messages. The *Metro Vancouver Housing 10-Year Plan* was publicly launched in March 2026. Communications will focus on increasing awareness of the adoption of the *Metro Vancouver 10-Year Plan* and the work of Metro Vancouver Housing, especially among member jurisdictions, funders, and the broader community. Staff will provide an update on the implementation of the Communications Strategy by the end of 2026.

The Communications Strategy positions the plan as a clear, pragmatic response to a persistent regional shortfall in affordable rental housing, demonstrates what positions Metro Vancouver Housing to deliver at scale, including its large land base, mixed-income model, portfolio-based approach, and proven track record, and spotlights the organization's capacity to deliver 2,000 new and redeveloped homes over ten years.

Communications is geared towards member jurisdictions, provincial and federal governments, non-profit housing and private sector developers, housing and planning media, interested public, and potential and existing tenants. A variety of activities will support the launch of the *Metro Vancouver Housing 10-Year Plan*, including a media release, distribution to Members of Parliament and Members of the Legislative Assembly serving Metro Vancouver communities, including federal and provincial Housing Ministers, social media posts, Metro Vancouver materials and website, and conference presentations.

The Board received this report for information.

E2.1 2025 Annual Financial Results and Audited Financial Statements **APPROVED**

This report presents the 2025 Annual Financial Results and the draft Audited Financial Statements for the year ended December 31, 2025. The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation as presented.

Updated information was received after the committee's agenda package was published. Pages 164 and 251 of the agenda were replaced on-table at the Performance and Audit Committee meeting. The updated pages are in the report package now before the MVRD Board.

Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

The Board received this report for information and approved the Audited 2025 Financial Statements for the Metro Vancouver Housing Corporation.

E2.2 2026 - Status of Financial Reserves **APPROVED**

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers, as presented in Attachment 1 of the report, are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

The Board approved the applications and transfers of reserves.

Greater Vancouver Water District

E1.1 GVWD 2025 Water Quality Annual Report **RECEIVED**

All of the health-based water quality parameters monitored by Metro Vancouver for the regional drinking water supply met the requirements within the Greater Vancouver Water District's (GVWD) water supply operating permit, the provincial water quality regulations, and the federal *Guidelines for Canadian Drinking Water Quality* (GCDWQ).

The GVWD 2025 Water Quality Annual Report is required under the provincial *Drinking Water Protection Regulation* (DWPR). The annual report summarizes the analysis of approximately 169,000 tests conducted on samples collected from the GVWD source reservoirs, water treatment plants, and transmission system, as well as microbiological and select chemical water quality testing results from member jurisdictions' systems supplied by the GVWD.

The Board received this report for information.

E1.2 Award of ITT 25-001 for Construction of Annacis Main South – Scott Road Section (Annacis Main No. 5 South – Contract 4B) **APPROVED**

B&B Contracting (2012) Ltd. (B&B) tender was identified as the lowest cost compliant bid, and on that basis, it is recommended that the GVWD Board award ITT 25-001 to B&B. B&B has a successful track record of completing projects for GVWD.

The Annacis Water Main South - Scott Road Section is located in Surrey and Delta and includes installation of 1 kilometre of 1.8 metre diameter water main. When combined with the Annacis Water Supply Tunnel and the Annacis Water Main North, these projects will significantly increase water supply capacity south of Fraser River to the Kennedy Reservoir.

ITT 25-001 was issued on December 9, 2025, to seven pre-qualified tenderers and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The ITT 25-001 evaluation team have considered the tenders received, and on that basis recommend that the GVWD Board award ITT 25-001 to B&B.

The Board awarded ITT 25-001 for construction of Annacis Water Main South - Scott Road Section to B&B Contracting Ltd. in the amount of up to $27,142,600 as recommended.

E2.1 2025 Annual Financial Results and Audited Financial Statements **APPROVED**

This report presents the 2025 Annual Financial Results and the draft Audited Financial Statements for the year ended December 31, 2025. The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation as presented below in underline style.

Updated information was received after the committee's agenda package was published. Pages 164 and 251 of the agenda were replaced on-table at the Performance and Audit Committee meeting. The updated pages are in the report package now before the MVRD Board.

Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

The Board received this report for information and approved the Audited 2025 Financial Statements for the Greater Vancouver Water District.

E2.2 2026 – Status of Financial Reserves **APPROVED**

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

The Board approved the applications and transfers of reserves.

E2.3 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) **RECEIVED**

This report provides Metro Vancouver's semi-annual update on Development Cost Charge (DCC) revenues collected for the second half of 2025, and outlines total amounts received during the year. DCCs are an important long term funding tool used to help finance growth related infrastructure for Liquid Waste, Water, and Regional Parkland Acquisition. However, revenues are inherently variable and are influenced by development activity, rate changes, and provincial legislative frameworks. As a result, DCC revenues are not expected to be stable year to year, and Finance actively monitors collections and plans for this volatility in long term financial and capital planning.

Total DCC revenues for 2025 were $357.01 million, comprised of $210.76 million in cash receipts and $146.25 million in amounts deferred/owing. This represents a significant increase compared to 2024, reflecting higher DCC rates that came into effect on January 1, 2025, and due to developers accelerating applications to secure lower 2024 rates under "in stream" protection provisions. Revenue collected in the second half of 2025 declined relative to both the first half of the year and the same period in 2024, reflecting changes to provincial legislation as well as increasingly challenging development market conditions across the region.

Looking forward, DCC revenues are expected to become more volatile given current development market uncertainty, continued effects of provincial legislative changes, and upcoming policy decisions. The Board is considering potential reductions to DCC rates as part of the 2027 budget process, which could also

affect future revenue levels. Finance will continue to closely monitor DCC collection trends and report regularly to the Board.

The Board received this report for information.

G1.1 Greater Vancouver Water District Development Cost Charge Reserve Fund Expenditure Bylaw No. 272, 2026 **ADOPTED**

As part of the regular financial planning cycle and as per the GVWD DCC bylaw, each year an updated Development Cost Charge (DCC) Expenditure Bylaw is provided to the GVWD Board for approval. The proposed *Greater Vancouver Water District Development Cost Charge Reserve Fund Expenditure Bylaw No. 272, 2026* provides the authority for 2025 annual funding for growth capital debt servicing amounts and growth capital project expenditures. In total, $8.7 million of DCCs were applied for growth capital debt servicing in 2025, exceeding the forecasted amount of $5.9 million due to higher than anticipated growth-related project costs and related long-term borrowing requirements.

Total DCC revenue in 2025 was $185.7 million ($110.0 million in cash and $75.7 million in deferred/owing DCCs), up from $57.5 million in 2024. Total GVWD DCCs reserve balances as at December 31, 2025 were $237.1 million, with $147.32 million in cash received and available for funding growth-related capital projects, and $89.78 million in deferred DCCs to be received within the next four years, based on recent changes to Provincial installment provisions. The DCC rates are reviewed regularly as part of the budget process to ensure that Metro Vancouver stays current and maximizes this revenue stream to reduce rate impacts of the Water District growth capital program.

The Board gave three readings to and adopted *Greater Vancouver Water District Development Cost Charge Reserve Fund Expenditure Bylaw No. 272, 2026*.

G1.2 Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development **ADOPTED**

In 2024, the agricultural sector raised concerns about the unintended consequences of Metro Vancouver's new Water and Park Acquisition Development Cost Charges (DCCs) on agricultural development. Under Metro Vancouver's current DCC program, all non-residential development is grouped into a single rate category. Historically, Metro Vancouver collected DCCs only for liquid waste services, and because most agricultural lands fall outside regional sewerage areas, agricultural developments were not required to pay DCCs.

When Metro Vancouver introduced new DCCs for Water in 2023, followed by the addition of Regional Parkland Acquisition DCCs in 2025, these new charges began applying to agricultural buildings that require building permits, such as glass greenhouses. Agricultural developments were grouped into the employment DCC category alongside other non-residential uses, but the implications of applying this category to agricultural activities, given their distinct characteristics and minimal regional infrastructure impact had not been fully considered.

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study confirmed that agricultural development currently

has negligible impact on regional water and wastewater systems and generates minimal growth-related demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

To align current practice with this long-term direction, staff recommend the Boards adopt interim bylaws to convert the 98% Water DCC reduction to a full waiver, introduce a parallel waiver for Liquid Waste DCCs for agricultural properties within sewered areas, and make a minor housekeeping update to the existing Regional Parkland Acquisition waiver.

The Board gave three readings to and adopted *Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026*.

I1 Committee Information Items and Delegation Summaries

The Board received three information items from one standing committee and no delegation summaries.
Water Committee – April 8, 2026
Information Items:

E1 Proximal Works Reviews to Protect GVWD Infrastructure

Construction work in proximity to regional drinking water infrastructure has the potential to cause damage or disruption to the regional drinking water supply system. To mitigate risks, Metro Vancouver staff review and provide consent to over 300 proximal work submissions each year and arrange inspection services as required.

Smaller-scale, less complex submissions from contractors, consultants and municipal project managers are categorized as external 'standard' projects, while large-scale regional infrastructure projects with multi-year construction schedules are classified as external 'interagency projects'. The program also supports projects from internal Metro Vancouver groups that require proximal review.

By providing timely review and technical input, typically during the design process, the proximal works program ensures the long-term resilience of the regional drinking water system while reducing costs and risks to major regional infrastructure projects.

E2 GVWD 2025 Water Supply System Annual Update

The GVWD Water Supply System 2025 Annual Update, summarizes key initiatives undertaken by the Greater Vancouver Water District, operating as Metro Vancouver, to continue providing an uninterrupted supply of high-quality drinking water to the region. The report aligns with the Ministry of Health's (Ministry) Guide for Communicating with Water Users and supports public awareness of the drinking water program, one of the six core elements of Health Canada's Multi-Barrier Approach to Safe Drinking Water.

Delivering high-quality drinking water to over three million residents and businesses requires significant planning, coordination, and investment. In 2025, Metro Vancouver maintained reliable delivery through advanced system risk mitigation, water conservation and communication initiatives, water quality monitoring, and major maintenance activities. Significant capital projects were also undertaken to maintain and upgrade infrastructure, strengthen system resiliency, and support regional growth.

E4 Drinking Water Conservation Communications Update

Warmer summers and milder winters continue to increase pressure on the region's drinking water supply — making conservation and compliance with seasonal water restrictions more important than ever.

Communication will focus on educating residents about water restrictions and promoting mindful outdoor water use which includes developing materials to support local jurisdictions' public education and enforcement efforts.

The water conservation campaign, "It's All Drinking Water," reminds people that hose and tap water come from the same treated drinking water system, reinforcing the importance of using it wisely. The campaign will run from June to September across digital, outdoor, and broadcast media. The Water Wagon will offer free water refills at community events while engaging residents on tap water quality and conservation practices.

Additionally, resident's adherence to water restrictions will support Metro Vancouver's work to construct the Stanley Park Water Supply Tunnel — helping ensure a resilient water supply for future generations.

Greater Vancouver Sewage and Drainage District

E1.1 Draft Solid Waste Management Plan – Presentation **RECEIVED**

The presentation, titled "The Draft Solid Waste Management Plan – Presentation" is provided in support of the following items on the Zero Waste Committee meeting agenda for April 2, 2026:

- E2- Solid Waste Management Plan – Initial Draft Plan Engagement Summary;
- E3 - Report from Solid Waste Management Plan Independent Consultation and Engagement Panel; and
- E4 - Draft Solid Waste Management Plan.

The Board received this report for information.

E1.2 Solid Waste Management Plan Update – Targets, Metrics, and Initial Draft Plan Engagement Summary **RECEIVED**

Metro Vancouver is updating its solid waste management plan, building on its success as a North American leader in waste reduction and recycling. The plan update is supported by a robust and inclusive engagement process. The Zero Waste Committee and GVS&DD Board received updates across all phases of the solid waste management plan update, and the GVS&DD Board previously approved components of the draft plan.

In late 2025, Metro Vancouver received feedback on draft targets and metrics from member jurisdiction staff and advisory committees. In early 2026, Metro Vancouver published an initial draft of the solid waste management plan and invited feedback from First Nations, member jurisdiction staff, neighbouring regional districts, advisory committees, extended producer responsibility organizations, not-for-profit organizations, and over 900 contacts who subscribed to updates on the solid waste management plan update.

In addition to feedback gathered through meetings, Metro Vancouver received 45 written submissions expressing varied degrees of support for the plan and identifying areas for strengthening or requests for revision. Engagement generated a wide range of input on topics including accessibility, reuse and repair, timeframe of targets, financial considerations, regulatory tools, and residual waste. Considering this feedback, Metro Vancouver revised the draft plan and is now providing it to the Zero Waste Committee for consideration prior to a public comment period and submission to the Ministry of Environment and Parks.

The Board received this report for information.

E1.3 Report from the Solid Waste Management Plan Independent Consultation and Engagement Panel **RECEIVED**

The Solid Waste Management Plan Independent Consultation and Engagement Panel provided a report summarizing the panel's reflections on engagement related to the solid waste management plan update. Below is the executive summary in the panel's report:

The Independent Consultation and Engagement Panel is pleased to report that Metro Vancouver's solid waste management plan engagement process represents a genuine step change from previous practice. Across our three tests — transparency, participation breadth, and innovation in reaching underrepresented communities — this final phase has continued to demonstrate meaningful and measurable progress.

Two challenges are worth naming directly: a persistent trust gap with a small sub-group of participants for whom the deliberative formats in this phase were poorly matched to their advocacy interests; and compressed timelines that lowered accessibility for some Collaborative Engagement participants.

Looking ahead, three opportunities stand out: sustaining the relational capital built, particularly with equity-denied groups and First Nations; innovating tools to better support shared understanding across divergent viewpoints; and, for broader benefit to Metro Vancouver's other departments and the public sector generally, documenting and sharing the impacts of empowering an independent panel in the engagement process.

The Board received this report for information.

E1.4 Draft Solid Waste Management Plan

Following five years of engagement, this report presents a draft solid waste management plan to guide the region for the next 10 years and beyond. The Zero Waste Committee and GVS&DD Board received updates across all five phases of the solid waste management plan update, and the GVS&DD Board has approved components of the updated plan. The updated plan emphasizes affordability, collaboration, and transparency, while continuing to position Metro Vancouver as a North American leader in waste prevention and recycling.

An initial draft solid waste management plan was published on January 22, 2026, and presented to the Zero Waste Committee on February 5, 2026. Feedback on the initial draft was received from a range of groups and individuals and considered in developing the revised draft Solid Waste Management Plan.

Key changes to the initial draft solid waste management plan following feedback include:

- a strategic principle of prioritizing local solid waste management solutions
- 2036 targets including sector specific targets
- key focus areas highlighting priority initiatives such as increasing multi-family diversion and reducing construction and demolition waste
- strengthened language with respect to implementation including education and outreach actions and actions tailored to newcomers and multilingual communities
- additional financial details including detail on allocation of expenditures to waste reduction and recycling within the five-year financial plan, and annual reporting on allocation of expenditures and efficacy of those expenditures

The Metro Vancouver solid waste system is cost effective compared to solid waste systems in other major Canadian cities, and provides reliable and resilient recycling and waste services to residents and businesses in the region. The Waste-to-Energy facility and Vancouver Landfill continue to be safe and cost-effective methods for managing residual garbage, and are approximately half the cost of remote disposal of garbage.

The Board directed staff to invite feedback on the draft updated solid waste management plan from First Nations, interested parties, and the public; requested that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and authorized the Board Chair and the Zero Waste Committee Chair to submit the plan to the Ministry of Environment and Parks, materially in the form attached to the report, along with feedback received by August 1, 2026.

E1.5 Award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc. **APPROVED**

Arrow's proposal ranked highest overall, with the highest technical score, and demonstrated best value overall for Metro Vancouver.

The current contracts for managing organics at the North Shore, Maple Ridge, and Langley recycling and waste centres expire at the end of June 2026. Materials managed include yard trimmings, clean wood, municipally collected organics (combined yard trimmings and food scraps), and commercially collected organics (food scraps from multi-family and commercial/institutional sources).

RFP No. 25-580 was issued on December 23, 2025, and advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-580 evaluation team have considered the two proposals received, and on that basis recommend that the GVS&DD award RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc. ("Arrow").

The cost for services under this contract will be funded through tipping fees set through *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024.*

Staff will continue to explore opportunities to strengthen organics management across the region. Initiatives under consideration include managing additional organics at the United Boulevard Recycling and Waste Centre and identifying new opportunities to support the development of additional local organics processing capacity.

The Board approved the award of RFP No. 25-580 to Arrow Transportation System Inc. for Organics Management for Metro Vancouver Recycling and Waste Centres, in the amount of up to $80,577,000 as recommended.

E2.1 Award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project **APPROVED**

Chandos Construction LP's proposal ranked highest overall, provided the lowest cost and demonstrated best value overall for Metro Vancouver.

The work to be provided under this contract includes construction services to refurbish the four trickling filters (TF) at the Lulu Island Wastewater Treatment Plant (LIWWTP), including replacing filter media, rotary distributors, concrete liners, foul air ducting and other elements.

RFP No. 25-387 was issued on December 3, 2025 to the five prequalified vendors, and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-387 evaluation team have considered the proposals received, and on that basis recommend that the GVS&DD Board award RFP No. 25-387 to Chandos Construction LP.

The Board approved the award of RFP No. 25-387 for the Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project, in the amount of up to $27,761,277.08 (exclusive of taxes) to Chandos Construction LP as recommended.

E3.1 2025 Annual Financial Results and Audited Financial Statements **APPROVED**

This report presents the 2025 Annual Financial Results and the draft Audited Financial Statements for the year ended December 31, 2025. The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation as presented below in underline style.

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Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

The Board received this report for information and approved the Audited 2025 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

E3.2 2026 - Status of Financial Reserves **APPROVED**

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

The Board approved the applications and transfers of reserves.

E3.3 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) **RECEIVED**

This report provides Metro Vancouver's semi-annual update on Development Cost Charge (DCC) revenues collected for the second half of 2025, and outlines total amounts received during the year. DCCs are an important long term funding tool used to help finance growth related infrastructure for Liquid Waste, Water, and Regional Parkland Acquisition. However, revenues are inherently variable and are influenced by development activity, rate changes, and provincial legislative frameworks. As a result, DCC revenues are not expected to be stable year to year, and Finance actively monitors collections and plans for this volatility in long term financial and capital planning.

Total DCC revenues for 2025 were $357.01 million, comprised of $210.76 million in cash receipts and $146.25 million in amounts deferred/owing. This represents a significant increase compared to 2024, reflecting higher DCC rates that came into effect on January 1, 2025, and due to developers accelerating applications to secure lower 2024 rates under "in stream" protection provisions. Revenue collected in the second half of 2025 declined relative to both the first half of the year and the same period in 2024, reflecting changes to provincial legislation as well as increasingly challenging development market conditions across the region.

Looking forward, DCC revenues are expected to become more volatile given current development market uncertainty, continued effects of provincial legislative changes, and upcoming policy decisions. The Board is considering potential reductions to DCC rates as part of the 2027 budget process, which could also affect future revenue levels. Finance will continue to closely monitor DCC collection trends and report regularly to the Board.

The Board received this report for information.

G1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026 - Amends Bylaw No. 379, 2024 **ADOPTED**

The Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024 (Tipping Fee Bylaw) sets rates and requirements at Metro Vancouver solid waste facilities.

This report recommends amendments to the Tipping Fee Bylaw effective July 1, 2026, including a $2 per tonne increase to the garbage tipping fee for loads between 1.0 and 7.99 tonnes and loads greater than 8 tonnes, and increases to recycling fees for municipal organics, mixed organics (including multi-family and commercial/institutional organics), yard trimmings, and clean wood. The increases in garbage tipping fees are proposed to allocate some of the costs for multi-family and commercial/institutional organics to garbage tipping fees, thereby minimizing the difference in cost between organics recycling and disposal costs.

Municipal organics are delivered to the North Shore Recycling and Waste Centre primarily by the five north shore municipalities. The increase in cost for municipal organics is significant but is required to align with processing costs. With rates for processing municipal organics set in the Tipping Fee Bylaw, municipalities have the option of securing organics processing independently of Metro Vancouver if they choose to.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026.*

G2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026 **ADOPTED**

As part of the regular financial planning cycle and as per the GVS&DD DCC bylaw, each year an updated Development Cost Charge (DCC) Reserve Fund Expenditure Bylaw is provided to the GVS&DD Board for approval. The proposed *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026* provides the authority for 2025 annual funding for growth capital debt servicing amounts and growth capital project expenditures. In total, $110.7 million in DCCs were used to fund the growth program in 2025, which is slightly lower than the budgeted amount of $117.9 million.

Total DCC revenue for GVS&DD in 2025 was $168.1 million ($98.8 million cash and $69.3 million in deferred /owing DCCs), up from $119.3 million in 2024. Total GVS&DD DCC reserve balances as at December 31, 2025 were $362.0 million, with $257.8 million in cash received and available for funding growth-related capital projects, and $104.2 million in deferred DCCs to be received within the next four years, based on recent changes to provincial installment provisions. The DCC rates are reviewed regularly as part of the budget process to ensure that Metro Vancouver stays current and optimizes revenue streams to reduce rate impacts of the Liquid Waste growth capital program.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*.

G2.2 Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development **ADOPTED**

In 2024, the agricultural sector raised concerns about the unintended consequences of Metro Vancouver's new Water and Park Acquisition Development Cost Charges (DCCs) on agricultural development. Under Metro Vancouver's current DCC program, all non-residential development is grouped into a single rate category. Historically, Metro Vancouver collected DCCs only for liquid waste services, and because most agricultural lands fall outside regional sewerage areas, agricultural developments were not required to pay DCCs.

When Metro Vancouver introduced new DCCs for Water in 2023, followed by the addition of Regional Parkland Acquisition DCCs in 2025, these new charges began applying to agricultural buildings that require building permits, such as glass greenhouses. Agricultural developments were grouped into the employment DCC category alongside other non-residential uses, but the implications of applying this category to agricultural activities, given their distinct characteristics and minimal regional infrastructure impact had not been fully considered.

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study confirmed that agricultural development currently has negligible impact on regional water and wastewater systems and generates minimal growth-related

demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

To align current practice with this long-term direction, staff recommend the Boards adopt interim bylaws to convert the 98% Water DCC reduction to a full waiver, introduce a parallel waiver for Liquid Waste DCCs for agricultural properties within sewered areas, and make a minor housekeeping update to the existing Regional Parkland Acquisition waiver.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026*.

I1 Committee Information Items and Delegation Summaries

The Board received one information item from one standing committee and one delegation summaries.

Zero Waste Committee – April 2, 2026

Delegations:

C1 Russ Black, President, Wastech Services Inc.
Suggestions for Improving the 2026 Strong Solid Waste Management Plan

Information Items:

E7 2026 Behaviour Change Campaign Update

Behaviour change campaigns are part of a suite of education, enforcement (policy), and engineering efforts by Metro Vancouver to reduce waste in the region. Four campaigns that support waste reduction and recycling goals will run in 2026 — these include "Food Scraps Aren't Garbage" (food scraps recycling, March to May), "Repair and Re-Wear" (textiles waste reduction, March to April), "Love Food Hate Waste Canada" (food waste prevention, summer TBC), and "What's Your Superhabit?" (single-use item reduction, summer TBC). As part of the 2025 Services and Cost Efficiencies Review, the holiday waste reduction campaign, "Create Memories, Not Garbage," was discontinued due to high competition for paid media space and consumer attention during the holidays, combined with challenges in measuring change in behaviour. The four campaigns for 2026 are planned to continue in 2027 with similar budget allocations.

2025

2025 ANNUAL REPORT



RICHMOND OLYMPIC OVAL



Thank you to our valued High Performance Partners

Thank you to our Corporate Partner

Scotiabank

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MESSAGE FROM THE **CHAIR**



On behalf of the Board of Directors, I am pleased to present the Richmond Olympic Oval Corporation's 2025 Annual Report. This past year marked an important milestone as we reflected on 15 years since the Vancouver 2010 Winter Olympic Games and the enduring legacy of the Oval as a cornerstone of sport, health and community life in Richmond.

In 2025, the Oval continued to demonstrate strong performance across its dual mandate of high performance sport and community access. This success is reflected not only in program delivery and community impact, but also in the organization's solid financial results. The Corporation reported revenues from rentals, admissions, memberships, programs, parking and leasing of nearly $15 million, representing continued growth over prior years, driven by strong membership activity, program participation and event hosting.

Notably, the Oval has continued to strengthen its financial independence. The City of Richmond's annual contribution was reduced to $3.57 million, accounting for approximately 29% of the Oval's revenues generated from rentals, admissions, memberships and programs – down from 34% in 2024. This trend underscores the Corporation's approach to revenue diversification and cost management and reflects our ongoing commitment to reducing reliance on municipal funding while maintaining value and accessibility for the community.

The Oval also generated a record operating surplus of $4.36 million before amortization, enabling reinvestment into critical infrastructure, asset renewal and program development. These results are particularly important as the facility matures, ensuring that it remains both financially sustainable and operationally excellent for years to come.

Beyond financial performance, the Board is encouraged by the Oval's continued leadership within the sport system. Strategic partnerships with local, provincial and national organizations, combined with a strong calendar of events, have reinforced the Oval's role as a high performance hub and a meaningful contributor to the regional economy.

Equally important is the Oval's deep and growing connection to the community. The success of initiatives such as Oval Community Day, the Forever Young 8K and expanded inclusive programming reflects a commitment to ensuring that the facility remains accessible and welcoming to all residents. These efforts strengthen the Oval's role as a place where people of all ages and abilities can come together in pursuit of health, wellness and connection.

From a governance perspective, the Board has remained focused on long-term sustainability. In 2025, we supported management in advancing initiatives to optimize operational efficiency, and plan for future capital reinvestment. As the facility continues to age, this proactive stewardship will be critical to preserving the Oval's high standards and community value.

Looking ahead to 2026, the Board is confident in the Oval's direction and leadership. We will continue to focus on governance excellence, ensuring decisions are guided by transparency, accountability and long-term community benefit.

I would like to extend my sincere appreciation to my fellow Board members for their dedication and thoughtful oversight, and to the Managing Director and staff for their exceptional leadership and commitment. We are also grateful to the City of Richmond, the Games Operating Trust, our partners, stakeholders and the residents of Richmond for their ongoing support and trust.

Axel Hovbrender
Chair of the Board of Directors

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MESSAGE FROM THE **MANAGING DIRECTOR**



As Managing Director of the Richmond Olympic Oval Corporation, it is a privilege to present the 2025 Annual Report, highlighting another year of progress and achievement. The Oval continues to evolve as a model of efficiency, sustainability and civic value. Every decision we make reflects our shared commitment to excellence, ensuring that the Oval remains not just a facility, but a vibrant hub of health, sport and connection for the Richmond community.

We are proud to continue to deliver on our high performance and community access mandates. Oval High Performance (OvalHP) is pivotal in advancing the Oval's strategic and financial objectives and, consistent with our Games Operating Trust (GOT) funding requirements, we continue to collaborate with sport development and high performance organizations at the local, provincial and national levels. As a hub for event hosting, this not only supports our GOT objectives but creates a substantial contribution to the local visitor economy, generating more than $113 million in economic impact in the last four years, including over $26 million from 2025.

Additionally, the Oval continues to prioritize community engagement and accessibility, as highlighted through a number of initiatives in 2025, including:

- Oval Community Day: The second annual event welcomed more than 7,500 residents for a free day of activities and celebration;
- Forever Young 8K: The 11th annual event sold out, as Canada's only sanctioned 8K run exclusively for participants aged 55 and over;
- Expanded Access and Inclusion: The Oval fostered continued growth in participation through Richmond's Fee Subsidy Program and the introduction of Learn to Climb 55+ programs;
- Free Access to the Richmond Olympic Experience: Richmond residents now receive complimentary access to the museum, and;
- Forever Young Wednesdays Membership: With over 120 members, this thriving seniors' program provides adults 55+ with weekly access at a nominal annual fee. In 2025, complimentary access was also extended to Richmond Seniors Facility Pass holders, reinforcing the Oval's commitment to inclusive, community-based wellness and social engagement.

Financial and facility sustainability remains central to our operations. In 2025, we have taken meaningful steps to evaluate and refine our programs and services while developing long-term strategies to reinvest in critical infrastructure.
The year 2025 marked 15 years since the 2010 Winter Olympic Games, and we are committed to keeping this iconic facility in excellent mechanical condition while continuing to meet the growing demands of our community.

As we reflect on the past year and look ahead with enthusiasm, I would like to extend my sincere gratitude to our dedicated Board of Directors for their strategic guidance, to our exceptional staff for their unwavering professionalism, and to our valued customers, members, user groups and partners whose energy and collaboration bring the Oval to life each day. Your collective support, passion and belief in our mission are the foundation of the Oval's continued success. Together, we will ensure that the Richmond Olympic Oval remains a legacy for our community for generations to come.

Gerry De Cicco
Managing Director



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LEGACY GOALS AND OPERATING OBJECTIVES

OPERATING OBJECTIVES

The City and the Corporation are parties to an operating agreement dated July 1, 2008 (the "Operating Agreement") wherein the following four objectives are noted:

- The Oval will provide facilities, programs and services for quality sport, fitness, recreational uses and wellness services for the Richmond community, neighbouring communities and the general public.
- The Oval will be developed, used and promoted as a training and competition facility for high performance sport.
- The Oval will provide facilities for cultural, community and entertainment events.
- The Oval will provide ancillary commercial, retail, health and wellness services to enhance its use in respect of the activities set out above.

LEGACY GOALS

The Corporation adopted a set of five objectives that addresses its obligations to the City under the Operating Agreement and the funding requirements of the 2010 Games Operating Trust ("GOT"). To continue to build on its strong Olympic legacy, the Corporation will focus on:

1. Establishing positive brand awareness.
2. Becoming valued by the community and its employees.
3. Becoming the desired location for community sport, health and fitness.
4. Supporting high performance sport.
5. Operating in a financially sustainable manner.

OvalHP Pre-Nationals Training Camp on April 12



BC Table Tennis Association Canadian Championships from July 18 to July 23

2025 HIGHLIGHTS & COMMUNITY IMPACT





8,800+

PARTICIPANTS FROM COMMUNITY ACTIVATIONS





OVAL COMMUNITY DAY



97

EVENTS & TRAINING CAMPS





76

COMMUNITY, PROVINCIAL AND NATIONAL SPORT GROUPS



1.6M

VISITATIONS



FREE ADMISSION TO THE OLYMPIC EXPERIENCE
(for Richmond Residents)



1,783

OVAL ATHLETES SUPPORTED



2025

PROGRESS REPORT















CNCL - 55

ESTABLISHING POSITIVE BRAND AWARENESS



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01

1.5 Million

Website Visits

20,516

Social Media Followers

Telling the Oval Story

In 2025, the Oval continued to strengthen positive brand awareness by reaching audiences through meaningful, authentic storytelling that reflects the breadth of our community. Through short-form video content, we highlighted real experiences across age groups, sport pathways and community service.

A reel introducing the 55+ Learn to Belay climbing program invited older adults to share their climbing journeys and the benefits of staying active within the Oval community, generating over 712,000 views, 14,100 shares and 271 comments, with many expressing inspiration to continue climbing later in life. Another feature followed two young volleyball athletes travelling from Whistler twice a week to train with the OvalHP Regional Excellence Program (REP), sharing their goals and commitment and reaching more than 81,000 views with over 347 shares. A third reel showcased Richmond Fire Rescue probationary firefighters training through the OvalHP program, highlighting their experience and motivations for serving the community, earning over 10,000 views and 169 shares.

Together, these stories demonstrate the Oval's role in supporting participants from grassroots to high performance, across generations, and within the broader Richmond community.



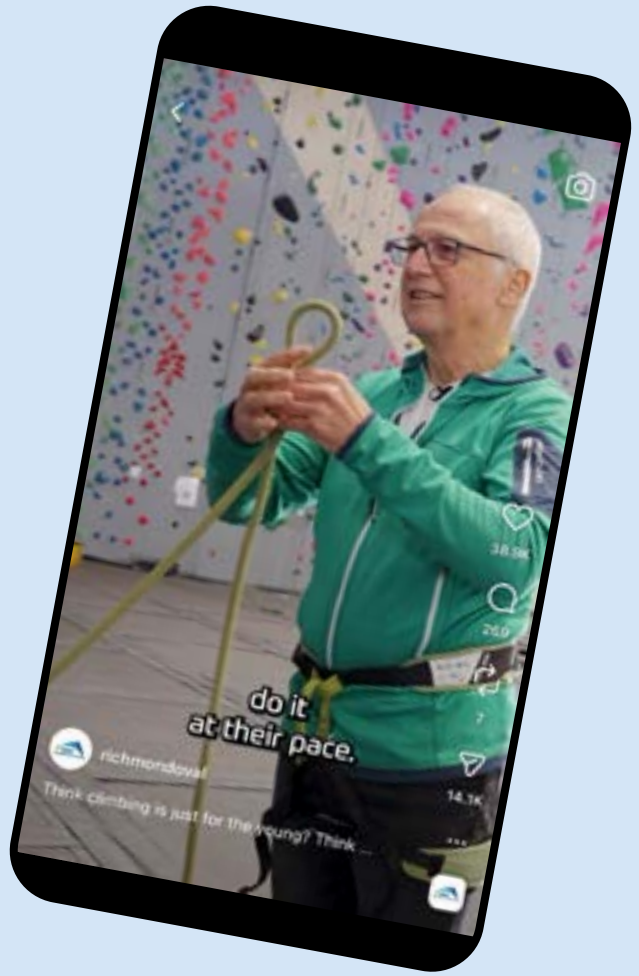
SOCIAL MEDIA **TOP STORIES**

55+ LEARN TO BELAY

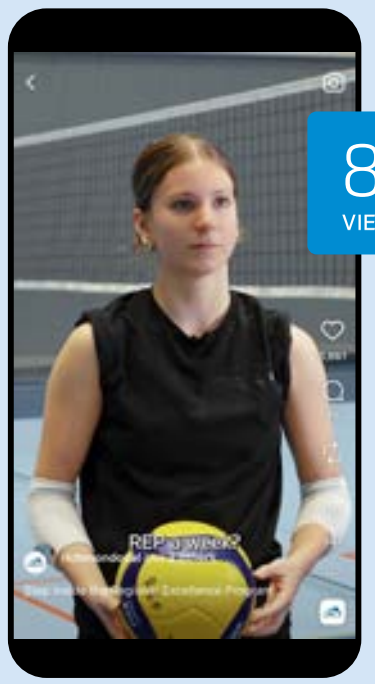
712,500 VIEWS

14,169 SHARES

269 COMMENTS



OVALHP REP - DARBY & KENTO



82,055 VIEWS

347 SHARES

20 COMMENTS

RICHMOND FIRE RESCUE TRAINING CAMP



10,089 VIEWS

169 SHARES

11 COMMENTS



Richmond Fire Rescue Training Camp from August 19 to September 5

BECOMING VALUED BY THE COMMUNITY AND EMPLOYEES



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4,813

Private Learn to Skate Lessons

1,542

Climbing Program Registrations

64,633

Table Tennis Sessions

54,247

Group Fitness Registrations

2,933

Group Fitness Classes



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Welcoming the Community

In 2025, the Richmond Olympic Oval continued to strengthen its connection with the community by hosting and participating in a range of initiatives that brought residents together through sport, activity and shared experiences.

The second annual Oval Community Day welcomed more than 7,500 attendees, with presenting sponsor ASPAC Developments returning in support of this growing community event. New for 2025, a dedicated performance area featured live demonstrations and activities from local groups, including Rock'N'Beau, Circus West, community Zumba and a fencing demonstration led by Dynamo Fencing and Olympian Eleanor Harvey. These additions enhanced the event experience and showcased the community's programming and talent diversity.

The Forever Young 8K continued to grow in participation and impact, introducing a new 5K fun run and welcoming a record 322 runners in 2025. The event remains an important opportunity to promote active living and celebrate community participation across age groups.

Throughout the year, the Oval also supported broader community initiatives, including activations at McArthurGlen Fitness Week and BC Seniors Week, further extending its reach beyond the facility. Collectively, these efforts reflect the Oval's ongoing commitment to creating inclusive opportunities that connect with residents and support a vibrant, active community.



Ovalfit instructor Danny Ronquillo at McArthurGlen Fitness Week on August 16

Financial Performance & Capital Reinvestment

In 2025, the Oval continued to demonstrate strong financial stewardship in support of its long-term sustainability. Through ongoing operational efficiencies, organizational restructuring and revenue growth in rentals, admissions, memberships and programs (RAMP), the Corporation continues to reinvest in critical maintenance and capital infrastructure, ensuring the Oval remains operationally sound for years to come.







Supporting Our Community by Numbers

The Richmond Olympic Oval continues to play an important role in supporting the local community through broad participation, employment and partnerships. A significant portion of our membership is made up of Richmond residents, and the Oval remains a key local employer, hiring staff from within the community across a wide range of roles. In addition, Richmond-based sport organizations, community groups and schools regularly use the facility for training, events and competitions, while local families participate year-round in camps and recreation programs.

74%
Members

67%
Sport Leaders

58%
Employees

80%
Learn to Skate Participants

Free Olympic Experience Admission for Richmond Residents

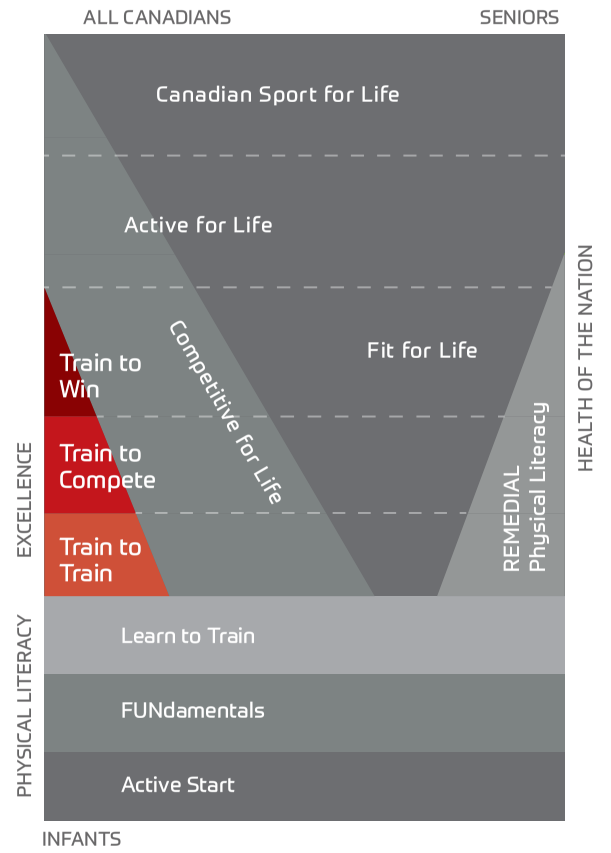
In 2024, the Olympic Experience expanded community access through the introduction of Community Thursdays, offering free admission on the first Thursday of each month from 2:00 to 5:00 p.m. This initiative provided residents with an accessible opportunity to explore the interactive exhibits and Olympic legacy housed at the Richmond Olympic Oval. Building on this momentum, free year-round admission to the Olympic Experience Museum for Richmond residents was launched on December 1, 2025. In its first month, the initiative welcomed more than 250 Richmond residents, further increasing the value of the facility and strengthening its connection to the local community.



SUPPORTING HIGH PERFORMANCE SPORT



03



Sport for Life

In 2025, the Oval continued to deliver programs and services aligned with the Canadian Sport for Life Long-Term Development in Sport and Physical Activity Framework, supporting a seamless pathway from early participation through high performance to Active for Life engagement. Programming is continually refined to reflect the evolving framework and to meet the developmental needs of children, youth, adults and high performance athletes.

A young aspiring athlete's journey begins in the Oval's Community Sport Department, which delivers programs aligned with the Active Start, FUNdamentals and Learn to Train stages, building physical literacy, fundamental movement skills and confidence in young participants. As athletes grow, narrow their sport focus and train more for sport performance, they transition to Oval High Performance programs, which provide progressive, developmentally appropriate Train to Train, Train to Compete and Train to Win programming in a structured daily training environment. The Oval's programming pathway provides a clear progression from grassroots

5,906

Training Sessions

76

Sport Organizations

1,783

Athletes Supported

participation to elite performance. Through this programming model, the Oval not only strengthens Canada's sport system but continues to fulfill and exceed its Games Operating Trust mandate to support development and high performance sport.

For those seeking lifelong participation, the Oval's Active for Life programming offers recreational and competitive leagues, drop-in sports and fitness programs that encourage sustained engagement across all ages and abilities.

Advancing Volleyball Pathways

Volleyball programming at the Oval demonstrates a comprehensive development pathway, guiding athletes from introductory stages through to high performance. Entry-level programs such as Atomic and Train & Play help to establish a strong foundation for skill development and early participation. In 2025, these programs recorded over 500 registrations. Advanced training opportunities, including Positional Training and the High School Prep Camp, saw more than 230 registrations and served to transition young athletes to higher levels of competition while facilitating progression through key developmental and technical stages.

The Volleyball Canada Regional Excellence Program (REP) reported 112 athlete registrations in 2025, offering daily specialized training and services similar to a National Training Centre. REP is led by university coaches and former national team players, the same expert coaches responsible for preparing varsity athletes for university-level competition, opportunities for national team selection and even professional careers. As a component of Volleyball Canada's performance pathway, REP is a stepping stone towards potential selection for the National Excellence Program.

REP athletes such as Darby and Kento, who travel from Whistler twice a week for training, exemplify the dedication and ambition fostered by this program. They begin their day at 3:00 a.m. to arrive in Richmond for training sessions at 6:30 a.m., seeking additional practice and specialized coaching beyond their club routines and competition schedules. Their commitment highlights the significance athletes attribute to the Oval's development programs and the unique opportunities available to further their progression towards post-secondary and elite volleyball.





OvalClimb Successes

Sport climbing at the Oval similarly demonstrates a progressive athlete pathway from grassroots introduction to high performance training in a National-level daily training environment. In 2025, 23 OvalClimb athletes competed at provincial, national and international events, reflecting the talent of the program's athlete pool. Richmond-based residents Bruce Kong and Noah Schwartz, aged 15 and 16, began climbing at the Oval at six years old and have successfully progressed through key stages of Canada's high performance climbing pathway. In 2025, Bruce represented Canada at the IFSC Youth World Championships in Finland, and Noah at the Delft Bleau International Youth Open in the Netherlands. Their achievements reflect the impact of progressive, developmentally appropriate programming designed to support athletes from early participation to international competition.

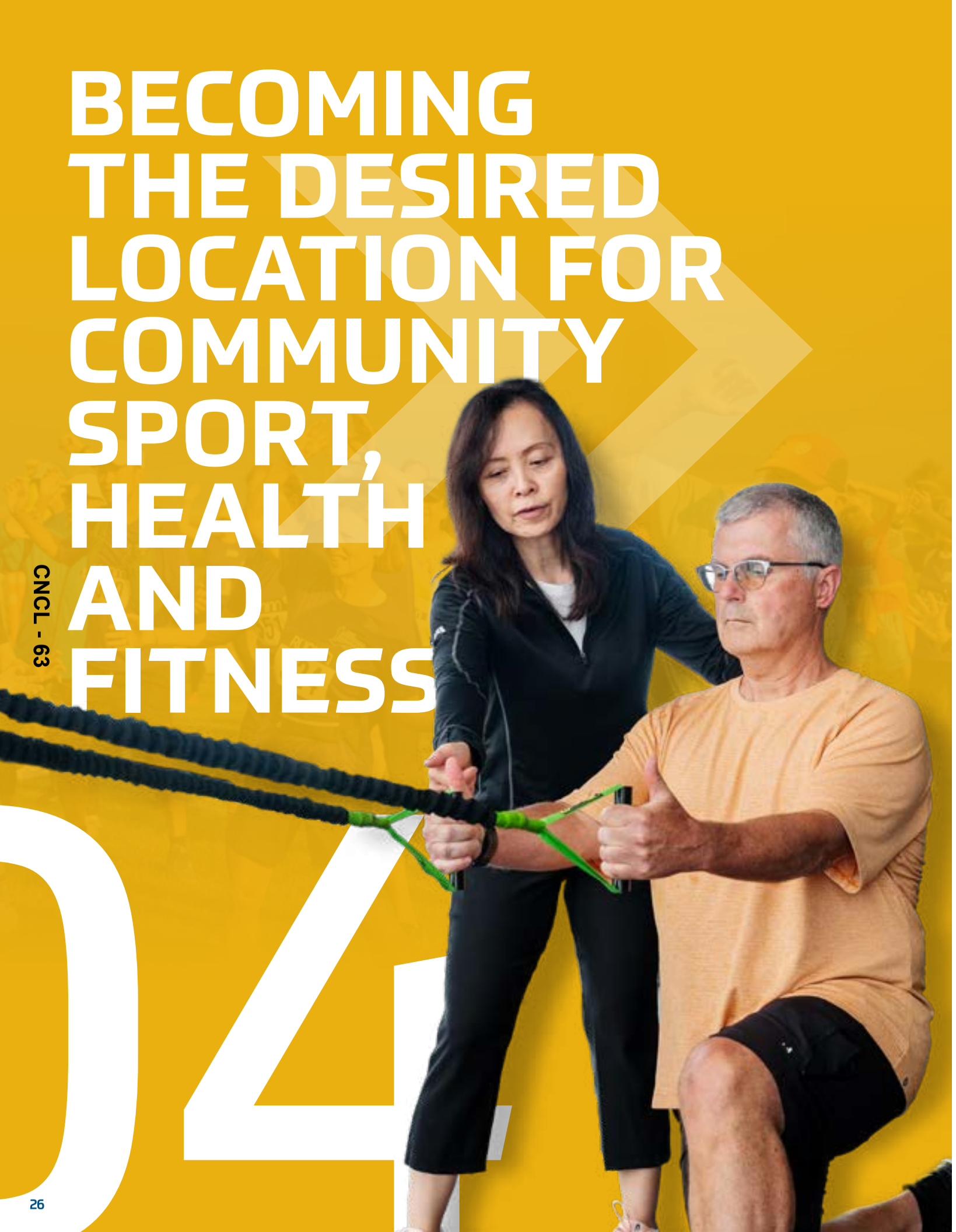


Key Partnerships

Athlete Training Hub

Through the Canadian Sport Institute Pacific GymWorks™ program, targeted provincial and national-level athletes identified by their governing sport bodies can access the Oval. During 2025, 298 targeted athletes across 38 sports utilized the Oval as part of their daily training environment. Through the GymWorks™ program, the Oval supports Richmond and BC-based targeted athletes as they advance along the performance pathway and compete in national and international competitions.

BECOMING THE DESIRED LOCATION FOR COMMUNITY SPORT, HEALTH AND FITNESS



04

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Climbing for Every Generation

In 2025, the Oval expanded its climbing programming to better serve participants at both ends of the age spectrum, reinforcing our commitment to inclusive, lifelong recreation. The introduction of the 55+ Learn to Belay program created a welcoming entry point for older adults interested in trying climbing in a supportive, community-focused environment. At the same time, Climbing for Scramblers was launched to support parents and caregivers with children aged three to four, providing a safe, engaging space for young climbers to build confidence, coordination, and foundational movement skills.

Both programs reached full capacity shortly after launch, demonstrating strong community demand and affirming the Oval's proactive approach to creating accessible pathways for participation at every stage of life. Through thoughtful program development, the Oval continues to foster opportunities for Richmond residents of all ages to connect, grow and stay active within our community.



Member Visitations

414,441

Drop-In Admissions

24,208

Events & Training Camps

97

2025 EVENTS

In 2025, the Richmond Olympic Oval welcomed 97 events and training camps, spanning everything from local community gatherings to competitions hosted by international sport organizations.

January

JAN 3–6
BCSRA Tradeshow
JAN 4
Soldier On Invictus Games Team Canada Training Camp
JAN 4–5
BC Wheelchair Rugby Provincial Team Camp
JAN 10–12
BC Wrestling Western Canadian Championships
JAN 11
Volleyball Canada Women's NEP Tryout
JAN 11–12
BC Wheelchair Basketball Provincial Team Camp
JAN 18
Pinnacle Cheer, Snowflake
JAN 24–27
CEC High Performance Competition 1
JAN 25–26
Chinese New Year BC Table Tennis Open

February

FEB 1
Harry Jerome Indoor Track Meet
FEB 1–2
BC Wheelchair Basketball Provincial Team Camp
FEB 8
Matsuru Judo Open
FEB 8–9
DRIVE Annual Winter Showcase
FEB 8–9
Wheelchair Basketball Canada – Osaka Prep Camp
FEB 11–12
ISEA Boys and Girls Basketball Playdays
FEB 15–16
Van Eire Feis and Van Eire City Championships 2
FEB 16–20
VAN SVNS FAST-3 Training Camp
FEB 22
Pinnacle Cheer, Mardi Parti
FEB 22–23
BC Wheelchair Rugby Provincial Team Camp
FEB 27–28
ISABC Climbing Competition
FEB 27–28
Rhythmic Gymnastics Aura Cup

March

MAR 1
Push 4 Impact
MAR 3–4
Rehab Expo
MAR 8
RCMP x CFL Huddle
MAR 9
RBC Training Ground 3
MAR 10–11
CISVA Basketball Playday
MAR 14–17
Sport Climbing BC Youth Provincials
MAR 15–16
BC Wheelchair Basketball Provincial Team Camp 4
MAR 23–27
Wheelchair Rugby Canada Selection Camp
MAR 27–30
Vancouver Wheelchair Rugby Invitational 5

April

APR 3-6
Karate Canada Nationals 6
APR 7
Karate Canada Training Camp
APR 10–14
Rhythmic Gymnastics Western Regional Championships
APR 12
DEKA Mile
APR 12–13
BC Wheelchair Rugby Junior Team Training Camp
APR 17–21
Volleyball BC U17/U18 Provincial Championships
APR 26–27
BC Wheelchair Rugby Provincial Team Training Camp
APR 26–27
Can Am International Martial Arts Championship (Wushu)
APR 26–27
DRIVE Basketball Spring Classic
APR 28–MAY 2
Volleyball Canada – Next Gen Tryouts


1


2


3


4


5


6

May

MAY 1-9
Volleyball Canada – Senior Women's Team Tryouts
MAY 2–4
Delta Gymnastics Invitational
MAY 10-11
BC Wheelchair Basketball Provincial Team Camp
MAY 17
YVR Dodgeball Tournament
MAY 17–18
BC Wheelchair Rugby Provincial Team Camp
MAY 19–20
CEC Youth Lead Nationals
MAY 21
Hoopfest
MAY 30
Volleyball Canada Red & White Game – Senior Women's National Team
MAY 31–JUN 1
Pan-Asia Pacific Spring Table Tennis Open 7

June

JUN 1
City Shred
JUN 8–9
BCSRA Trade Show
JUN 28–JUL 1
CEC Youth National Training Camp

July

JUL 5
RevUp Autoshow
JUL 10
Volleyball Canada – Red & White Game – NextGen Women's Team
JUL 12–13
Canadian Wheelchair Floorball Championships
JUL 18–23
Table Tennis Canada Senior & Junior Nationals
JUL 24–27
National Girls Table Tennis Training Camp
JUL 25–27
11th World Health Qigong Tournament

August

AUG 2–8
Meiji Jingu Gaien Skating Club and MAO Link Skating Club Training Camp
AUG 19-SEPT 5
Richmond Fire Rescue Training Camp 8
AUG 22
Warrington PCI Management Employee Day
AUG 23
Three Pillars Basketball Tournament
AUG 24
2025 Applewood Can3X Summerfest
AUG 24
OVAL Community Day
AUG 31-SEPT 1
Speed Skating BC Season Opener Competition

September

SEPT 6
Hooplaw
SEPT 7
Forever Young 8K 9
SEPT 12
BC Wheelchair Rugby Provincial Team Tryouts
SEPT 13–14
Vancouver Whalers Wheelchair Rugby Tournament
SEPT 26–28
Fraser Valley Throwdown Series
SEPT 27–28
BC Table Tennis Fall Open
SEPT 27–28
Girls and Women's Para Hockey Clinic 10

October

OCT 3–5
BC Rhythmic Gymnastics High Performance Camp
OCT 4–5
BC Wheelchair Athletics Clinic
OCT 11
Korean Consul Taekwondo Cup
OCT 11–12
BC Hockey U17 AAA Showcase
OCT 12
BC Wheelchair Basketball Training Camp
OCT 17
ParaTough Cup
OCT 25
ADCC Open Vancouver
OCT 25–26
BC Weightlifting Training Camp
OCT 30–NOV 2
Reebok Shoe Sale

November

NOV 1–2
BC Wheelchair Basketball Training Camp
NOV 2
Sport Climbing BC Speed Provincials
NOV 8–9
BC Wheelchair Rugby Provincial Team Camp
NOV 8–9
Vancouver Handball Cup
NOV 15–17
BCSRA Trade Show
NOV 22–23
Canada Open Karate Championships
NOV 27-28
ISABC Climbing Competition
NOV 29–DEC 1
Fencing Canada Cup

December

DEC 4–7
Fencing World Cup 11
DEC 5–7
BC Fencing Provincial Championships
DEC 13–14
BC Wheelchair Basketball Training Camp
DEC 13–14
Pinnacle Cheer, PINK
DEC 20–21
BC Rhythmic Gymnastics Cup
DEC 20–21
Sport Climbing BC Open Provincials
DEC 27
Metro Vancouver Volleyball Tournament
DEC 28–31
Hockey Canada Officiating Camp


7


8


9


10 11

Supporting Canada's Most Active Community

Richmond's recognition as Canada's Most Active Community in 2025 through the ParticipACTION Community Challenge reflects a citywide culture that prioritizes movement, wellness and participation. This achievement is supported by a strong network of facilities and programs designed to meet residents where they are and provide meaningful opportunities to stay active.

As one of the City's many sport and wellness facilities, the Richmond Olympic Oval works alongside community centres, parks, sport fields and aquatic facilities to provide residents with diverse and accessible opportunities to engage in physical activity. Together, these facilities support healthy, active living across all ages and abilities throughout the year.











Engaging Students Through the Olympic Experience

In 2025, the Richmond Olympic Oval welcomed more than 4,700 students from 100 schools to participate in the Olympic Experience Education Program, marking an increase of nearly 1,000 students over the previous year and continued growth since 2023.

Through the program, students explore Canada's Olympic and Paralympic history within an interactive museum environment and participate in team-based sport activities, including parasport experiences such as sitting volleyball and wheelchair basketball. Guided facility tours further connect students to the legacy and ongoing impact of the Oval. Together, these experiences support curriculum learning, promote inclusion and inspire confidence, teamwork and lifelong engagement in active living.



2026 OUTLOOK

Looking ahead to 2026, the Richmond Olympic Oval remains focused on delivering exceptional community and high performance sport outcomes while operating with disciplined financial stewardship. In an environment that demands greater efficiency, the Oval will continue to thrive with less – maintaining its position as one of the least subsidized facilities in Richmond. The 2026 City contribution of $2.5 million represents a nearly 40% reduction since 2024, underscoring our commitment to responsible management, diversified revenues and expanded outreach.

In 2026, we will also work closely with our Board of Directors to develop a refreshed Strategic Plan that will guide the next phase of the Oval's evolution. This plan will reaffirm our high performance and community access mandates while positioning the organization to respond to emerging opportunities, changing community needs and the venue's long-term asset sustainability.

We are proud to continue strengthening our role as a national sport destination and excited to welcome the inaugural OneAbility Games in May, a dynamic multi-sport disability event that introduces K–12 students to adapted sport, while showcasing elite athletes competing at the provincial and national levels from the disability sport community. Hosting this inspiring event not only supports our commitment to accessibility and community engagement but also showcases the power of sport to unite and empower. Events like the OneAbility Games enhance Richmond's reputation as a premiere sport hosting city while leaving a lasting, positive impact on participants, spectators, and the broader community.

Finally, we look forward to deepening collaboration and outreach with Richmond's business community. By building stronger partnerships, expanding corporate engagement and aligning with local economic development initiatives, the Oval will further contribute to the region's vitality while creating new opportunities for shared success.

Together, these priorities position the Richmond Olympic Oval for a resilient, innovative, and impactful year ahead.



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Summer Shred Fitness Program
from May 12 to June 20

Figure Skater Liam Kapeikis training on ice
with Connaught Skating Club

APPENDICES

APPENDIX A – THE CORPORATION

The Company, which changed its name to the "Richmond Olympic Oval Corporation," on August 10, 2010, was incorporated under the name "0827805 BC Ltd." on June 16, 2008 under the Business Corporations Act of British Columbia. Its purpose is to manage the business, operations and maintenance of the Oval. The City of Richmond, as the sole shareholder of the Company, has appointed a Board of Directors consisting of a selection of community leaders with a broad range of specialized expertise.

Board of Directors

As of December 2025, the Company has 7 Directors. The name and Province of residence of each Director, each Director's principal occupation, and the month each Director was appointed to the Board are indicated in the chart below. The term of office for full-term directors is two years.

NAME & PROVINCE OF RESIDENCE	PRINCIPAL OCCUPATION	DIRECTOR SINCE
Axel Hovbrender, (Chair) British Columbia, Canada	Retired	June 2024
Bob Jackson, British Columbia, Canada	Retired	January 2024
Bob Ransford, British Columbia, Canada	Senior Advisor, Development Century Group	January 2024
Gina Fernandez, British Columbia, Canada	Registered Occupational Therapist and Director of Clinical Operations, Enable Occupational Therapy	June 2024
Helmut Pastrick, British Columbia, Canada	Retired	June 2024
Serj Sangara, British Columbia, Canada	President, Wild River Forest Products Ltd.; Director, The Dugout Club / Richmond Baseball	January 2024
Traci Corr, British Columbia, Canada	Research Manager, Vancouver Coastal Health	January 2024

Executive Officers

As of December 2025, the Company has one executive officer. The name and province of residence of each executive officer, the office held by each officer and each officer's principal occupation are as follows:

NAME & PROVINCE OF RESIDENCE	POSITION	PRINCIPAL OCCUPATION
Rick Dusanj, British Columbia, Canada	Chief Financial Officer	Director, Finance, Innovation & Technology, Richmond Olympic Oval

Council Liaison

The City has assigned a Council liaison to attend the meetings of the Richmond Olympic Oval Board. Councillor Michael Wolfe currently holds the Council Liaison position.

NAME & PROVINCE OF RESIDENCE	POSITION	PRINCIPAL OCCUPATION
Councillor Michael Wolfe, British Columbia, Canada	Council Liaison	Councillor, City of Richmond

APPENDIX B – AWARDS SINCE OPENING

AWARDING BODY	AWARD
Canadian Association of Sport Heritage	CASH Award of Excellence
Rick Hansen Foundation	2017 Circle of Excellence Award for Best Practices Towards Universal Access
Where Magazine	A Best New Attraction in Canada Award: the Olympic Experience at the Richmond Olympic Oval
International Olympic Committee, International Association for Sports and Leisure Facilities	IOC/IAKS All Time Award
International Olympic Committee, International Association for Sports and Leisure Facilities	IOC/IAKS Gold Medal
International Paralympic Committee, International Association for Sports and Leisure Facilities	IPC/IAKS Distinction Award
Canadian Interiors, Best in Canada Design Awards	Best of Canada Design Award
CEBC Awards for Engineering Excellence	Merit Award
Royal Architectural Institute of Canada	Award of Excellence for Innovation in Architecture
Vancouver Organizing Committee	Sustainability Star Award
Wood WORKS!	Institutional Wood Design
Institution of Structural Engineers	Sports of Leisure Structures Award
The ASHRAE Technology Awards	Region XI Winner: New Public Assembly Building
Canadian Consulting Engineer Awards	Technical Merit Award
National Council of Structural Engineers Association	Finalist Award of Exceptional Merit in Buildings over $100 million
The Globe Foundation and the World Green Building Council	Excellence for Green Building Award
VRCA Awards of Excellence	Chairman's Trade Award Gold
VRCA Awards of Excellence	Chairman's Trade Award Silver
VRCA Awards of Excellence	President's Trade Award Silver
VRCA Awards of Excellence	Manufacturer & Supplier Silver
VRCA Awards of Excellence	Electrical Contractors Over $1 Million - Gold
VRCA Awards of Excellence	General Contractor of the Year Award
VRCA Awards of Excellence	Trade Contractor of the Year Award
CISC/ICCA Steel Awards (British Columbia Chapter)	Outstanding Steel Structure: Engineering Division Award of Excellence
Canadian Wood Council	North American Wood Design Award
Inform Awards	Honour Award, Interior Design
Concrete Reinforcing Steel Institute	Award Winner, Cultural & Entertainment Facilities
Society of American Registered Architects (SARA), New York Council	Citation
VANOC Sustainability Star Award	The 2009 Sustainability Star
2010 BUILDINGS Project Innovations Awards	Grand Prize Winner (New Construction Category)
2010 SARA Professional Design Awards Program	2010 Design Awards Competition (Philadelphia)
2010 International Property Award (Bloomberg, Inc.)	Public Services Development
2010 Athletic Business	Facility of Merit
2010 European Centre for Architecture Art Design and Urban Studies and The Chicago Athenaeum: Museum of Architecture	Green GOOD Design Awards
2010 ARIDO Award	Awards of Merit, Public and Institutional Spaces
2010 REBGV Commercial Building Awards	Legacy Merit Award
ArchDaily Building of the Year 2010	Sports Category Winner
International Property Awards	Best Public Services Development Canada
IOC/IAKS 2011	Gold Medal Award
IPC/IAKS	Distinction Award
2010 CISC "National" Steel Design Award	Best of the Best - Across Canada



APPENDIX C – 2025 ATHLETE ACHIEVEMENTS

Ⓡ Richmond Resident

CLIMBING

FEB 2	SCBC 2025 Speed Provincial Championships	Zi Yun Gong	First Place U13F
		Ethan Wong Ⓡ	First Place U13M
		Julia Kovats	First Place U15F
		Kaden Li Ⓡ	First Place U15M
		Bruce Kong Ⓡ	First Place U17M
		Alex Kovats	First Place U19M
		Natalie Hsu Ⓡ	First Place U21F
APR 26-27	CEC Western Regional (Bouldering)	Julia Kovats	22nd Place U15 Female
		Nicola McGlenister Ⓡ	23rd Place U15 Female
		Paul Li Ⓡ	1st Place U15 Male
		Annie Li	11th Place U17 Female
		Meggan Tong	21st Place U17 Female
		Victor Sitar Ⓡ	17th Place U17 Male
		Amelia Zeni Ⓡ	8th Place U19 Female
		Jaelyn Chung Ⓡ	16th Place U19 Female
		Lucy Clark Ⓡ	18th Place U19 Female
		Emilia Hutchinson Ⓡ	21st Place U19 Female
MAY 15-20	CEC Youth Nationals (Lead & Boulder)	Avery Macdonald	1st Place U17 Female (Lead and Boulder)
		Ashley Kam Ⓡ	9th Place U17 Female (Boulder), 4th Place U17 Female (Lead)
		Noah Schwartz	9th Place U17 Male (Boulder), 4th Place U17 Male (Lead)
		Nicholas Hsu Ⓡ	20th Place U17 Male (Boulder), 15th Place U17 Male (Lead)
		Jayden Milan Ⓡ	32nd Place U19 Female (Boulder), 18th Place U19 Female (Lead)
		Natalie Hsu Ⓡ	10th Place U21 Female
		Selena Worden Ⓡ	15th Place U21 Female
JUL 28-AUG 3	IFSC Youth World Championships	Bruce Kong Ⓡ	12th Place U17 Male (Speed)
		Nicholas Hsu Ⓡ	14th Place U17 Male (Speed)
		Avery Macdonald	13th Place U17 Female (Speed), 48th Place U17 Female (Lead), 27th Place U17 Female (Boulder)
NOV 8-9	BC Bouldering Competition	Avery Macdonald	3rd Place Open Female, 2nd Place U19 Female
		Ashley Kam Ⓡ	11th Place Open Female, 5th Place U19 Female
		Noah Schwartz	5th Place Open Male, 1st Place U19 Male
		Aralia Chan	1st Place U17 Female
		Nicholas Hsu Ⓡ	1st Place U17 Male
		Floria Gong	9th Place U15 Female
		Ethan Ko Ⓡ	10th Place U15 Male
		Karyssa Kimak	1st Place U13 Female
		Arjun Pai Ⓡ	4th Place U13 Male
FEB 15-16	CEC Speed National Championships	Ashley Kam Ⓡ	3rd Place U17F
		Annie Li	13th Place U17F
		Bruce Kong Ⓡ	1st Place U17M
		Nicholas Hsu Ⓡ	3rd Place U17M
		Emilia Hutchinson Ⓡ	9th Place U19F
		Alex Kovats	5th Place U19M, 4th Senior Male
		Natalie Hsu Ⓡ	1st Place U21F, 3rd Senior Female
MAR 14-17	SCBC 2025 Bouldering and Lead Provincial Championships	Karyssa Kimak	3rd Place Youth DF
		Ethan Wong Ⓡ	3rd Place Youth DM
		Aralia Chan	3rd Place Youth CF
		Paul Li	2nd Place Youth CM
		Kaden Li Ⓡ	5th Place Youth CM
		Ashley Kam Ⓡ	6th Place Youth BF
		Nicholas Hsu Ⓡ	7th Place Youth BM
		Jayden Milan Ⓡ	6th Place Youth AF
		Kyle Li	9th Place Youth AF
		Selena Worden Ⓡ	3rd Place Junior F
		Natalie Hsu Ⓡ	4th Place Junior F

SPEED SKATING

JAN 11-12	Canadian Junior Short Track Open	Nora Wagner	1500m – 9th Place, 500m – 11th Place 1000m – 5th Place, Overall 8th Place
		Gabrielle Oetomo	1500m – 10th Place, 500m – 8th Place 1000m – 9th Place, Overall 9th Place
		Kai Barnett	1500m – 4th Place, 500m – 14th Place 1000m – 16th Place, Overall 10th Place
		Hugo Yang	1500m – 6th Place, 500m – 10th Place 1000m- 13th Place, Overall 11th Place
JAN 18-19	BC Long Track Championships	Alivia Lam Ⓡ	500m – 5th Place, 1000m – 4th Place 1500m – 4th Place, 3000m – 4th Place Overall – 4th Place
FEB 15-16	Skate-Tec Western Elite Circuit#2	Arya Jahns	3rd Neo Junior Female
		Gabrielle Oetomo	5th Junior Female
		Nora Wagner	7th Junior Female
		Sophia Cairo Martinez	9th Neo Junior Female
		Alivia Lam Ⓡ	12th Neo Junior Female
		Hugo Yang	8th Junior Male
		Kai Barnett	10th Junior Male
		Heath Kennett	3rd Neo Junior Male
		Andy Liu Ⓡ	15th Junior Male
		Tilman Astor	6th Neo Junior Male
		Adam Gyori	8th Neo Junior Male
		Aaron Liu Ⓡ	10th Neo Junior Male
		Cyrus Ho	22nd Neo Junior Male
		Arjen Sander	26th Neo Junior Male
MAR 8-9	BC Short Track Championships	Alivia Lam Ⓡ	1st Neo Junior Female
		Sophia Cairo Martinez	3rd Neo Junior Female
		Adam Gyori	1st Neo Junior Male
		Matthew Kam Ⓡ	1st Junior Male
		Cyrus Ho	6th Neo Junior Male
MAR 28-30	Canada Cup Junior Short Track Final	Gabrielle Oetomo	23rd Place
		Arya Jahns	24th Place
		Sophia Cairo Martinez	31st Place
		Hugo Yang	11th Place
AUG 31-SEP 1	Speed Skating BC Fall Opener	Kai Barnett	1st Place
		Heath Kennett	2nd Place
		Cyrus Ho	4th Place
		Arya Jahns	9th Place

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OCT 4-5	Western Elite Circuit #1	Arya Jahns	Junior 4th , Overall 6th
		Alivia Lam (R)	Neo Junior 8th, Overall 19th
		Sophia Cairo Martinez	Junior 14th, Overall 26th
		Kai Barnett	Junior 5th, Overall 6th
		Heath Kennett	Junior 8th, Overall 21st
		Cyrus Ho	Neo Junior 5th, Overall 29th
NOV 15-16	BC Cup Short Track	Alice Guo	2nd Place Female (Youth 13Yrs)
		Adam Gyori	1st Place Neo Junior Male
		Ethan Leung (R)	3rd Place Neo Junior Male
		Arjen Sander	6th Place Neo Junior Male
		Heath Kennett	1st Place Junior Male
		Sam O'Brien	4th Place Junior Male
NOV 21-23	Quebec Elite International Short Track	Arya Jahns	PB Times in 500m and 100m, 500m 7th (B Group) 1000m 4th (B Group), 1500m 5th (B Group)
		Kai Barnett	PB Times in 500m and 100m, 500m 26th (B Group) 1000m 10th (B Group), 1500m 5th (B Group)
DEC 5-7	Canada Cup 1	Arya Jahns	38th Place at Senior Level Competition

VOLLEYBALL

Lucy Borwoski	Selected to Senior Women's National Team for 2025 World Championships
Kiera Hartley	Selected to Team BC Selects 18U Roster, Canada Cup – Bronze Medal Canada Summer Games – 7th Place, Signed to compete with UBC Okanagan for 2026-27 season
Leighton Austin	Selected to Team BC Blue 16U Roster, Canada Cup Division 2 – Silver Medal
Ashton Manaray	Selected to Team BC Blue 16U Roster, Canada Cup Division 2 – Silver Medal
Volleyball Canada U23 Women's Team	2nd Place – Pan Am Cup

WHEELCHAIR ATHLETICS

Jessi Guerrier	Canada Summer Games-Gold – Women's 100m Canadian Track & Field Championships – 3rd Place – Women's 200m
Tiana Hesmert, Paulo Guerroro, Darrion Payne	Selected for Canada Summer Games – U18AAA BCEHL Humanitarian Award (2023/24 Season)
Tyler De Jager	Capital Clash – Team BC – 2nd Place Canadian National Wheelchair Rugby Championships – Team BC – 3rd Place
Daryl Yuen	Canadian Track & Field Championships – 3rd Place – Men's Discuss
Julia Hanes	Canadian Track & Field Championships – 1st Place – Women's Discuss, 1st Place – Women's Javelin, 1st Place- Women's Shot Put
Tiana Hesmert	Canadian Track & Field Championships – 2nd Place – Women's Javelin Canadian National Wheelchair Rugby Championships – Team BC – 3rd Place

TABLE TENNIS

Peter Isherwood	Recipient of 2025 Coach Education Program Grant Competed at ParaTT Costa Brava tournament 2025 Canadian Para Championships – 5th Place in Singles, 2nd Place in Doubles
Ivy Liao	Selected for 2025 FISU Summer World University Games
Cheong Lam He	Selected for 2025 BC Junior Team Selection Tryouts

BASKETBALL

Claire Cu, Aly Moody	Named to U15 Team BC
Denira Dundas, Lily Stewart Sophie Dawe, Zoe Millette	Named to U17 Team BC to compete in 2025 Canada Summer Games
Tara Wallack	Selected to Senior Women's National Team for the 2025 FIBA Women's AmeriCup, helping the team secure a bronze medal.
Jordyn Nohr, Ashley Vande Ven	Selected to Canadian National Team to play in FIBA U16 AmeriCup, helping the team secure a silver medal. Ashley Vande Ven earned All-Star Second Team honors
Marah Dykstra	Gold Medal – 2025 Junior Pan American Games

FIGURE SKATING

Nico Conforti	2026 Skate Canada BC/YT Super Series Selectionals – Champion
Nico Conforti & Jaslynn Wong	3rd Maria Olszewska Memorial 2025 – Advanced Novice Pairs – 1st Place 2025 Skate Canada Trophy – Novice Pairs – 1st Place
Ava Cheung & Stephen Lee (R)	2026 Skate Canada BC/YT Super Series Selectionals – Junior Pairs Champions Toller Cranston Award Winners 3rd Maria Olszewska Memorial 2025 – Junior Pairs – 1st Place 2025 Skate Canada Trophy – Novice Pairs – 2nd Place
Parsons Li (R)	2026 Skate Canada BC/YT Super Series Selectionals – Novice Men's Champion 2025 Quebec Summer Championship – Novice Men – 3rd Place 2025 Skate Canada Trophy – Pre Novice Men – 3rd Place
Liam Kapeikis	ISU Figure Skating Challenger Series Nebelhorn Trophy- 6th Team USA ISU Figure Skating Challenger Series Cranberry Cup International 2025 – 8th Team USA 2025 Skate America – 9th Place Overall, 2025 CS Tallinn Trophy – 8th Place Overall 2025 US Championships – 8th Place Overall
Merkus Lam	2025 Quebec Summer Championship – Pre Novice Men – 1st Place
Julien Mok	2025 Quebec Summer Championship – Pre Novice Men – 3rd Place
Kaden Hung & Grace Liu (R)	2025 Quebec Summer Championship – Pre Novice Pairs – 1st Place
David Li	Named to 2025-2026 Skate Canada NextGen Team 4th Place Junior Men's Free Program at 2025 NextGen Competition 7th Place 2024-2025 Skate Canada Challenge Bronze Medal 2025 Canadian National Skating Championships (Senior Men)
Emily Liao	2025 BC/YT Sectionals Novice Women Champion
David Howes	Bronze Medal 2025 Canadian Championships (Junior Men) 11th Place Junior Men's Free Program at 2025 NextGen Competition

THUNDER ROWING

APR 13	Maple Bay Regatta	U17 Women's Quad Scull – 1st place U19 Women's Double Scull – 1st, 2nd, 6th places U19 Men's Single Scull – 1st place U17 Women's Four Coxed+ – 2nd place U19 Women's Quad Scull – 1st, 4th places	U19 Women's Single Scull – 6th place U17 Women's Double Sweep – 1st, 5th places U17 Men's Single Scull – 3rd place U19 Men's Quad Scull – 3rd place
MAY 25	Shawnigan Lake Regatta	U17 Women's Four with a Coxswain– 1st place U19 Women's Four (Sculling) – 1st place U17 Novice Women's Double Scull – 1st place U19 Lightweight Women's Single Scull – 1st place U19 Men's Single Scull – 1st place U17 Men's Single Scull – 1st place U19 Novice Women's Four with a Coxswain – 1st place	U19 Women's Double Scull– 1st and 2nd places U19 Men's Double Scull– 2nd place U17 Junior Varsity Women's Double Scull – 2nd place U19 Junior Varsity Women's Double Scull – 2nd place U17 Women's Double Scull – 2nd place U19 Novice Men's Single Scull – 3rd place U17 Novice Women's Four with a Coxswain – 3rd place
OCT 5	Tail of the Lake Regatta - Seattle	Junior Novice Women's Double Scull – 1st, 2nd, and 3rd places Junior Novice Women's Four (Sculling) – 1st place Junior Novice Men's Four with Coxswain – 1st place Junior Women's Four with Coxswain – 1st place U17 Women's Four (Sculling) – 1st place	U19 Women's Double Scull – 1st, 2nd, and 4th places Junior Novice Men's Double Scull – 1st and 3rd places U19 Men's Double Scull – 2nd place U17 Women's Double Scull – 3rd and 4th places U19 Men's Single Scull – 4th place U19 Men's Pair – 6th place
2025 World Rowing U19 Championships		Jack Harris 6th place in Men's Single Sculls	

OTHER SPORTS

Badminton	Thalia Ye (R)	Gold – 2025 Canadian U17/U19 Junior Nationals Selected to Team Canada/BC at XXXIII YONEX Pan Am Junior Championships Selected to Team Canada to attend BWF World Junior Championships 2025
Rugby	Gilian Boag (R)	Selected to Roster for Pacific Four Series Silver Medal 2025 Women's Rugby World Cup 1st Place Premiership Women's Rugby Championship
Track & Field	Anya McKnaught	BC Track and Field Provincials – 1st Place U18 100M Hurdles 6th Place U18 100M Sprint, 2nd Place U20 4x100 Relay
Powerlifting	Daryl Yuen	CANPL Western Powerlifting Competition – 1st place in Para Bench Press, Set new Provincial Record

APPENDIX D – 2025 SPORT ORGANIZATIONS AT THE OVAL

During 2025, athletes from the following national, provincial, and local sport associations and clubs used Oval High Performance services and/or Oval facilities for training or competitions:

NATIONAL SPORT ORGANIZATION
Climbing Escalade Canada
Fencing Canada
Field Hockey Canada – Men's Sr
Hockey Canada
Karate Canada
Rugby Canada
Table Tennis Canada
Volleyball Canada
Wheelchair Basketball Canada
Wheelchair Rugby Canada

PROVINCIAL SPORT ORGANIZATION
Basketball BC
BC Fencing Association
BC Hockey
BC Kodiaks
BC Rhythmic Gymnastics Federation
BC Soccer Association
BC Table Tennis Association
BC Taekwondo Federation
BC Weightlifting Association
BC Wheelchair Basketball Society
BC Wheelchair Sports Association
BC Wrestling
Independent Schools Association of BC
Karate BC
Skate Canada British Columbia Yukon
Speed Skating BC
Special Olympics BC
Sport Climbing BC
Sportability
Volleyball BC

LOCAL SPORT ORGANIZATION
Air Attack Volleyball Club
Asahi Baseball
Asian Canadian Basketball Association
AURA Rhythmic Gymnastics
BC Tigers Football Club
Brazilian Soccer School
Can-Am International Martial Arts and Festival Society
Catholic Independent Schools Vancouver Athletics
Citius Table Tennis Club
Connaught Figure Skating
Delta Gymnastics Society
Drive Basketball
Elite Goalies Canada
Fusion FC
GoodRec
Greater Vancouver Canadians Hockey Club
Greyhound Masters Track & Field Club
ISPARC
Kajaks Track and Field Club
Leslie Global Sports
Matsuru Canada
Metro Vancouver Volleyball
New West Spartans
Non-Contact Hockey League
Pacific Futsal Club
Pacific Coast Elite Hockey League
Pinnacle Cheer
Pacific Wave Artistic Swimming
Richmond Arenas Community Association
Richmond Jets Minor Hockey Association
Richmond Rockets Speed Skating Club
Sekishinkan (Shoseikan) Karate Club
Split Second Basketball
Squamish Minor Hockey Association
Thunder Rowing Club/ UBC Boat House
Thunder Volleyball Club
TSS Football Club
Urban Rec
Vancouver Angels Female Hockey Association
Vancouver Handball Club
Vancouver Ki Society
Vancouver Olympic Club
Vancouver Thunderbirds Hockey
Vancouver Community Baseball
West Coast Hawks Hockey
Wings Badminton

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APPENDIX E – MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's discussion and analysis provides an overview of the Corporation's business operations for the year ended December 31, 2025 relative to the year ended December 31, 2024.

This management's discussion and analysis should be read in conjunction with the Corporation's audited financial statements for the year ended December 31, 2025 and the accompanying notes. The financial statements are prepared in accordance with Canadian generally accepted accounting principles (GAAP) as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada.

About the Corporation

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The Corporation's objectives with respect to the long-term use and operation of the Richmond Olympic Oval facility (the "Oval") include but are not limited to the following: a) the Oval will be developed, used and promoted for a training and competition facility for high performance sport; b) the Oval will provide facilities, programs and services for quality sport, fitness, recreational uses and wellness services for the Richmond community, neighbouring communities and the general public; c) the Oval will provide facilities for non-sporting, community and entertainment events; and d) the Oval will provide ancillary commercial, retail, health and wellness services to enhance its use in respect of the activities set out above.

The Corporation operates in a highly competitive sport and fitness market which offers personal training, group fitness classes, high performance training, yoga, wellness, weight training and sport specific facilities. The Corporation also hosts many local and national events and has various open spaces and rooms which are available for rent to the public. In addition, the Corporation also operates an Olympic museum and a retail store as part of the overall services offered to the public.

Overview of Performance

REVENUE

2025 revenue from rentals, admissions, memberships, and programs totalled $12,353,000 (2024 - $11,665,000). In 2025, revenue from these sources of $1,530,000 was deferred to fiscal 2026 (2024 - $1,379,000 was deferred to 2025).

Revenue from parking, leasing, interest and other totalled $2,633,000 in 2025 (2024 - $2,712,000).

The City applies for and receives funding from the 2010 Games Operating Trust ("GOT") as explained in note 5 to the financial statements. The City received $4,091,000 during the year which was recognized as revenue earned in the year (2024 - $3,149,000).

The Corporation received a contribution of $3,574,000 from the City in 2025 (2024 - $4,001,000).

EXPENSES

During 2025, expenses were incurred for the following:

- Salaries and benefits of $12,734,000 (2024 - $12,750,000). There were approximately 71 full-time, and 253 part-time employees on the payroll as of December 31, 2025; (2024 – 72 full-time and 292 part-time employees);
- Other operating expenses incurred in 2025 totalled $7,351,000 (2024 - $7,624,000) and mainly included the following:
  - Facility operations of the Oval including the heat, light and power, and building maintenance;
  - Amortization costs of tangible capital assets;
  - Property and liability insurance;
  - Administration costs related to accounting, information technology, development of organizational infrastructure such as safety programs, internal controls, office supplies and equipment support, human resource programs, professional fees, etc.;
  - Costs associated with running and servicing Oval programs.

The annual surplus for 2025 was $2,566,000 (2024 - $1,154,000). The total accumulated surplus as of December 31, 2025 is $25,191,000 (2024 - $22,625,000). Please refer to note 9 to the financial statement notes for the details of the accumulated surplus balance.

Summary of Financial Position

The following table presents summary information on the Corporation's financial position at December 31, 2025.

	$000s	
	2025	**2024**
Financial Assets	$20,929	$18,624
Liabilities	9,864	10,412
Net Financial assets	$11,065	$8,212
Non – Financial assets	$14,126	$14,413
Accumulated surplus	$25,191	$22,625

FINANCIAL ASSETS

The Corporation has a cash balance of $2,242,000 at year end (2024 - $2,058,000). The investments balance is $18,000,000 (2024 - $15,533,000). The investments represent the Corporation's investments held in term deposits. The accounts receivable aggregating $564,000 (2024 - $785,000) resulted primarily from the sales of memberships, admissions, programs, rentals and from interest receivable. Inventories held for resale of $123,000 (2024 - $150,000) primarily consists of merchandise and products to be sold.

LIABILITIES

Accounts payable and accrued liabilities of $1,429,000 (2024 - $1,838,000) primarily include payroll accruals, and trade payables for heat, light, power, building maintenance expenditures, legal and audit fees. Post-employment benefits of $786,000 (2024 - $755,000) are benefit obligations accrued based on projected benefits prorated as employees render services necessary to earn the future benefits. Deferred revenue of $7,630,000 (2024 - $7,806,000) includes unspent funding pertaining to the Sport Hosting department, the Richmond Olympic Experience project, the Fields project, and the pro rata portion of fees received in 2025 for membership and programs to be delivered in 2026. The amount due to the City of $8,000 (2024 - $97,000 due from the City) arises in the normal course of operations. A rental deposit of $12,000 (2024 - $12,000) is held as of the end of the year.

NON-FINANCIAL ASSETS

As at December 31, 2025, the Corporation had $33,367,000 (2024 - $31,852,000) of capital assets primarily pertaining to athletic equipment, building improvements, computer software and equipment, facility equipment, infrastructure and assets relating to the Richmond Olympic Experience project, the Mezzanine infill project, and the Fields project. Amortization

for the year was $1,794,000 (2024 - $1,806,000). Accumulated amortization of the capital assets amounted to $19,590,000 (2024 - $17,810,000) at year end.

Prepaid expenses of $349,000 (2024 - $372,000) includes unamortized portions of the premiums on the Corporation's insurance policies together with prepaid information technology licences and equipment maintenance.

ACCUMULATED SURPLUS

The Corporation has an authorized share capital consisting of an unlimited number of common shares without par value. One share has been issued to the Corporation's parent, the City.

The capital reserve balance is $15,117,000 (2024 - $13,133,000), other reserves/provisions is $989,000 (2024 - $590,000), accumulated operating surplus is $770,000 (2024 - $606,000), and the amount invested in tangible capital assets is $8,315,000 (2024 - $8,297,000) for a total accumulated surplus balance of $25,191,000 (2024 - $22,625,000).

Liquidity and Capital Resources

OPERATING

Cash provided by operations in the year amounted to $4,181,000 (2024 - $2,879,000).

CAPITAL ACTIVITIES

The Corporation purchased $1,530,000 (2024 - $1,266,000) of capital assets primarily consisting of sport and fitness equipment, building improvements, information technology, and facility equipment.

RELATED PARTY TRANSACTIONS

The Corporation is a municipal corporation wholly-owned by the City. Note 11 to the financial statements discloses related party transactions.

APPENDIX F – AUDITED FINANCIAL STATEMENTS

Financial Statements of

RICHMOND OLYMPIC OVAL CORPORATION

And Independent Auditor's Report thereon

Year ended December 31, 2025

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KPMG LLP
777 Dunsmuir Street, 11th floor
Vancouver, BC V7Y 1K3
Canada
Tel 604 691 3000
Fax 604 691 3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and the Shareholder of Richmond Olympic Oval Corporation

Opinion

We have audited the financial statements of Richmond Olympic Oval Corporation (the "Corporation"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2025, and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

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In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether these financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
April 23, 2026

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RICHMOND OLYMPIC OVAL CORPORATION

Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash	$ 2,242,468	$ 2,058,293
Investments (note 3)	18,000,000	15,533,379
Accounts and other receivable	564,228	784,842
Due from City of Richmond (note 4)	-	96,765
Inventories held for resale	123,061	150,493
	20,929,757	18,623,772
Liabilities		
Accounts payable and accrued liabilities	1,428,581	1,838,173
Post-employment benefits (note 6)	786,300	754,900
Deferred revenue (note 7)	7,630,234	7,806,474
Due to City of Richmond (note 4)	7,595	-
Rental deposits	11,781	11,781
	9,864,491	10,411,328
Net financial assets	11,065,266	8,212,444
Non-Financial Assets		
Tangible capital assets (note 8)	13,777,156	14,041,453
Prepaid expenses and other deposits	348,949	371,531
	14,126,105	14,412,984
Economic dependence (note 13)		
Contractual rights (note 14)		
Accumulated surplus (note 9)	$ 25,191,371	$ 22,625,428

See accompanying notes to financial statements.

Approved on behalf of the Board:

Director

Director

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 2(h))	2025	2024
Revenue:			
Rentals, admissions, memberships and programs	$ 11,846,547	$ 12,353,496	$ 11,665,157
Parking, leasing, interest and other (note 15)	2,300,205	2,633,366	2,712,269
2010 Games Operating Trust Fund (note 5)	3,200,000	4,091,083	3,148,868
Contribution from City of Richmond (note 11(a))	3,573,500	3,573,500	4,001,306
	20,920,252	22,651,445	21,527,600
Expenses:			
Salaries and benefits	12,740,950	12,734,495	12,749,513
Utilities	1,025,000	994,335	929,775
Amortization	2,500,000	1,794,207	1,805,807
Supplies and equipment	1,037,603	979,561	1,110,617
Insurance	825,000	734,981	788,100
General and administration	1,157,183	896,103	1,027,208
Program services	1,676,875	1,951,820	1,962,738
	20,962,611	20,085,502	20,373,758
Annual surplus (deficit)	(42,359)	2,565,943	1,153,842
Accumulated surplus, beginning of year	22,625,428	22,625,428	21,471,586
Accumulated surplus, end of year	$ 22,583,069	$ 25,191,371	$ 22,625,428

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Changes in Net Financial Assets

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 2(h))	2025	2024
Annual surplus (deficit), for the year	$ (42,359)	$ 2,565,943	$ 1,153,842
Acquisition of tangible capital assets	(1,455,000)	(1,529,910)	(1,265,578)
Gain on sale of tangible capital assets	-	-	(4,470)
Proceeds on sale of tangible capital assets	-	-	5,365
Amortization of tangible capital assets	2,500,000	1,794,207	1,805,807
	1,045,000	264,297	541,124
Acquisition of prepaid expenses and other deposits	-	(799,258)	(1,264,911)
Use of prepaid expenses and other deposits	-	821,840	1,256,151
Change in net financial assets	1,002,641	2,852,822	1,686,206
Net financial assets, beginning of year	8,212,444	8,212,444	6,526,238
Net financial assets, end of year	$ 9,215,085	$ 11,065,266	$ 8,212,444

See accompanying notes to financial statements.

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RICHMOND OLYMPIC OVAL CORPORATION

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operations:		
Annual surplus	$ 2,565,943	$ 1,153,842
Items not involving cash:		
Amortization of tangible capital assets	1,794,207	1,805,807
Gain on sale of tangible capital assets	-	(4,470)
Changes in non-cash operating items		
Accounts receivable	220,614	224,540
Due from (to) the City of Richmond	104,360	21,838
Inventories held for resale	27,432	34,782
Prepaid expenses and other deposits	22,582	(8,760)
Accounts payable and accrued liabilities	(409,592)	407,839
Post-employment benefits	31,400	(430,400)
Deferred revenue	(176,240)	(325,575)
	4,180,706	2,879,443
Capital activities:		
Acquisition of tangible capital assets	(1,529,910)	(1,265,578)
Proceeds on sale of tangible capital assets	-	5,365
	(1,529,910)	(1,260,213)
Investing activities:		
Net purchase of investments	(2,466,621)	(683,379)
Increase in cash	184,175	935,851
Cash, beginning of year	2,058,293	1,122,442
Cash, end of year	$ 2,242,468	$ 2,058,293

See accompanying notes to financial statements.

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RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

1. Incorporation and nature of business:

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the *Business Corporations Act* of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The business of the Corporation is to use the Richmond Olympic Oval facility (the "Oval") to provide a venue for a wide range of sports, business and community activities, including, but not limited to, being the long-track speed skating venue for the 2010 Olympic and Paralympic Winter Games (the "Games"). The Corporation is not a taxable entity per *Income Tax Act* (Canada) as it is municipally controlled.

2. Significant accounting policies:

(a) Basis of presentation:

These financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards.

(b) Revenue recognition:

Revenues from transactions such as memberships, programs fees, sponsorship revenues, leasing revenue, are recognized as the performance obligation is satisfied over a period of time. Revenues from transactions such as admissions and parking fees, are recognized when the performance obligation is satisfied at a point in time. The Corporation satisfies the performance obligations, which occurs when or as control of the benefits associated with the promised goods or services has passed to the payor. Any unearned portion is recorded as deferred revenue.

Revenues from transactions without performance obligations, such as fines, are recognized at realizable value when the Corporation has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Annual distributable amounts and trust income amounts are recognized as revenue when the amounts are approved by the 2010 Games Operating Trust (note 5) and when the related operating expenses and capital maintenance costs of the Oval are incurred. Any amounts received but not yet spent are recognized as deferred revenue.

Restricted contributions are deferred and recognized as revenue when the resources are used for the purposes specified by the related agreement.

(c) Financial instruments:

Financial instruments include cash, investments, accounts receivable, and accounts payable and accrued liabilities.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date.

2. Significant accounting policies (continued):

(c) Financial instruments (continued):

All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the instruments at fair value. The Corporation has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the Statement of Remeasurement Gains and Losses. They are recorded in the Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 31, 2024. As a result, the Corporation does not have a Statement of Remeasurement Gains and Losses.

Transaction costs incurred on the acquisition of financial instruments recorded at cost and are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

Accounts receivables, investments, and accounts payable and accrued liabilities, are measured at amortized cost using the effective interest rate method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the Statement of Operations.

(d) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(*i*) Tangible capital assets:

Tangible capital assets are initially recorded at cost. Amortization is provided on a straight-line basis at rates that reflect estimates of the economic lives of the assets over the following periods:

Assets	Rate
Athletic equipment	5 - 10 years
Building improvements	5 - 20 years
Computer software and equipment	3 years
Facility equipment	3 - 10 years
Infrastructure	40 years
Signage	3 years
Simulators and exhibit fabrication	10 years
Tenant improvements	Term of the lease
Uniforms, ice skates and helmets	3 years

Work-in-progress assets are not amortized until the asset is available for use.

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RICHMOND OLYMPIC OVAL CORPORATION
Notes to Financial Statements

Year ended December 31, 2025

2. Significant accounting policies (continued):

(d) Non-financial assets (continued):

(*ii*) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the Statement of Operations.

(e) Pension plan:

The Corporation and its employees make contributions to the Municipal Pension Plan (the "Plan"). As the Plan is a multi-employer contributory defined benefit pension plan, these contributions are expensed as incurred.

(f) Income taxes:

The Corporation is not subject to income taxes as it is a municipal corporation wholly-owned by the City.

(g) Functional and object reporting:

The operations of the Corporation are comprised of a single function, which includes provision of sports, fitness, and recreation services. As a result, the expenses of the Corporation are presented by object in the Statement of Operations.

(h) Budget data:

The budget data presented in these financial statements is based upon the 2025 budget approved by the Board of Directors on November 27, 2024.

(i) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that could affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Areas requiring the use of management estimates relate to the determination of valuation of accounts receivable, valuation of employee future benefits, and useful lives of tangible capital assets for amortization. Actual results could differ from those estimates. The estimates are reviewed periodically and as adjustments become necessary, they are recorded in surplus (deficit) in the year in which they become known.

(j) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

2. Significant accounting policies (continued):

(k) Post-employment benefits:

Post-employment benefits accrue to the Corporation's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

3. Investments:

Investments represent term deposits as follows:

Purchase date	Maturity date	2025	2024
March 24, 2025	March 24, 2026	$ 3,000,000	$ -
June 23, 2025	June 23, 2026	5,500,000	-
August 14, 2025	August 14, 2026	4,500,000	-
August 14, 2025	August 14, 2030	2,000,000	-
December 16, 2025	December 16, 2026	1,000,000	-
December 16, 2025	December 16, 2030	2,000,000	-
January 22, 2024	January 22, 2025	-	2,500,000
April 8, 2024	April 8, 2025	-	1,783,379
May 21, 2024	May 21, 2025	-	5,000,000
August 9, 2024	August 11, 2025	-	4,000,000
December 13, 2024	December 15, 2025	-	2,250,000
		$ 18,000,000	$ 15,533,379

The interest rate of the term deposits ranges from 3.00% to 3.62% (2024 - 3.70% to 5.73%).

4. Due from/to City of Richmond:

The amounts due from/to the City of Richmond arise in the normal course of business and are unsecured, and non-interest bearing with no stated repayment terms.

5. 2010 Games Operating Trust Fund:

On November 14, 2002, under the terms of the Multiparty Agreement for the Games, the Government of Canada and the Province of British Columbia agreed to establish the Legacy Endowment Fund (the "Fund") and to each contribute $55 million. On March 31, 2004, under the terms of the 2010 Games Operating Trust ("GOT") Agreement, an irrevocable trust was created known as GOT and the 2010 Games Operating Trust Society (the "Society") became the trustee of the Fund. The purpose of the Fund is to fund operating expenses and capital maintenance costs of certain facilities created for the Games, specifically the Oval and the Whistler Sliding Centre and Nordic Centre, and to assist with the continued development of amateur sport in Canada.

RICHMOND OLYMPIC OVAL CORPORATION
Notes to Financial Statements

Year ended December 31, 2025

5. 2010 Games Operating Trust Fund (continued):

Subsequent to the formation of the GOT, the City, as owner of the Oval, became a beneficiary of the GOT and became responsible for complying with obligations set by the Society and GOT in order to receive funding.

Effective December 31, 2007:

(a) the Society Board divided the Fund into three funds: the Speed Skating Oval Fund; the Whistler Sliding Centre and Nordic Centre Fund; and the Contingency Fund; and

(b) the Society Board divided the capital and any accumulated but undistributed income of the Fund as follows: Speed Skating Oval Fund (40%); Whistler Sliding Centre and Nordic Centre Fund (40%); and the Contingency Fund (20%).

Effective April 21, 2009, the City entered into an agreement with the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games ("VANOC"). The agreement details the terms and conditions to which the City is required to adhere in order to receive funding from GOT. Effective September 1, 2011, VANOC assigned the agreement to the Society.

Funds from GOT are paid to the City first and the City distributes the funds to the Corporation. Revenue from GOT is comprised of:

	2025	2024
2024 annual distributable amount approved and received in 2025	$ 4,091,083	$ -
2023 annual distributable amount approved and received in 2024	-	3,148,868
	$ 4,091,083	$ 3,148,868

6. Post-employment benefits:

The Corporation provides certain post-employment benefits, non-vested sick leave, compensated absences, and termination benefits to its employees.

	2025	2024
Accrued benefit obligation, beginning of year	$ 849,200	$ 1,185,300
Current service cost	77,700	86,400
Interest cost	38,500	49,200
Benefits paid	(92,700)	(566,000)
Actuarial losses	15,900	94,300
Accrued benefit obligation, end of year	$ 888,600	$ 849,200

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6. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the Corporation's accrued benefit obligation as at December 31, 2025. This actuarial gain and losses are being amortized over a period equal to the employees' expected average remaining service lifetime of 12 years (2024 - 12 years).

	2025	2024
Accrued benefit obligation, end of year	$ 888,600	$ 849,200
Unamortized net actuarial loss	(102,300)	(94,300)
Accrued benefit liability, end of year	$ 786,300	$ 754,900

Actuarial assumptions used to determine the Corporation's accrued benefit obligation are as follows:

	2025	2024
Discount rate	4.40%	4.30%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50 to 3.00%	2.50 to 3.00%

7. Deferred revenue:

	2025	2024
Balance, beginning of year	$ 7,806,474	$ 8,132,049
Add: amounts received	14,810,622	14,051,851
Less: revenue recognized	(14,986,862)	(14,377,426)
Balance, end of year	$ 7,630,234	$ 7,806,474

Deferred revenue comprises of:

	2025	2024
Memberships and programs	$ 1,529,556	$ 1,379,009
Sponsorship fees	-	28,226
Sport Hosting funding (note 11(b))	677,816	629,076
Richmond Olympic Experience (note 11(b))	3,222,171	3,374,104
The Fields (a)	2,200,691	2,396,059
	$ 7,630,234	$ 7,806,474

(a) The Fields is a year-round outdoor activity space for sports programs and events. As at December 31, 2025, $2,200,691 (2024 - $2,396,059) of the funds restricted for The Fields remain in deferred revenue and the revenue will be recognized based on the terms specified by the related agreements.

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RICHMOND OLYMPIC OVAL CORPORATION
Notes to Financial Statements

Year ended December 31, 2025

8. Tangible capital assets:

Cost	Balance December 31, 2024	Additions, net	Disposals	Balance December 31, 2025
Athletic equipment	$ 5,814,671	$ 315,412	$ (14,824)	$ 6,115,259
Building improvements	3,636,440	185,562	-	3,822,002
Computer software and equipment	3,988,357	170,888	-	4,159,245
Facility equipment	2,038,958	393,188	-	2,432,146
Infrastructure	10,818,318	-	-	10,818,318
Signage	232,483	32,746	-	265,229
Simulators and exhibit fabrication	4,691,459	7,337	-	4,698,796
Tenant improvements	65,729	-	-	65,729
Uniforms, ice skates and helmets	411,961	26,358	-	438,319
Work-in-progress	153,332	398,419	-	551,751
	$ 31,851,708	$ 1,529,910	$ (14,824)	$ 33,366,794

Accumulated amortization	Balance December 31, 2024	Amortization expense	Disposals	Balance December 31, 2025
Athletic equipment	$ 3,629,273	$ 443,695	$ (14,824)	$ 4,058,144
Building improvements	2,927,879	276,090	-	3,203,969
Computer software and equipment	3,783,360	164,267	-	3,947,627
Facility equipment	1,592,318	138,734	-	1,731,052
Infrastructure	1,509,446	270,458	-	1,779,904
Signage	206,391	16,367	-	222,758
Simulators and exhibit fabrication	3,703,701	464,362	-	4,168,063
Tenant improvements	65,729	-	-	65,729
Uniforms, ice skates and helmets	392,158	20,234	-	412,392
	$ 17,810,255	$ 1,794,207	$ (14,824)	$ 19,589,638

	2024 Net book value	2025 Net book value
Athletic equipment	$ 2,185,398	$ 2,057,115
Building improvements	708,561	618,033
Computer software and equipment	204,997	211,618
Facility equipment	446,640	701,094
Infrastructure	9,308,872	9,038,414
Signage	26,092	42,471
Simulators and exhibit fabrication	987,758	530,733
Uniforms, ice skates and helmets	19,803	25,927
Work-in-progress	153,332	551,751
	$ 14,041,453	$ 13,777,156

The Oval land and building complex and its major equipment components are the property of the City and are not recorded in these financial statements.

There was no write-down of tangible capital assets during the year (2024 - nil).

9. Accumulated surplus:

	2025	2024
Accumulated surplus is comprised of:		
Share capital	$ 1	$ 1
Capital reserve	15,117,397	13,132,897
Other reserves/provisions	988,549	589,882
Operating surplus	769,979	605,797
Invested in tangible capital assets	8,315,445	8,296,851
	$ 25,191,371	$ 22,625,428

10. Financial risk management:

The Corporation has exposure to the following risks from the use of financial instruments: credit risk, market risk, and liquidity risk. The Board of Directors ensures that the Corporation has identified its major risks and ensures that the management monitors and controls them.

(a) Credit risk:

Credit risk is the risk of financial loss to the Corporation if a counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Corporation consisting of cash, account receivables, and investments. The Corporation limits its credit risk by holding its cash and investments with federally regulated, credit worthy financial institutions. The Corporation assesses these financial assets on a continuous basis for any amounts that are notcollectible or realizable.

It is management's opinion that the Corporation is not exposed to significant credit risk from its financial instruments.

(b) Market and interest rate risk:

Market risk is the risk that changes in market prices, such as interest rates, will affect the Corporation's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return of risk.

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument held by the Corporation will fluctuate because of changes in the market interest rate. The Corporation is exposed to this risk from its investments in guaranteed investment certificates (note 3).

It is management's opinion that the Corporation is not exposed to significant market or interest rate risk from its financial instruments.

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RICHMOND OLYMPIC OVAL CORPORATION
Notes to Financial Statements

Year ended December 31, 2025

10. Financial risk management (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they come due. The Corporation manages liquidity risks by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Corporation's reputation.

It is management's opinion that the Corporation is not exposed to significant liquidity risk.

There have been no changes in risk disclosures since 2024.

11. Related party transactions:

(a) City of Richmond:

The Corporation leases the Oval from the City for $1 annually.

The Corporation is party to the Richmond Oval Agreement (the "Agreement") with the City, which had an effective date of July 1, 2008. The Agreement established the terms and conditions of the relationship between the City and the Corporation, including any financial support.

During 2025, the Corporation received a contribution from the City of $3,573,500 (2024 - $4,001,306) (note 16).

(b) Sport Hosting Function:

Effective July 1, 2011, the Sport Hosting function of the City was transferred to the Corporation. This function is fully funded by the hotel tax. In 2025, $400,000 (2024 - $400,000) was transferred from the City to the Corporation as funding for the operations of that department. As at December 31, 2025, $677,816 (2024 - $629,076) has been included in deferred revenue (note 7) and during 2025, $351,260 (2024 - $435,821) was recognized in memberships, admissions, and programs revenue on the Statement of Operations relating to Sport Hosting.

In previous years, the Corporation received hotel tax funding restricted for the purpose of purchasing tangible capital assets related to the Richmond Olympic Experience project. In order to retain the funding received in prior years, the Corporation must maintain and operate the tangible capital assets purchased with these funds over the life of the tangible capital assets. On an annual basis, the Corporation must provide a report to the City as to the use of the funds and the maintenance and operation of these tangible capital assets. As at year-end, $3,222,171 (2024 - $3,374,104) of the funds relating to tangible capital assets for the Richmond Olympic Experience remains in deferred revenue and the revenue will be recognized over the life of the underlying assets.

12. Pension plan:

The Corporation and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The Board of Trustees, representing plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the Plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of Plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The Corporation paid $665,723 (2024 - $638,872) for employer contributions to the Plan in fiscal 2025.

13. Economic dependence:

The Corporation is economically dependent on receiving funding from GOT (note 5) and the City (note 11).

RICHMOND OLYMPIC OVAL CORPORATION
Notes to Financial Statements

Year ended December 31, 2025

14. Contractual rights:

Contractual rights are the right to economic resources arising from contracts or agreements that will result in revenues and assets in the future and are not yet recorded in the financial statements. The Corporation has contractual rights to receive lease revenue over the next two years in the following total amounts:

2026	$ 535,102
2027	389,808

In addition, the Corporation receives funding from the City (note 11(a)) and from the GOT (note 5).

15. Parking, leasing, interest and other:

	2025	2024
Parking, leasing, interest and other is comprised of:		
Parking	$ 897,462	$ 772,695
Leasing	590,634	542,683
Interest	732,973	956,346
Other	412,297	440,545
	$ 2,633,366	$ 2,712,269

16. Government transfers:

Government transfers are received for operating and capital activities. During 2025, the Corporation received an operating transfer of $3,573,500 (2024 - $4,001,306) (note 11(a)).

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Fencing World Cup from December 4 to 7

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City of Richmond

Minutes

Parks, Recreation and Cultural Services Committee

Date:	Tuesday, April 28, 2026
Place:	Anderson Room Richmond City Hall
Present:	Councillor Michael Wolfe, Chair Councillor Laura Gillanders Councillor Andy Hobbs 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 March 24, 2026, be adopted as circulated.

CARRIED

AGENDA ADDITIONS

It was moved and seconded
That Bowling Green Club Signage be added as Item 2A.

CARRIED

PARKS, RECREATION & CULTURE DIVISION

1. **AQUATICS INSTRUCTOR AND LIFEGUARD SUBSIDY PROGRAM UPDATE**
(File Ref. No. 11-7125-01) (REDMS No. 8340340)

In response to queries from Committee, staff noted (i) 53 applicants were approved for the Lifeguard Subsidy Program, of which 23 completed the full program, 13 withdrew, 17 are currently active and 10 have been hired by the City, (ii) the advanced aquatic lifeguard courses are not included through the recreation fee subsidy program, and (iii) in addition to attracting and recruiting potential lifeguards through the existing advanced aquatics courses, two new entry level positions have been approved (aquatics attendant and swimming instructor), which will also provide a pathway towards becoming an instructor or lifeguard.

It was moved and seconded
That the report titled "Aquatics Instructor and Lifeguard Subsidy Program Update", dated April 2, 2026, from the Director, Recreation and Sport Services, be received for information.

CARRIED

2. **SPORT COURT AND FIELD STRATEGY – GUIDING PRINCIPLES**
(File Ref. No. 11-7000-01) (REDMS No. 8351917)

A brief discussion ensued with respect to the potential of including the arts within the Sport Court and Field Strategy. Staff noted the strategy will be developed through an extensive engagement process, speaking with the community and sport groups to gain a full understanding of their anticipated facility/court needs from informal to organized sport use.

It was moved and seconded
That the Guiding Principles, as detailed in the report titled "Sport Court and Field Strategy – Guiding Principles", dated April 2, 2026, from the Director, PRC, Planning and Strategic Initiatives, be approved and used to inform the strategic directions and actions of the new Sport Court and Field Strategy.

CARRIED

2A. **BOWLING GREEN CLUB SIGNAGE**
(File Ref.) (REDMS No.)

The Committee noted a request for additional signage for the Bowling Green Community Activity Centre, as well as the Bowling Green Club and the potential for additional signage with respect to the groups that house various activities at that location.

The following **referral motion** was introduced:

It was moved and seconded
That staff look at increasing the signage for the Bowling Green Community Activity Centre, including signs for the north and south sides for the Lawn Bowling Club, and the installation of a clock.

CARRIED

3. **MANAGER'S REPORT**

(i) The Kawo Maru

Staff reported the Kaiwo Maru tall ship is scheduled to arrive at Garry Point Park, early morning, Friday, May 1st, noting there has been extensive promotion for the event, with all 2,000 public boarding tickets already sold, and all 28 school education programs filled. Furthermore, it was noted that and there are opportunities for classes to come and see the ship from the land, and a number of cadet and crew activities planned.

(ii) Richmond Celebrates Soccer

Staff noted (i) FIFA has requested additional information about Richmond events, (ii) staff have yet to receive pricing on licensing, which is still in the works, (iii) the well received 50-day countdown media event took place on April 21st, and (iv) each community centre has a countdown calendar to help celebrate.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:29 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, April 28, 2026.

Councillor Michael Wolfe
Chair

Lorraine Anderson
Legislative Services Associate

City of Richmond

Minutes

General Purposes Committee

Date: Monday, May 4, 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 4:02 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on April 20, 2026, be adopted as circulated.

CARRIED

DEPUTY CAO'S OFFICE

1. **WORKS YARD REPLACEMENT PROJECT – PHASE 1 FORM AND CHARACTER DESIGN**
(File Ref. No. 06-2052-25WYAR1) (REDMS No. 8369890)

Staff provided a brief overview of the report highlighting the design approach and choice of materials, emphasizing durability to support efficient long-term maintenance and operations.

Discussion ensued with respect to (i) connecting to the district energy system, (ii) irrigation and water storage options, (iii) parking and transportation plans, (iv) grading along the east elevation and main entrance, (v) yearly budget and tax impacts on Richmond residents, (vi) relocating the RCMP storage facility, (vii) incorporating green energy options in future phases, (viii) the cost, durability, and visibility of the buildings architectural details, (ix) options of future expansion on the site, and (x) the phasing of the project is needed in order to maintain full operation of the Works Yard during construction.

It was moved and seconded

(1) That the form and character design, as described in Attachment 1 of the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer, be approved; and

(2) That the facility to be constructed at 5599 Lynas Lane be named, "City of Richmond Works Yard", as described in the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer.

The question on the motion was not called as discussion ensued with respect to the potential costs, benefits and the ability to connect to district energy.

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

LAW AND COMMUNITY SAFETY DIVISION

2. **ENDORSEMENT OF UBCM RESOLUTION - ADEQUATE FUNDING FOR AGRICULTURAL LAND COMMISSION (THE "ALC")**
(File Ref. No. 09-5355-00) (REDMS No. 8382215)

It was moved and seconded

(1) That the proposed resolution in Attachment 1 of the report, Endorsement of UBCM Resolution – Adequate Funding for Agricultural Land Commission (the "ALC), dated April 13, 2026 from the General Manager, Law and Community Safety, be approved for submission to the UBCM; and

(2) That letters be written to the BC Minister of Agriculture and the BC Minister of Finance as well as Richmond MLAs advocating for the appropriate and sustainable funding of the ALC to meet its current mandate.

The question on the motion was not called as discussion ensued with respect to the impacts in processing of applications and enforcement actions due to Provincial funding cuts.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:36 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, May 4, 2026.

Mayor Malcolm D. Brodie
Chair

Andrea Mizuguchi
Legislative Services Associate

City of Richmond

Minutes

Council/School Board Liaison Committee

Date:	Wednesday, January 28, 2026
Place:	Electronic meeting by teleconference Richmond City Hall
Present:	Councillor Alexa Loo, Chair Councillor Laura Gillanders, Vice-Chair Trustee Heather Larson Trustee Donna Sargent
Also Present:	Rebecca Clarke, City of Richmond Bill Dhaliwal, City of Richmond Marie Fenwick, City of Richmond Todd Gross, City of Richmond Sonali Hingorani, City of Richmond Jonathan Ho, City of Richmond Dorothy Jo, City of Richmond Rav Johal, Richmond School District No. 38 Keith Miller, City of Richmond Maryam Naser, Richmond School District No. 38 Kim Somerville, City of Richmond Braunwyn Thompson, Richmond School District No. 38 Shannon Unrau, City of Richmond Christopher Usih, Richmond School District No. 38 Cindy Wang, Richmond School District No. 38 Trustee Alice Wong
Call to Order:	The Chair called the meeting to order at 9:32 a.m.

AGENDA ADDITION

The Chair advised that International Holocaust Remembrance Day be added to the agenda as Item No. 5A.

AGENDA

It was moved and seconded
That the Council/School Board Liaison Committee agenda for the meeting of January 28, 2026, be adopted as amended.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Council/School Board Liaison Committee held on November 5, 2025, be adopted as circulated.

CARRIED

STANDING ITEMS

1. **TRAFFIC SAFETY ADVISORY COMMITTEE**

City staff briefed Committee on Traffic Safety Advisory Committee (TSAC) activities, noting (i) TransLink's presentation on TravelSmart4Kids Strategy – Metro Vancouver's strategy for schools to encourage active and sustainable modes of transportation for children aged 12 and under, including resources such as the School Neighbourhood Activation Playbook and (ii) ongoing enforcement efforts around school zones and the continued collaboration with Richmond RCMP regarding school zone safety initiatives to enhance safety in Richmond.

In response to queries from Committee, staff advised that City staff are currently undertaking a traffic study on Garry Street and will be consulting with District staff and the community regarding traffic operations around McMath Secondary School.

Further discussion ensued regarding (i) the process for TransLink gathering feedback, including establishing working groups and reach out to members of the community and stakeholders, (ii) Learn2Ride, an introductory cycling course for grade 4-5 student through the City's partnership with HUB Cycling, including the delivery of the education program to Richmond elementary schools, and (iii) the focus of the safety tips on the school zone safety postcard, a collaborative initiative of TSAC.

It was moved and seconded
That the verbal report on the Traffic Safety Advisory Committee be received for information.

CARRIED

2. **JOINT CITY AND DISTRICT PROGRAM COMMITTEE**

City staff advised that the Program Committee continues to meet to collaborate on City and School District programs and initiatives, highlighting (i) school program opportunities at the Richmond Nature Park featuring *BC's Marvellous Mushrooms* exhibition, (ii) the rollout of this year's Grade 5 Active! Pass program, which provides Grade 5 students with free access to public swimming, skating, pitch & putt, and various drop-in programs at Richmond community centres, (iii) opportunities for Richmond students to participate in the upcoming Kaiwo Maru and Richmond Celebrates Soccer events, (iv) efforts to expand the Community Schools program to additional schools through partnerships with community centre associations, and (v) upcoming events, programs, and initiatives, including opportunities to collaborate and support Richmond's children and youth.

City staff advised that the next Joint City and District Program Committee meeting is scheduled for April 8, 2026, and that minutes from the January 14, 2026 meeting will be included in the next Council/School Board Liaison Committee agenda package.

It was moved and seconded
That the verbal report on the Joint City and District Program Committee be received for information.

CARRIED

AGENDA ITEMS

3. **FURTHER OPPORTUNITIES TO RECOGNIZE TOMEKICHI HOMMA AT HOMMA ELEMENTARY SCHOOL**

City staff advised that following City Council's approval of a plaque design for the Steveston Japanese Canadian Museum, work is underway to install the plaque and to plan a related unveiling event in coordination with partners, with further information being shared as details are confirmed.

Discussion ensued regarding (i) the forthcoming launch of Jeff Chiba's graphic novel about Tomekichi Homma, (ii) education and additional steps to recognize Homma, and (iii) the partnership between the School District and City to support this initiative.

It was moved and seconded
That the verbal update on Further Opportunities to Recognize Tomekichi Homma at Homma Elementary School be received for information.

CARRIED

4. **KAIWO MARU AND RICHMOND CELEBRATES SOCCER UPDATE**

City staff advised that the Kaiwo Maru Japanese tall ship visit is scheduled for May 2-4, 2026 at Garry Point Park, with a planned 2-day Ships to Shore festival that will include Japanese cultural programming, market, activities for children and families, and a day for education programming.

Discussion ensued regarding (i) engaging youth and (ii) how to best support and share the stories of the tall ship, including the possibility of tracking the ship's journey and connecting with the Japanese cadets.

City staff noted that the Richmond Celebrates Soccer program, taking place from June 11 to July 19, 2026 during the FIFA World Cup, will include a series of community programs and events in partnership with local associations, culminating in a signature event on July 19. Staff highlighted that the annual Richmond Community Celebration Grant Program has been expanded to include a Richmond Celebrates Soccer Grant component, providing funding opportunities for neighbourhoods and community organizations to host public events in celebration of the FIFA World Cup. Grant applications are due February 8, and the Richmond Neighbourhood Block Party Program will launch shortly.

It was moved and seconded
That the verbal update on Kaiwo Maru and Richmond Celebrates Soccer be received for information.

CARRIED

5. **BUILDING OUR FUTURE TOGETHER: SOCIAL DEVELOPMENT STRATEGY (2025-2035)**

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), City staff presented the City's new Social Development Strategy, recently endorsed by Council on December 17, 2025.

Staff highlighted that the Strategy builds on the achievements of the previous plan and demonstrates the City's commitment to enhancing residents' well-being and fostering a more inclusive community. The Strategy sets out five strategic directions and 73 priority actions to guide the City's response to Richmond's social needs over the next 10 years, informed by feedback from over 1,200 community engagement responses.

Discussion ensued regarding (i) making reference to the governance of the public education system in Richmond, (ii) the City's numerous Council-adopted strategies and plans and the School District's involvement in the community engagement process, including involvement from the District's representative on the Social Development Strategy Advisory Committee, (iii) current projects available for online engagement via the Let's Talk Richmond website, and (iv) making the Strategy available to the public, including distribution to key partners and community organizations, relevant federal and provincial ministries, local Members of Parliament and Legislative Assembly, and posting on the City's website.

Further discussion ensued regarding adding relevant Let's Talk Richmond public engagement opportunities and the Richmond School District's 2026–2030 Strategic Plan to next Council/School Board Liaison Committee agenda.

It was moved and seconded
That the presentation on "Building Our Future Together: Social Development Strategy (2025-2035)" be received for information.

CARRIED

5A. **INTERNATIONAL HOLOCAUST REMEMBRANCE DAY**

Discussion ensued regarding (i) January 27, the anniversary of the liberation of Auschwitz-Birkenau, designated as International Holocaust Remembrance Day, (ii) the District's commitment to educating students on historical events and creating a safe, inclusive, and welcome environment, (iii) possible partnership and/or involvement with the City and School District, noting coordination at the District level as to streamline information and engagement opportunities, (iv) coordinating requests from other faith-based organizations, and (v) the Provincial government's implementation of Holocaust education in high school students' curriculum in British Columbia.

It was moved and seconded
That the verbal update on International Holocaust Remembrance Day be received for information.

CARRIED

6. **FUTURE AGENDA ITEMS**

It was moved and seconded
That:

(1) Richmond School District's 2026–2030 Strategic Plan be added to the April 29, 2026 Open Council/School Board Liaison Committee agenda; and

(2) Let's Talk Richmond Public Engagement Opportunities be added to the April 29, 2026 Open Council/School Board Liaison Committee agenda and subsequent open agendas as a Standing Item.

CARRIED

NEXT COMMITTEE MEETING DATE

April 29, 2026 (tentative date) at 9:30 a.m. via Zoom.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (10:31 a.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on January 28, 2026.

Councillor Alexa Loo
Chair

Shannon Unrau
Legislative Services Associate
City Clerk's Office

City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	**Date:**	April 2, 2026
From:	Mandeep Bains Director, PRC, Planning and Strategic Initiatives	**File:**	11-7000-01/2025-Vol 01
Re:	**Sport Court and Field Strategy – Guiding Principles**		

Staff Recommendation

That the Guiding Principles, as detailed in the report titled "Sport Court and Field Strategy – Guiding Principles", dated April 2, 2026, from the Director, PRC, Planning and Strategic Initiatives, be approved and used to inform the strategic directions and actions of the new Sport Court and Field Strategy.

Mandeep Bains
Director, PRC, Planning and Strategic Initiatives
(604-247-4479)

Att. 1

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

8351917

Staff Report

Origin

The City has a long history of working closely with local sport organizations to facilitate equitable allocation of outdoor sports fields and courts. In addition, these spaces support significant levels of informal and unstructured use by individuals and informal community groups, reflecting their broader role in enabling accessible, everyday recreation and physical activity. The Council-adopted Richmond Field Sport Strategy 2006–2011 (Field Sport Strategy) has guided the planning and delivery of field sport facilities and services in Richmond, fostering an environment that encourages participation in outdoor sport activities under the guiding vision that "Everyone Can Play".

Funding to develop a new Sport Court and Field Strategy (Strategy) was approved by Council as part of the 2025 Capital Budget. The new Strategy will build on the Field Sport Strategy and position the City to continue to provide high-quality outdoor sport infrastructure that supports community participation, contributes to a healthy and active community, fosters social connections and community well-being.

The purpose of this report is to seek Council's approval of the proposed guiding principles (Guiding Principles) that will help shape the development of the new 10-year Strategy.

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

> *Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.*
>
> *1.3 Increase the reach of communication and engagement efforts to connect with Richmond's diverse community.*
>
> *1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.*

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.*

Additionally, the new Strategy will align and support the advancement of several Council-endorsed strategies, including: 2022 Parks and Open Space Strategy; Community Wellness Strategy (2018–2023); Recreation and Sport Strategy (2019–2024); Seniors Strategy (2022–2023); Youth Strategy (2022–2032); and Richmond Accessibility Plan (2023–2033).

Analysis

Background

Outdoor sport courts and fields are vital components of Richmond's parks and recreation system, supporting physical activity, social connection, and community well-being.

The previous Field Sport Strategy laid a strong foundation for making significant improvements to the delivery of field sport facilities and service delivery in Richmond under the guiding vision that "Everyone can play". The City continues to monitor and respond to evolving sport needs through the implementation of related parks, recreation and sport strategies and plans, ongoing collaboration with community sport organizations, and investment in outdoor sport infrastructure. These efforts have supported the development of a diverse network of outdoor sport courts and fields that contribute to community wellbeing, recreation participation and sport development across the city.

The City maintains and allocates a diverse inventory of outdoor sport assets, including courts, fields, and track and field facilities, delivered through a combination of City-owned, Richmond School District No. 38 (SD38), and shared-use sites (see Attachment 1).

Strategy Development

Since the adoption of the previous Field Sport Strategy, Richmond has continued to grow and evolve. The new Strategy will build on the foundation of earlier work, respond to current and emerging priorities, and guide future planning, management, allocation and investment in outdoor sport courts and fields across Richmond.

While the previous Field Sport Strategy focused primarily on field sports, the new Strategy will expand the planning scope to include both outdoor playing fields and outdoor sport courts and associated amenities, such as parking, lighting, washrooms and changerooms that support sport court and field use. This expanded scope reflects the growing role of court-based facilities in supporting both organized sport and casual community recreation.

The development of the Strategy will be undertaken over two phases. These include:

Project Phases

Phase 1: Review, Research, and Engagement

- Develop Guiding Principles to help guide the project;
- **Seek Council approval of Guiding Principles;** ← We are here
- Conduct research, including an analysis of current facility usage and participation patterns, and learnings from the previous Field Sport Strategy;
- Review current and projected population and demographic information and emerging sports and recreation trends;
- Evaluate and rate condition of existing infrastructure;
- Develop an engagement plan and provide an Information Memo to Council on planned engagement activities and timing; and
- Undertake engagement with community, community partners, and interested parties.

Phase 2: Review of Engagement Results and Strategy Development

- Develop a summary report to capture findings from Phase 1 engagement;
- Develop the draft Strategy;
- **Present the draft Strategy to Council and seek endorsement to solicit feedback on the draft Strategy;**
- Solicit feedback from community, sport organizations and groups, interested parties on the draft Strategy; and
- **Present the finalized Strategy for Council adoption.**

Guiding Principles

The Guiding Principles are a set of values that establish a framework for expected behaviour and decision-making that will help guide the Strategy's development and inform the Strategy's strategic directions and actions.

The following Guiding Principles are proposed to guide the development of the Strategy:

1. **A Community Informed Shared Vision**

Through the process of developing the Strategy, consultation with residents, sport organizations, community partners and other interested parties will enable a greater understanding of multiple perspectives, with the aim that the final Strategy reflects a shared vision to guide the planning, development and stewardship of outdoor sport courts and fields in Richmond.

Participation patterns, operational considerations, population and demographic trends will inform recommendations that reflect and respond to current and evolving interests and needs.

2. Alignment with Strategic Direction

The Strategy will be developed in alignment with Council-endorsed strategies, as well as local, provincial, and national frameworks (e.g., Framework for Recreation in Canada, Building Safe Sport in Canada, and Canadian Sport for Life Long-Term Development), along with best practices related to sport, recreation, accessibility, health, and inclusion. This alignment will help ensure that the Strategy supports broader policy goals and contributes to an integrated sport and recreation system.

3. Equity and Inclusive Access

The Strategy development process will consider how outdoor sport courts and fields can continue to support equitable access for residents of all ages, abilities, cultures, and backgrounds, with particular attention to reducing barriers to participation and ensuring facilities support inclusive and diverse community needs.

4. Responsible Stewardship of Infrastructure

The Strategy will consider how these facilities can be planned, managed, allocated, and maintained to support efficient use, long-term sustainability, and responsible stewardship of public infrastructure. Continued opportunities for collaboration with sport organizations and community partners will also be considered to support effective facility use and care.

Proposed Approach

The use of field and court sports in Richmond is supported through ongoing collaboration between the City and local sport organizations. As such, the Strategy development process will include extensive engagement with these organizations throughout the process. Engagement will also include consultation with residents, community partners and other interested parties. Collectively, this engagement will inform an understanding of current facility use, operational considerations, participation patterns and emerging needs, and help identify opportunities to support sport and recreation in Richmond. Engagement will include consultation with the following groups and organizations:

- Richmond Sport Council and member organizations;
- Council Advisory Committees (e.g., Seniors, Youth, Accessibility);
- SD38;
- Community Associations and Societies that provide recreation and sport programs and services; and
- Local and Provincial Sport Organizations (e.g., soccer, baseball, lacrosse, ball hockey, pickleball).

An engagement plan will be developed using a multi-pronged approach. To ensure an inclusive approach, engagement will include both online and in-person methods such as Let's Talk Richmond surveys, in-person intercept surveys, workshops and open houses.

Next Steps

Following Council's approval of the Guiding Principles, the engagement plan will be finalized. An information memo providing a project update outlining upcoming engagement with the community, community partners, and interested parties will be provided to Council in Q3 2026.

A draft Strategy will be brought to Council for consideration and adoption in Q1 2027, and the final Strategy in Q2 2027.

Financial Impact

None.

Conclusion

The Guiding Principles proposed in this report will provide a foundation for the development of the new Sport Court and Field Strategy: The Strategy will guide the planning, management and allocation of outdoor sport courts and fields in Richmond, ensuring the City is well positioned to continue providing high-quality outdoor sport infrastructure that supports community participation, contributes to a healthy and active community, fosters social connections and community well-being.



Mandeep Bains
Director, PRC, Planning and Strategic Initiatives
(604-247-4479)

Attachment 1: Outdoor Sport Court and Field Inventory

Outdoor Sport Court and Field Inventory

Facility Type	Quantity	Notes
Basketball Courts	116 – Total (72 – Full, 44 – Half) 36 – City of Richmond (3 at Richmond Olympic Oval) 78 – School District No. 38 2 – Shared	• Mix of concrete (5), asphalt (106), and acrylic sport surfaces (5). • 11 courts with lights.
Tennis Courts	51 – Total 43 – City of Richmond 7 – School District No. 38 1 – Shared	• Mix of concrete (3), asphalt (22), and acrylic sport surfaces (26). • 28 courts with lights.
Pickleball Courts (Dedicated)	9 – Total 9 – City of Richmond	• All courts are acrylic sport surface. • All courts with lights. • Additional use accommodated on shared tennis courts.
Ball Hockey Pads	23 – Total 6 – City of Richmond 15 – School District No. 38 2 – Shared	• All ball hockey pads are asphalt. • 2 pads with lights.
Lacrosse Boxes	3 – Total 3 – City of Richmond	• Mix of asphalt (1), and acrylic sport surfaces (2). • All boxes with lights.
Multi-Use Fields	25 – Total 9 – City of Richmond 7 – School District No. 38 9 – Shared	• Supports soccer, football, rugby, baseball and softball. • Mix of clay-based (19), sand-based (3) and artificial turf (3). • 5 fields with lights.
Soccer Fields (Dedicated)	53 – Total 22 – City of Richmond (3 at Richmond Olympic Oval) 21 – School District No. 38 11 – Shared	• Mix of clay-based (38), sand-based (6) and artificial turf (10). • 10 fields with lights.
Baseball and Softball Fields (Dedicated)	71 – Total 29 – City of Richmond 26 – School District No. 38 16 – Shared	• Mix of gravel (1), clay-based (63), sand-based (6) and artificial turf (1). • 3 baseball diamonds with lights.
Track and Field	1 – Total 1 – City of Richmond	• Includes 1 competition track, 1 long jump, 1 high jump, and 1 throwing centre (javelin, discus, shot put and hammer throw).
Cricket Pitch	1 – Total 1 – City of Richmond	• Clay-based turf.
Lawn Bowling Greens	2 – Total 2 – City of Richmond	• Artificial turf.
Beach Volleyball Courts	2 – Total 2 – City of Richmond (2 at Richmond Olympic Oval)	• Sand.
Horseshoe Pitch	4 – Total 4 – City of Richmond	• Sand/asphalt.
Batting Cages	3 – Total 2 – City of Richmond 1 – School District No. 38	• Baseball (1), softball (1) and cricket (1).

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	April 17, 2026
From:	John Irving Deputy Chief Administrative Officer	**File:**	06-2052-25- WYAR1/Vol 01
Re:	**Works Yard Replacement Project - Phase 1 Form and Character Design**		

Staff Recommendations

1. That the form and character design, as described in Attachment 1 of the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer, be approved; and

2. That the facility to be constructed at 5599 Lynas Lane be named, "City of Richmond Works Yard", as described in the report titled "Works Yard Replacement Project - Phase 1 Form and Character" dated April 17, 2026 from the Deputy Chief Administrative Officer.

Executive Summary

This report seeks Council approval of the Phase 1 form and character design for the Works Yard Replacement Project at 5599 Lynas Lane, and approval of the proposed facility name, "City of Richmond Works Yard".

The proposed Phase 1 form and character design advances Council's direction for a resilient, functional, phased replacement of the Works Yard. It supports a safe, prepared community through post-disaster construction, flood-resilient operations, and a layout that maintains service continuity during redevelopment. The design aligns with prior approvals, balances operational needs with neighbourhood interface considerations, and establishes a durable civic-industrial character for future phases.

Cost-effective measures include choosing locally sourced and durable materials, considering supply chain reliability, and maximizing internal City resources and trades to support efficient long-term maintenance and operations.

The recommended form and character received supportive design feedback, remains consistent with the approved budget, and reflects a practical, maintainable and cost-effective approach to phased redevelopment. Approval of the recommendations will allow staff to proceed to detailed design and advance Phase 1 toward construction.

Staff Report

Origin

The Works Yard is critical to daily operations, emergency response and disaster recovery, supporting services, equipment, and material storage that are fundamental for disaster mitigation and day-to-day management of the City's infrastructure. At the Open Council meeting on July 10, 2023, it was announced that the existing Lynas Lane location will be the site for the Works Yard Replacement Project (the "Project"). Since that time, Council has made a number of decisions, including approval of the Project's key design parameters and guiding principles, program, concept design, phasing plan and budget for Phase 1.

The purpose of this report is to present the proposed form and character design for Phase 1 of the Project and seek approval of the proposed facility name.

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

On July 22, 2024, Council approved the Project's key design parameters and guiding principles, fundamental in design and program development.

The approved key design parameters are:

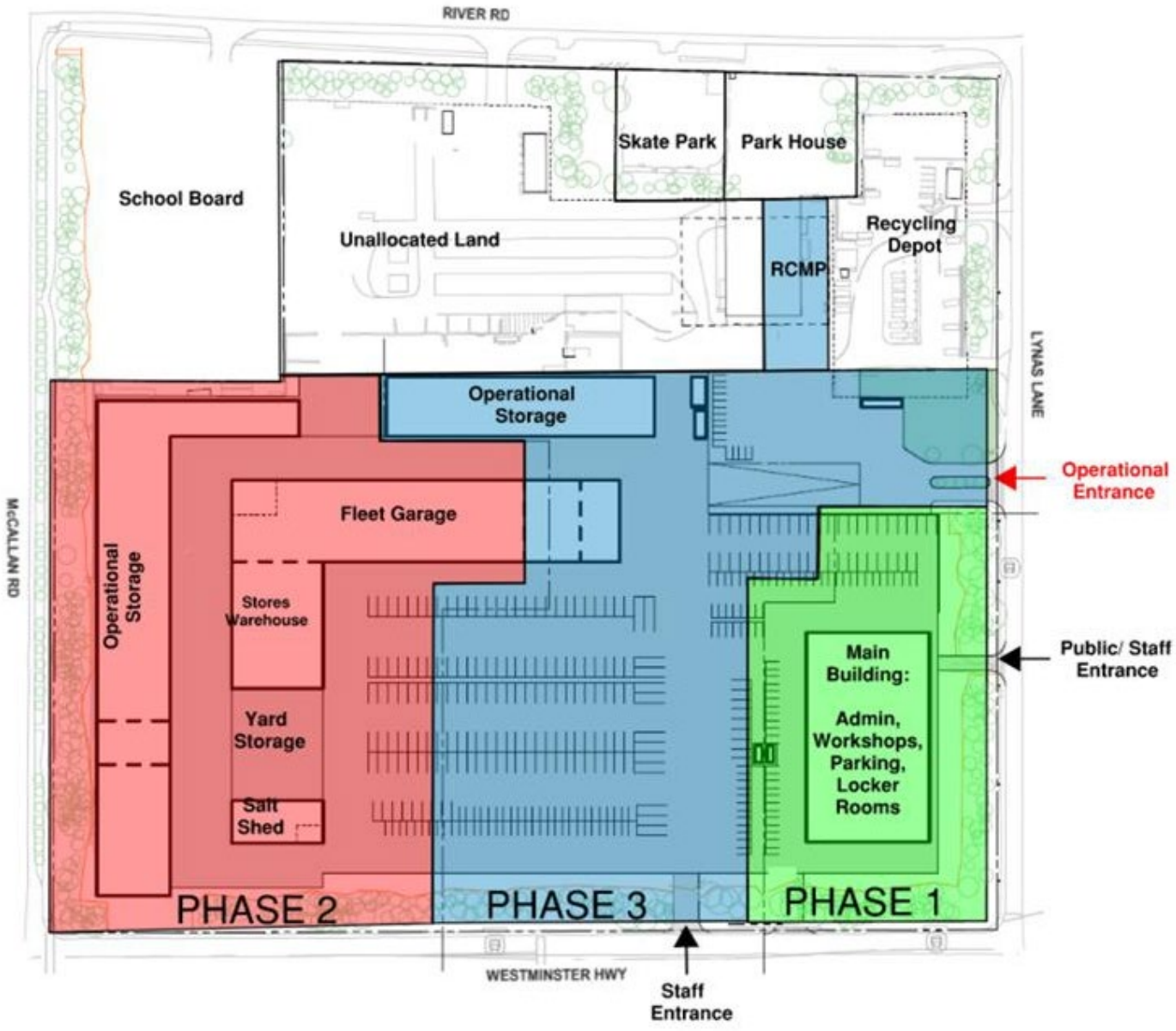
- Construct to post-disaster standard;
- Construct to a Flood Construction Level target of 4.7 metre geodetic elevation for all operational areas; and
- Incorporate the existing trees and berms around the site perimeter into the new design.

The approved guiding principles are:

- Resilient
- Innovative
- Connected
- Sustainable
- Inclusive

The Project is being delivered in multiple phases in order to maintain full Works Yard operations during construction (refer to Figure 1). The Project has now reached the Form and Character stage, which is a key stage in the delivery of a major facility project. Form and Character refer to the general shape, massing, materials and architectural expression of the building and site.

Figure 1: Works Yard Replacement Project - Phased Project Site Plan



Analysis

Form and Character Design

The Main Building for Phase 1, situated in the southeast quadrant of the site, includes administration areas, workshops, multi-purpose rooms, change rooms, and a parkade. It also serves as the main public reception point. The proposed Phase 1 form and character design (Attachment 1) translates Council's previously approved key design parameters and guiding principles into a coordinated architectural and site design response for the Works Yard Replacement Project, while establishing a design language that can be carried forward into future phases.

The proposed design also responds to the Project's operational and resilience objectives. Consistent with the Council-approved key design parameters, the facility is being designed to post-disaster standards, with operational areas targeted at the approved Flood Construction Level.

The architectural expression is intended to reflect a durable civic-industrial character appropriate to the Works Yard, while remaining adaptable to future phases. The design is informed by Richmond's agricultural and fishing heritage, drawing from the straightforward forms, utilitarian materiality, and working character of historic structures associated with areas such as Steveston. Varied metal cladding profiles, architectural concrete, and carefully placed glazing are used to provide depth and visual interest while maintaining a robust and highly serviceable exterior.

Material and system selection has been guided by long-term value, durability, cost and ease of maintenance. In particular, the proposed cladding and exterior assemblies prioritize locally sourced, readily available, and durable components to help reduce procurement uncertainty, mitigate supply chain and cost escalation risks, and support efficient future repair or replacement. This approach is intended to maximize lifecycle cost effectiveness and enable the facility to be maintained practically over time using internal City resources and local trades, while preserving a cohesive and durable architectural character.

Features of the proposed form and character include the following:

- Balanced design emphasizing durability, functionality, and civic presence;
- Integrated facility combining administrative, operational, and workshop spaces;
- Use of varied metal cladding, glazing, and concrete for depth and visual rhythm;
- Sustainable shading elements responsive to solar orientation;
- Enhanced glazing at the northeast corner to highlight a welcoming public entry;
- Composed of interlinked volumes separating ground-level workshops from elevated workspaces;

- Inclusion of a Supervisory Control and Data Acquisition (SCADA) tower for citywide communication, designed within height restrictions; and

- Uses landscape design to manage raised grades for flood resilience, integrating elevation changes and enhancing the project's visual and spatial relationship with the surrounding public realm.

As part of the building design, and as suggested by CUPE 394 staff, the proposal incorporates a vintage truck from the Works Yard fleet in a prominent, public facing location where it can contribute to the facility's form and character and serve as a visible representation of the Works Yard's history (refer to Attachment 3). For many years, Truck 004 has been featured at the Public Works Open House event, in appreciation of staff stewardship. The feature will provide greater recognition of the long-standing efforts of City staff in preserving and maintaining the asset over many years, while reinforcing the connection between the building, Richmond's working heritage, and the people and trades that support daily civic operations.

Consistent with the City's Public Art Policy (8703), provision for public art has been included in the project budget, and the development of the public art plan will be undertaken through the City's Public Art Program at a later stage and brought to Council for approval.

Tree Management Plan

Consistent with prior Council direction, the Phase 1 design has been developed to retain the existing trees and berms around the site perimeter with minimal disturbance. These landscape features provide privacy, shading, visual screening and noise mitigation for adjacent properties, while also contributing ecological value to the site.

The tree management plan includes a tree inventory, identification of trees to be retained, injured or removed, tree protection fencing requirements, and replacement planting. Retained trees will be protected throughout construction in accordance with the City's tree protection requirements, including installation of protective fencing at the drip line and arborist oversight for any required pruning or root work. Further refinement of the tree management approach will occur through detailed design to ensure coordination with grading, servicing, access and landscape requirements.

Based on the current Phase 1 tree management plan, 7 trees are proposed to be removed due to design conflicts and will be compensated at a 3:1 replacement ratio at the site or around the City.

Sustainability and Accessibility

The proposed design and budget currently reflect completing the facility to the Council-adopted High Performance Building Policy for all new City buildings to meet a standard of LEED (Leadership in Energy and Environmental Design) Gold Certification, the City's Enhanced Accessibility Design Guidelines and Technical Specifications as well as Rick Hansen Foundation Accessibility Certification - Gold.

Sustainable design measures have been incorporated in response to building orientation and solar exposure, including vertical perforated shading panels on the east and west elevations, horizontal light shelves on the south elevation, and rooftop photovoltaic panels to support on-site renewable energy generation and overall building performance. Increased glazing at the northeast corner improves access to daylight, helps identify the main entry and provides views into the interior multi-purpose rooms, enhancing legibility, transparency, and openness within the overall civic-industrial expression.

Project Engagement

Community Connections

Public engagement has included Public Works Open House events and neighbourhood events, coordinated with the Council-approved North Dike Upgrades Project, public displays and signage, and a dedicated Let's Talk Richmond webpage. This engagement has focused on the broader project context, phasing and building massing. Should Council approve the recommended form, character, or design elements addressed in this report, these materials will be embedded in subsequent engagements.

Ongoing communication and opportunities for information-sharing are being provided to neighbouring strata representatives and the management team and staff of the Richmond School District No. 38 Facilities Services Branch, located adjacent to the Works Yard.

As construction activities progress, communication will increase to help keep the surrounding community aware of upcoming works related to the Project.

Internal

Ongoing collaboration and follow-up with stakeholders, management teams, subject matter experts, and user groups validated information and confirmed the functional, operational, and technical requirements of the new facility. Tailored engagement strategies are being used to share updates, gather feedback, and support an inclusive and participatory process, including the following:

- formal and informal staff information sessions;
- meetings, presentations, digital tools, events;
- collaborative opportunities such as one-on-one conversations; and
- signage, and the City's Intranet webpage.

Continued engagement and communication will help ensure staff and stakeholders remain informed and involved as the new facility design development progresses and Phase 1 construction activities increase on site. This approach supports operational continuity and uninterrupted service delivery to the community including major weather events and emergencies.

Advisory Design Panel (ADP)

As the proposed facility is a City-led project, it is not required to proceed through the City's formal development permit application process. The proposed facility was presented to the ADP to obtain design input at this stage.

The ADP was supportive of the project's massing, architectural form, accessibility features, and overall simple, clean design, while appreciating its responsiveness to context, public engagement, and post-disaster function. A copy of the draft minutes from the meeting are attached (Attachment 3). They recommend further refinement in pedestrian circulation, landscaping openness, stormwater and sustainability strategies, material detailing, and long-term operational resilience. ADP feedback received, including questions and comments addressed by the project team, will be considered as the design advances into the detailed design phase.

Should Council approve the character design outlined in this report, staff will proceed with detailed design development including consideration of ADP recommendations regarding the proposed facility form and character. It is anticipated that minor adjustments to the drawings presented in Attachment 1 will be made as the detailed design proceeds, to ensure the project remains on budget and meets operational and stakeholder needs.

Major Construction Projects Oversight Committee

Staff engaged the Council-appointed Major Construction Projects Oversight Committee (MCPOC) to discuss the design and current status of the project. Refer to Attachment 4 for the Meeting Minutes and Feedback Responses. All comments have been reviewed, considered within the subsequent analysis, and will continue to be assessed through the detailed design phase. Key points of feedback from the MCPOC include building access, visibility, vehicle circulation and location of critical systems above the 4.7 metre Flood Construction Level.

Naming of the Facility

The establishment of an appropriate facility name reflects its purpose, aligns with organizational identity, and meaningfully connects to its local context. It will also ensure consistency across City communications, wayfinding, and asset records.

Enabling Policy

Council Policy No. 2016, Naming of Public Buildings – Parks or Places (Attachment 5) states the following:

3. *A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:*

    - *an organization has had historical and exceptional ties to the City.*
    - *an event or date is significant in the City's history.*
    - *a place has significant meaning for, or ties to, the City.*

- *a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.*

Naming Considerations

In identifying potential names for the facility, in addition to compliance with Council Policy No. 2016, consideration was given to:

- Whether the name would resonate with residents, staff and visitors;
- Synergy with the facility's location and function; and
- Alignment with the names of other City facilities.

Naming Options

The following naming options are provided for consideration:

- City of Richmond Works Yard (Recommended);
- City Operations Yard; or
- Works Yard.

The recommended name, "City of Richmond Works Yard", is preferred because it is clear, specific and directly connected to the facility's function and municipal identity. Including "City of Richmond" reinforces that the site is a civic facility operated by the City, while "Works Yard" reflects the term that is already commonly used and understood by staff, stakeholders and the public. This option maintains continuity with the site's established identity, minimizes confusion, and provides a straightforward and recognizable name that will remain appropriate over time.

Budgetary Implications

Council has approved a total of $174 million for the Project Enabling Works and Phase 1, and the proposed form and character design has been developed to be delivered within this approved budget.

Ongoing construction manager pre-construction services include cost estimates, constructability review, cost-effectiveness, logistics, and overall project schedule determination. For an added degree of cost certainty, the construction manager reviewed the form and character design and confirmed alignment with the project budget.

Next Steps

Approval of this key stage will allow staff to continue with detailed design and advance the Project toward construction. This phase involves developing comprehensive technical specifications and drawings addressing key factors such as material selection, sustainability goals

and regulatory compliance. The program will be refined and the information will continue to serve as insight for optimal adjacencies, operational, technical and functional requirements.

Conclusion

The proposed form and character design for Phase 1 of the Works Yard Replacement Project reflects Council's previously approved direction for a resilient, functional and cohesive redevelopment of the site. The design responds to the Project's key parameters, including post-disaster construction requirements, the targeted Flood Construction Level for operational areas, and the integration of existing perimeter trees and berms into the overall site strategy. Together, these elements support a functional, resilient and cohesive first phase that can advance into detailed design. Approval of the proposed facility name is also requested to support project development and future communications.

Respectfully submitted,

Martin Younis, Director, Facilities and Project Development

Report Contributors

This report was prepared by Martin Younis, Director, Facilities and Project Development, and reviewed by Works Yard Planning, Development Applications, Engineering, Finance, Parks Services, Arts, Culture and Heritage, Public Works, and Transportation Departments.

Endorsed by Serena Lusk, CAO

Att. 1: Works Yard Replacement Project – Phase 1 Perspective Renderings
2: Vintage Fleet Asset Image
3: DRAFT ADP Minutes – April 9, 2026
4: Excerpts of Meeting Minutes #5 – MCPOC – March 19, 2026 and Feedback Responses
5: Policy No. 2016 – Naming of Public Buildings – Parks or Places

Works Yard Replacement Project Phase 1 - Perspective Renderings



Northeast View – From Dover Park on Lynas Lane



Southeast View – From Lynas Lane and Westminster Highway Intersection



East View - Main Entry and Landscape



Northwest View – From Fleet Parking on Level 1

Vintage Fleet Vehicle - Truck 004



Vintage Fleet Vehicle at the Works Yard in Covered Storage



East View - Features Truck 004 at the Main Entrance

Advisory Design Panel

Thursday, April 9, 2026

Time:	4:00 p.m.
Place:	Remote (Teams) Meeting
Present:	Winston Chong, Chair Kush Panatch Pam Andrews Andrew Larigakis Thomas Lee Allison Liu David Semczyszyn Doug Shearer Nicci Theroux
Also Present (Staff):	Virendra Kallianpur, Program Manager, Urban Design *(Staff Liaison)* Ferman Suleyman, Senior Project Manager, Capital Buildings Project Development Martin Younis, Director, Facilities and Project Development Ben Dias, Manager, Works Yard Planning Rustico Agawin, Committee Clerk
Absent:	Cpl. Roy Wong

The meeting was called to order at 4:00 p.m.

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1. ADOPTION OF THE MINUTES

It was moved and seconded

That the following amendment to the minutes of the meeting of the Advisory Design Panel held on Thursday, March 12, 2026, be adopted:

On page 3, replace the first bullet point with the following:
"appreciate that in the BUH and convertible unit plans, the accessible washroom is not the designated master bedroom ensuite; it is for the shared use of all residents in the unit; also appreciate that the accessible washrooms are provided on Levels 2 and 3 of the BUH units;"

CARRIED

It was moved and seconded
That the minutes of the meeting of the Advisory Design Panel held on Thursday, March12, 2026, as amended, be adopted.

CARRIED

2. CITY OF RICHMOND WORKS YARD REPLACEMENT PHASE 1

ARCHITECT: TKA+D Architecture + Design Inc. and RDH Architects

LANDSCAPE ARCHITECT: PFS Studio

PROPERTY LOCATION: 5599 Lynas Lane

Applicant's Presentation

Martin Younis, Director, Facilities and Project Development, City of Richmond, introduced the project and thereafter, Architect Craig Taylor (President, TKA+D Architecture), Architect Nicole Tomasi (RDH Architects), and Landscape Architect Nastaran Moradinejad (PFS Studio), presented the project and together with Martin Younis, Ferman Suleyman (Senior Project Manager, Capital Buildings Project Development), and Ben Dias (Manager, Works Yard Planning), answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- support the proposed massing and siting of the buildings across from the park and away from neighbouring residential areas;
- the building façade facing Lynas Lane is welcoming and well resolved; however, concerned that the façade facing Westminster Highway may not be as welcoming; appreciate the use board form concrete on this façade but be mindful of additional costs;
- the proposed pedestrian ramp leading to the building entrance should be kept low (i.e., lower than the precedent images) to avoid potential CPTED concerns;
- noticed that there are two datums on the proposed project – the actual grade and the elevated grade that will be developed throughout the site; consider the movement not only of vehicles and but also of pedestrians within this phase and between this phase and future phases of the overall project; consider installing additional planting in planters and provide amenities for staff;
- support the proposed architectural form and character; the vertical orientation and horizontal massing work well; appreciate the proposed metal cladding and not concerned about extensive reflection and glare from/to surrounding properties;

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- would be interesting to the public if more views into the building could be provided through more visually transparent walls;
- provide more details about on-site stormwater management, e.g. installation of bioswales;
- consider additional sustainability features for the project, e.g. possibility for the project to use 100 percent electric and not using gas for majority of water heating and cooling; also consider maximizing on-site renewable energy generation and strategies for long-term energy cost savings, energy security and post-disaster operations;
- generally, the building form and character works well; the quality and execution with respect to details on the materiality will have a big impact, e.g. flashing, sunshades, and coordination of services so that unwanted design protrusions do not negatively impact the building's simple and elegant elevations;
- the project's stormwater management will evolve in the next stages of the project; notice that there are a lot of opportunities for installation of bioswales on the site; also investigate opportunities for rainwater harvesting for on-site irrigation as a lot of new trees and planting materials will be installed on-site; would enhance the project's sustainability;
- investigate opportunities for further landscaping on Level 1 to soften up the parkade, e.g. installing bioswales and other landscape features;
- appreciate the provision of public art in the project;
- review the proposed tree list for the project as there are some which are not suitable in some parts of the region, e.g. *Picea sitchensis and Quercus palustris* would probably do well in Richmond but have been observed to be not doing well in Vancouver and would need a lot of moisture in the future;
- appreciate the programming to get the public involved in the site;
- the project is well designed; it is simple, clean and elegant; the look and feel of the project is appropriate for its intended use;
- some careful thought should be made on the cohesive transition between the different phases of the project, e.g. how Phase 1 would look like vis-à-vis the other phases in the subject site;
- the proposed landscaping appears to isolate the site from the community; consider opening up some of the landscaping of the site to make the building somewhat visible, e.g. provide some views to the north and allow visual porosity into some of the Westminster Highway frontage of the building;
- consider providing some form of accommodation for people to stay overnight in the building after a substantial natural disaster considering that the building is intended to be a post-disaster building;
- appreciate the simplicity and elegance of the design of the building; however, be mindful of the cost of materials as it is a big building;

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- appreciate the comprehensive presentation of the project; wayfinding and accessibility strategies of the project are well executed; the wellness room and quiet room are good additions to the building; appreciate that the building will be designed to achieve Rick Hansen Foundation accessibility Certification Gold;
- appreciate the attractive design of the building which is appropriate for its location and intended use;
- consider introducing natural light into the double height spaces in the building;
- clarify where the transition from the existing elevation to 4.7 m geodetic FCL occurs from the entrance off Lynas Lane as it would impact the interface of the building with the public;
- review the use of board form concrete on the building façade that would eventually be hidden underground as it would pose potential technical issues, e.g. waterproofing;
- appreciate the informative presentation;
- appreciate that extensive internal consultations have taken place between various City departments regarding the project; the City is encouraged to inform its residents about the design of the building as a post-disaster facility that would be able to withstand major events and emergencies; consider installing an on-site interpretive signage in a prominent location to inform the public about the project's master plan and its progression;
- the City's operations staff are encouraged to review the building's architectural and mechanical elements from a perspective of service resumption in a post-disaster situation in order to reconcile their emergency response plans with the design and features of the proposed building;
- like the project;
- investigate opportunities to improve wayfinding to better assist pedestrians and cyclists on the site;
- incorporating public art into the building façade would encourage interaction with the public; consider installing graphic art on large blank spaces between windows, e.g. similar to the crest on the Richmond City Hall building facade;
- in general, support the proposed landscaping for the project;
- appreciate the 1:3 tree replacement ratio for trees that will be removed on the site;
- the City is encouraged to maximize planting along the River Road, McCallan Road and Lynas Lane frontages of the site;
- appreciate the proposed cleaning up of the existing on-site landscaping including the removal of dead and dying trees; it is important to retain and maintain existing healthy trees on-site for their ecological value; views to the building are not very crucial;

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- consider installing amenity areas for staff for areas close to the building that cannot be planted;
- when renovating, consider replacing City signs that will be removed at the corner of Westminster Highway and Lynas Lane;
- support the Panel comment that the *Quercus palustris* tree be switched out from the planting plan as it is on the not-recommended list of Metro Vancouver's *Urban Tree List for Metro Vancouver in a Changing Climate*;
- appreciate the clear, thoughtful and understandable presentation;
- the temporary parking ramp needs more attention as it will be a prominent attachment to the building; consider further design development to match the elegant design of the building;
- there are a lot of hard surfaces on the building; stormwater management on the site needs more attention, e.g. consider installing water detention tanks with provision for generators in the event of emergencies;
- no concerns with regard to the project's adjacency impacts and interfaces;
- support the proposed materials for the project; the design team is encouraged to keep the proposed materials as there are successful precedents of their use by the architecture firms undertaking this project; there could be some technical refinements to the proposed material palette, shapes, connections, etc.;
- appreciate the project's accessibility features; and
- looking forward to the next phase of the project.

Panel Decision

It was moved and seconded
That the proposed design for the City Of Richmond Works Yard Replacement Phase 1 be supported to move forward to the General Purposes Committee subject to the Architects and Landscape Architect giving consideration to the comments of the Panel.

CARRIED

3. ADJOURNMENT

It was moved and seconded
That the meeting be adjourned at 5:53 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Advisory Design Panel of the Council of the City of Richmond held on April 9, 2026.

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Winston Chong Chair	Rustico Agawin Committee Clerk

DRAFT

City of Richmond

Minutes
Deputy CAO's Office
Facilities and Project Development
Works Yard Planning

Major Construction Projects Oversight Committee – Meeting #5

Thursday, March 19, 2026

Place: Room M.2.004
Richmond City Hall

Present: COMMITTEE MEMBERS (the "Committee")

Council Liaison: Councillor Laura Gillanders
Chair: Neil Cumming
Vice Chair: Thor Fairburn
Member: Jeff Ilich
Member: Shawn Smith
Member: Tim Loo

CITY OF RICHMOND STAFF (Staff)
John Irving
Ben Dias
Ferman Suleyman
Jared Kuzik
Nicole Haraguchi
Magnus Sinclair
Fatima Qaddoumi

Call to Order: ***Meeting commenced (4:08pm).***

Works Yard Replacement Project

Staff provided a progress update on the Works Yard Replacement Project, noting that preliminary site works have begun and the project has advanced to the tendering phase for the demolition of Phase 1. Staff outlined ongoing geotechnical and environmental coordination, including design development across project phases and engagement with the Ministry of Environment on soil classifications. The Committee sought clarification regarding groundwater and flood considerations, construction timing and site elevations across phases. Staff confirmed the construction timeline, and that the design incorporates measures to address groundwater and flood resilience. An overview of the master plan and site grading strategy was provided and will be refined to illustrate the interface zones between phases.

Staff presented form and character, highlighting the project's guiding principles (Resilient, Innovative, Connected, Sustainable and Inclusive), noting that the facility is being designed to withstand post-disaster conditions. Materials and architectural features were outlined, including durable, locally sourced cladding and shading elements. Sustainability strategies such as energy efficiency, daylighting and renewable energy systems were highlighted, with a target of achieving LEED Gold certification.

The Committee inquired about ramp design, fire access and operational circulation during Phase 1, and provided comments on building form, entrance design, and overall aesthetics. Staff confirmed that the site ramp has been reviewed and supported by traffic analysis. Staff outlined the Phase 1 approach, noting that initial works focus on the building, with temporary access and circulation measures in place to maintain operations, including workshop access and additional temporary ramps and parking. Staff advised that permanent access will be established in a later phase, with interim measures supporting site functionality and enabling demolition of existing structures and improved site logistics. Staff further clarified building access and circulation, noting a primary entrance and separation of staff and visitor movement, with accessible design incorporated throughout.

The Committee sought clarification on parking operations and accessible parking provision, inquiring about the location of the elevator and staff access within the building. Staff confirmed that parking will operate on a first-come, first-served basis with accessible spaces provided for both staff and visitors. Staff described the circulation strategy with controlled public entry and staff circulation routed through designated areas to support operational requirements.

The Committee inquired about construction costs, materials, budget, backup power capacity and vehicle electrification. Staff confirmed the Phase 1 construction budget. Material selection for certain facades remains under review to balance performance and cost. Staff outlined resilience measures, including backup power to support full operational capacity through both conventional and alternative energy options, and noted considerations for future fleet electrification and associated power demands.

The Committee inquired about green roof systems, and staff advised that this feature is not proposed due to maintenance requirements and the site's broader stormwater management strategy. Along the perimeter of Lulu Island, the objective is to convey stormwater to the pump stations as quickly as possible so it does not interfere with stormwater management and pumping conditions within the interior of the island.

Staff outlined next steps as presentation of the Character Package to the Advisory Design Panel (ADP), followed by a Report to Council (RTC), pending ADP feedback. Staff noted that a public engagement session for the Works Yard Replacement Project and North Dike Upgrades Project is scheduled for March 26, 2026 at the Austria Vancouver Club.

ACTION ITEMS

(1) Schedule the next Committee meeting if major changes are required following the Advisory Design Panel (ADP) review of the Works Yard Character, prior to proceeding to the Report to Council (RTC).

ADJOURNMENT

Meeting adjourned (5:30pm).

Major Construction Projects Oversight Committee (MCPOC)
Feedback Response #5

COMMITTEE

- Council Liaison: Councillor Laura Gillanders
- Chair: Neil Cumming
- Vice Chair: Thor Fairburn
- Member: Jeff Ilich
- Member: Shawn Smith
- Member: Tim Loo

City staff received follow-up questions and comments from the MCPOC Chair Neil Cumming, following the discussion at *MCPOC Meeting #5* (March 19, 2026).

Works Yard Replacement Project

Works Yard Replacement Project

Master Plan

Q1	*There is still some uncertainty regarding the size and footprints of the permanent and temporary ramps from Lynas Lane up to the 4.7 m level. At 5% grade these ramps will be ~75 m long and would need to be ~17 m wide at the base if they are wide enough for two vehicles to pass, unless the sides are supported by retaining walls. It would be helpful to show these ramps and associated traffic flow on one of the site plans, showing how they would work at each phase of the development.* *Similarly, in the time interval between Phases 2 and 3 there will be a large low area in between. How will access, ramps and traffic flow and drainage be arranged?*
A1	A temporary retained ramp is proposed at the southwest corner of the Phase 1 footprint to provide access to the raised 4.7 m operational level. Because the ramp will be supported by retaining walls, its footprint will be more compact and will not require the wide sloped base assumed in the comment. Ramp design, traffic flow, and turning movements will be further refined through phased planning and design development, with future drawings illustrating how temporary and permanent access will function through each phase of development.

Q2	*Staff explained that Phase 1 and 2 will be completed resulting in a U shaped platform at elevation 4.7 m with Phase 3 at the existing elevation. This may create access issues and vehicle movement issues at the 4.7 m elevation for Phase 1 and 2. For example, the top of the ramp could be a bottleneck for vehicles entering and exiting the 4.7 m level. At this stage, access to various buildings and turning circles should be reviewed.*
A2	Vehicle circulation studies have been completed to verify access and maneuvering for Phase 1. These will be further developed as the design advances, and ramps, circulation routes, and maneuvering areas will be illustrated on more developed site plans. Future circulation studies will also be completed for subsequent phases to review access, turning movements, and operational functionality across the full build-out of the project, including interim conditions between phases.

Q3	*Staff mentioned that there will be a temporary ramp off Westminster to access the 4.7 m elevation. I would recommend that the team look at building the permanent ramp in Phase 1. The permanent ramp and the access to the existing yard have to fit north of the proposed building. This may necessitate moving the proposed building south. The cost of a temporary ramp to phase 1 and another to phase 2 would be a savings to the project.*
A3	Vehicle access from Westminster Highway is intended to serve the at-grade parkade for staff vehicles only and does not provide access to the raised 4.7 m operational level. Access to the 4.7 m elevation is provided through the main operational entrance from Lynas Lane. As such, a ramp from Westminster Highway is not required. Permanent access arrangements for future phases will continue to be refined through phased planning and design development.

Q4	*Should review the length of the ramp. At 5% and a rise of 1.3 m to 4.7 m plus transitions, the length will be over 70m. Added to this would be the turning circle to get to the work shops in phase 1.*
A4	Acknowledged. Turning movement studies will be completed for the largest anticipated vehicle to confirm ramp geometry, maneuvering, and access to the Phase 1 workshops. Ramp length, transitions, and operational turning requirements will continue to be refined as the design advances.

Phase 1 Exterior

Q5	*The figure on P. 11 shows the main architectural elements of the building on the north face of the administrative building with the three other faces of the building showing walls and strips of windows.* *The north face also shows a door surround over what appears to be the main entrance to the building. The north face of the building is not the main address of the building and is not easily viewed except from the north dike. The additional cost for the picture frame shroud should be reviewed.* *The entrance shown on the north face is a secondary entrance for staff. Based on the figure on P. 19, most staff would enter and exit the admin building through the mudroom vestibule. Would propose that the north face should be similar to the south face of the building.*
A5	The east elevation has been designed in response to its site context and visibility. A significant portion of this elevation will be screened by the proposed berm and trees, limiting direct views of the façade. As a result, a more extensively glazed east elevation would add unnecessary cost to the project budget. The current design strikes a balance between architectural treatment, functional requirements, and cost effectiveness.

Q6	*The figure on P. 14A shows the east face of the building with an opening for vehicles and signage for the Works Yard. What is not shown is the accessibility ramp to the 2nd floor. This is the front door of the Works Yard and should have a stronger architectural presence. The foyer and parking lobby with the vintage truck also announces that this is the main entry to the building and should also enhance the arrival experience for staff and visitors whether on foot or in vehicles. Should review transferring the cost of the picture frame shroud and the north face door surround to the main entrance.*
A6	Acknowledged. The project team will review the architectural treatment of the east elevation and main entry sequence as the design advances, including opportunities to strengthen the arrival experience for staff and visitors.

Q7	*The exterior accessibility ramp on the northeast corner of the building is a major element. It appears to lead to Level 1 parking deck. There is no requirement for a ramp to the 2nd floor of a building in the building code. Access to the 2nd floor (Level 1) is by way of the elevator. The cost of the ramp and the esthetics of a major element on this face of the building should be reviewed.*
A7	The project is being designed in accordance with the City of Richmond's Enhanced Accessibility Design Guidelines for City facilities, which go beyond the minimum requirements of the BC Building Code. Under these guidelines, accessible routes are to connect occupiable building spaces and provide barrier-free paths to building entrances. The exterior ramp has therefore been incorporated as part of the project's accessibility strategy and will continue to be refined through design development.

Q8	*The figure on P. 19 show Level 1. Circulation of vehicles (including turning circles) to the workshops should be reviewed. If the vehicle ramp is to be built in phase 1 this should be added to the drawing. More planning around the exterior the building is recommended as this will affect the footprint of the preload.*
A8	Vehicle turning paths for Phase 1 have been confirmed and will continue to be refined as the design advances. The temporary and future ramp configurations will also be further developed through phased planning and reflected on future drawings as appropriate. The ramp works will not affect the preload design, as the temporary ramps are not intended to be within the preload footprint.

Q9	*Staff mentioned that the CM has reviewed the cost of the anodized aluminum cladding and it fits within the budget. The use of this material for the workshops and throughout the works yard should be reviewed for cost. Tilt up is another option to explore. In addition to precast panels for the other maintenance buildings, although very industrial, a 1.2m high wall constructed in concrete or blockwork (for protection) followed by something like metal cladding above the starter wall could also be considered and would be more economical.*
A9	The proposed cladding approach has been reviewed in the context of all project phases. Material selection for Phase 1 has been developed to balance durability, architectural expression, and budget considerations. Construction methods and exterior material approaches for future phases, including options such as tilt-up construction and other more economical industrial assemblies, will continue to be explored as those phases are advanced through design development.

Q10	*Green roof was suggested. Staff mentioned that this is not accepted for civic facilities. LIEC shows a green roof.*
A10	Due to maintenance concerns, a green roof will not be pursued for this Project.

Q11	*There was a discussion about the heritage trees blocking views from the streets. This is not what is shown in the figure on P. 14A. This will be a visual prominent building in the neighbourhood and should fit the context.*
A11	Only the building entrance area is intended to remain free of trees. The view shown in the referenced image illustrates the opening in the berm and landscaping at the main entrance, which is intended to provide clear access and visibility at that location. In accordance with the Council-approved key design parameters, the existing berm and trees will be incorporated with minimal disturbance.

Other Items

Q12	*Staff mentioned that the buildings will be designed for buoyant force for groundwater at 4.7 m in case of a flood. All other systems required for post disaster including mechanical/electrical systems including ducting, raceways, etc. , elevators, exits, fire department requirements, etc. should be above this level. This may affect the elevation of level 1.*
A12	Acknowledged. The building is being designed to meet flood protection and post-disaster requirements, and the location of critical building systems and components will continue to be reviewed and coordinated as the design advances. Any implications for Level 1 elevation will be addressed through ongoing design development.

Page 1 of 2	Naming Public Buildings – Parks or Places	Policy 2016
	Adopted by Council: May 12, 1997	

POLICY 2016:

It is Council policy that:

The naming of public buildings, parks or places within the City shall be undertaken to:

1. Honour or memorialize individuals, corporations, events, and places that have attained achievements of extraordinary and lasting distinction and contribution to the City, or

2. Pay tribute to an association with an activity or program which is specific to the use of the public building, park, or place.

In all cases, staff will review the proposals/submissions based on the following "Guidelines for Naming", prior to making a recommendation to City Council. The final decision rests with City Council by means of a resolution adopted by majority vote of Council. In the absence of a clear direction or decision from staff, the final decision will be made by Council.

After the final decision on the naming of public facilities, parks and spaces has been made, the City Clerk shall notify all parties affected by, or interested in, such new public buildings, parks or places.

Community Services Division

5361660

GUIDELINES FOR NAMING

1. Proposals/submissions for naming a public building, park or place may be received from the public (including residents, community associations and organizations), staff, and corporations.

2. A proposal for naming a public building, park or place in honour of a person who has rendered outstanding service to the City, will be considered. Names of living individuals may be considered, but the use of individual names should be minimized.

3. A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:

   - an organization has had historical and exceptional ties to the City.
   - an event or date is significant in the City's history.
   - a place has significant meaning for, or ties to, the City.
   - a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.

4. In a proposal for naming "joint sites" between the City and School District, the park and school names should coincide through consultation between the two organizations.

5. A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building, should relate to each other.

6. A proposal for naming a "character area" such as a neighbourhood and/or open space should be designated by names linking persons, events, places or activities with appropriate references to location and activities to be conducted on the site or land form.

7. A proposal for naming a public building or park in recognition of a corporation which has made a significant gift or contribution to the City may be considered.

8. A named facility will retain that name as long as it exists. However, if a name is designated for a facility associated with a specific program or activity and that activity is subsequently changed, the name may be applied to a similarly-used facility, if possible, and if not, to another facility.

Community Services Division

5361660

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	April 13, 2026
From:	Anthony Capuccinello Iraci General Manager, Law and Community Safety	**File:**	09-5355-00/Vol 01
Re:	**Endorsement of UBCM Resolution - Adequate Funding for Agricultural Land Commission (the "ALC")**		

Staff Recommendations

1. That the proposed resolution in Attachment 1 of the report, Endorsement of UBCM Resolution – Adequate Funding for Agricultural Land Commission (the "ALC), dated April 13, 2026 from the General Manager, Law and Community Safety, be approved for submission to the UBCM; and

2. That letters be written to the BC Minister of Agriculture and the BC Minister of Finance as well as Richmond MLAs advocating for the appropriate and sustainable funding of the ALC to meet its current mandate.

Executive Summary

This report recommends that a UBCM resolution be approved that calls on the Province to return all ALC application fees, monetary penalties, and fines to the ALC's operating budget, and to provide the ALC's compliance and enforcement unit with authority to issue tickets under the ALC Act. It also recommends that letters be sent to the BC Minister of Agriculture and the BC Minister of Finance advocating for sustainable provincial funding for the ALC so it can meet its current statutory mandate.

These recommendations are driven by recent ALC staffing reductions following provincial funding cuts, despite several years of expanded responsibilities, increasing application volumes, and growing enforcement demands. The report notes that constrained ALC capacity is expected to lengthen processing timelines, reduce responsiveness, and place additional administrative and compliance pressure on local governments, including the City of Richmond, where ALR lands make up a significant portion of the municipality. Staff further note that ALC-related revenues from application fees and penalties already generate substantial funds but currently flow to general provincial revenue rather than supporting ALC operations, reinforcing the case for a more stable and sustainable funding model.

Staff Report

Origin

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.*

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.*

Council has previously shown concern with the Agricultural Land Commission's (ALC) resource capacity and ability to adequately meet its regulatory and compliance mandate as the principal agency overseeing the sprawling Agriculture Land Reserve in BC. On March 26, 2025, Council adopted the proposed UBCM resolutions below:

> *that calls for the Government of British Columbia (the Government) to mandate that all soil and other material to be removed and moved from source and deposit sites covered under Agricultural Land Commission Act (ALC Act) and Regulations within the Province of British Columbia (the Province) be monitored and tracked by individual truckload using appropriate technology to ensure source site soil and other material is taken only to approved sites within the Province, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention; and*
>
> *That the proposed resolution (Attachment 2) that calls for the Government of British Columbia to give the Agricultural Land Commission (ALC) Compliance and Enforcement staff the authority to ticket property owners and corporations who are responsible for the unauthorized filling of Lands within the Agricultural Land Reserve (ALR) and other issues of non-compliance related to the ALC Act and associated regulations, be endorsed and forwarded to the UBCM for consideration during its 2025 Convention.*

While this resolution was not adopted by the UBCM, a more generic resolution from the City of Delta was endorsed:

> *Therefore be it resolved that UBCM call on the provincial government to provide increased funding to the Agricultural Land Commission to significantly expand its compliance and enforcement team to improve oversight and reduce non-compliant land uses that threaten the integrity of agricultural land in British Columbia.*

While the Province has yet to respond to the above resolution, there is province-wide agreement amongst municipalities that the current funding level and resource capacity of the ALC to meet its growing mandate is inadequate.

Analysis

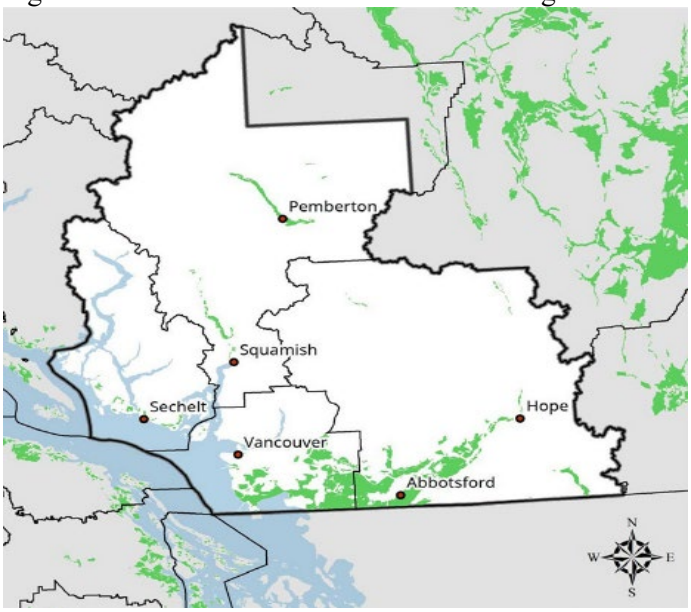
Despite the above concerns raised by Council and the UBCM, the ALC has recently advised local governments (see Attachment 2) that the Provincial government made cuts to the ALC's vital top-up funding, forcing it to reduce staffing levels in order to remain within its approved 2026/27 operating budget of $5.5 million. This follows several years of increasing statutory responsibilities without stable funding.

Summary of Information Provided by the ALC

In 2019, the Province significantly expanded the ALC's mandate to include new applications, notifications, and authorization requirements that the Commission is legally required to administer. To meet this new mandate, top-up funding was provided from 2019 to 2025, however, this funding was not made permanent. Moreover, this top-up funding was not increased and has been eroded away through inflation and rising operational costs, negotiated wage increases, inflationary pressures, and growing service demand. Although the ALC has implemented cost-containment measures over the past year, including reductions to travel, expenses, and general operating costs, the ALC has indicated that salary and benefit obligations now exceed available funding.

Growing Workload post-2019

Figure 1 South Coast ALC Administrative Region



As found in their annual report, the ALC's mandate includes enforcement and regulation over a vast ALR territory throughout the province. [1] The ALR comprises 4,612,364 hectares of land throughout BC. This amounts to 4.9% of the total land mass of BC. The South Coast ALC administrative region, which includes Abbotsford, Chilliwack, Langley, Mission, Pitt Meadows, Richmond, Surrey and Vancouver, comprises 148,090 hectares of ALR land or 4.1% of the land mass in the region. 76% of the South Coast ALR is held by private ownership and 24% is held by the Crown. There are 4,993 hectares of ALR Lands within the City of Richmond. This represents 39% of the City's land mass.

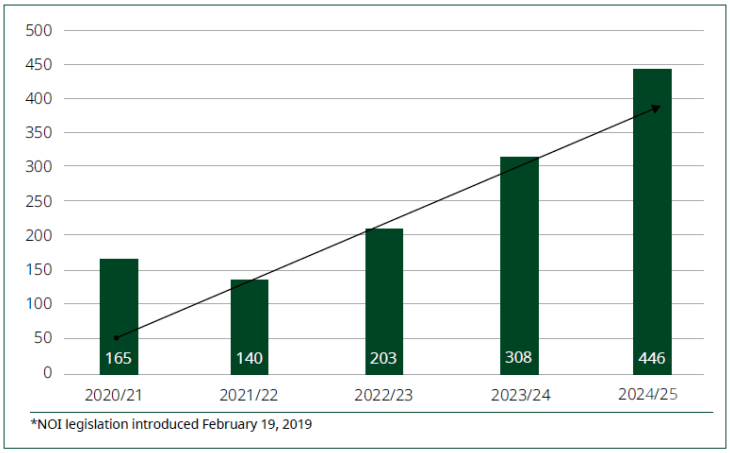
[1] https://www.alc.gov.bc.ca/app/uploads/sites/763/2025/09/ALC-Annual-Report-2024-2025.pdf

A key function of the ALC is to process public applications for a variety of uses under the *ALC Act* including: inclusion and exclusion of property in the ALR; Non-Farm Uses (NFU) 20(2); Notice-of-Intent (NOI); Non-adhering Residential Use; Subdivision under s21(2); Transportation and Utilities under s.22; and Soil or Fill under s.26 and s.35.

The Commission currently operates with approximately 43 staff managing more than 1,100 open files across the province (2025).

In particular, the ALC has increased its intake of NOI submissions by 218% from 140 in 2021/2022 fiscal to 446 in 2024/2025 fiscal year—largely as a result of amendments to the ALR Use Regulation that came into effect on December 31, 2021, which pertain to construction, soil removal or placement of fill largely in relation to residential and farm building uses.[2]

Figure 2 NOI Submissions from 2020/21 – 2024/25

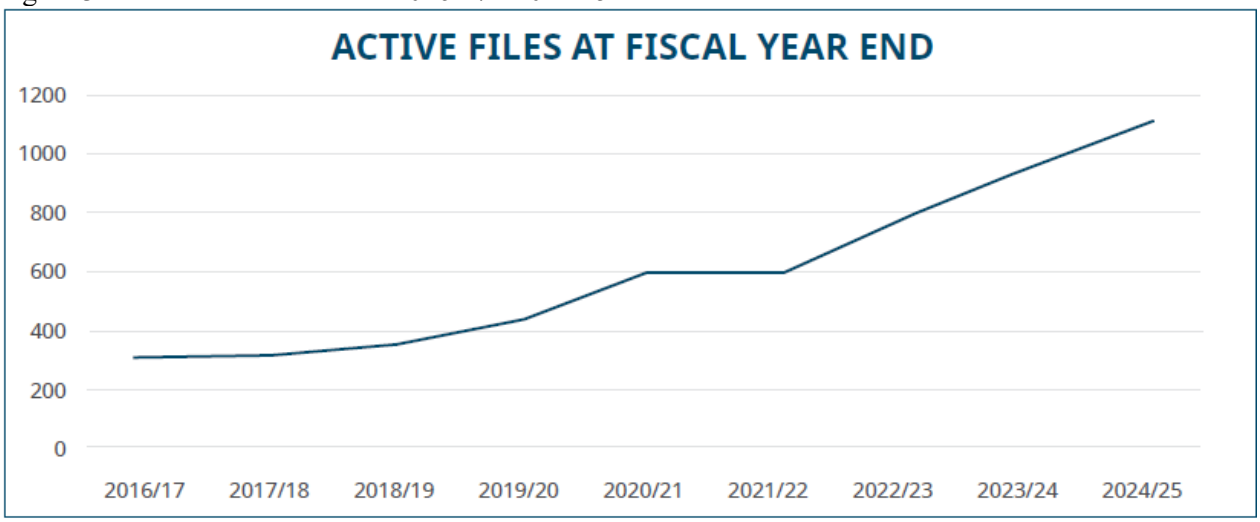


Individual staff workloads are significant, with some officers managing more than 250 files. While compliance and enforcement functions have not been directly reduced, administrative capacity has been impacted, resulting in remaining staff assuming additional administrative responsibilities. This shift is expected to affect overall processing efficiency and response times.

The ALC's compliance and enforcement workload has steadily increased year-over-year and has become unstainable at the current six-person compliance enforcement team staffing levels. Given this dearth of staff, the ALC has become heavily reliant on a shared enforcement model with municipal level soil enforcement bylaw staff. However, by reducing the administrative staff complement further, ALC will now transfer this additional administrative burden onto its enforcement staff. This additional administrative burden could lead to attrition and staff burn-out delaying critical enforcement files. Below is a chart of growing demand on the compliance and enforcement staff at the ALC.

[2] https://www.alc.gov.bc.ca/app/uploads/sites/763/2025/09/ALC-Annual-Report-2024-2025.pdf

Figure 3 ALC Enforcement Files 2016/17 - 2024/25



As shown in the above chart, ALC active enforcement files per year have grown almost 400% from around 260 in 2016/17 to 1049 in 2024/25. Remarkably, there was a sharp increase in major investigative files (9) in 2024/25 over none in 2023/24. The penalties were for substantial sums as shown in the chart below. The majority of these penalties (57%) were levied in the South Coast Region and were for Soil Fill and NFU violations. [3]

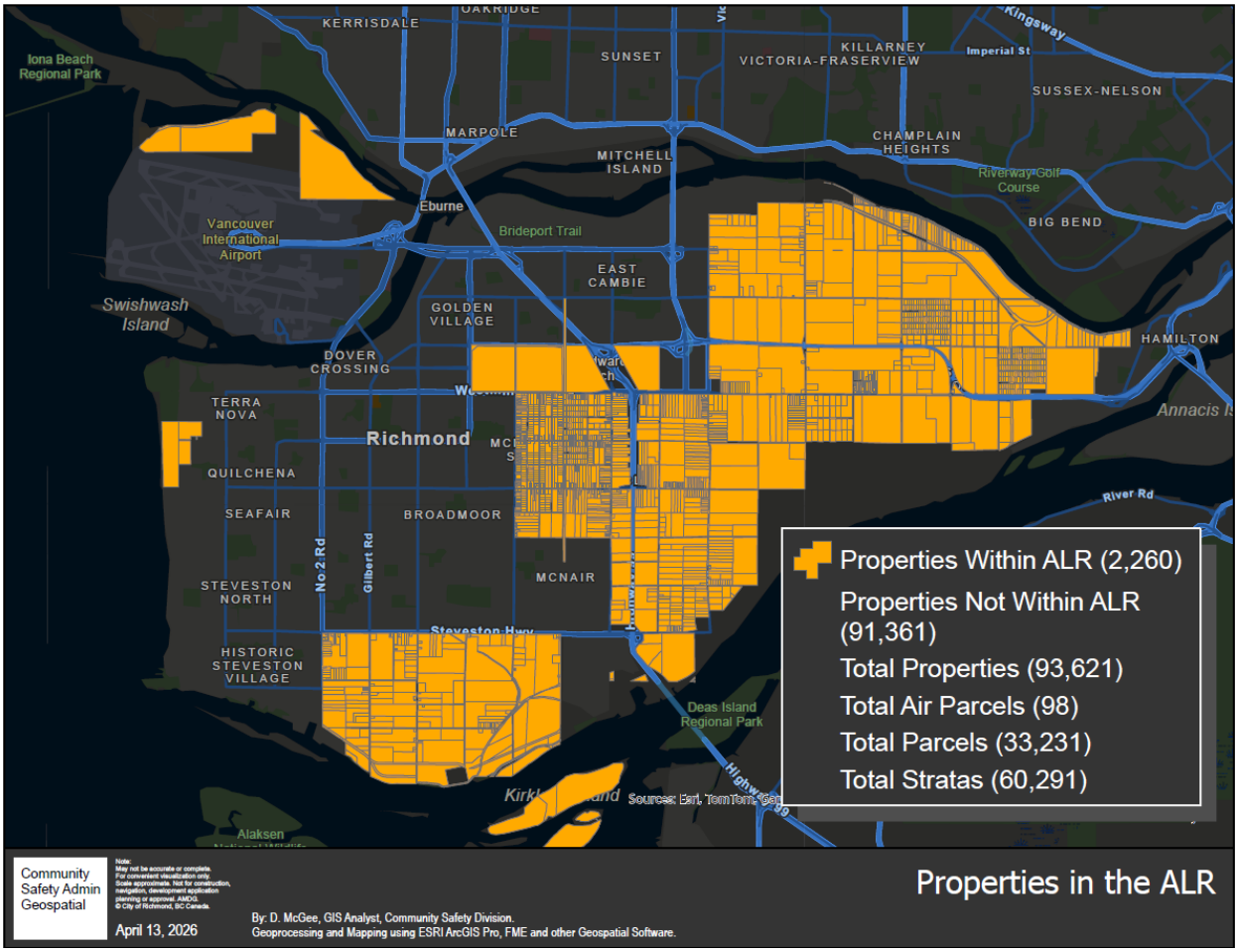
Figure 4. ALC Monetary Penalties 2024/25

PENALTY LEVIED	NUMBER OF PENALTY ORDERS
$100,000	2
$80,000	1
$70,000	1
$60,000	1
$50,000	1
$40,000	1
$10,000	1
$2,000	1
Total = $512,000	**Total = 9**

Impact on the City

For the City, these changes are expected to have direct and indirect impacts on service delivery, particularly given the City's significant land base within the ALR.

[3] https://www.alc.gov.bc.ca/app/uploads/sites/763/2025/09/ALC-Annual-Report-2024-2025.pdf



The City should expect longer processing timelines for ALC-related applications, including NOIs and NFU applications. Statutory timelines, such as the 60-day response requirement for NOIs, may become increasingly difficult for the ALC to meet. Delays in receiving ALC input or decisions may, in turn, delay municipal processes and Council decision-making where ALC approvals or comments are required.

In addition to extended timelines, reduced responsiveness from the ALC is anticipated. This may include delays in correspondence, file updates, and inter-agency coordination. It is noted that response timelines were already constrained prior to these staffing reductions, and further pressure on the system is expected to exacerbate existing challenges. As a result, City staff may need to undertake increased coordination and follow-up efforts to advance files, which may place additional administrative burden on internal resources.

There are also broader operational and regulatory considerations in terms of the ALC's ability to process applications and conduct complex enforcement. The ALC often receives comprehensive applications which require significant administrative support in the form of document review, geospatial analysis and policy decision-making. The work of administrative staff, who, for example, have specialized mapping skills, cannot be easily backfilled by compliance and enforcement staff with a different set of skills and training. Moreover, the ALC has several time-

sensitive projects that require coordinated approvals with different levels of provincial government as well as local government. The redistribution of trained project management responsibilities to compliance and enforcement trained staff will certainly reduce overall efficiency and likely increase the risk of administrative errors or inconsistencies.

The "knock-on" effect of procedural and administrative errors also greatly increases the risk to large ALC investigations. These files rely on the collection and analysis of significant amounts of evidence that must be processed and disclosed in a timely and effective manner. In short, there are multiple points in an investigation where procedural errors could lead to adverse court outcomes.

Revenue Generator

The cutbacks to the ALC budget are especially alarming given that it will impact their ability to process revenues generated from application fees associated with sections s.20(2); s.21(2); s.22; s.35 of the *ALC Act*. It is estimated that applications fees generate just under $500,000 annually. Crucially, however, these fees are returned to the BC Treasury Board and are re-directed to general provincial revenue and do not offset ALC operating costs.

Moreover, the ALC's compliance and enforcement section also generated $512,000 in monetary penalties for contraventions under the *ALC Act*. Similarly, this revenue is returned to general provincial revenue and does not fund operations. The Provincial Government decision to cut funding will likely also have a deleterious effect on the ALC's ability to generate revenue through application fees and monetary penalties. This revenue generation problem is further compounded by ALC compliance and enforcement staff's lack of authority to issue tickets. This lack of authority led Council, on May 26, 2025, to adopt by consent the recommendations of the report, entitled "Endorsement of UBCM Resolutions –Soil and Other Material Tracking Resolution and ALC Compliance and Enforcement Ticketing Resolution.

Given the short fall in funding, the ALC could see immediate staffing reductions of between 10-14% of its total workforce. Staff recommend that Council endorse the attached (see Attachment 1) proposed resolution to be submitted to the UBCM. It is estimated that the restoration of Treasury Board top-up funding and new compliance enforcement funding streams would be more than adequate to fund and expand upon existing staffing levels. Lastly, given the possibility that the proposed resolution may not be endorsed by the UBCM, it is recommended that letters be written to the BC Minister of Agriculture and the BC Minister of Finance, advocating for the appropriate and sustainable funding of the ALC to meet its current mandate.

Budgetary Implications

None

Conclusion

The ALC has indicated that the above funding reductions are driven by broader provincial fiscal constraints at the direction of the BC Treasury Board to operate within a fixed budget envelope. While the Commission continues to emphasize its commitment to protecting agricultural land and supporting farming in British Columbia, there is a clear indication that service levels will be negatively impacted in the near to medium term. The proposed UBCM resolutions are designed to strengthen compliance with the *ALC Act* and its associated regulations. Ultimately, these measures will not only help preserve the City's environmental and farmland vitality but will serve all communities throughout the Province.

Respectfully submitted,

Anthony Capuccinello Iraci, General Manager, Law and Community Safety

Report Contributors

This report was prepared by Mark Corrado, Director, Community Bylaws and Licencing and reviewed by: Intergovernmental Relations and Policy Planning

Endorsed by Serena Lusk, CAO

Att. 1: Proposed Council Resolution Urging that the Government of British Columbia Earmark Funding to the ALC Operating Budget
2: Message from the Chair, Provincial Agricultural Land Commission

Proposed Council Resolution Urging that the Government of British Columbia Earmark Funding to the ALC Operating Budget.

WHEREAS *the Agricultural Land Commission (ALC) has recently been informed of budget cuts made by the Government of British Columbia (the Government) to its operating budget;*

AND WHEREAS *the ALR continues to see increases in violations of the ALC Act; raising concerns that the ALC cannot adequately meet its ALC Act application processing, compliance and enforcement mandates*;

THEREFORE BE IT RESOLVED *that all application fees, the proceeds of all monetary penalties and fines in relation to the ALC Act be returned by the Government to the ALC operating budget; and that the ALC's compliance and enforcement unit be given authority under the ALC Act to issue tickets.*



Important Message from the Chair

Monday, March 23, 2026 – Please circulate to Mayor & Council/Board & Board Chair, the Chief Administrative Officer or City Manager, and the Director of the Planning and Building Departments.

ALC Staffing and Budget Pressures

This message is provided to advise local governments that the Agricultural Land Commission (ALC) has had to make the difficult decision to reduce staffing levels in order to remain within budget.

This decision follows several years of increasing statutory responsibilities without corresponding, stable funding. In 2019, legislative changes significantly expanded the ALC's mandate, introducing new application, notification, and authorization requirements that the Commission is legally required to administer. Although additional funding was approved in principle at that time, it was later withdrawn, and leaving the ALC to deliver its expanded mandate within its existing budget.

Since that time, the ALC's operating budget has remained essentially flat in real terms, while operating costs and service demands have continued to rise. Over this period, the Commission has faced negotiated wage increases through collective agreements, inflationary pressures, and sustained growth across all functions of the Commission, including application volumes, compliance and enforcement activities, and associated legal costs.

The combined effect of increasing workload and a fixed operating budget has progressively eroded the Commission's ability to maintain staffing levels. While temporary Ministry support helped manage these pressures in prior years, the Commission was advised in January 2026 that it must operate strictly within its approved annual budget, which was confirmed in February to remain unchanged at $5.5 million for the 2026/27 fiscal year.

Over the past year, the Commission implemented extensive cost-containment measures, including significant reductions to Commissioner expenses, staff travel, office supplies, and general project and meeting expenditures. Despite these efforts, salary and benefit costs now exceed available funding, leaving staffing reductions as the only remaining option to ensure fiscal compliance.

The ALC remains committed to protecting agricultural land and supporting farming in British Columbia. However, continued expansion of statutory responsibilities without commensurate funding directly affects service capacity, processing timelines, and organizational sustainability. While the Commission will continue to prioritize critical and time-sensitive matters wherever possible, some service impacts may be experienced.

Long-term service sustainability depends on stable funding that is aligned with the Commission's legislated mandate. The ALC will continue to work with government to seek funding arrangements that support effective service delivery, and we appreciate the understanding and cooperation of local governments during this period.

Jennifer Dyson
Chair
Provincial Agricultural Land Commission

Contact Us:

For more information, please visit the ALC's website at https://www.alc.gov.bc.ca

If you want to speak to someone from the ALC please contact us at https://www.alc.gov.bc.ca/contact

City of Richmond

Report to Committee

To:	Finance & Audit Committee	**Date:**	April 9, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	03-0905-01/2025-Vol 01
Re:	**2025 Consolidated Financial Statements**		

Staff Recommendation

That the 2025 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

Executive Summary

The *Community Charter* requires that the City prepare annual audited financial statements, that the financial statements are presented to Council for acceptance, and that they be submitted to the Provincial inspector by May 15.

KPMG LLP has independently audited the City's consolidated financial statements and expressed an opinion, that the financial statements present fairly, in all material respects, for the year ended December 31, 2025 in accordance with Canadian public sector accounting standards.

Staff Report

Origin

Sections 98 and 167 of the *Community Charter* require that the City of Richmond (the City) prepare annual audited financial statements, present the audited financial statements to council for acceptance and submit these financial statements to the Provincial inspector by May 15. The City's audited consolidated financial statements for 2025 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

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

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

Analysis

KPMG LLP (KPMG) has been appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion, that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2025, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards. The complete Audit Findings Report is included as Attachment 1.

The annual financial statements and the auditor's report for the year ended December 31, 2025, are included as Attachment 2.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval and Richmond Public Library. The City's investment in Lulu Island Energy Company, a wholly owned government business enterprise, is accounted for using the modified equity method. Further information about the basis of consolidation is listed in Note 2 to the consolidated financial statements.

An analysis of the consolidated financial statements as prepared by management is provided in the Financial Statement Discussion and Analysis (FSD&A) included in Attachment 3. The FSD&A explains any differences of significance in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis is intended to be read in conjunction with the audited 2025 consolidated financial statements.

Budgetary Implications

None.

Conclusion

The City's audited consolidated financial statements for 2025 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. As noted in the Auditors' Report, it is the Auditors' opinion that these consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2025, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

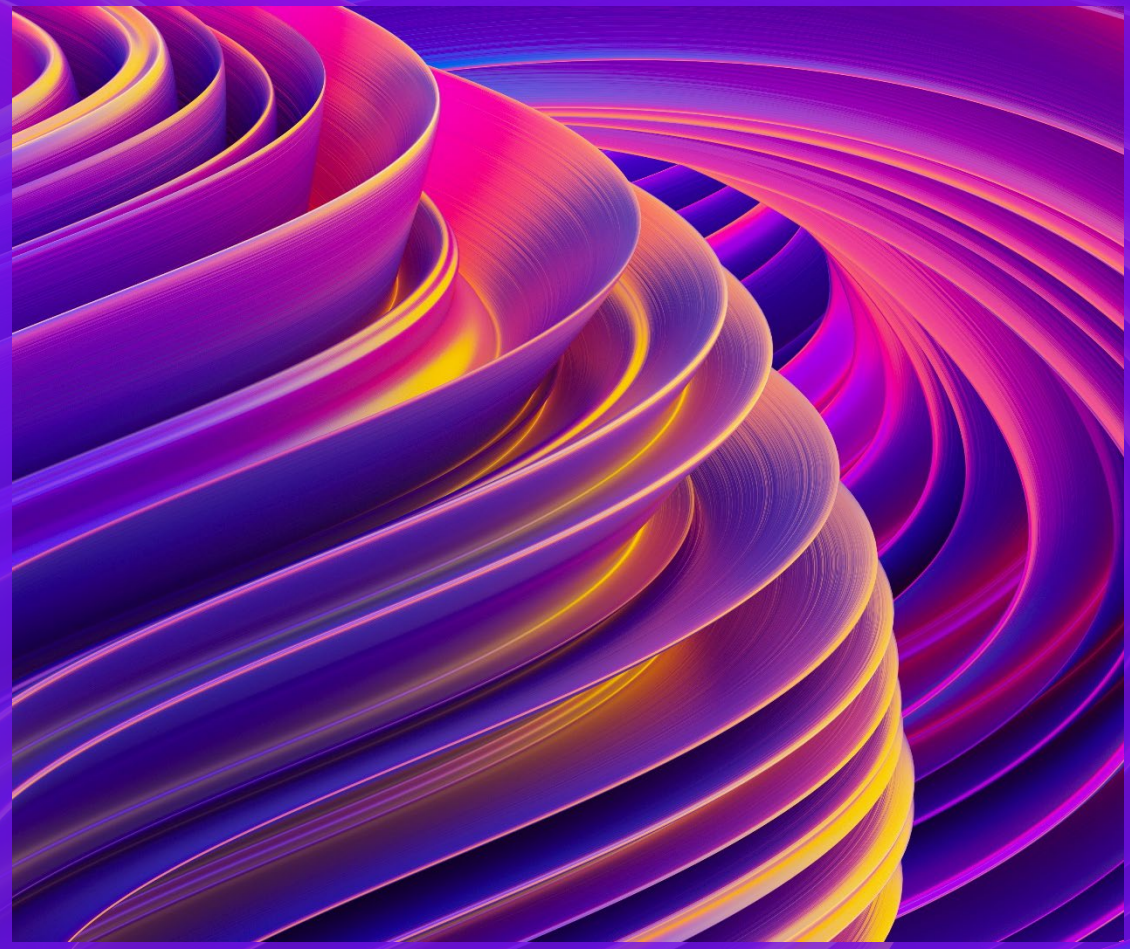
This report was prepared by Cindy Gilfillan, Manager, Financial Reporting.

Endorsed by Serena Lusk, CAO

Att. 1: 2025 KPMG Audit Findings Report
2: 2025 Consolidated Financial Statements
3: 2025 Financial Statements Discussion and Analysis

KPMG

City of Richmond



Audit Findings Report for the Year ended December 31, 2025

KPMG LLP

Prepared April 10, 2026 for presentation to the Finance and Audit Committee on May 4, 2026

kpmg.ca/audit

KPMG contacts

Key contacts in connection with this engagement



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The purpose of this report is to assist you, as a member of the Finance and Audit Commit(the "Committee"), in your review of the results of our audit of the financial statements. This report is intended solely for the information and use of Management, Richmond City Council, the Committee, and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this report has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

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This Audit Findings Report is also available as a "hyper-linked" PDF document.

If you are reading in electronic form (e.g. In "Adobe Reader" or "Board Books"), clicking on the home symbol on the top right corner will bring you back to this slide.



Click on any item in the table of contents to navigate to that section.

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Audit highlights

No matters to report

Matters to report – see link for details

Purpose of this report

The purpose of this Audit Findings Report is to assist you, as a member of the Finance and Audit Committee ("the Committee") in your review of the results of the consolidated financial statements (hereinafter referred to as the "financial statements") of the City of Richmond (the "City") as at and for the year ended December 31, 2025. Our audit has been performed in accordance with Canadian generally accepted auditing standards (CAS).

Status

We have completed the audit of the financial statements with the exception of certain remaining outstanding procedures, which are highlighted on the 'Status' slide of this report.

Significant changes

- Significant changes since our audit plan

Risks and results & Significant unusual transactions

- Significant risks
  - Presumed risk of management override of controls
- Other risks of material misstatement
  - Revenue, deferred revenue, and development cost charges
  - Expenses, including salary and benefits expense
  - Tangible capital assets
- Other areas of audit focus
  - Valuation of post-employment benefit liability
- Going concern matters
- Significant unusual transactions

Control deficiencies

- Significant deficiencies
- Other control observations

We have provided observations identified in the current year that we believe would be of interest to management and the Committee.

Policies and practices & Specific topics

- Accounting policies and practices
- Other financial reporting matters

Independence

We confirm that we are independent with respect to the City within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation from January 1, 2025 up to the date of this report.

CNCL - 150

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Audit highlights (continued)

No matters to report

Matters to report – see link for details

Misstatements

Impact of uncorrected misstatements – Not material to the financial statements

As required by professional standards, we request that all misstatements be corrected.

The management representation letter includes the Summary of Uncorrected Misstatements, which discloses the impact of all uncorrected misstatements considered to be other than clearly trivial, including uncorrected misstatements related to financial statement presentation and disclosure omissions, if any.

We noted an uncorrected misstatement related to the impact on the opening accumulated surplus of tangible capital assets and related amortization for assets with in-service dates in prior periods (refer to pages 11 and 12 for details).

Based on both qualitative and quantitative considerations, management have decided not to correct the misstatement and represented to us that the misstatement is, in their judgment, not material to the financial statements. This management representation is included in the management representation letter.

We concur with management's representation that the uncorrected misstatement is not material to the financial statements. Accordingly, the uncorrected misstatement has no effect on our auditor's report.

Corrected misstatement

Refer to Appendix 2 - *Management Representation Letter,* which includes the summary of corrected audit misstatement for further details.

Current developments and thought leadership

Current developments and thought leadership information was included in the Audit Planning Report previously provided.

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Status

As of the date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include:

- Completing our discussions with the Committee.
- Obtaining the signed management representation letter.
- Obtaining evidence of the Council's acceptance of the financial statements.
- Completing subsequent event review procedures up to the date of your approval of the financial statements.

We will update you and management on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures. Our auditor's report, a draft of which is included in the draft consolidated financial statements, will be dated upon the completion of any remaining procedures.



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Significant risks and results

We highlight our significant findings in respect of **significant risks.**

Risk of management override controls

Presumed significant risk in accordance with Canadian Auditing Standards ("CAS") 240

RISK OF FRAUD

Significant risk

Section 240.32 of Canadian Auditing Standards states: "Management is in a unique position to perpetrate fraud because of management's ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. Although the level of risk of management override of controls will vary from entity to entity, the risk is nevertheless present in all entities. Due to the unpredictable way in which such override could occur, it is a risk of material misstatement due to fraud and thus a significant risk."

Our audit methodology adheres to these mandatory requirements to assess this as a significant risk of fraud.

Our response

As the risk is not rebuttable, our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

- Testing of journal entries and other adjustments.
- Performing a retrospective review of significant estimates and evaluating the business rationale of significant unusual transactions.
- Utilizing application software to evaluate the completeness of the journal entry population through a roll-forward of all accounts. We used computer-assisted audit techniques (CAATs) to analyze journal entries and apply certain criteria to identify journal entries for further testing.
- Reviewing the accounting estimates and assessing whether management's estimates are reasonable and not indicative of management bias.

Our findings

There were no issues noted in our audit testing described above.

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Other risks of material misstatement and results

We highlight our significant findings in respect of **other risks of material misstatement**.

Revenue, deferred revenues, and development cost charges

RISK OF ERROR

Other risk of material misstatement	Estimate?
Revenue from transactions with performance obligations are recognized when the City satisfies the performance obligation by providing the promised goods or services to a payor. Revenue from transactions with no performance obligations are recognized when the City has the authority to claim the economic inflow and an event has given rise to the asset. Revenue relating to future periods, including property taxes, development cost charges ("DCCs"), government grants, contributions for future capital works, and amounts collected for building permits and facility upgrades, are reported as deferred revenue and recognized when earned.	Yes – Deferred revenue for permits. There is no risk of material misstatement due to estimation.

Our response

- We updated our understanding of the process activities and controls over revenue, deferred revenue, development cost charges, and restricted funds.
- We performed a walkthrough of the contributions received and related expenditures process, by tracing a transaction from initiation through to being recorded in the general ledger to confirm that the controls are implemented as designed.
- We inspected specific contracts and new grants to determine whether there were stipulations or restrictions impacting revenue recognition. We assessed whether revenue was appropriately recognized, or the amount was appropriately deferred. We also agreed the amounts recorded to cash receipts and the funding letter.
- We assessed whether the appropriate stipulations were met by inspecting and recalculating expenses incurred for certain projects.
- We performed substantive analytical procedures over taxation revenue to establish expected changes in taxation revenue, and compared with the actual recorded amount to assess the revenue recorded is within our expectation.
- We selected a sample of revenue transactions other than taxation revenue and vouched to supporting documents to ensure revenue was recognized appropriately.
- We reviewed management's estimation and revenue recognition methodology for permits. We selected a sample of permit transactions, agreed the amounts recorded to cash receipts and other relevant supporting documentation (e.g.application) and ensured the appropriate accounting treatment has been applied.

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Other risks of material misstatement and results (continued)

We highlight our significant findings in respect of **other risks of material misstatement**.

Revenue, deferred revenues, and development cost charges (continued)

RISK OF ERROR

Our response

- We reconciled permits to new development cost charges (“DCC”) during the year and inspected appropriate bylaws noting the appropriation for its specified purpose.
- We tested a sample of DCC charges, recalculated the total amount, agreed each factor in the calculation to supporting documentation and agreed the amount recorded to cash receipts.
- We tested a sample of DCC expenditures, ensuring the expenditure bylaws were approved by Council and agreed the amount recorded to supporting documentation.
- We selected a sample of letters of credit held by the City and confirmed the authenticity of the letter of credit with the financial institution.

Our findings

There were no issues noted in our testing.

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Other risks of material misstatement and results (continued)

We highlight our significant findings in respect of **other risks of material misstatement**.

Expenses, including salaries and benefits expense

RISK OF ERROR

Other risk of material misstatement	Estimate?
Expenses are closely monitored against approved budgets. Salaries and expenses represent a significant portion of the City's expenses. There is a need to ensure that the expenses recognized are appropriate.	No

Our response

- We updated our understanding of the process activities and controls over expenses, including salaries and benefits expense.
- We performed a walkthrough of the process activities, by tracing a transaction from initiation through to being recorded in the general ledger.
- We performed substantive procedures over expenses, including testing a sample of expenses and agreeing them to supporting documentation to ensure expenses are appropriately recognized.
- We tested a sample of salaries and benefit expenses, and vouched to underlying supporting document including approved timesheets, employee contracts and payroll registers ensuring employee related expenses were appropriately recognized.
- We performed substantive procedures over other expenses, including reviewing and vouching a sample of expenses to underlying supporting documentation, ensuring the expenses are appropriately recognized.
- We selected a sample of payments made, trade payables recorded, and invoices received subsequent to year-end and ensured they were recorded in the appropriate fiscal year.

Our findings

There were no issues noted in our testing.

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Other risks of material misstatement and results (continued)

We highlight our significant findings in respect of **other risks of material misstatement**.

Tangible Capital Assets

RISK OF ERROR

Other risk of material misstatement	Estimate?
Tangible capital assets ("TCA") represent a significant portion of assets of the City. The assets owned by the City include land, buildings, furniture and equipment, vehicles, water and waste system infrastructure, road infrastructure, and library collection and may require estimation.	Yes - the established useful lives of tangible capital assets, asset retirement obligation and contributed assets. There is no risk of material misstatement due to estimation.

Our response

- We updated our understanding of the process activities and controls over TCA, including the year-end process around identifying assets for impairment.
- We performed a walkthrough of the process activities, by tracing a transaction from initiation through to being recorded in the general ledger.
- We obtained the TCA continuity schedule, verified its mathematical accuracy and performed substantive procedures over additions, disposals, reclassifications, and other adjustments.
- We tested a sample of additions, including developer contributions, and inspected supporting documentation to ensure it is appropriate to capitalize the costs.
- We tested a sample of disposals, by inspecting supporting documentation and assessing if the gain or loss on disposal has been recorded appropriately.
- We assessed the reasonableness of estimated useful lives and amortization recognized.
- We obtained an update on management's assessment of the asset retirement obligations, and assessed the reasonableness of changes to the obligations incurred during the fiscal year as well as changes to assumptions.
- We inspected a sample of agreements for contractual commitments and related disclosure requirements.

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Other risks of material misstatement and results (continued)

We highlight our significant findings in respect of **other risks of material misstatement**.

Tangible Capital Assets (Continued)

RISK OF ERROR

Our response

- We performed additional procedures over the capitalization of costs related to capital projects by including walkthroughs of the process, inquiries with the finance manager and project managers, and selection of samples for vouching to supporting documents.

Our findings

- During our audit, we noted certain assets included in the 2025 tangible capital assets additions had been placed into service in prior periods, with amortization related to those prior periods recorded as amortization expense in 2025. This treatment resulted in an overstatement of 2025 amortization expenses and a corresponding understatement of amortization expenses and a misclassification between assets under construction and a tangible capital assets in prior periods. Management reviewed the list of in-use assets with project managers and corrected the resulting misstatements in 2025. We have noted an uncorrected misstatement related to the impact on the opening accumulated surplus of tangible capital assets and related amortization for assets with in-service dates in prior periods, as the amount is immaterial. For further details, please refer to Appendix 2 – *Management Representation Letter*. We have also communicated a performance improvement observation and communication to the timeliness of asset capitalization and amortization commencement. See page 15 for further details.

- We also noted a performance improvement observation related to the standardization of guidance for capitalization of project costs. See page 16 for further details.

Except for the adjustments and performance observations noted, there were no other issues noted in our testing over TCA.

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Other area of audit focus

We highlight our significant findings in respect of **other areas of audit focus**.

Valuation of post-employment benefit liability

RISK OF ERROR

Other area of audit focus	Estimate?
The City provides certain post-employment benefits, compensated absences, and termination benefits to employees. Due to the complexities of the estimate, management has engaged an actuarial expert to assist in the development of the estimate.	Yes – Actuarial valuations of post-employment benefit liability. There is no risk of material misstatement due to estimation.

Our response

- We updated our understanding of the process activities and controls over employee future benefits.
- We obtained the actuarial valuation report prepared by the City's actuarial expert, Convyta Partners Limited Partnership ("Convyta"), and assessed significant assumptions used for reasonableness.
- We assessed the competence, expertise, and qualifications of the City's actuarial expert, and the reasonableness of the valuation methodology applied.
- We obtained data inputs provided by the City to the actuary for use in determining the estimate and tested select items to determine completeness and accuracy of the data provided.
- We reviewed the financial statement note disclosure to ensure the required disclosure under the accounting standards are appropriately included.

Our findings

There were no issues noted in our testing.

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Control deficiencies and observations

Consideration of internal control over financial reporting (ICFR)

In planning and performing our audit, we considered ICFR relevant to the City's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.

Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting

A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

Significant deficiencies in internal control over financial reporting

A deficiency, or a combination of deficiencies, in internal control over financial reporting that, in our judgment, is important enough to merit the attention of those charged with governance.

We did not identify any control deficiencies that we determined to be significant deficiencies in ICFR. We identified new other observations in the current. See pages 15 to 16 for further details.

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Control deficiencies – other observations (continued)

Description	Observation and implication	Potential effects and recommendation
Timeliness of Asset Capitalization and Amortization Commencement	**New in current year** During our audit, we noted in 2025 certain assets transferred from construction in progress into additions that had been placed into service in prior periods. Amortization related to those prior periods was recorded as amortization expense in 2025. This resulted in an overstatement of 2025 amortization expense and a corresponding understatement of amortization expense in prior periods, as well as a misclassification between assets under construction and tangible capital assets in prior periods. While the current year financial statements have been corrected, the timing of asset capitalization and commencement of amortization as not consistently aligned with actual in-service dates. This may reduce the precision of financial reporting across periods and affect comparability of result year over year.	Potential audit risk If depreciation commencement dates are not addressed consistently and supported by appropriate documentation, there is an increased risk of: ▪ Misstatement of amortization expense and tangible capital assets across reporting periods; ▪ Misclassification between assets under construction and tangible capital assets; and ▪ Increased reliance on post-year-end corrections rather than preventative controls. Recommendation We recommend that the City strengthen its processes for determining and documenting assets in-service: ▪ Enhancing communication among project managers, and finance staff to ensure timely reclassification of assets from assets under construction to tangible capital assets; and ▪ Implementing periodic reviews by project managers for capital projects nearing completion to ensure amortization commences in the appropriate period. These processes will support more consistent application of amortization policies and improve the accuracy of financial reporting.

Management response

To strengthen the capitalization review process, the City will implement enhanced monitoring tools to help identify projects that may require follow up. These tools will support timely engagement with project managers to ensure that assets placed in service are accurately captured.

As part of this ongoing effort, Finance will continue its regular communication practices, including requesting quarterly project updates from project managers and issuing a year end reminder to project managers to provide asset in service information within the year the assets are placed in service.

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Control deficiencies – other observations (continued)

Description	Observation and implication	Potential effects and recommendation
Standardization of Guidance for Capitalization of Project Costs	**New in current year** During our audit, we observed that the City relies on information provided by project managers to determine the capitalization of costs for capital projects. While training and guidance are provided, the nature and extent of their application vary amongst individual project managers and is not consistently applied or documented. As part of our audit procedures, we conducted interviews with a finance management and various project managers to gain and understanding of the current process. Based on the discussions, we noted that: ▪ Project managers provided varying level of understanding the capitalization of project costs; and ▪ The frequency and consistency of project costs review performed by project managers varies across individuals.	<u>Potential audit risk</u> There is increased risk that costs may be inconsistently capitalized or expensed across projects. This could result in: ▪ Misstatement of tangible capital assets and related expenses; ▪ Inconsistent application of the City's accounting policies and applicable accounting standards; and ▪ Increase reliance on compensating controls and post-year end audit adjustments rather than preventative processes. <u>Recommendation</u> We recommend that the City formalize the Project Manager (PM) orientation training guide related to the capitalization of project costs. This could include: ▪ Developing a formal administrative directive that clearly outline criteria for capitalizing versus expensing costs, aligned with the City's accounting policies and applicable accounting standard; ▪ Establishing mandatory training for all project managers regardless of experience level; and ▪ Establishing a consistent review and documentation process to support the assessment of costs incurred on capital projects. Formalizing these processes will promote consistency across projects, support accurate financial reporting and reduce the risk of misclassification of project costs.

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Control deficiencies – other observations (continued)

Standardization of Guidance for Capitalization of Project Costs (continued)

Management response

Finance will continue to review capitalization information submitted by project managers. To enhance this process, Finance will provide standardized capitalization review instructions and remind project managers to verify the accuracy of project cost and asset information.

In addition, a centralized resource hub with training materials will also be developed to support project managers in completing their reviews. These materials will be shared with Human Resources for incorporation into mandatory training for all project managers and other relevant staff involved in capital project reviews. The Project Manager (PM) orientation training guide will be developed into an Administrative Directive.

Internal Audit will be reviewing the capital projects as part of the 2026 audit plan and further guidance may result from this review.

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Accounting policies and practices

Initial selection of significant accounting policies and practices

- There were no initial or revised significant accounting policies and practices.
- There were no significant accounting policies in controversial or emerging areas.
- There were no issues noted with the timing of the City's transactions in relation to the period in which they were recorded, other than the items described in *Appendix 2 – Management Representation Letter.*
- There were no issues noted with the extent to which the financial statements are affected by a significant unusual transaction and extent of disclosure of such transactions.
- There were no issues noted with the extent to which the financial statements are affected by non-recurring amounts recognized during the period and extent of disclosure of such transactions.

Description of new or revised significant accounting policies and practices

- There were no issues noted with management's identification of accounting estimates.
- There were no issues noted with management's process for making accounting estimates.
- There were no indicators of possible management bias.
- There were no significant factors affecting the City’s asset and liability carrying values.

Significant qualitative aspects

- There were no issues noted with the judgments made, in formulating particularly sensitive financial statement disclosures.
- There were no issues noted with the overall neutrality, consistency, and clarity of the disclosures in the financial statements.
- There were no significant potential effects on the financial statements of significant risks, exposures, and uncertainties.

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Our commitment to delivering audit quality

We define '**audit quality**' as being the outcome when:

- audits are **executed consistently**, in line with the requirements and intent of **applicable professional standards** within a strong **system of quality management**; and
- all of our related activities are undertaken in an environment of the utmost level of **objectivity, independence, ethics** and **integrity**.

KPMG is committed to fulfilling our public interest role in providing robust assurance that can benefit investors and other stakeholders.

Businesses are integrating technology in ways once unimaginable. Geopolitical changes and inflationary pressures continue to drive uncertainty, and businesses need to take action to respond to societal threats like climate change.

The pace and scale of change only strengthens our resolve to ensure the quality, consistency and adaptability of our services are fit for this new future. Audit and assurance quality remains the highest priority at KPMG.

Through sustained innovation, we aim to consistently deliver superior audit quality. Across the global organization:

- KPMG firms have implemented a consistent risk-based approach to our system of quality management to drive audit and assurance quality, enabling us to meet the requirements of the International Standard on Quality Management 1 (ISQM 1).
- We are utilising powerful technologies on audit and assurance engagements, including artificial intelligence, and leveraging our alliances with technology leaders such as Microsoft to further enhance quality and provide even more value through deeper analysis of businesses, no matter their size.
- We believe the same level of rigour, quality, consistency and trust that is applied to financial statement information by companies should also apply to ESG reporting. Therefore, across the global organization we have deployed an assurance methodology, KPMG Clara workflow and learning tools to upskill and build teams to provide assurance on ESG reporting that helps our clients build a more sustainable future.

We encourage you to read our Transparency Report to learn more about our system of quality management and our firm's statement on the effectiveness of our SoQM:

KPMG Canada Transparency Report

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How do we deliver audit quality?

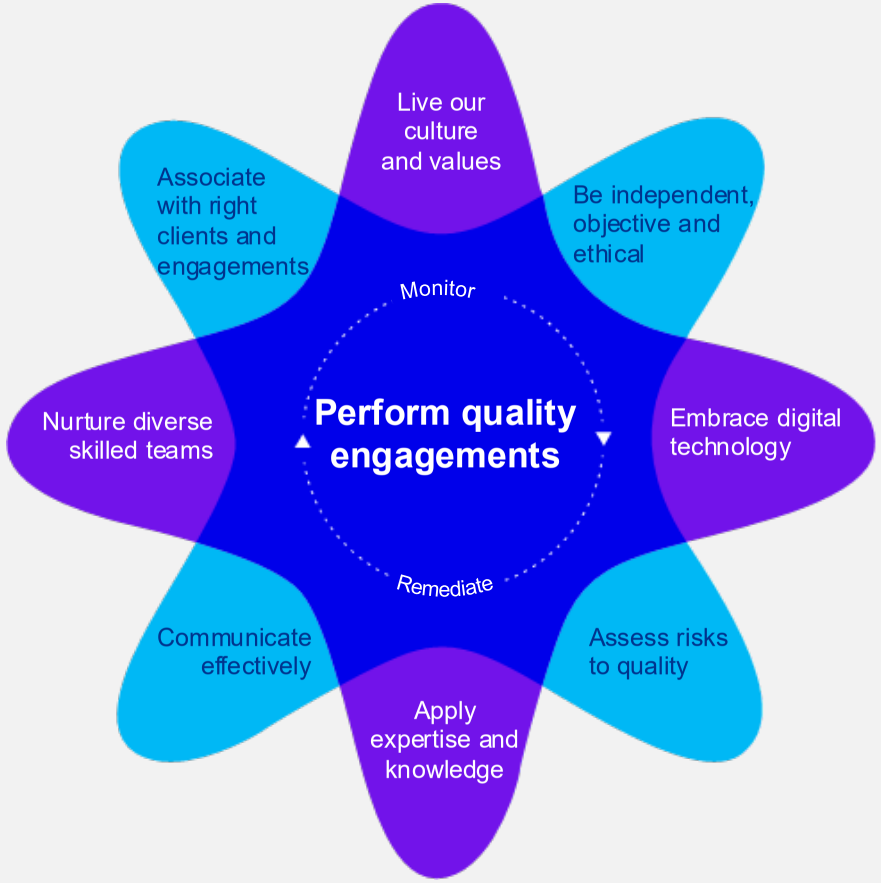
Quality essentially means doing the right thing and remains our highest priority. We have strengthened the consistency and robustness of our system of quality management to meet the requirements of ISQM 1 (CSQM 1), issued by the International Audit and Assurance Standards Board. Foundational for quality management, KPMG's globally consistent approach to ISQM 1 drives compliance with the standard and our efforts to strengthen trust and transparency with clients, the capital markets and the public we serve.

Aligned with ISQM 1 (CSQM 1), our SoQM meets the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA) and the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting in Canada, which apply to professional services firms that perform audits of financial statements.

Our **Global Quality Framework** outlines how we deliver quality and how every KPMG professional contributes to its delivery.

- **'Perform quality engagements'** sits at the core, along with our commitment to continually monitor and remediate to fulfil our quality drivers.

- Our **quality value drivers** are the cornerstones to our approach underpinned by the **supporting drivers** and give clear direction to encourage the right behaviours in delivering audit quality.



Doing the right thing. Always.

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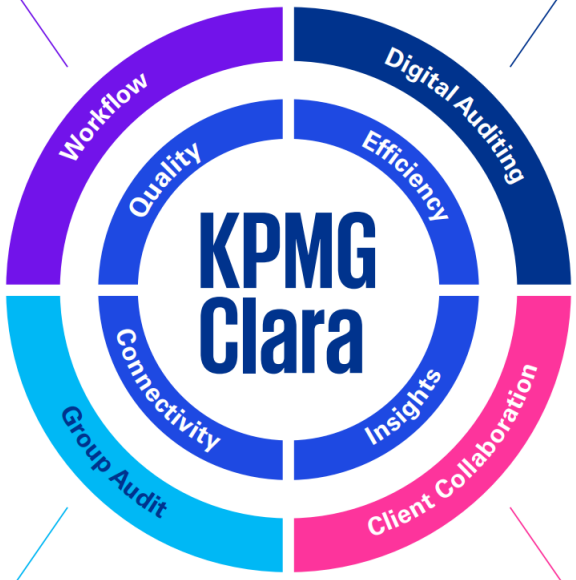
The KPMG Audit

Globally consistent audit and assurance methodology and tools

As a scalable, intuitive cloud-based platform, KPMG Clara is driving globally consistent execution across all KPMG member firms. It enables delivery of KPMG audit and assurance methodologies through data-enabled workflows, which align with the applicable audit and assurance standards and provide an improved experience to audit and assurance professionals.

- Data and AI-driven
- Audit & Assurance including ESG
- Global, risk-based methodology

- Enhanced two-way communication
- Tailored scoping
- Group audit connectivity



- "Risk-to-response" analytics
- Gen AI integration
- Search knowledge base

- Real-time alerts and task tracking
- Interaction with audit team
- Access to insights

- Methodology aligned with professional standards, laws and regulations
- Standardised methodology and guidance
- Deep technical expertise and knowledge
- Quality and risk management policies

- Meeting the applicable standards, including International Standards on Auditing (ISA), standards issued by the Public Company Accounting Oversight Board (PCAOB) and the American Institute of CPAs (AICPA) – supplemented by KPMG firms to comply with additional local auditing standards and regulatory or statutory requirements.
- Identifying risks of material misstatements and the necessary audit response.

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Appendices

1 Required communications

2 Management Representation Letter



Appendix 1: Other required communications

Auditor's report	Engagement letter
The conclusion of our audit is set out in the draft auditor's report attached to the draft financial statements.	The objectives of the audit, our responsibilities in carrying out our audit, as well as management's responsibilities, are set out in the engagement letter, copy of which has been provided to management.
Audit findings report	**Management representation letter**
Represented by this report.	In accordance with professional standards, copy of the management representation letter is included in Appendix 2.
Independence	**Internal control deficiencies**
Refer to page 4 for confirmation of independence.	We did not identify any significant control deficiencies. Refer to pages 14 to 16 for other control observations identified in current year.

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Appendix 1: Required communications (continued)

Management's responsibilities



Under the auditing standards, we are required to obtain the agreement of management that it acknowledges and understands its responsibility. An audit of the annual financial statements does not relieve management or those charged with governance of their responsibilities. We have obtained management's acknowledgment and understanding of their responsibilities in the engagement letter and as described below:

(a) the preparation and fair presentation of the annual financial statements in accordance with the financial reporting framework referred to above.
(b) providing us with all information of which management is aware that is relevant to the preparation of the financial statements ("relevant information") such as financial records, documentation and other matters, including:
— the names of all related parties and information regarding all relationships and transactions with related parties
— the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council, and committees of Council that may affect the financial statements. All significant actions are to be included in such summaries.
(c) providing us with unrestricted access to such relevant information.
(d) providing us with complete responses to all enquiries made by us during the engagement.
(e) providing us with additional information that we may request from management for the purpose of the engagement
(f) providing us with unrestricted access to persons within the Entity from whom we determine it necessary to obtain evidence
(g) such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. Management also acknowledges and understands that they are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.
(h) ensuring that all transactions have been recorded and are reflected in the financial statements.
(i) ensuring that internal auditors providing direct assistance to us, if any, will be instructed to follow our instructions and that management, and others within the entity, will not intervene in the work the internal auditors perform for us.
(j) providing us with written representations required to be obtained under professional standards and written representations that we determine are necessary. Management also acknowledges and understands that, as required by professional standards, we may disclaim an audit opinion when management does not provide certain written representations required.

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Appendix 1: Independence communications (continued)

Auditor independence is a shared responsibility and most effective when management, audit committees, and audit firms work together in considering compliance with relevant independence rules. In order for KPMG to fulfill its professional responsibility to maintain and monitor independence, management, the audit committee, and KPMG each play an important role. We apply the following ethical requirements, including independence requirements, in:

- the rules of professional conduct / code of ethics applicable to the practice of public accounting issued by various professional accounting bodies in Canada ("CPA code") that are relevant to audits of financial statements of non-reporting issuers; and
- the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants ("IESBA independence rule") that are relevant to audits of financial statements of non-public interest entities.

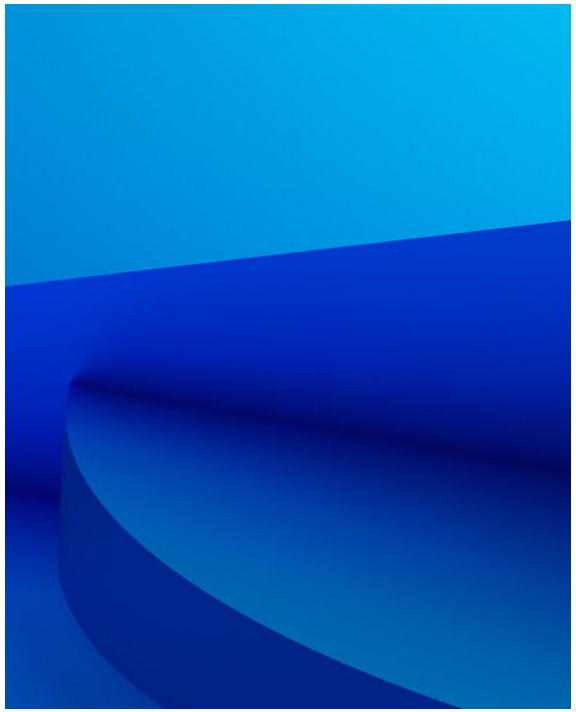


The firm maintains a system of quality control over compliance with independence rules and firm policies. Timely information before the effective date of transactions or other business changes is necessary to effectively maintain the firm's independence in relation to:

- New related entities
- Any former KPMG professional who are directors, officers, or employee in a position to exert significant influence over the preparation of the client's accounting records or the financial statements.



- We will report to those charged with governance all relationships that may reasonably be thought to bear on our independence, including fees charged, and discuss the potential effects of such relationships on our independence. We will also report the related safeguards that have been applied, as applicable, to eliminate identified threats to independence or reduce them to an acceptable level.
- This communication, if any, will be provided during our year-end communications.



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Appendix 1: Independence communications (continued)

Under the newly effective *Narrow-scope Amendments to Canadian Auditing Standard (CAS) 700, Forming an Opinion and Reporting on Financial Statements, and CAS 260, Communication with Those Charged with Governance*, the auditor shall communicate with those charged with governance the relevant ethical requirements, including those related to independence, that the auditor applies for the audit engagement, including if applicable in the circumstances, any independence requirements specific to audits of financial statements of certain entities.

In accordance with this requirement, we communicate to the Committee that we apply the following ethical requirements, including independence requirements, in:

- the rules of professional conduct / code of ethics applicable to the practice of public accounting issued by various professional accounting bodies in Canada ("CPA Code") that are relevant to audits of financial statements; and
- the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants that are relevant to audits of financial statements.

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Appendix 2: Management representation letter

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(Letterhead of City of Richmond)

MANAGEMENT REPRESENTATION LETTER

KPMG LLP
P.O. Box 10426
777 Dunsmuir Street
Vancouver, BC V5Y 1K3

Date of Council's acceptance of the financial statements

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of the City of Richmond (the "City") as at and for the period ended December 31, 2025.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated October 26, 2022, including for:

   a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.

   b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:

      - the names of all related parties and information regarding all relationships and transactions with related parties; and

      - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council and committees of Council that may affect the financial statements. All significant actions are included in such summaries.

   c) providing you with unrestricted access to such relevant information.

   d) providing you with complete responses to all enquiries made by you during the engagement.

   e) providing you with additional information that you may request from us for the purpose of the engagement.

   f) providing you with unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.

   g) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.

h) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

i) ensuring that internal auditors providing direct assistance to you, if any, were instructed to follow your instructions and that we, and others within the City, did not intervene in the work the internal auditors performed for you.

Internal control over financial reporting:

2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

3) We have disclosed to you:

a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

b) all information in relation to fraud or suspected fraud that we are aware of that involves:

- management;
- employees who have significant roles in internal control over financial reporting; or
- others;

where such fraud or suspected fraud could have a material effect on the financial statements.

c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, short-sellers, or others.

d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements or illegal acts, whose effects should be considered when preparing financial statements.

e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

f) We have disclosed to you all information regarding investigations into possible fraud and/or non-compliance or suspected non-compliance with laws and regulations, including illegal acts, that we have undertaken at our discretion and completed, including the results of such investigations, and the resolution of the matters, if any, identified in such investigations.

Subsequent events:

4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment or disclosure in the financial statements have been adjusted or disclosed.

Related parties:

5) We have disclosed to you the identity of the City's related parties.

6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.

7) All related party relationships and transactions/balances have been appropriately accounted for and disclosed in accordance with the relevant financial reporting framework.

Estimates:

8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.

10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the City's ability to continue as a going concern.

Other information:

11) We confirm that the final version of the 2025 annual report will be provided to you when available, and prior to issuance by the City, to enable you to complete your required procedures in accordance with professional standards.

Misstatements:

12) The effects of the uncorrected misstatements described in **Attachment II** are immaterial, both individually and in the aggregate, to the financial statements as a whole.

13) We approve the corrected misstatement identified by you during the audit described in **Attachment II** .

Non-SEC registrants or non-reporting issuers:

14) We confirm that the City is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).

15) We also confirm that the financial statements of the City will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Yours very truly,

_____
Serena Lusk, Chief Administrative Officer

_____
Jerry Chong, General Manager, Finance and Corporate Services

_____
Mike Ching, Director, Finance

_____
Cindy Gilfillan, Manager, Financial Reporting

cc: Finance and Audit Committee of the City of Richmond

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Information is obscured if it is communicated in a way that would have a similar effect for users of financial statements to omitting or misstating that information. The following are examples of circumstances that may result in material information being obscured:

a) information regarding a material item, transaction or other event is disclosed in the financial statements but the language used is vague or unclear;

b) information regarding a material item, transaction or other event is scattered throughout the financial statements;

c) dissimilar items, transactions or other events are inappropriately aggregated;

d) similar items, transactions or other events are inappropriately disaggregated; and

e) the understandability of the financial statements is reduced as a result of material information being hidden by immaterial information to the extent that a primary user is unable to determine what information is material.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Attachment II – Summary of Audit Misstatements Schedules

Summary of Corrected Audit Misstatements 2025

	Uncorrected Misstatements	Annual Surplus (Increase) / Decrease	Asset Increase / (Decrease)	Liability (Increase) / Decrease	Opening Accumulated Surplus (Increase) / Decrease
1	Dr. Tangible capital assets Dr. Amortization expense Cr. Tangible capital assets – asset under construction Cr. Accumulated amortization expense *To record tangible capital assets and related amortization for assets with in-service dates in the current year and prior periods.*	- 895,193 - -	10,035,511 - (10,035,511) (895,193)	- - - -	- - - -
	Total	**895,193**	**(895,193)**	**-**	**-**

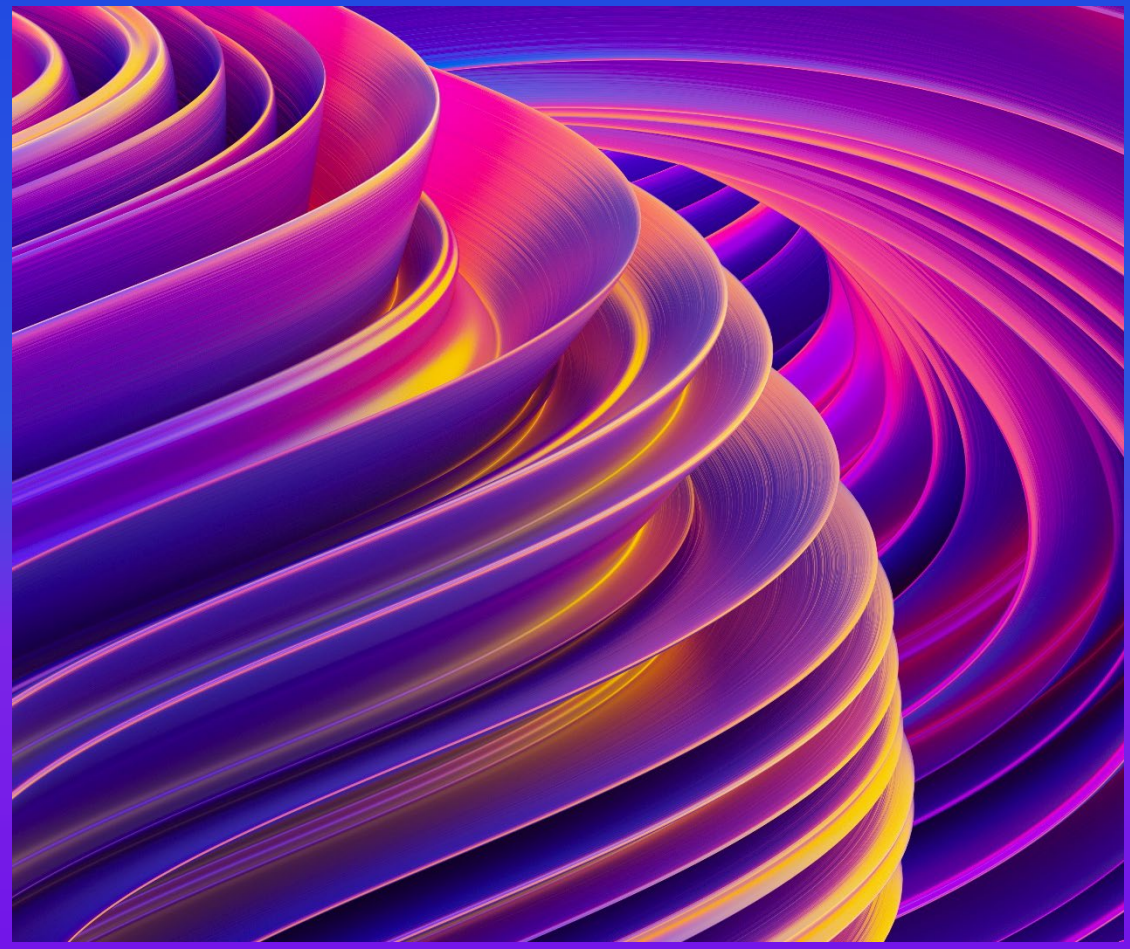
Summary of Uncorrected Audit Misstatements 2024 (updated)

	Uncorrected Misstatements	Annual Surplus (Increase) / Decrease	Asset Increase / (Decrease)	Liability (Increase) / Decrease	Opening Accumulated Surplus (Increase) / Decrease
1	Dr. Opening accumulated surplus Cr. Provincial and federal contributions *The roll over effects of an out-of-period adjustment to Major Road Network revenue of fiscal year 2024 made by management in order to record revenue in the period where the transfer stipulations have been satisfied.* *Identified during the 2024 audit.*	- (6,497,346)	- -	- -	6,497,346 -
2	Dr. Tangible capital assets Dr. Amortization expense Dr. Opening accumulated surplus Cr. Tangible capital assets – asset under construction Cr. Accumulated depreciation expense *The effects of out-of-period adjustments made by management in order to record tangible capital assets and related amortization for assets with in-service dates in prior periods.* *Identified during the 2025 audit.*	- 150,562 - - -	10,505,209 - - (10,505,209) (629,266) -	- - - - -	- - 478,704 - -
	Total	**(6,346,784)**	**(629,266)**	**-**	**6,976,050**

KPMG

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Consolidated Financial Statements of

CITY OF RICHMOND

And Independent Auditor's Report thereon

Year ended December 31, 2025

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

DRAFT

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

CITY OF RICHMOND

Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash and cash equivalents (note 3)	$ 196,692	$ 199,381
Investments (note 3)	1,595,351	1,590,310
Investment in Lulu Island Energy Company ("LIEC") (note 4)	42,174	39,855
Accrued interest receivable	21,582	22,681
Accounts receivable (note 5)	51,473	45,887
Taxes receivable	31,784	27,123
Development fees receivable (note 11)	18,000	18,084
Debt reserve fund - deposits (note 6)	960	960
Loans receivable (note 7)	881	-
	1,958,897	1,944,281
Liabilities		
Accounts payable and accrued liabilities (note 8)	106,930	125,784
Asset retirement obligations (note 9)	11,512	11,120
Post-employment benefits (note 10)	38,105	37,397
Development cost charges (note 11)	242,462	226,012
Deposits and holdbacks (note 12)	172,405	161,822
Deferred revenue (note 13)	87,258	80,586
Debt, net of sinking fund deposits (note 14)	85,455	89,092
	744,127	731,813
Net financial assets	1,214,770	1,212,468
Non-Financial Assets		
Tangible capital assets (note 15)	2,990,613	2,840,927
Inventory of materials and supplies	4,786	5,759
Prepaid expenses	6,304	5,393
	3,001,703	2,852,079
Accumulated surplus (note 16)	$ 4,216,473	$ 4,064,547

Contingent demand notes (note 6)
Contingent assets and contractual rights (note 19)
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:

General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (notes 2(p) and 25)	2025	2024
Revenue:			
Taxation and levies (note 21)	$ 327,170	$ 337,668	$ 318,093
Utility fees	172,472	169,506	150,823
Sales of services	61,378	59,692	57,450
Payments-in-lieu of taxes (note 21)	15,001	22,052	20,054
Provincial and federal contributions	31,396	27,708	22,048
Development cost charges (note 11)	16,747	13,826	70,450
Other capital funding sources	83,619	33,640	31,237
Other revenue:			
Investment income	30,636	62,123	69,853
Gaming revenue	11,500	11,390	11,971
Licences and permits	14,014	15,822	19,856
Other (note 22)	16,313	29,056	39,892
Equity income in LIEC (note 4)	215	2,319	2,757
	780,461	784,802	814,484
Expenses:			
Law and community safety	171,545	160,652	152,746
Utilities: flood, sanitation, sewer and water	167,715	166,501	144,647
Parks, recreation and culture	86,660	87,504	78,173
General government	81,950	86,185	74,564
Engineering, transportation, public works and project development	78,284	77,996	71,322
Planning and development	44,179	21,045	27,427
Richmond Olympic Oval	20,963	19,933	20,351
Richmond Public Library	13,058	13,060	12,239
	664,354	632,876	581,469
Annual surplus	116,107	151,926	233,015
Accumulated surplus, beginning of year	4,064,547	4,064,547	3,831,532
Accumulated surplus, end of year	$ 4,180,654	$ 4,216,473	$ 4,064,547

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets
(Expressed in thousands of dollars)

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (notes 2(p) and 25)	2025	2024
Annual surplus for the year	$ 116,107	$ 151,926	$ 233,015
Acquisition of tangible capital assets	(157,061)	(194,697)	(187,379)
Contributed tangible capital assets	(62,803)	(32,256)	(31,065)
Amortization of tangible capital assets	74,070	76,492	71,703
Asset retirement obligation	-	(170)	(103)
Net loss (gain) on disposal of tangible capital assets	-	433	(2,514)
Proceeds on sale of tangible capital assets	-	512	3,333
	(29,687)	2,240	86,990
Acquisition of inventory of materials and supplies	-	(4,786)	(5,759)
Acquisition of prepaid expenses	-	(6,304)	(5,393)
Consumption of inventory of materials and supplies	-	5,759	6,146
Use of prepaid expenses	-	5,393	4,909
Change in net financial assets	(29,687)	2,302	86,893
Net financial assets, beginning of year	1,212,468	1,212,468	1,125,575
Net financial assets, end of year	$ 1,182,781	$ 1,214,770	$ 1,212,468

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Cash Flows
(Expressed in thousands of dollars)

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 151,926	$ 233,015
Items not involving cash:		
Amortization of tangible capital assets	76,492	71,703
Asset retirement obligation	222	(876)
Net loss (gain) on disposal of tangible capital assets	433	(2,514)
Contributions of tangible capital assets	(32,256)	(31,065)
Equity income in LIEC	(2,319)	(2,757)
Changes in non-cash operating working capital:		
Accrued interest receivable	1,099	3,933
Accounts receivable	(5,586)	(10,820)
Taxes receivable	(4,661)	(6,590)
Development fees receivable	84	2,215
Loans receivable	(881)	-
Inventory of materials and supplies	973	387
Prepaid expenses	(911)	(484)
Accounts payable and accrued liabilities	(18,854)	22,550
Post-employment benefits	708	(484)
Development cost charges	16,450	(15,622)
Deposits and holdbacks	10,583	13,084
Deferred revenue	6,672	5,229
Net change in cash from operating activities	200,174	280,904
Capital activities:		
Cash used to acquire tangible capital assets	(194,697)	(187,379)
Proceeds on disposal of tangible capital assets	512	3,333
Net change in cash from capital activities	(194,185)	(184,046)
Financing activities:		
Repayments of debt	(3,637)	(9,537)
Debt reserve fund	-	508
Net change in cash from financing activities	(3,637)	(9,029)
Investing activities:		
Purchase of investments	(5,041)	(209,927)
Net change in cash from investing activities	(5,041)	(209,927)
Decrease in cash and cash equivalents	(2,689)	(122,098)
Cash and cash equivalents, beginning of year	199,381	321,479
Cash and cash equivalents, end of year	$ $196,692	$ 199,381
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	$ 170	$ 103

See accompanying notes to consolidated financial statements.

1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer and drainage.

2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks and Reserve Funds consolidated with the Richmond Public Library Board (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

(i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing and servicing general debt.

(ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

(iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

(iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenues are normally recognized in the year in which they are earned. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(d) Financial instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, loans receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025 and December 31, 2024. As a result, the City does not have a Consolidated Statement of Remeasurement Gains and Losses.

Transaction costs incurred on the acquisition of financial instruments are recorded at cost and expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

Accounts receivables, development fees receivable, investments, accounts payable and accrued liabilities and debt are measured at amortized cost using the effective interest rate method.

Concessionary loans are recorded at net present value at issue and related present value discounts are expensed. The loan discount amortization is recorded to revenue using the effective interest rate method over the term of the loan. Valuation allowances are made when collectability is considered doubtful. Interest is accrued on loans receivable only when collection is certain.

2. Significant accounting policies (continued):

(d) Financial Instruments (continued):

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the Consolidated Statement of Operations.

(e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable and development fees receivable:

Accounts receivable and development fees receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages, expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

(j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(i) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(vii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the Consolidated Statement of Operations.

(viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

(i) Property taxes, penalties and interest:

The Community Charter provides the City with the ability to impose and enforce collection of property taxes and levies. Tax revenues are recognized when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual property tax levies and payments-in-lieu of taxes are recorded as taxes for municipal services in the year which they are levied. The British Columbia Assessment Authority's (BCAA) appeal process may affect current year property assessments by supplementary roll adjustments. Adjustments on taxes are recognized in the year when the appeals are settled.

Property taxes collected in advance of the taxation year to which it relates are recorded in deferred revenue. Amounts collected on behalf of other governments and entities are recorded in the City's consolidated financial statements on a net basis.

The City is entitled to collect interest and penalties on overdue taxes. This revenue is recorded in the period the interest and penalties are levied

(ii) Licence and development fees:

Revenue from building and development permits and rezoning fees received in advance of services are provided, is initially deferred and recognized as the performance obligations are fulfilled. The nature of the permit determines the number and type of performance obligation and when the revenue is recognized.

(A) Single performance obligation:

When a permit includes a single performance obligation, revenue is recognized at the time the performance obligation is fulfilled, being either issuance or completion of the permit.

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(ii) Licence and development fees (continued):

(B) Multiple performance obligations:

For permits with multiple performance obligations, the first performance obligation is the issuance of the permit, subsequent performance obligations include activities such as inspections or compliance related tasks. Revenue is recognized as each performance obligation is fulfilled. When multiple performance obligations exist, revenue is allocated between the performance obligations based on the estimated cost to satisfy each performance obligation.

(iii) Cost recoveries:

Fees from sewer and water connection permits are initially deferred and subsequently recognized as revenue when the installation of the connection is completed.

(iv) Donations:

Donations for specified purposes are recognized when the related expenditures are incurred. Unrestricted donations are recognized when the donation is received.

(v) Restricted non-government grants:

Grants from non-government sources with externally imposed restrictions are recognized as revenue when spent in accordance with the funder's specified purpose or when the restriction is fulfilled.

(vi) Development cost charges (DCC's):

The City collects development cost charges in accordance with Council-approved bylaws to finance growth-related projects including parks and engineering infrastructure, which includes roads, drainage, sewer and water. DCC's must be spent on projects within defined area boundaries and are recognized as revenue as Council approved expenditures are incurred.

(vii) Prepaid leases:

The City has land leases with terms ranging from 3 to 99 years, some of which have been prepaid. These amounts are recognized as revenue on a straight-line basis over the lease term.

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(viii) Capital contributions, government transfers:

Contributions are recognized as revenue as the related expenditures are incurred. Restricted transfers from governments are initially deferred and subsequently recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(ix) All other revenues:

Unilateral transactions are recognized as revenue when the City has the authority to retain the inflow of economic resources and identifies a past transaction or event giving rise to an asset. Exchange transactions are recognized as revenue when the City's performance obligation, which is usually to provide goods and/or services, is fulfilled.

(l) Taxes and Payments-in-lieu of taxes

Property tax rates are calculated based on assessment values provided by the BCAA and are approved annually by Council. Assessment values are determined as of July 1st of each year.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated based on values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licences and other fees and recognizes this revenue in the year in which related performance obligations are met, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2025-2029) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10622 on January 27, 2025.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

(i) An environmental standard exists;

(ii) Contamination exceeds the environmental standard;

(iii) The City is directly responsible or accepts responsibility;

(iv) It is expected that future economic benefits will be given up; and

(v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

2. Significant accounting policies (continued):

(s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

(t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The City's asset retirement obligations includes the removal for asbestos and lead in buildings, removal of fuel tanks owned by the City and end-of-life decommissioning costs for certain leases.

Measurement of the asset retirement obligation is recorded at the best estimate of the expenditures required to retire a tangible capital asset. Where available, assessment reports are used with experience and expert advice to determine the liability. The resulting costs are capitalized as part of the carrying amount of the related tangible capital asset that are in productive use. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

The carrying value of the liability is reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. Changes in the liability due to the passage of time are recorded as an accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

3. Cash, cash equivalents and investments:

	2025	2024
Cash and cash equivalents	$ 196,692	$ 199,381
Investments:		
Deposits	444,147	489,091
Government and government guaranteed bonds	719,664	755,104
Bank bonds	408,924	333,646
Municipal Finance Authority bonds	12,473	12,469
Municipal Finance Authority pooled investment fund	10,143	-
	1,595,351	1,590,310
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

	2025	2024
Unrestricted operating, appropriated surplus and reserve funds	$ 470,601	$ 509,121
Restricted statutory and development cost charge reserve funds	1,149,037	1,118,748
Deposits and holdbacks	172,405	161,822
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

Average investment portfolio yield is 4.01% (2024 – 4.33%). The average total cash, cash equivalents and investment portfolio yield is 3.92% (2024 – 4.48%).

The City has available a revolving credit facility up to a maximum of $15,000,000 which bears interest at an annual rate of bank prime less 0.50% per annum, with standby letters of credit up to a maximum of $500,000 for its ongoing operating requirements. The City also has available a revolving credit facility of $4,500,000 which bears interest at an annual rate of the bank's leasing base rate plus 0.60% per annum for its ongoing capital requirements. The City also has available a commercial card credit facility of $2,000,000, with overdue payment subject to an annual rate of bank prime plus 12%. No amounts are outstanding under these banking facilities as of December 31, 2025 or December 31, 2024.

4. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

Summarized financial information relating to LIEC, prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, is as follows:

	2025	2024
Cash, cash equivalents, and investments	$ 22,438	$ 21,305
Accounts receivable	4,379	4,385
Tangible capital assets	87,427	58,128
Total assets	114,244	83,818
Deferred contributions	39,107	22,789
Project agreement	29,527	19,283
Accounts payable and accrued liabilities	1,940	1,291
Government grants	1,360	514
Post-employment benefits	136	86
Total liabilities	72,070	43,963
Shareholder's equity	$ 42,174	$ 39,855
Total revenue	$ 11,364	$ 9,760
Total expenses	9,045	7,003
Net income	$ 2,319	$ 2,757

Included in accounts payable and accrued liabilities in the City's Consolidated Statement of Financial Position are payables to LIEC in the amount of $187,181 (2024 - $166,301).

On September 22, 2022, the LIEC entered into a new concession project agreement with City Centre Energy Limited Partnership ("Project Contractor") to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area. The Project Contractor is a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

5. Accounts receivable:

	2025	2024
Water and sewer utilities	$ 20,073	$ 17,903
Grants	18,167	12,728
Trade receivables	5,369	6,877
Casino revenue	2,819	2,918
Airport policing	2,429	3,622
Other receivables	2,616	1,839
	$ 51,473	$ 45,887

6. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the “MFA”). As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debt whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City’s accounts. The details of the cash deposits and contingent demand notes at December 31, 2025 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	$ 960	$ 2,701

7. Loans receivable:

In 2025, the City entered into a concessionary loan agreement with the Richmond Caring Place Society (the "Society") for facility repairs. The Society received funding in the amount of $1,300,000 to be repaid through equal monthly payments over the 20-year loan term. Payments of interest will not be required unless there is a default, which would result in interest being payable at the Prime Rate on the outstanding principal. The City holds security in the amount of $65,000 and has the right to terminate the land occupancy lease in the event of default. The loan receivable is recorded at present value using the City's long-term borrowing rate at the loan date of 4.08%. The 2025 valuation allowance is $nil.

	2025	2024
Construction loan	$ 881	$ -

8. Accounts payable and accrued liabilities:

	2025	2024
Trade and other accounts payable	$ 59,519	$ 81,520
Property tax payable	25,193	23,138
Payroll accrual	22,218	21,126
	$ 106,930	$ 125,784

9. Asset retirement obligations:

The City's asset retirement obligation consists of the following obligations:

(a) Asbestos and Lead Obligation: Once disturbed, the City has a legal obligation to properly remove and dispose of asbestos and lead. As such, asset retirement obligations have been recognized for various City buildings that are known and/or suspected of containing asbestos and lead.

(b) Fuel Tank Obligation: The City has a legal obligation to adhere to particular practices when removing aboveground storage tanks and underground storage tanks. Asset retirement obligations have been recognized for all known land or buildings where an aboveground storage tank and underground storage tank is known to exist.

(c) Contractual Obligation: The City is party to various contracts and agreements with entities that dictate various end-of life decommissioning activities associated with properties the City is leasing. Asset retirement obligations have been recognized for the estimated cost of adhering to these contracts.

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of the City’s asset retirement obligations result from the removal and disposal of designated materials from buildings and fuel tanks. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	2025	2024
Asset retirement obligation, opening balance	$ 11,120	$ 11,893
Accretion expense during the year	222	195
Asset retirement obligation recorded during the year	170	103
Asset retirement obligation expenditure incurred during the year	-	(1,059)
Asset retirement obligation settled during the year	-	(12)
Asset retirement obligation, closing balance	$ 11,512	$ 11,120

9. Asset retirement obligations (continued):

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise, they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2025 is 4.40% (2024 - 4.30%). There are no liabilities recorded using the present value of future cash flows at December 31, 2025 (2024 - $nil).

10. Post-employment benefits:

The City provides certain post-employment benefits, non-vested sick leave, compensated absences and termination benefits to its employees.

	2025	2024
Accrued benefit obligation, beginning of year	$ 35,147	$ 34,813
Current service cost	2,537	2,514
Interest cost	1,514	1,463
Past service (credit) / cost	(442)	411
Benefits paid	(2,812)	(4,056)
Actuarial loss	2,952	2
Accrued benefit obligation, end of year	$ 38,896	$ 35,147

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2025. The actuarial gain (loss) is being amortized over a period equal to the employees' expected average remaining service lifetime of 11 years (2024 – 11 years).

	2025	2024
Accrued benefit obligation, end of year	$ 38,896	$ 35,147
Unamortized net actuarial (loss) gain	(791)	2,250
Accrued benefit liability, end of year	$ 38,105	$ 37,397

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2025	2024
Discount rate	4.40%	4.30%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

11. Development cost charges:

	2025	2024
Balance, beginning of year	$ 226,012	$ 241,634
Contributions	21,463	44,832
Interest	8,813	9,996
Revenue recognized	(13,826)	(70,450)
Balance, end of year	$ 242,462	$ 226,012

	2025	2024
Drainage	$ 74,804	$ 65,486
Parks acquisition	4,877	4,867
Parks development	17,598	17,579
Roads	90,588	86,308
Sanitary sewer	41,869	39,498
Water	12,726	12,274
Balance, end of year	$ 242,462	$ 226,012

Development cost charges are comprised of restricted cash, cash equivalents and investments of $224,462,425 (2024 - $207,928,660) and restricted development fees receivable of $18,000,063 (2024 - $18,083,640).

12. Deposits and holdbacks:

	Balance December 31, 2024	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2025
Security deposits	$ 138,835	$ 16,097	$ (8,774)	$ 146,158
Developer contributions	8,091	83	(406)	7,768
Damage deposits	6,527	(114)	1,037	7,450
Contract holdbacks	4,708	6,939	(4,448)	7,199
Other	3,661	289	(120)	3,830
	$ 161,822	$ 23,294	$ (12,711)	$ 172,405

13. Deferred revenue:

	Balance December 31, 2024	Externally restricted inflows	Revenue earned	Balance December 31, 2025
Taxes and utilities	$ 33,197	$ 34,805	$ (33,197)	$ 34,805
Grants	19,921	29,023	(22,172)	26,772
Building permits/development	17,322	3,393	(6,722)	13,993
Oval	2,893	15,311	(15,612)	2,592
Parking easement/leased land	2,535	100	(56)	2,579
Licences	843	2,160	(1,631)	1,372
Other	3,875	7,362	(6,092)	5,145
	$ 80,586	$ 92,154	$ (85,482)	$ 87,258

14. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Sinking fund	Net debt 2025	Net debt 2024
158	10334	$ 96,000	$ 10,545	$ 85,455	$ 89,092
		$ 96,000	$ 10,545	$ 85,455	$ 89,092

Current borrowing includes:

MFA issue	Issue date	Term (years)	Maturity date	Interest rate	Refinancing date
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

Interest expense incurred for the year on the long-term debt was $3,926,400 (2024 - $4,764,848). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2026	$ 3,764
2027	3,895
2028	4,032
2029	4,173
2030	4,319
Thereafter	65,272
	$ 85,455

15. Tangible capital assets:

Cost	Balance December 31, 2024	Additions and transfers	Disposals	Balance December 31, 2025
Land	$ 1,285,310	$ 56,588	$ -	$ 1,341,898
Building and building improvements	651,969	74,612	(3,132)	723,449
Infrastructure	2,034,574	69,305	(7,559)	2,096,320
Vehicles, machinery and equipment	196,125	18,125	(5,165)	209,085
Library's collections, furniture and equipment	12,784	951	(968)	12,767
Assets under construction	107,673	7,542	-	115,215
	$ 4,288,435	$ 227,123	$ (16,824)	$ 4,498,734

Accumulated amortization	Balance December 31, 2024	Disposals	Amortization expense	Balance December 31, 2025
Building and building improvements	$ 286,912	$ (2,872)	$ 24,373	$ 308,413
Infrastructure	1,016,181	(7,316)	39,345	1,048,210
Vehicles, machinery and equipment	135,341	(4,723)	11,706	142,324
Library's collections, furniture and equipment	9,074	(968)	1,068	9,174
	$ 1,447,508	$ (15,879)	$ 76,492	$ 1,508,121

15. Tangible capital assets (continued):

Net book value	December 31, 2025	December 31, 2024
Land	$ 1,341,898	$ 1,285,310
Buildings and building improvements	415,036	365,057
Infrastructure	1,048,110	1,018,393
Vehicles, machinery and equipment	66,761	60,784
Library's collection, furniture and equipment	3,593	3,710
Assets under construction	115,215	107,673
Balance, end of year	$ 2,990,613	$ 2,840,927

(a) Assets under construction:

Assets under construction having a value of $115,215,211 (2024 - $107,673,230) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair value at the date of contribution. The value of contributed assets received during the year is $32,255,906 (2024 - $31,065,021) comprised of land in the amount of $11,285,873 (2024 - $23,144,146), and infrastructure in the amount of $15,166,753 (2024 - $7,920,875) and building in the amount of $5,803,280 (2024 - $nil).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2025 (2024 - $nil).

16. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2025 Total	2024 Total
Investment in tangible capital assets	$ 2,938,723	$ -	$ -	$ 8,315	$ 3,594	$ 2,950,632	$ 2,826,079
Reserves (note 17)	743,166	77,920	70,372	15,117	-	906,575	892,736
Appropriated surplus	250,780	18,685	11,695	989	2,720	284,869	273,054
Investment in LIEC	42,174	-	-	-	-	42,174	39,855
Surplus	18,530	1,113	6,653	770	494	27,560	27,215
Other equity	4,663	-	-	-	-	4,663	5,608
Balance, end of year	$ 3,998,036	$ 97,718	$ 88,720	$ 25,191	$ 6,808	$ 4,216,473	$ 4,064,547

17. Reserves:

	Balance, December 31, 2025	Balance, December 31, 2024
Affordable housing	$ 18,681	$ 16,848
Arts, culture and heritage	4,457	4,310
Capital building and infrastructure	180,290	166,411
Capital reserve	305,735	337,547
Capstan station	22,174	21,468
Child care development	13,105	12,773
Community legacy and land replacement	1,929	1,800
Flood protection BL 7812 and BL 10403	80,651	71,177
Equipment replacement	32,654	31,390
Growing communities fund	21,705	21,528
Hamilton area plan community amenity	4,092	3,935
Leisure facilities	36,705	35,155
Local improvements	8,809	8,470
Neighborhood improvement	10,250	9,831
Oval	15,117	13,133
Public art program	5,652	5,302
Sanitary sewer BL 7812 and BL 10401	70,832	63,116
Solid waste	776	256
Steveston off-street parking	391	359
Steveston road ends	34	112
Transportation demand management	20	-
Waterfront improvement	199	195
Water supply BL 7812 and BL 10402	72,317	67,620
	$ 906,575	$ 892,736

18. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 (2024 - 256,000) active members and approximately 133,000 (2024 – 129,000) retired members. Active members include approximately 47,000 (2024 – 45,000) contributors from local governments. 1,943 (2024 – 1,902) of the City's employees are active members of the plan.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The City paid $18,106,887 (2024 - $17,271,458) for employer contributions while employees contributed $15,875,142 (2024 - $15,100,313) to the plan in fiscal 2025.

19. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2025. Contingent assets are not recorded in the consolidated financial statements.

19. Contingent assets and contractual rights (continued):

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licences, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2026	$ 46,406
2027	9,152
2028	6,679
2029	5,514
2030	2,795
Thereafter	10,610

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

20. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2026	$ 5,013
2027	3,078
2028	2,728
2029	1,354
2030	1,143
Thereafter	11,793

20. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2025, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for British Columbia Incorporated ("E- Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for Metro Vancouver; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2025). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

(g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive. The City does not control the community associations, and their financial information is not included in the City financial statements.

21. Taxation and levies:

	2025	2024
Taxes collected:		
Property taxes	$ 656,644	$ 621,165
Payment-in-lieu of taxes and grants	38,968	35,264
Municipal and Regional District Tax (MRDT)	9,276	9,315
Local improvement levies	74	74
	704,962	665,818
Less transfers to other authorities:		
Ministry of Education and Child Care, Province of British Columbia - school taxes	(255,460)	(247,616)
South Coast British Columbia Transportation Authority	(69,610)	(60,588)
Metro Vancouver Regional District	(12,133)	(11,701)
British Columbia Assessment Authority	(7,996)	(7,724)
Other	(43)	(42)
	(345,242)	(327,671)
Less payment-in-lieu of taxes retained by the City	(22,052)	(20,054)
	$ 337,668	$ 318,093

22. Other revenue:

	2025	2024
Penalties and fines	$ 6,541	$ 5,958
Recycle BC	4,964	3,326
Rental properties recoveries	3,959	1,601
Parking program	3,849	2,930
Oval - other revenue	2,633	2,712
Donations	2,581	60
Developer reserve contribution	2,572	15,967
Tangible capital assets gain on sale of land	-	3,008
Other	1,957	4,330
	$ 29,056	$ 39,892

23. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2025	2024
Operating:		
Government of British Columbia	$ 19,967	$ 16,650
Government of Canada	4,633	8,468
Capital:		
Government of British Columbia	13,196	7,099
Government of Canada	1,837	1,405
	$ 39,633	$ 33,622

24. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

(a) **Law and community safety** brings together the City's public safety providers such as police (RCMP), fire-rescue, emergency programs, and community bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties and legal services.

(b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City’s infrastructure of water and sewer networks, flood protection and sanitation and recycling.

(c) **Engineering, transportation, public works and project development** comprises of general public works, roads and construction, fleet operations, engineering, transportation, project development and facility management. The services provided are construction and maintenance of the City's infrastructure and City owned buildings, maintenance of the City’s road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

(d) **Parks, recreation and culture** comprises of parks, recreation, arts, and culture and heritage services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the arts, culture and community issues that the City encounters.

24. Segmented reporting (continued):

(e) **General government** comprises of Mayor and Council, corporate administration, finance and corporate services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, providing sound management of human resources, information technology, finance and ensuring high quality services to Richmond residents.

(f) **Planning and development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City and includes the Housing Office which oversees the affordable housing strategies.

(g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.

(h) **Richmond Public Library** provides public access to information by maintaining five branches throughout the City.

	Law and Community safety	Utilities: Flood, sanitation, sewer and water	Parks, recreation and culture	General government	Engineering, transportation, public works and project development	Planning and development	Total city subtotal
Revenue:							
Taxation and levies	$ -	$ -	$ 400	$ 337,268	$ -	$ -	$ 337,668
User fees	-	169,491	-	(1)	16	-	169,506
Sales of services	8,730	5,258	13,908	15,487	2,923	918	47,224
Payments-in-lieu of taxes	-	-	-	22,052	-	-	22,052
Provincial and federal grants	1,034	4,121	362	4,076	11,333	2,256	23,182
Development cost charges	-	601	2,100	2,822	8,303	-	13,826
Other capital funding sources	-	7,017	1,422	17,089	8,112	-	33,640
Other revenue:							
Investment income	-	366	-	61,723	-	-	62,089
Gaming revenue	979	-	-	10,411	-	-	11,390
Licences and permits	5,806	22	-	24	685	9,285	15,822
Other	4,134	6,545	241	(1,259)	1,144	147	10,952
Equity income in LIEC	-	-	-	2,319	-	-	2,319
	20,683	193,421	18,433	472,011	32,516	12,606	749,670
Expenses:							
Wages and salaries	69,846	25,284	46,845	37,165	31,395	16,266	226,801
Contract services	82,069	11,641	6,564	15,186	6,486	1,409	123,355
Regional district utility charges	-	82,212	-	-	-	-	82,212
Supplies and materials	4,733	11,926	12,760	17,735	374	1,327	48,855
Public works maintenance	80	10,511	2,439	(1,427)	4,380	2	15,985
Interest and finance	981	1	206	6,723	1	-	7,912
Non-capital project costs	(503)	6,523	6,700	298	7,673	(6)	20,685
Amortization of tangible capital assets	3,279	18,249	11,891	10,540	27,624	2,047	73,630
Loss (gain) on disposal of tangible capital assets	167	154	99	(35)	63	-	448
	160,652	166,501	87,504	86,185	77,996	21,045	599,883
Annual surplus (deficit)	$ (139,969)	$ 26,920	$ (69,071)	$ 385,826	$ (45,480)	$ (8,439)	$ 149,787

24. Segmented reporting (continued):

	Total city subtotal	Richmond Olympic Oval	Richmond Public Library	2025 Consolidated	2024 Consolidated
Revenue:					
Taxation and levies	$ 337,668	$ -	$ -	$ 337,668	$ 318,093
User fees	169,506	-	-	169,506	150,823
Sales of services	47,224	12,353	115	59,692	57,450
Payments-in-lieu of taxes	22,052	-	-	22,052	20,054
Provincial and federal grants	23,182	4,091	435	27,708	22,048
Development cost charges	13,826	-	-	13,826	70,450
Other capital funding sources	33,640	-	-	33,640	31,237
Other revenue:					
Investment income	62,089	-	34	62,123	69,853
Gaming revenue	11,390	-	-	11,390	11,971
Licences and permits	15,822	-	-	15,822	19,856
Other	10,952	6,207	11,897	29,056	39,892
Equity income in LIEC	2,319	-	-	2,319	2,757
	749,670	22,651	12,481	784,802	814,484
Expenses:					
Wages and salaries	226,801	12,642	9,317	248,760	236,245
Contract services	123,355	-	682	124,037	115,205
Regional district utility charges	82,212	-	-	82,212	66,161
Supplies and materials	48,855	5,557	2,071	56,483	59,652
Public works maintenance	15,985	(60)	45	15,970	16,444
Interest and finance	7,912	-	5	7,917	6,681
Non-capital project costs	20,685	-	(113)	20,572	8,877
Amortization of tangible capital assets	73,630	1,794	1,068	76,492	71,703
Loss (gain) on disposal of tangible capital assets	448	-	(15)	433	501
	599,883	19,933	13,060	632,876	581,469
Annual surplus (deficit)	$ 149,787	$ 2,718	$ (579)	$ 151,926	$ 233,015

25. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 27, 2025. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 10622	Financial statement budget
Revenue from Consolidated financial plan	$ 780,461	$ 780,461
Expenses from Consolidated financial plan	664,354	664,354
Annual surplus	116,107	116,107
Less:		
Acquisition of tangible capital assets - current year	(157,061)	-
Acquisition of tangible capital assets - prior years	(279,031)	-
Contributed tangible capital assets	(62,803)	-
Transfer to reserves	(109,720)	-
Debt principal	(3,710)	-
Add:		
Capital funding	481,288	-
Operating reserve funding	8,567	-
Transfer from surplus	6,363	-
Annual surplus	$ -	$ 116,107

26. Financial risk management:

Financial instruments include cash and cash equivalents, investments, receivables, payables and debt. The City has exposure to the following financial risks from its use of financial instruments: credit risk, market risk, interest rate risk and liquidity risk. Management is responsible for safeguarding resources, managing risks and implementing appropriate policies and framework. This note presents information on how the City manages those financial risks.

(a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk primarily through its cash and cash equivalents, investments, accounts receivables and loans receivable. The maximum exposure to credit risk on these instruments is their carrying value.

26. Financial risk management (continued):

(a) Credit risk (continued):

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with high credit ratings, of which a minimum of 90% of the portfolio is required to carry a Dominion Bond Rating Service credit rating of A (high) or higher. The City only deposits with reputable Canadian financial institutions, from which management believes the risk of loss to be remote.

The City mitigates credit risk in its investments by adhering to its restrictive investment Policy 3703 which limits the type and distribution of investments.

Accounts receivables mainly consist of property taxes, utilities, trade and other receivables. The Community Charter grants legislative authority for the City to enforce the collection of unpaid property taxes. As at December 31, 2025 and 2024, there were no significant collection issues related to outstanding receivable accounts. The City assesses, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

Credit risk associated with the loan receivable relating to the concessionary loan arrangement the City entered into during 2025 is minimized by the City holding security and having the right to terminate an existing land lease in the event of default. The City assesses the likelihood of default and provides a valuation allowance for collectability or risk of loss. At December 31, 2025, there were no collection issues identified.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

(i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of fixed income bonds, terms deposits and money market instruments held by the City. The City manages interest rate risk through its investment

policy, which limits the terms of investments and staggers maturity dates to maintain liquidity and reduce exposure to interest rate fluctuations.

The City exposed to interest rate risk related to its debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

26. Financial risk management (continued):

(b) Market risk (continued):

(ii) Currency risk:

Investments in foreign securities would be exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

The City's exposure to currency risk is limited to its holdings of U.S. dollar cash and occasional payments to U.S.-based suppliers.

At year-end, the City held approximately $8 million in U.S. dollar cash balance. Given the low value of U.S.-dollar transactions, the City does not employ foreign exchange hedging strategies and considers its currency risk to be minimal.

(iii) General risk:

Tariffs, other potential changes to tariff and import/export regulations, and ongoing trade disputes between the United States and other jurisdictions may have a negative effect on global economic conditions and the stability of global financial markets.

These tariffs are relatively recent and are subject to a number of uncertainties as they are implemented, and the impact cannot be predicted at this time.

(c) Liquidity risk:

Liquidity risk arises when the City is not able to meet its financial obligations as they fall due. The City manages liquidity risk by monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far out as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the City's reputation.

There has been no significant change to the risk exposure from 2024.

27. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

In 2023, the Provincial Government announced funding of up to $1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of $20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2025	2024
Growing Communities Fund opening balance	$ 21,528	$ 21,067
Total eligible costs incurred	(518)	(7)
Interest earned	695	468
Balance, end of year	$ 21,705	$ 21,528

In 2023, the Provincial Government announced funding of $51 million in grant-based funding to help facilitate implementation and support local governments' implement of the legislative changes to support housing initiatives, including small-scale multi-unit housing and proactive planning, development finance, and transit-oriented development.

In 2025, the City received the Local Government Housing Initiatives Capacity Fund of $1.1 million. A requirement of the Local Government Housing Initiatives Capacity Fund is to include a schedule to the financial statements. A schedule will continue to be reported annually until funds are fully drawn down.

		2025
Local Government Housing Initiatives Capacity Fund received	$	1,146
Total eligible costs incurred		(773)
Balance December 31, 2025	$	373



2025 | City of Richmond

FINANCIAL STATEMENT DISCUSSION & ANALYSIS

Prepared by Management

To be read in conjunction with the 2025 Consolidated Financial Statements

Richmond


Richmond City H

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Introduction

The *Community Charter* requires that annual audited financial statements be prepared and presented to Council. The City of Richmond's audited consolidated financial statements for the year ended December 31, 2025 have been prepared in accordance with Canadian Public Sector Accounting Standards.

The Financial Statement Discussion and Analysis (FSD&A) provides a detailed analysis of the Consolidated Financial Statements. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year, as well as between budgeted and actual results. This analysis has been prepared by management and is intended to be read in conjunction with the 2025 audited consolidated financial statements.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval (Oval), and Richmond Public Library (Library). All future references to the "City" reflect the financial results for all entities.

Lulu Island Energy Company (LIEC) is classified as a government business entity (GBE). The City's investment in LIEC as a GBE is accounted for using the modified equity method.

Further information about the basis of consolidation is listed in Note 2 to the Consolidated Financial Statements.

The consolidated financial statements include the following statements:

- **Consolidated Statement of Financial Position** summarizes the assets (financial and non-financial), liabilities, net debt and accumulated surplus as at December 31, 2025 and 2024.

- **Consolidated Statement of Operations** outlines revenues, expenses, surplus for the year and accumulated surplus at year-end. This statement reflects the combined operations of the general, utility, capital and reserve funds for the City and its consolidated entities.

- **Consolidated Statement of Changes in Net Financial Assets** outlines the changes in net financial assets as a result of annual operations, tangible capital asset transactions, as well as changes in other non-financial assets.

- **Consolidated Statement of Cash Flows** summarizes the City's cash position and changes during the year by outlining the City's sources and uses of cash.

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Consolidated Statement of Financial Position

The Consolidated Statement of Financial Position shows the City's assets (financial and non-financial), liabilities and accumulated surplus. The difference between the financial assets and liabilities is the City's net financial assets, which represents the amount available for a later date.

The City maintained its strong financial position in 2025 allowing for flexibility and financial sustainability into the future.

- Financial assets increased by $14.6M to $2.0B
- Liabilities increased by $12.3M to $744.1M
- Net financial assets increased by $2.3M to $1.2B
- Non-financial assets increased by $149.6M to $3.0B
- Accumulated surplus increased by $151.9M to $4.2B

The accumulated surplus includes investment in tangible capital assets, reserves, appropriated surplus, surplus, investment in LIEC and other equity. The change in accumulated surplus is referred to as the annual surplus and is included on the Consolidated Statement of Operations.

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Financial Assets

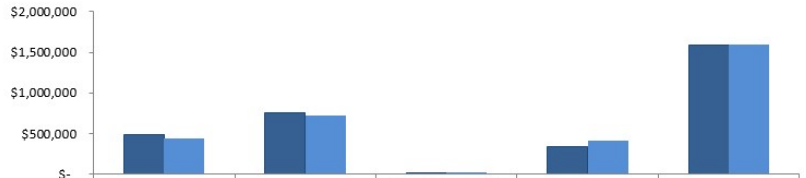
Cash and cash equivalents

The cash and cash equivalents balance of $196.7M is mainly comprised of deposits in high interest savings products. Cash decreased by $2.7M due to repositioning to the investment portfolio. This investment strategy allows the City to lock funds into longer-term and higher return investments.

Investments

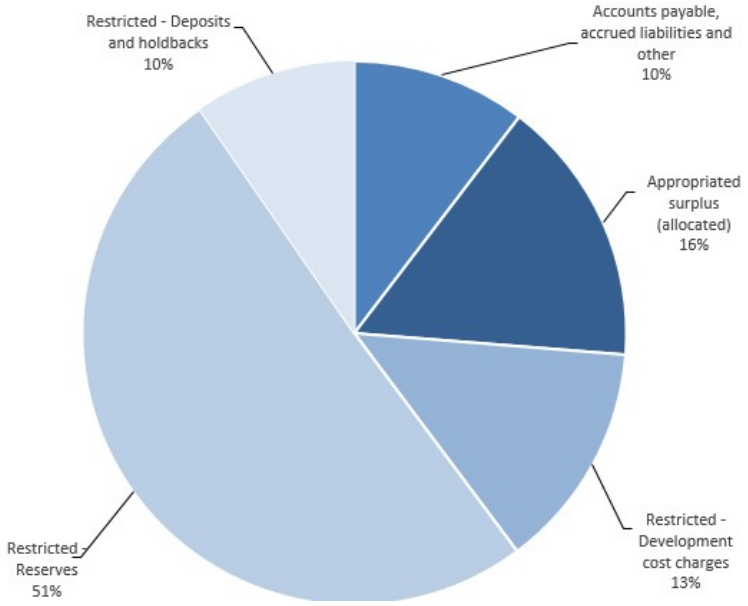
Investments increased by $5.0M to $1.6B primarily due to the allocation of its investment in fixed income and term deposits from its available cash balance. The City has allocated a larger portion towards its investments, particularly in fixed income and longer-term GICs.

Investment Portfolio by Type ($000's)



	Deposits	Government and Government Guaranteed Bonds	Municipal Finance Authority Bonds and Pooled Investment Fund	Bank Bonds	Total Investments
2024	$489,091	$755,104	$12,469	$333,646	$1,590,310
2025	$444,147	$719,664	$22,616	$408,924	$1,595,351

The majority of the cash and investment balance is restricted through legislation, relates to contractual requirements concerning future obligations or is previously committed. The allocation is shown below.



Investment in LIEC

Effective January 1, 2017, LIEC was classified as a GBE. The City uses the modified equity method to account for this investment of $42.2M (2024 - $39.9M).

Accrued interest receivable

Accrued interest receivable decreased by $1.1M to $21.6M due to the lower interest rate environment.

Accounts receivable

Accounts receivable increased by $5.6M to $51.5M primarily due to the increase in transportation grants. A breakdown of accounts receivable is shown below.

Financial Assets

Accounts Receivable ($000's)	2025	2024	Change
Water and sewer utilities	$20,073	$17,903	$2,170
Grants	18,167	12,728	5,439
Trade receivables	5,369	6,877	(1,508)
Casino revenues	2,819	2,918	(99)
Airport policing	2,429	3,622	(1,193)
Other receivables	2,616	1,839	777
Total	$51,473	$45,887	$5,586

Taxes receivable

Taxes receivable increased by $4.7M to $31.8M primarily due to the timing of property tax collections.

Loans receivable

A new concessionary loan was set up in 2025 for the Richmond Caring Place Society of $1.3M for facility repairs. At December 31, 2025, its present value is $0.9M.

Development fees receivable

Development fees receivable decreased by $0.1M to $18.0M due to the timing of collections of Development Cost Charges (DCC) during the year and from the timing of new developments.

Developers have the option to pay DCCs upfront or in installments over a two-year period. When paying in installments, one-third of the total DCC is paid upfront, the next third is paid one year after the originating date and the final one-third is paid at the two-year anniversary date. The second and third payment amounts are secured by a letter of credit. This format will change effective January 1, 2026 due to changes enacted by the Province.

Debt reserve fund – deposits

The debt reserve fund balance remained the same in 2025 at $1.0M due to no changes in the debt maturity.



Liabilities

Accounts payable and accrued liabilities

Accounts payable and accrued liabilities decreased by $18.9M to $106.9M mainly due timing of payments and accruals.

Asset retirement obligations

Asset retirement obligation increased by $0.4M to $11.5M mainly due to annual estimate revaluations recorded during the year.

Post-employment benefits

Post-employment benefits increased by $0.7M to $38.1M mainly due to an updated actuarial valuation performed in 2025 which increased the unamortized net actuarial gain as a result of a higher headcount and increased salaries.

Development cost charges

The DCC balance of $242.5M (2024 - $226.0M) is restricted by Section 566 of the *Local Government Act* and may only be used on authorized capital expenditures.

Net contributions of $21.5M and interest earned of $8.8M were received in 2025. The balance is offset by $13.8M for capital project expenses funded by DCCs during the year, which was lower than last year due to the 2024 acquisition of future parkland.

Development Cost Charges ($000's)	**2025**	**2024**	**Change**
Balance, beginning of year	$226,012	$241,634	($15,622)
Contributions	21,463	44,832	(23,369)
Interest	8,813	9,996	(1,183)
Revenue recognized	(13,826)	(70,450)	56,624
Balance, end of year	$242,462	$226,012	$16,450

The $242.5M balance includes amounts which have been allocated to active capital projects but that remain unspent. As at December 31, 2025, there is $60.6M (2024 - $56.4M) committed to active capital projects. The Consolidated 5 Year Financial Plan (2026-2030), Bylaw No. 10727 includes $12.3M approved toward the 2026 Capital Budget and an additional $69.3M is estimated for the remaining four years (2027-2030).

Deposits and holdbacks

Deposits and holdbacks increased by $10.6M to $172.4M mainly due to an increase of development-related security deposits. A breakdown of deposits and holdbacks is shown below.

Deposits and holdbacks ($000's)	**2025**	**2024**	**Change**
Security deposits	$146,158	$138,835	$7,323
Developer contribution	7,768	8,091	(323)
Damage deposits	7,450	6,527	923
Contract holdbacks	7,199	4,708	2,491
Other	3,830	3,661	169
Total deposits and holdbacks	$172,405	$161,822	$10,583

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Liabilities

Deferred revenue

Deferred revenue are funds that are set aside for specific purposes by legislation, regulation or agreement and may only be used for the specified work or where there is a performance obligation.

Deferred Revenue ($000's)	**2025**	**2024**	**Change**
Taxes and utilities	$34,805	$33,197	$1,608
Grants	26,772	19,921	6,851
Building permits/development	13,993	17,322	(3,329)
Oval	2,592	2,893	(301)
Parking easement/leased land	2,579	2,535	44
Licences	1,372	843	529
Other	5,145	3,875	1,270
Total deferred revenue	$87,258	$80,586	$6,672

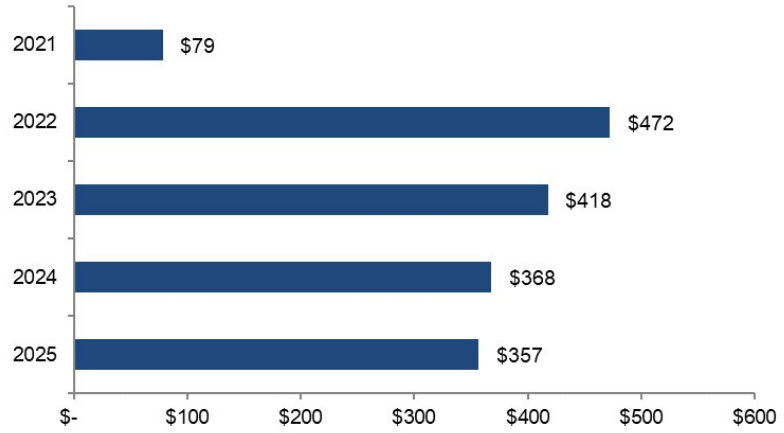
Deferred revenue increased by $6.7M mainly due to increases in prepaid taxes and grants. This was mainly offset by a decrease in building permits.

Debt, net of MFA sinking fund deposits

Debt decreased by $3.6M to $85.5M due to the annual repayment in 2025 towards the borrowing for the construction of the Steveston Community Centre and Library.

The debt per capita decreased to $357 per person in 2025 from $368 as at December 31, 2024. The decrease in debt per capita is due to principal payments reducing the current debt balance, along with a decrease in population.

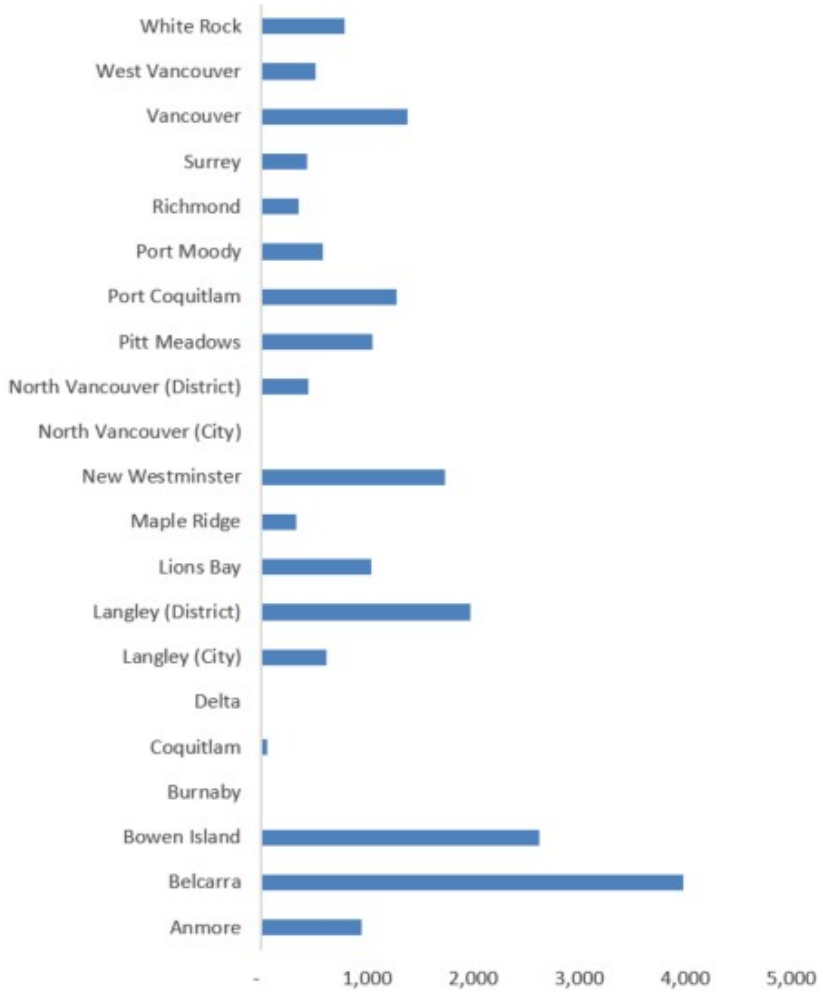
City of Richmond Debt Per Capita 2021-2025



The 2024 values for the other municipalities are the most current figures available from the Local Government Statistics. For comparative purposes, Richmond's 2025 debt per capita of $357 is included below, and continues to be under the 2024 regional average of $958.

Liabilities

Debt Per Capita by City 2024 (compared to Richmond 2025)



Long-Term debt data obtained from the Ministry of Municipal Affairs and Housing - 2024 Local Government Statistics. Population figures obtained from BC Stats, BC Regional District and Municipal Population Estimates as of 2024.



Non-Financial Assets

Tangible Capital Assets

Tangible capital assets (TCA) are recorded at original cost and are amortized over their useful life. The net book value (original cost less accumulated amortization) is presented below. Additional information can be obtained in Note 15 of the consolidated financial statements.

TCA increased by $149.7M to $3.0B. The change is primarily a result of $227.1M of asset additions and current year amortization expense of $76.5M.

Tangible Capital Assets ($000's)	**2025**	**2024**	**Change**
Land	$1,341,898	$1,285,310	$56,588
Buildings and building improvements	415,036	365,057	49,979
Infrastructure	1,048,110	1,018,393	29,717
Vehicles, machinery and equipment	66,761	60,784	5,977
Library's collections, furniture and equipment	3,593	3,710	(117)
Assets under construction	115,215	107,673	7,542
Total	$2,990,613	$2,840,927	$149,686

Land increased by $56.6M mainly due to land acquisitions, as well as $11.3M in land under roads received through rezoning.

Buildings increased by $50.0M mainly due to $74.6M in additions offset by $24.4M of amortization expense and $0.3M in net disposals. The additions in 2025 included properties acquired via land acquisitions, various City Hall infrastructure renewals of $7.2M and the Bowling Green Community Activity Centre of $5.6M.

Infrastructure increased by $30.0M mainly due to $69.3M in additions offset by $39.3M of amortization expense and net disposals of $0.2M. The additions in 2025 included $6.5M for Steveston Multi-Use Pathway (Mortfield-No. 2 Road), $4.0M for Sidaway Road from Blundell Road and $3.5M for contributed assets received through a development on Park Road.

Vehicles, machinery and equipment increased by $6.0M mainly due to $18.1M in additions offset by $11.7M of amortization expense and net disposals of $0.4M. The additions in 2025 included $5.4M for various vehicle and equipment purchases, $5.9M for various traffic signal assets and $3.6M in Information Technology assets including the Demo/Tree Removal Permits Application.

Library's collections, furniture and equipment decreased by $0.1M mainly due to $1.0M of additions, offset by $1.1M of amortization expense.

Non-Financial Assets



Assets under construction increased by $7.5M mainly due ongoing major infrastructure projects such as the Steveston Community Centre and Library of $28.8M, Gilbert Road Off-Road Cycling Facility of $2.3M, Granville Avenue to Elmbridge Way of $2.3M, Floor Protection and Dike Improvement projects of $2.3M, Richmond Curling Club repairs of $2.0M, Works Yard replacement of $1.6M, Vehicle and Equipment Reserve Purchases of $1.2M, Watermain Replacement Upgrades Program of $1.1M, Fire Hall No. 7 System Renewal of $1.0M and Richmond Ice Centre projects of $1.0M, offset by net capitalizations for assets placed into service.

Inventory of materials and supplies

Inventory decreased by $1.0M to $4.8M based on the timing of materials issued.

Prepaid expenses

Prepaid expenses increased by $0.9M to $6.3M due to the timing of expenses.

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Accumulated Surplus

The accumulated surplus increased by $151.9M to $4.2B. The annual increase is presented on the Consolidated Statement of Operations.

Accumulated Surplus ($000's)	**2025**	**2024**	**Change**
Investment in TCA	$2,950,632	$2,826,079	$124,553
Reserves	906,575	892,736	13,839
Appropriated surplus	284,869	273,054	11,815
Investment in LIEC	42,174	39,855	2,319
Surplus	27,560	27,215	345
Other equity	4,663	5,608	(945)
Total	$4,216,473	$4,064,547	$151,926

Investment in TCA

Investment in TCA represents the equity held in assets. This balance is equal to the net book value of tangible capital assets less any outstanding debt relating to capital and capital leases.

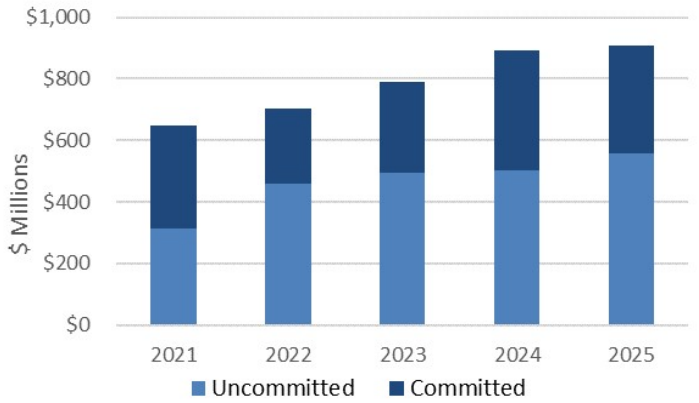
In accordance with accounting standards, this balance is accounted for using the cost method, net of accumulated amortization. It does not reflect market value or replacement value of the assets.

The investment in TCA balance increased by $124.6M. This is the net activity of asset additions, amortization, disposals, and debt reduction.

Reserves

Reserves are established by Bylaw for specific purposes, mainly capital expenditures. The balance of $906.6M includes amounts that have been approved for expenditure, but remain unspent as at December 31. The uncommitted reserve balance is $558.0M (2024 - $502.5M).

Reserve Balance 2021-2025



The increase in the reserve balance is mainly attributable to the timing of capital expenditures. There are several facility construction projects approved including strategic land acquisitions, Richmond Curling Club repairs, Richmond Ice Centre Repairs, Works Yard replacement, Britannia Shipyards and the Phoenix Net Loft that have reserve funds allocated, but have not been spent as of the reporting date December 31, 2025.

Accumulated Surplus

From the available $558.0M at December 31, 2025, $189.5M has been approved for the City's 2026 Capital Budget and is included in the Consolidated 5 Year Financial Plan (2026-2030), Bylaw No. 10727. An additional $539.7M is estimated for the remaining four years (2027-2030) of the 5 Year Capital Plan.

Appropriated Surplus

Appropriated surplus is internally restricted for future commitments and potential liabilities. The balance increased by $11.8M to $284.9M primarily due to the transfer of the 2024 operating surplus of $8.5M to the Rate Stabilization Account and 2025 appropriations of $3.6M Sanitation and Recycling surplus and $2.4M of Policing Contract surplus, which will be used to offset the policing contract as detailed in the 2026 Operating budget.

Investment in LIEC

The City's investment in LIEC is recorded under the modified equity method. The balance reflects the City's share equity in LIEC on December 31, 2025 of $42.2M, an increase of $2.3M from the 2024 balance of $39.9M.

Surplus

The consolidated surplus increased by $0.3M to $27.6M in 2025 primarily due to the net impact of transferring the 2024 operating surplus of $8.5M ($5.7M excluding adjustments relating to the implementation of the new accounting standard PS 3400) to the Rate Stabilization Account, offset by the 2025 operating surplus of $8.3M.

Other Equity

Other equity relates to the City's inventory. The balance decreased by $0.9M to $4.7M in 2025.



Consolidated Statement of Operations

The Consolidated Statement of Operations provides a summary of the revenues, expenses and surplus throughout the reporting period and outlines the change in accumulated surplus.

The 2025 budget amounts presented in this statement have been adjusted to reflect the differences between amounts as budgeted at the City on a modified 'cash requirement' basis, and amounts recorded in these financial statements on a 'full accrual' basis.

Note 25 outlines the adjustments to the approved budget, particularly the exclusion of transfers to reserves and other funds, as well as tangible capital asset acquisitions. These adjustments to budgeted values are required to provide comparative budget values based on the full accrual basis of accounting. As the accrual-based budget does not include transfers to reserves, investments in assets and other items, the budget presented on the financial statements can show a surplus or deficit while the budget as approved by Council is a balanced budget.

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Revenues

2025 Budget to Actual Comparison

Total consolidated revenues are $784.8M compared to the budgeted revenues of $780.5M. Certain revenues will always be difficult to accurately budget due to the unpredictability of the source, development timing and use of funds for capital. Budget to actual variance explanations are below.

Revenues ($000's)	2025 Budget	2025 Actual	Variance
Taxation and levies	$327,170	$337,668	$10,498
Utility fees	172,472	169,506	(2,966)
Sales of services	61,378	59,692	(1,686)
Payments-in-lieu of taxes	15,001	22,052	7,051
Provincial and federal grants	31,396	27,708	(3,688)
Development cost charges	16,747	13,826	(2,921)
Other capital funding sources	83,619	33,640	(49,979)
Investment income	30,636	62,123	31,487
Gaming revenue	11,500	11,390	(110)
Licences and permits	14,014	15,822	1,808
Other	16,313	29,056	12,743
Equity income	215	2,319	2,104
Total	$780,461	$784,802	$4,341

Taxation and levies had a favourable variance of $10.5M of which $9.3M relates to the inclusion of Municipal & Regional District Tax Program revenue as a result of a change to its revenue recognition, and $1.2M due to higher than expected new growth.

Utility fees had an unfavourable variance of $3.0M mainly due to lower than expected metered billings resulting from lower consumption.

Sales of services had an unfavourable variance of $1.7M mainly due to lower than budgeted external recoveries offset by favourable program revenue. The majority of this variance relates to YVR policing costs and recovery.

Payments-in-lieu of taxes had a favourable variance of $7.1M mainly due to higher revenue received from Federal and Provincial entities.

Provincial and federal grants had an unfavourable variance of $3.7M due to lower than anticipated recognition of grants, which is aligned with the timing of spending.

Development cost charges had an unfavourable variance of $2.9M due to the timing of capital expenditures, as development cost charges revenue is recognized when the amounts are spent.

Other capital funding had an unfavourable variance of $50.0M mainly due to estimated contributed assets and road dedications being higher than what was received during 2025. The revenue recognition relating to contributed assets is based on the timing of the development and when the ownership of assets are transferred to the City.

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Revenues

Investment income had a favourable variance of $31.5M due to higher interest rates and higher investment balances than estimated in the budget. The majority of this increase was transferred to reserves in accordance with *Community Charter* requirements.

Gaming revenue had a slightly unfavourable variance of $0.1M due to actual revenue received from net gaming activities at the River Rock Casino being less than estimated in the budget. Consistent with the approved allocation model, the shortfall resulted in a reduction in the transfer to reserves.

Licences and permits had a favourable variance of $1.8M due to higher building permit revenue, business licencing revenue, underpinning revenue and other permits.

Other revenue had a favourable variance of $12.7M due to unbudgeted developer reserve contributions, donations and external cost recovery for rental properties and favourable variances from the renegotiated Recycle BC agreement and parking program revenue.

Equity income relates to the City's investment in LIEC. LIEC's net income for the year was favourable compared to budget by $2.1M.



Revenues

2025 to 2024 Actual Comparison

Total 2025 consolidated revenues were $784.8M compared to $814.5M in 2024.

Revenues ($000's)	**2025 Actual**	**2024 Actual**	**Change**
Taxation and levies	$337,668	$318,093	$19,575
Utility fees	169,506	150,823	18,683
Sales of services	59,692	57,450	2,242
Payments-in-lieu of taxes	22,052	20,054	1,998
Provincial and federal grants	27,708	22,048	5,660
Development cost charges	13,826	70,450	(56,624)
Other capital funding sources	33,640	31,237	2,403
Investment income	62,123	69,853	(7,730)
Gaming revenue	11,390	11,971	(581)
Licences and permits	15,822	19,856	(4,034)
Other	29,056	39,892	(10,836)
Equity income	2,319	2,757	(438)
Total	$784,802	$814,484	($29,682)

Taxation and levies increased by $19.6M due to the approved tax rate increase and new growth compared to the prior year.

Utility fees increased by $18.7M due to higher revenue for sanitary sewer, water, flood protection and sanitation and recycling based on approved rate increases to recover higher Metro Vancouver costs and to fund infrastructure upgrades. The majority of this increase is attributable to the North Shore Wastewater Treatment Plant Levy representing $11.9M.



Revenues

Sales of services increased by $2.2M due to higher rental and lease revenue resulting from the acquisition of additional rental properties.

Payments-in-lieu of taxes increased by $2.0M due to higher revenue received in 2025 from federal and provincial agencies than in 2024.

Provincial and federal contributions increased by $5.7M mainly due to grants received in 2025 for capital projects.

Development cost charges decreased by $56.6M due to the timing of parkland acquisition in 2024 as development cost charges revenue are recognized when the amounts are spent.

Other capital funding increased by $2.4M due to the timing of assets contributed and road dedications received and recognition of external grants.

Investment income decreased by $7.7M due to the lower interest rate environment compared to 2024 and timing of capital expenditures allowing funds to be invested.

Gaming revenue decreased by $0.6M due to the activity at River Rock Casino Resort in 2025 compared to 2024.

Licences and permits decreased by $4.0M mainly due to less building permit revenue recognized in 2025 compared to 2024, and additional revenue recognized in 2024 due to the adoption of PS 3400 Revenue standard for business licenses.

Other revenue decreased by $10.8M mainly due to lower developer reserve contributions received compared to 2024, offset against higher donation revenue received in 2025.

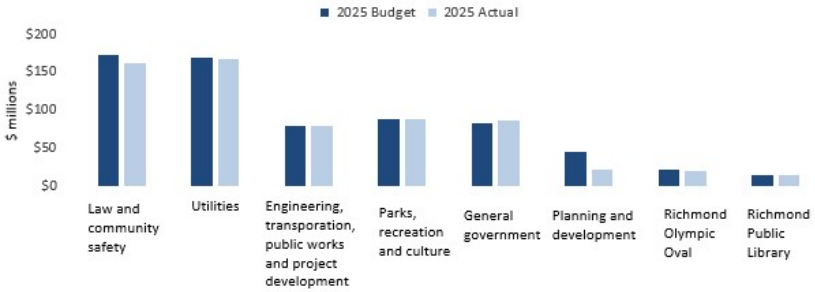
Equity income relates to the City's investment in LIEC. LIEC's net income for 2025 decreased by $0.4M.

Expenses

2025 Budget to Actual Comparison

Total consolidated expenses are $632.9M compared to the budget of $664.4M.

2025 Expenses by Function



Note that the following comparisons described below relate to balances before transfers to provisions and/or reserves.

Law and community safety had a favourable variance of $10.9M due to lower policing contract costs than budgeted due to the number of officers billed being less than budgeted.

Utilities had a favourable variance of $1.2M due to vacant positions as well as lower water consumption.

Parks, recreation and culture had an unfavourable variance of $0.8M mainly due to more transfers from capital to operating expenses that did not meet the capitalization threshold.

General government had an unfavourable variance of $4.2M mainly due to the MRDT contract which was not budgeted.

Engineering, transportation, public works and project development was on budget.

Planning and development had a favourable variance of $23.1M mainly due to unspent Housing Accelerator fund and cancellation of the Sexsmith supportive housing, as well as vacant positions.

Richmond Olympic Oval favourable variance of $1.0M mainly due to lower than budgeted wages and salaries expenses.

Library was on budget.

Expenses

2025 to 2024 Actual Comparison

Total 2025 consolidated expenses were $632.9M compared to $581.5M in 2024.

Expenses ($000's)	2025 Actual	2024 Actual	Change
Law and community safety	$160,652	$152,746	$7,906
Utilities: flood, sanitation, sewer and water	166,501	144,647	21,854
Parks, recreation and culture	87,504	78,173	9,331
General government	86,185	74,564	11,621
Engineering, transportation, public works and project development	77,996	71,322	6,674
Planning and development	21,045	27,427	(6,382)
Richmond Olympic Oval	19,933	20,351	(418)
Richmond Public Library	13,060	12,239	821
Total	$632,876	$581,469	$51,407

Law and community safety expenses increased by $7.9M mainly due to an increase in policing contract and E-Comm costs, collective agreement wage increases and filling vacant positions.

Utilities expenses increased by $21.9M mainly due to increases in Metro Vancouver rates for water purchase, higher debt levy relating to the North Shore Wastewater Treatment Plant and maintenance costs, more transfers from capital to operating expenses that did not meet the capitalization threshold, collective agreement wage increases and filling vacant positions.

Parks, recreation and culture increased by $9.3M mainly due to more transfers from capital to operating expenses that did not meet the capitalization threshold, Steveston Harbour dredging costs, an increase in collective agreement labour costs and vacant positions being filled.

General government expenses increased by $11.6M mainly due to an increase in labour costs in accordance with collective agreements, additional property costs due to new acquisitions and higher contract costs.

Engineering, transportation, public works and project development expenses increased by $6.7M mainly due to more transfers from capital to operating expenses that did not meet the capitalization threshold.

Planning and development costs decreased by $6.4M mainly due to the Rapid Housing grant-related expenses in 2024 that were greater than related 2025 expenses, offset against collective agreement wage increases and vacant positions being filled.

Oval expenses decreased by $0.4M due to lower supplies and services expenses.

Library services expenses increased by $0.8M mainly due to an increase in collective agreement wage increases and vacant positions being filled.

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Expenses

Expenses by Object

Expenses ($000's)	2025 Actual	2024 Actual	Change
Wages and salaries	$248,760	$236,245	$12,515
Contract services	124,037	115,205	8,832
Regional district utility charges	82,212	66,161	16,051
Supplies and materials	56,483	59,652	(3,169)
Public works maintenance	15,970	16,444	(474)
Interest and finance	7,917	6,681	1,236
Non-capital project costs	20,572	8,877	11,695
Amortization of tangible capital assets	76,492	71,703	4,789
Loss on disposal of tangible capital assets	433	501	(68)
Total	$632,876	$581,469	$51,407

Wages and salaries increased by $12.5M due to wage increases per the CUPE 718 and 394 collective agreements which increased by 4.0% for 2025, estimates for IAFF 1286, step increases and vacancies being filled.

Contract services increased by $8.8M mainly due to higher policing contract costs and E-Comm costs, Steveston Harbour dredging costs and software contracts.

Regional district utility charges increased by $16.1M mainly due to $11.9M debt servicing costs for the North Shore Wastewater Treatment Plant which is new in 2025, an increase of $1.8M due to the Gilbert Trunk Sewer project and Iona Wastewater Treatment and an increase of $1.2M resulting from a 13.4% increase in the water purchase rate from Metro Vancouver.

Supplies and materials decreased by $3.2M mainly due to affordable housing contributions related to the Rapid Housing Grant that did not recur in 2025, offset against rental property expenses and higher insurance costs.

Public works maintenance decreased by $0.5M mainly due to projects that vary from year to year.

Interest and finance increased by $1.2M mainly due to unfavorable foreign exchange of US dollars.

Non-capital project costs increased by $11.7M due to the timing of items not meeting the capitalization threshold.

Amortization of tangible capital assets increased by $4.8M due to higher value of infrastructure in 2025.

Loss on the disposal of tangible capital assets is consistent with prior year.

Annual Surplus

The 2025 consolidated annual surplus of $151.9M is calculated as the difference between revenues and expenses and is reflected in the change in the accumulated surplus.

Annual Surplus Distribution

The largest driver of the $151.9M annual surplus is the change in investment in capital assets of $124.6M. This is primarily the net activity of asset additions $227.1M offset by amortization expense of $76.5M, disposals and debt reduction.

Investment in LIEC increased by $2.3M.

Appropriated surplus increased by $11.8M due to the transfer of 2024 operating surplus of $8.5M to the Rate Stabilization Account and 2025 appropriations of $3.6M Sanitation and Recycling surplus and $2.4M of Policing Contract surplus.

Reserves increased by $13.8M due to the timing of capital expenditures. Included in the total reserve balance is $348.6M committed towards active capital projects.

Surplus increased by $0.3M mainly due to the net impact of transferring the 2024 operating surplus of $8.5M ($5.7M excluding adjustments relating to the implementation of the new accounting standard PS 3400) to the Rate Stabilization Account, offset by the 2025 operating surplus of $8.3M.

Other equity relating to the City's inventory decreased by $0.1M.



Consolidated Statement of Changes in Net Financial Assets

The Consolidated Statement of Changes in Net Financial Assets focuses on the net assets of the City, adjusting the annual surplus for the impact of tangible capital assets: mainly deducting the costs to acquire assets, and adding back amortization charged during the year.

An important measure of any government's financial condition is its net financial assets: calculated as financial assets (e.g. cash, receivables, and investments) less liabilities (e.g. trade and employment payables, deposits and debt).

The City's net financial assets as at December 31, 2025 increased by $2.3M to $1.2B (2024 - $1.2B).

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Consolidated Statement of Cash Flows

The Consolidated Statement of Cash Flows is a summary of how the City's cash position changed during the year, highlighting sources and uses of cash, including the use of cash to acquire capital assets.

The City's cash decreased by $2.7M to $196.7M and investments increased by $5.0M to $1.6B.

In 2025, cash provided by operating activities was $200.2M, compared to $280.9M in 2024. This was mainly due to changes in accounts payable and accrued liabilities, development cost charges, deposits and holdbacks, taxes and accounts receivable.

Cash used in capital activities was $194.2M compared to $184.0M in 2024.

Cash used in financing activities was $3.6M compared to $9.0M in 2024.

Cash used in investing activities was $5.0M, compared to $209.9M in 2024.

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Ratio Analysis

The Public Sector Accounting Board (PSAB) encourages the Government sector to conduct ratio analysis as per the Statement of Recommended Practice (SORP) 4: Indicators of Financial Condition. The analysis enables the readers of financial reports to use the indicators to assess the City's ability to respond to changes in the economic climate. It also allows readers to interpret the financial reports and assess the quality of financial management.

The analysis addresses the following three key areas:

- **Assessment of sustainability** measures and demonstrates the ability of a government entity to carry out its service commitments, and settle financial commitments to creditors, employees, and others without increasing the debt or tax burden in the economy that it operates.
- **Assessment of flexibility** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its service commitments or settle financial commitments.
- **Assessment of vulnerability** measures and demonstrates the degree by which a government entity is dependent on sources of funding outside its control or influence, or is exposed to risk that could impair its ability to meet its service and financial commitments.

The following table presents the ratio analysis for the three-year period of 2023-2025:

Sustainability ratios:	**2025**	**2024**	**2023**
Assets to liabilities (times)	6.7	6.6	6.3
Financial assets to liabilities (times)	2.6	2.7	2.6
Net debt to total revenues	10.9%	10.9%	13.2%
Net debt to the total assessment	0.06%	0.06%	0.07%
Expenses to the total assessment	0.4%	0.4%	0.4%
Flexibility ratios:	**2025**	**2024**	**2023**
Debt charges to revenues	0.5%	0.5%	0.7%
Net book value of capital assets to cost	66.5%	66.2%	66.1%
Net book value of capital assets (excluding land) to cost	52.2%	51.8%	52.1%
Own source revenue to the assessment	0.5%	0.4%	0.4%
Vulnerability ratios:	**2025**	**2024**	**2023**
Government transfers to total revenues	5.1%	4.1%	7.9%
Government transfers (excluding gaming revenue) to total revenues	3.6%	2.7%	6.1%

An explanation of each of the ratios is provided below.

Assessment of sustainability

- Assets to liabilities indicates sustainability by the extent to which the government entity finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than liabilities. Included in the City's liabilities are DCCs and deferred revenue which represent an obligation to perform future works.

- Financial assets to liabilities indicates sustainability by the degree that future revenues are required to pay for past transactions and events. A higher ratio indicates a greater ability to cover liabilities.

- Net debt to total revenues indicates the financial burden over the earning capacity and also indicates how future revenues will be needed for financing of past transactions and events. A lower percentage indicates a lesser reliance on future revenues to finance existing debt.

  In 2022, the City acquired debt of $96.0M for the construction of the Steveston Community Centre and Library. The annual debt servicing costs are funded from $6.4M gaming revenue.

- Net debt to the total assessment indicates the relationship between the level of debt and the state of

the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing debt.

- Expenses to the total assessment indicates the trend of the government spending in connection to the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing expenses.

Assessment of flexibility

- Debt charges to revenues indicates the extent to which past borrowing decisions present a constraint on a government's ability to meet its financial commitments. A lower ratio indicates a lesser reliance on existing revenues to finance debt charges.
- Net book value of capital assets to cost indicates the estimated useful life of the capital assets to provide services. A higher ratio indicates a newer asset inventory.
- Net book value of capital assets (excluding land) to cost indicates the estimated useful life remaining of depreciable capital assets. Land is not a depreciable asset and its inclusion can distort the net book value to cost ratio. A higher ratio indicates a newer asset inventory.
- Own source revenue to the assessment indicates the degree to which represents the percentage of taxes taken from its own tax base. A lower ratio indicates a lesser proportion of existing revenues from own sources on the current assessment base.

Assessment of vulnerability

- Government transfers to total revenues indicates the degree to which the local government is dependent on provincial or federal grants. A higher ratio indicates a higher proportion of grants.
- Government transfers (excluding gaming revenue) to total revenues indicates the degree to which the local government is dependent on provincial or federal grants, excluding gaming revenue. A higher ratio indicates a higher proportion of grants.

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Environmental Analysis

The City provides a wide array of services to residents, businesses and visitors. The Council Strategic Plan helps guide the development and implementation of the City's work programs and operations.

The following section highlights:

- Council Strategic Plan 2022-2026
- Environment
    - Business Licences
    - Housing Activity
    - Population
- City Services

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Strategic Plan

Council Strategic Plan 2022-2026

The Council Strategic Plan 2022-2026 identifies the collective priorities and focus areas for Richmond's City Council for the current term of office. The Council Strategic Plan allows the City to provide effective management and delivery of services in a manner that is responsive and flexible to address the current and future needs of all those who live, work and play in Richmond.

The six high level areas of focus for the Council Strategic Plan 2022-2026 include:

1. **Proactive in Stakeholder and Civic Engagement**
   Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

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

3. **A Safe and Prepared Community**
   Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

4. **Responsible Financial Management and Governance**
   Responsible financial management and efficient use of public resources to meet the needs of the community.

5. **A Leader in Environmental Sustainability**
   Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

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.

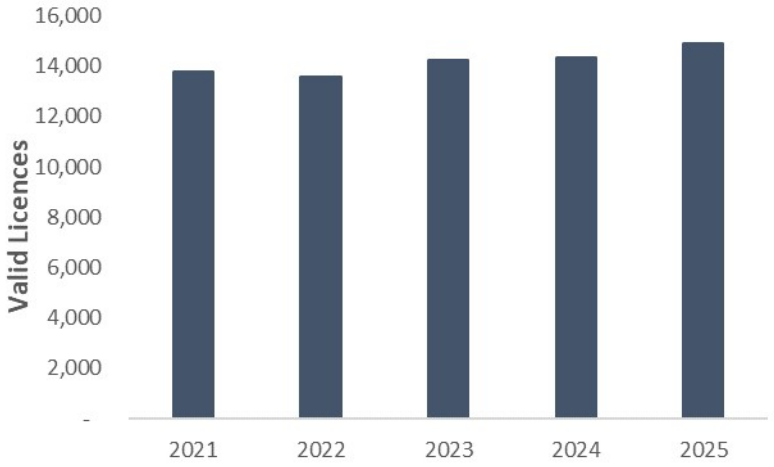


Environment

Business Licences

The total number of business licences issued increased to 14,882 in 2025 compared to 14,317 licences issued in 2024.

Business Licences 2021 – 2025

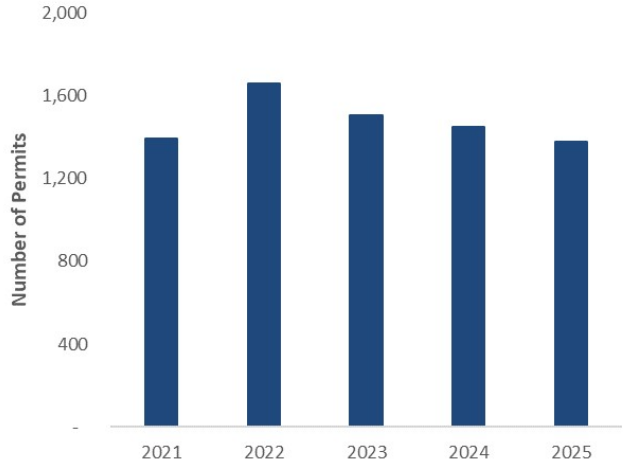


Housing Activity

Richmond housing prices decreased by 5.4%, with a 2025 detached median house price of $1,950,000. The total number of sales decreased year-over-year by 14.0% to 2,536 from 2,949 in 2024.

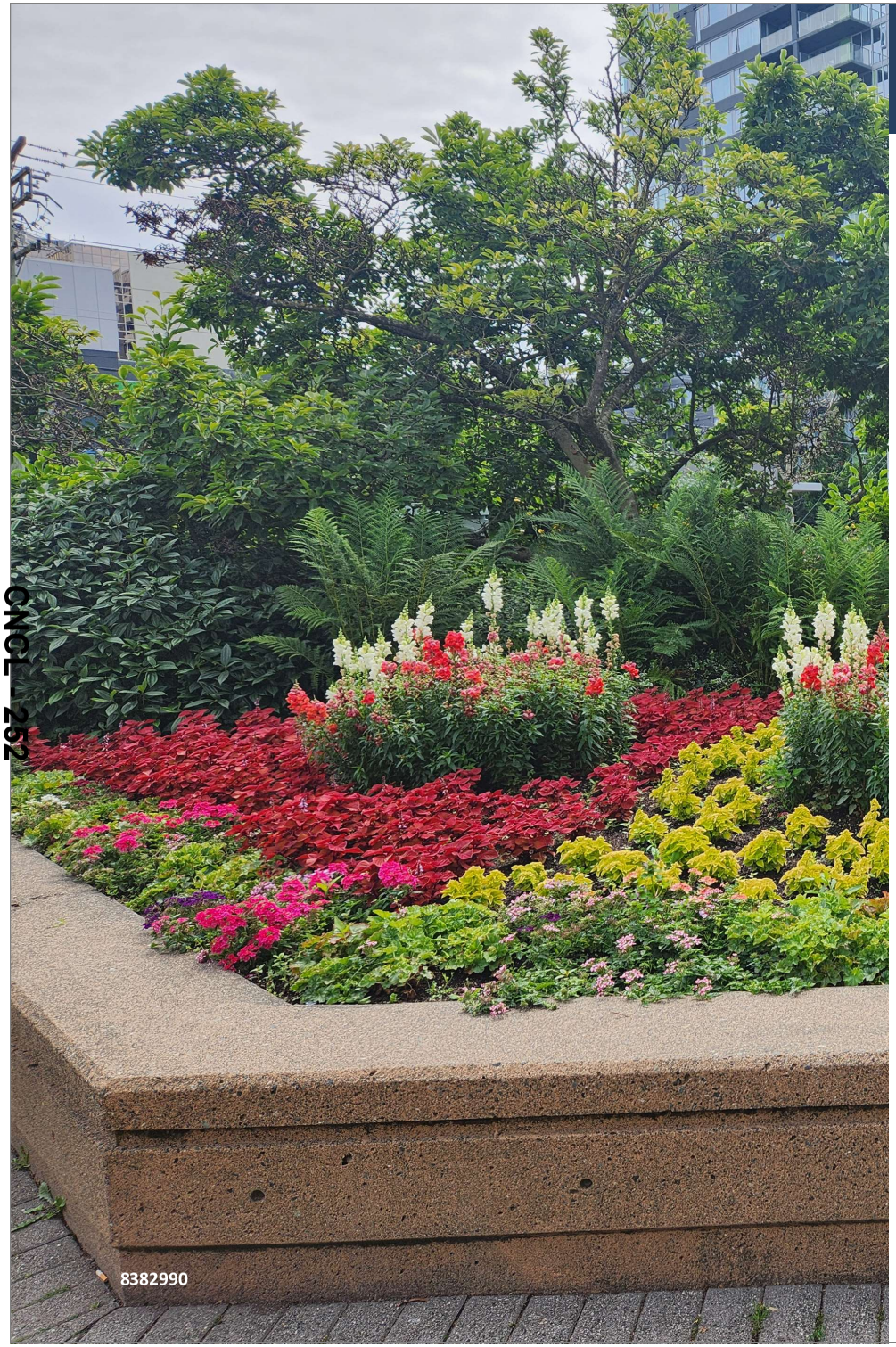
In 2025, the total number of building permits issued was 1,377, which was a 5.1% decrease from 2024. The decrease is a result of decreases in all types of permits issued including single family dwellings, multi-family developments, commercial and industrial. The actual permit fees collected for 2025 was $6.4M.

Building Permits 2021-2025



The construction value of building permits issued in 2025 was $434.7M, which decreased by approximately 67.2% from 2024 of $1.3B. The activities in 2024 were notably higher as many developers opted to expedite payment in advance of the DCC rate increase in July 2024, which is further supported by the significant increase in DCC collections in 2024.

The number of development applications received in 2025 decreased by 14.5% to 112 applications from 131 applications in 2024. Total fees collected in 2025 decreased by 20.7%.



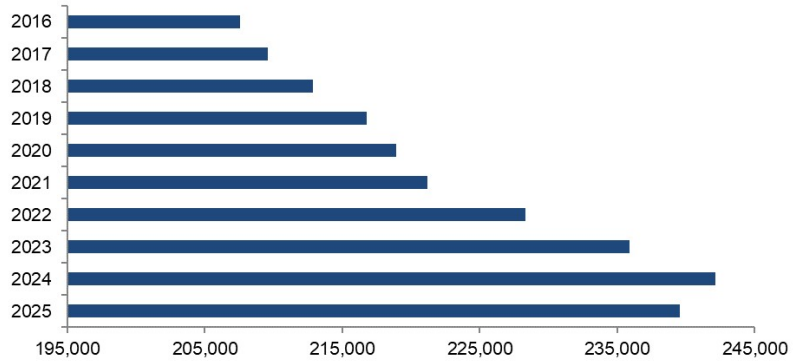
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City Services

Population

Richmond's current population is estimated at 239,584 which is a 1.0% decrease from 2024. According to the latest Statistics Canada Census, Richmond is the fourth most populous municipality in the Greater Vancouver region.

Richmond Population 2016-2025



Graph has been updated with population figures from BC Stats, Demographic Analysis Section, updated March 2026.

The City of Richmond provides a wide array of services to residents, businesses and visitors. The City is responsible for delivering the following services in Richmond:

- Performing land use and transportation planning, building approvals, property use and zoning.
- Providing and maintaining roads, dikes, water and sewerage systems, drainage and irrigation systems.
- Providing sanitation and recycling services.
- Providing safety and protection of citizens by maintaining policing, fire-rescue services, bylaw enforcement, emergency and environmental programs.
- Providing for the recreational and cultural needs of citizens by: funding library services; building and maintaining recreational and cultural facilities, including pools, arenas, community centres, art centres, theatre and numerous heritage sites.
- Designing, constructing, and maintaining a recreational trail system and a system of parks with playing fields, playgrounds and various amenities including tennis courts and basketball courts.
- Developing a sustainable community through: affordable housing, child care programs, wellness, social and outreach programs, tree protection, pesticide use restrictions, waste reduction programs, pollution prevention, district energy utility, energy management programs, purchasing policies and high performance building programs.
- Providing business licences and economic development initiatives.
- Administrating property taxes and utility bills.
- Working to safeguard the financial well-being of the City through the provision of effective and reliable financial services and information to Council, staff and the public.
- Working to safeguard and enhance the livability and social, financial and environmental sustainability of our community and surrounding environment.
- Representing the interests of our citizens on various regional bodies responsible for providing services such as transit, drinking water, waste disposal and air quality monitoring and reporting.

These services are provided through the use of funds as approved by Council in the 2025 operating, capital and utility budgets.

	2023	2024	2025
Population growth (per annum) [1]	2.34%	2.63%	(1.06%)
Capital construction costs ($mil) [2]	$156.40	$276.19	$174.17
City Grants Program ($mil)	$0.91	$0.93	$0.95
Other grants ($mil) [3]	$1.80	$1.85	$1.88
RCMP calls for services	66,403	68,033	65,269
Fire Rescue Responses	12,262	13,512	13,027

[1]Annual growth based on updated population figures from BC Stats, Demographic Analysis Section, March 2026.

[2]This reflects the amended capital budget excluding internal transfers, debt repayment and contributions.

[3]Other grants include contributions towards Gateway Theatre, Richmond Center for Disability, Richmond Therapeutic Equestrian Society, various youth grants and Provision Transfer.

Conclusion

The City's financial management has positioned Richmond well to continue carrying out and meeting Council's Strategic Plan and service commitments to provide a safe and desirable community to live, work and play in, while providing value for taxpayers.

The FSD&A provides a detailed analysis of the Consolidated Financial Statements and explains the significant differences in the financial statements between the reported year and the previous year, as well as between budgeted and actual results.

The Consolidated Financial Statements and FSD&A provide details about past activity and the balances at December 31 of the fiscal year. This information, in conjunction with planning documents, provides a comprehensive depiction of the future financial viability of the City.

In 2003, Council adopted the Long Term Financial Management Strategy (LTFMS) to ensure prudent fiscal practices while maintaining the City's high service standards and balancing current and long-term financial needs. The effects of this policy can be seen in the current financial health of the organization.

The LTFMS policy forms the foundation for the City's financial planning, including the preparation of the Five Year Financial Plan Bylaws.

The 2026-2030 Five Year Financial Plan combines the Operating, Capital and Utility Budgets. It provides details on the services provided, anticipated revenues and expenses and planned capital projects.

Additional information about the current financial plan can be found at: https://www.richmond.ca/city-hall/finance/reporting/fiveyear.htm.



City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	April 17, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	01-0100-30-ACEN1-01/2025-Vol 01
Re:	**Referral Response: Re-Evaluation of the Environmentally Sensitive Areas (ESAs) Mapping for the Thompson and Boundary Roads Area of Hamilton**		

Staff Recommendation

That the report titled "Referral Response: Re-Evaluation of the Environmentally Sensitive Areas (ESAs) Mapping for the Thompson and Boundary Roads Area of Hamilton" dated April 17, 2026, from the General Manager, Planning and Development, be received for information.

Executive Summary

This report provides information in response to two referrals directing staff to review the Environmentally Sensitive Areas (ESAs) mapping in the 2050 Official Community Plan for private properties between Thompson and Boundary Roads, and south of Thompson Gate in the Hamilton area. In response, staff undertook, with the assistance of a Qualified Environmental Profession, a re-evaluation of the ESA polygons in the study area.

The re-evaluation concluded that the ESA polygons contain an established native tree canopy and presence of native understory plant species consistent with the definition of a terrestrial ESA (e.g., forested) in the City's ESA Development Permit Area policy and are recommended to be retained in their current configuration in the ESA mapping. A separate report responding to a referral relating to the potential removal of all ESA polygons city-wide that are privately owned will be brought forward for Council's consideration later. It is recommended that this report be received for information.

Staff Report

Origin

This report provides a response to two separate referrals related to the re-evaluation of the Environmentally Sensitive Area (ESA) mapping, which can be found in the 2050 Official Community Plan (OCP), for an area between Thompson and Boundary Roads, south of Thompson Gate, in the Hamilton area (Attachment 1).

The referral from Council [Referral #1] occurred following a public hearing on January 19, 2026, and reads as follows:

> "*That staff look at the Environmentally Sensitive Area on the property that runs from Thompson Road to Boundary Road (4531 Boundary Road and 4480 Thompson Road), and report back.*"

The second referral from Planning Committee [Referral #2] was endorsed on January 20, 2026, and reads as follows:

> "*That staff investigate the current ESA designations of the townhouse designated properties on the west side of Boundary Road from Westminster Highway to Thompson Road, to Highway 91, and report back.*"

A third and related referral occurred following a public hearing on January 19, 2026, which directed staff to review the potential removal of ESA designations on all private properties. A response to that referral will be presented to Council later.

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.*

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.*

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.*

Background

On February 9, 2026, Council adopted bylaws which updated key sections of Richmond's OCP, including amendments to environmental protection mapping as well as selective revisions to policies and guidelines as they relate to ESAs including the following:

- updates to the City's ESA Map, which identifies areas that are likely to contain tangible ecological and biodiversity attributes;
- revisions to the associated ESA Development Permit Area (DPA) objectives, exemptions, and guidelines; and
- procedural clarifications regarding when a Qualified Environmental Professional (QEP) is required.

The OCP ESA DPA objectives, exemptions and guidelines provide a pathway for development applicants to identify, evaluate and verify ecological and biodiversity attributes, and determine outcomes that fully accommodates both development potential and the preservation of ESAs through retention, restoration and compensation measures.

Legal Framework for ESAs

As outlined in the *Local Government Act* (LGA), an OCP must include policy statements and map designations for land that the local government deems to be environmentally sensitive to development (e.g., steep slopes, shorelines, forested areas, wetlands). The LGA provides further clarification that indicates that Council, in an OCP, may include policies relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity (e.g., ESAs).

The LGA further states that Council may designate a DPA for the protection of the natural environment, its ecosystems and biological diversity. To establish a DPA, the DPA must include objectives and guidelines that enable said objectives and may include a list of exemptions from and/or qualifications to the DPA requirements. The LGA does not dictate where and how this specifically applies in municipalities; therefore Council retains discretion to determine where and how this statutory direction is enacted.

To provide some clarity and assist local governments with the definition of an ESA, the Province released a document titled Environmental Best Management Practices for Urban and Rural Land Development (2004) which defines ESAs as being a site or area:

> "that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or restoration of wildlife habitat, soil health and stability, water cleanliness, retention or recharge, vegetative cover and similar vital ecological functions. Environmentally sensitive areas range in size from small patches to extensive landscape features [both aquatic and terrestrial]. They can include rare or common habitats, plants and animals. Environmentally sensitive areas also include hazard lands".

ESAs in Richmond

The intention of the ESA mapping, related policies, and ESA DPA guidelines is to practically and appropriately preserve, restore, and enhance ecological and biodiversity attributes, spaces and systems throughout areas of Richmond while balancing and accommodating development potential in accordance with the underlying OCP land use designation and associated zoning. Richmond's approach for ESAs includes two primary program components, to comply with provincial requirements:

- *ESA Inventory Map*: The OCP's ESA Map identifies areas with potential ecological and biodiversity value based on available information, including aerial interpretation and field observations. The mapping provides early identification of ESAs and informs the requirement for site assessments to verify ecological conditions and ensure appropriate protection and management.
- *ESA DPA policies and guidelines*: The ESA DPA objectives, exemptions, and guidelines support the management of ESAs. Through the development process, site assessments are used to confirm ecological attributes and functions, and to guide appropriate measures, including avoidance, restoration that demonstrates an enhancement/net beneficial gain to the ESA, and, where necessary and appropriate, mitigation such as compensation measures. Any consideration of ESA boundary refinement is informed by detailed biophysical assessment and must align with OCP objectives.

ESAs are an important part of Richmond's multifaceted urban nature conservation approach to land use planning, which is part of a larger network of environmentally sensitive lands, including areas designated in the 2050 OCP Land Use Map as Conservation Area (e.g., Sturgeon Banks), Richmond's Riparian Management Areas (e.g., water corridors, marine areas), and areas that are identified in the Ecological Network Management Strategy (e.g., city parks, greenways, ecological corridors).

Analysis

Context

The properties subject to the referrals from Council and Committee are bound by Thompson and Boundary Roads, south of Thompson Gate and north of the Highway 91A northbound on ramp, in Hamilton (Attachment 1). The subject area is characterized in recent history as an area with large, rural, single-family, fee simple lots with a wide range of natural attributes and features. The area is designated in the Hamilton Area Plan as Neighbourhood Residential which allows higher density townhouse development and accommodates three storey buildings.

Development Applications

In the past several years, there has been new construction in this area and development applications for townhouse development (Attachment 2). The first townhouse development project that was recently complete and granted occupancy, includes a 120-unit townhouse complex at 4300 Thompson Road and 4337 Boundary Road (RZ 22-019201). The site previously included an ESA area that was remediated through a combination of on-site and off-site compensation and in-situ restoration. Off-site compensation was directed towards ecological restoration of city-owned parkland located between Highway 91A and Thompson Road (Hamilton Highway Park). The on-site restoration and landscaping, along with securities for the off-site compensation, was secured through legal agreements as part of the development permit process. The townhouse development potential achieved the highest density supported for the site by the OCP.

More recently, there is a current 'in-stream' development application that has requested to rezone 4540, 4560 Thompson Road and 4551, 4571 Boundary Road to accommodate a 76-unit townhouse development (RZ 22-019201). Based on the current development review and submissions provided by the applicant to date, including an ESA assessment prepared by a QEP, the management of these ESAs for this proposal are pursuing a combination of in-situ

restoration, as well as on-site and off-site compensation and ecological restoration. This application, which intends to achieve the density envisioned in the OCP, will come forward to Council for consideration at completion of its review.

Re-Evaluation

Based on the referrals, the re-evaluation of the study area primarily focused on vegetation. Other ecological components, including wildlife and wildlife habitat (including species at risk), soils, peat, groundwater systems, and broader ecological network considerations, were not assessed. These components should be evaluated through a comprehensive, site assessment prepared by a QEP as part of the development process which would be assessed on existing ESA Development Permit guidelines.

To initiate the ESAs mapping re-evaluation, letters were sent to owners/residents for each of the ten (10) properties as well as adjacent properties, alerting them of the purpose of the request for access. Site visits were conducted by the QEP and their team in February 2026 which included conducting on-site investigations. No vegetation removal nor ground disturbance of any kind was performed as part of this city-led field reconnaissance exercise.

To facilitate and communicate the findings of the re-evaluations for the ten (10) properties, the ESA study area has been divided into two (2) 'Areas', Referral #1 and Referral #2. The summary of the outcomes of the re-evaluation is described below.

Referral #1 -- 4480, 4500 Thompson Road and 4531, 4551 Boundary Road

Referral #1 references two properties, 4480 Thompson Road and 4531 Boundary Road where there are two ESA polygons. The first one to the west straddles 4480 and 4500 Thompson Road whereas the second ESA polygon to the east also straddles 4480 and 4500 Thompson Road as well as 4531 and 4551 Boundary Road. For the purposes of clarity, this Referral #1 sub-study area will include an overview summary of both ESAs and the surrounding spaces for all four properties.

Analysis of the field data for these two ESAs in Referral #1 sub-study area were observed to have a defined native tree canopy complemented with native understorey plant species. The established tree canopy contained red alders with minor components of black cottonwood and cedar mixed-in. Cottonwood trees are a native species to Richmond and support and provide habitat and an inter-dependency relationship for and with other native flora and fauna. Although environmental protection efforts often focus greater emphasis on the retention of particular types of trees, the concept of ESAs recognizes that trees are just one environmental attribute of a larger series of ecosystems. Future detailed discussions with development applicants can explore replacements of such tree types (e.g., black Cottonwood) if alternate native species add to improved ecological and biodiversity restoration outcomes, climate change responsiveness, and in balance with other considerations such as interconnectivity of ecosystems, public safety and human well-being.

Understorey vegetation was present throughout much of the ESAs in this area and consisted primarily of red-osier dogwood and common snowberry. While the understory includes some invasive species such as Himalayan blackberry, it continues to provide ecological value by contributing to structural complexity that supports habitat provision and connectivity with the broader ecological network. The presence of an established native tree canopy, together with

both native and invasive understory vegetation, reflects an intact, multi-layered system that is indicative of a functioning terrestrial ecosystem. These characteristics are consistent with the definition of a terrestrial ESA (e.g., forested) in the City's ESA DP policy and support retention of the ESAs in their current configuration.

Referral #2 – 4540 to 4600 Thompson Road and 4571 to 4699 Boundary Road

Referral #2 refers to the remaining properties in the sub-study area that have an ESA overlay, including 4540, 4560, 4580 and 4600 Thompson Road, and 4571, 4611, 4693, and 4699 Boundary Road. This includes the four properties that are under review for a rezoning application (RZ 22-019201). Outside of that rezoning application, this area has one ESA polygon that is situated over multiple properties. The most substantial portion of that ESA polygon is located on 4611 and 4699 Boundary Road, with modest remainders located on 4693 Boundary Road and 4580 and 4600 Thompson Road. The ESA extends north beyond these subject properties at 4571 Boundary Road, which is subject to a current development application (RZ 22-019201).

Similar to the ESAs in the Referral #1 sub-study area, analysis of the field data for the ESAs in Referral #2 sub-study area were observed to have a defined native tree canopy complemented with native understorey plant species. The established tree canopy contained red alders with minor components of black cottonwood and cedar mixed-in, with the understory consisting primarily of red-osier dogwood and common snowberry.

The re-evaluation of Referral #2 sub-study area identified some Himalayan blackberry within the ESAs. Similar to Referral #1, the presence of an established native tree canopy, together with both native and invasive understory vegetation, reflects an intact, multi-layered system that is indicative of a functioning terrestrial ecosystem. These characteristics are consistent with the definition of a terrestrial ESA (e.g., forested) in the City's ESA DP policy and support retention of the ESAs in their current configuration. The current development review (RZ 22-019201) for most of this ESA is being undertaken by a QEP with recommendations to pursue a combination of in-situ restoration, as well as on-site and off-site compensation and ecological restoration.

For the remaining ESA not under a current development review, any identified invasive species or noxious weeds can be managed, through an ESA DP exemption, to ensure there aren't long-term consequences to native trees and native understory vegetation as supported by recent changes to the ESA DP guidelines. If a development application is made to develop those properties, a biophysical evaluation would provide more information and an integrated analysis to guide preservation, restoration and compensation measures.

Maintain ESA Polygons

Staff recommend that the ESA polygons be maintained for the following reasons:

- The presence of an ESA on properties within the study area is not expected to limit development potential under the OCP, Hamilton Area Plan, or Zoning Bylaw. This is demonstrated by the development application experiences of a recently completed townhouse project in the north portion of the study area and the preliminary experiences of an 'in-stream' townhome development application. Retention, enhancement, as well as on-site and/or potentially off-site compensation have been and would continue to be considered as part of any development application.

- A further report on privately owned ESAs city-wide will be presented to Council later. This work will incorporate an overview, analysis and comparisons of other local government approaches to ESA management and could include proposed policy updates to the OCP. Deferring decisions on ESA mapping in the Thompson and Boundary Road area until that time would support a more consistent, city-wide approach.

The value of maintaining the ESA polygon is that during the development review process a complete ESA evaluation not only examines vegetation, but incorporates wildlife and wildlife habitat, (including species at risk), soil, peat, and groundwater ecosystems, and ecological network (including connectivity for biodiversity) analysis. This type of review would be assessed on existing ESA Development Permit guidelines and is best considered in concert with development site planning and design exercise that recognizes and identifies a comprehensive and integrated response to both the natural and built environments.

Budgetary Implications

None.

Conclusion

This report presents a response to two Council referrals for staff to re-evaluate ESAs for privately owned properties between Thompson and Boundary Roads, south of Thompson Gate, in the Hamilton neighbourhood area. Following further review by a qualified environmental professional, along with other support professionals, staff recommend maintaining the ESA polygons as they are currently identified in the ESA map of the recently updated 2050 OCP and consider those polygons as part of a city-wide review which will be conducted later. Staff recommend receiving this report for information.

Respectfully submitted,

John Hopkins, Director, Policy Planning

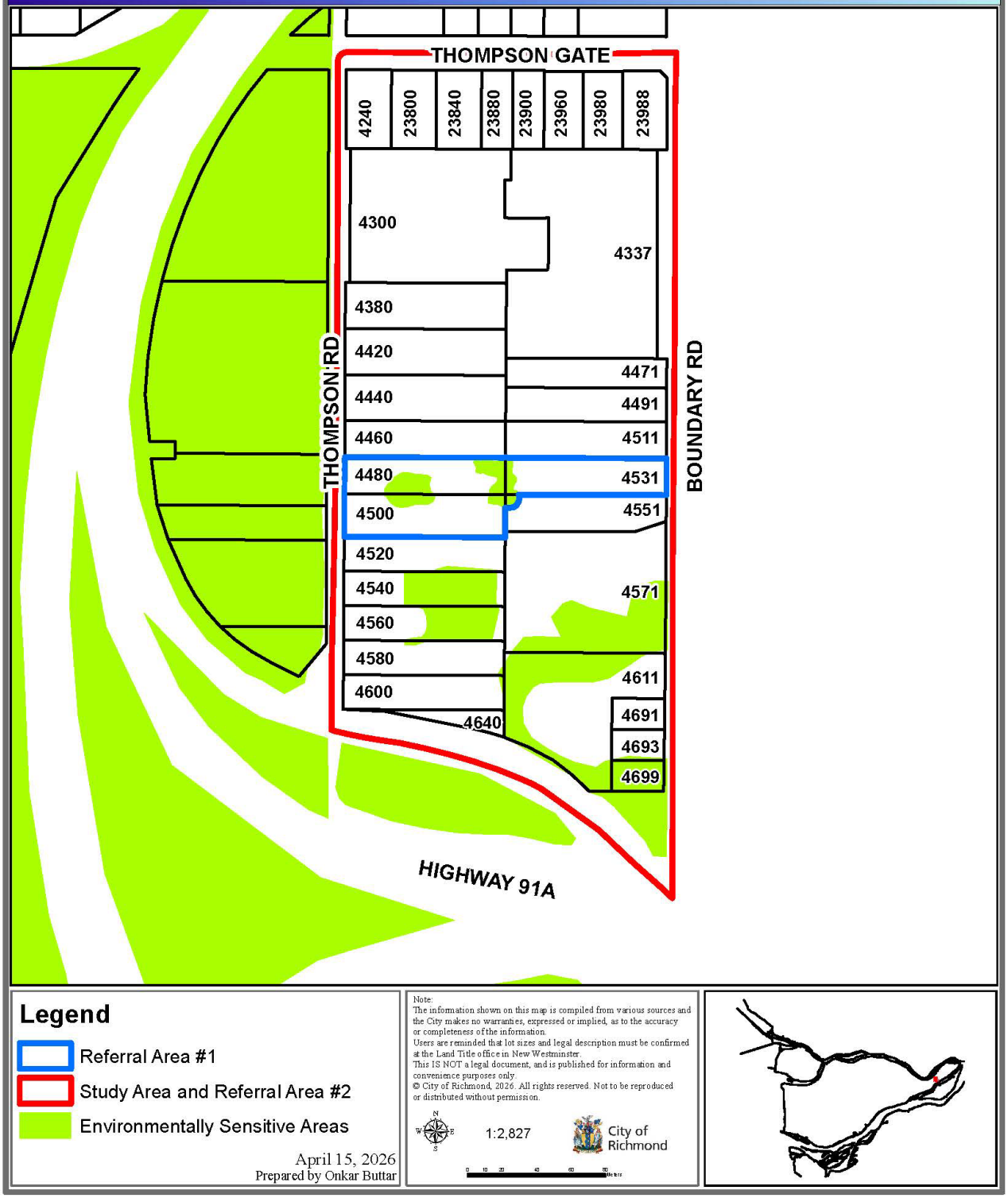
Report Contributors

This report was prepared by Russell Nelson, Manager, Community Planning and reviewed by Development Applications, Climate & Environment, and Parks Services.

Endorsed by Serena Lusk, CAO

Attachment 1: Study Area
Attachment 2: Development Applications

Study Area



Legend

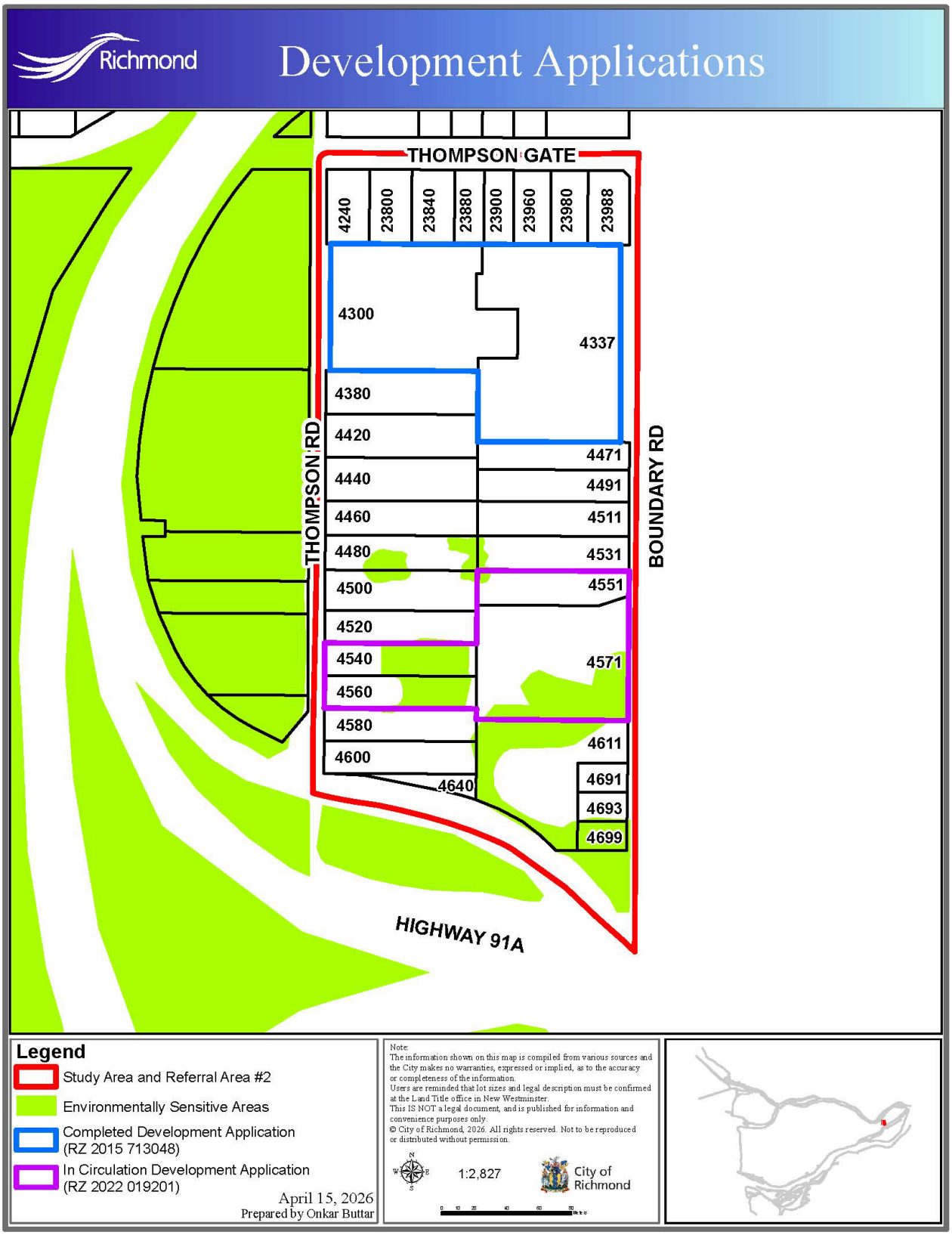
- Referral Area #1
- Study Area and Referral Area #2
- Environmentally Sensitive Areas

April 15, 2026
Prepared by Onkar Buttar

Note:
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City of Richmond


Richmond
Development Applications
THOMPSON GATE
4240
23800
23840
23880
23900
23960
23980
23988
4300
4337
4380
4420
4471
4440
4491
4460
4511
4480
4531
4500
4551
4520
4540
4571
4560
4580
4611
4600
4640
4691
4693
4699
THOMPSON RD
BOUNDARY RD
HIGHWAY 91A
Legend
Study Area and Referral Area #2
Environmentally Sensitive Areas
Completed Development Application (RZ 2015 713048)
In Circulation Development Application (RZ 2022 019201)
April 15, 2026
Prepared by Onkar Buttar
Note:
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City of Richmond

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	April 13, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	01-0157-30-RGST1/2025-Vol 01
Re:	**Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan**		

Staff Recommendation

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Executive Summary

The Metro Vancouver Regional District (MVRD) Board has initiated a Type 2 amendment to the Metro 2050 Regional Growth Strategy in response to the City of Maple Ridge's North 256 Street Industrial Lands Area Plan. In order to expand existing industrial lands, the proposed amendment would:

- reduce Rural-designated lands by 277 hectares;
- increase Industrial-designated lands by 198 net hectares; and,
- increase Conservation and Recreation-designated lands by 79 hectares.

Staff conclude that it has limited land use impacts to the City of Richmond but may have servicing cost implications, including potential impacts to regional Development Cost Charges, that are not known at this time. As noted in the Metro Vancouver staff report, the proposal involves trade-offs related to the Urban Containment Boundary, environmental impacts and infrastructure needs. The proposal would contribute to regional economic development by adding industrial land in a constrained market, supporting Maple Ridge's employment growth and business investment. The proposed inclusion of additional Conservation and Recreation lands and development permit guidelines aim to mitigate environmental impacts and manage land use interfaces. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Maple Ridge for the North 256 Street Industrial Lands Area Plan. The North 256 Street Industrial Lands Area Plan received third reading from the City of Maple Ridge Council in January 2026 and was referred to Metro Vancouver for consideration and approval, forming the basis of this proposed amendment.

At its March 27, 2026 regular meeting, the Board of Directors of the MVRD adopted the following resolution:

That the MVRD Board:

a) *initiate the Metro 2050 amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)";*

b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026";*

c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*

d) *direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The City of Maple Ridge's requested amendment to the Metro 2050 RGS involves the following:

- re-designate the land use designation for the site from Rural and Industrial lands to Industrial and Conservation and Recreation; and
- expand the Urban Containment Boundary (UCB) to accommodate a light industrial area.

As part of Metro Vancouver's notification process, the City of Richmond has been invited to provide written comments on the proposed amendments on or before May 18, 2026 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report). This review focusses on potential impacts to the City of Richmond, and regional land use and infrastructure planning objectives.

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

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

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

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

Analysis

The proposed amendment is a Type 2 amendment to the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative two-thirds weighted vote of the MVRD Board.

Information about the Proposed Amendment within the North 256 Street Industrial Lands Area (City of Maple Ridge)

The subject area is 301 ha (744 ac.) and accommodates a range of existing industrial uses, including gravel extraction and aggregate processing, institutional operations such as correctional and training facilities, various resource-based or rural industrial activities, and a newer industrial business park in the southeastern portion. Approximately half of the area is already designated Industrial under Metro 2050, and most of it falls within the Fraser Sewerage Area.

Should the Metro 2050 amendment proceed and the MVRD Board determine that the area is eligible for sewer service, the City of Maple Ridge would then be required to apply to the Greater Vancouver Sewerage & Drainage District (GVS&DD) Board for an amendment to the Fraser Sewerage Area. At that stage, detailed engineering information will be necessary to support a formal assessment of the impacts in regional sewer services.

The area is primarily accessed via 256 Street, with access to the westerly portion via Alouette Road, and the south-east area (i.e., Kanaka Business Park) by 128 Avenue and Katonien Street. Land ownership is mixed, with parcels held by the City of Maple Ridge, the Province, and private owners. The site is also characterized by variable sloping terrain. Surrounding land uses include:

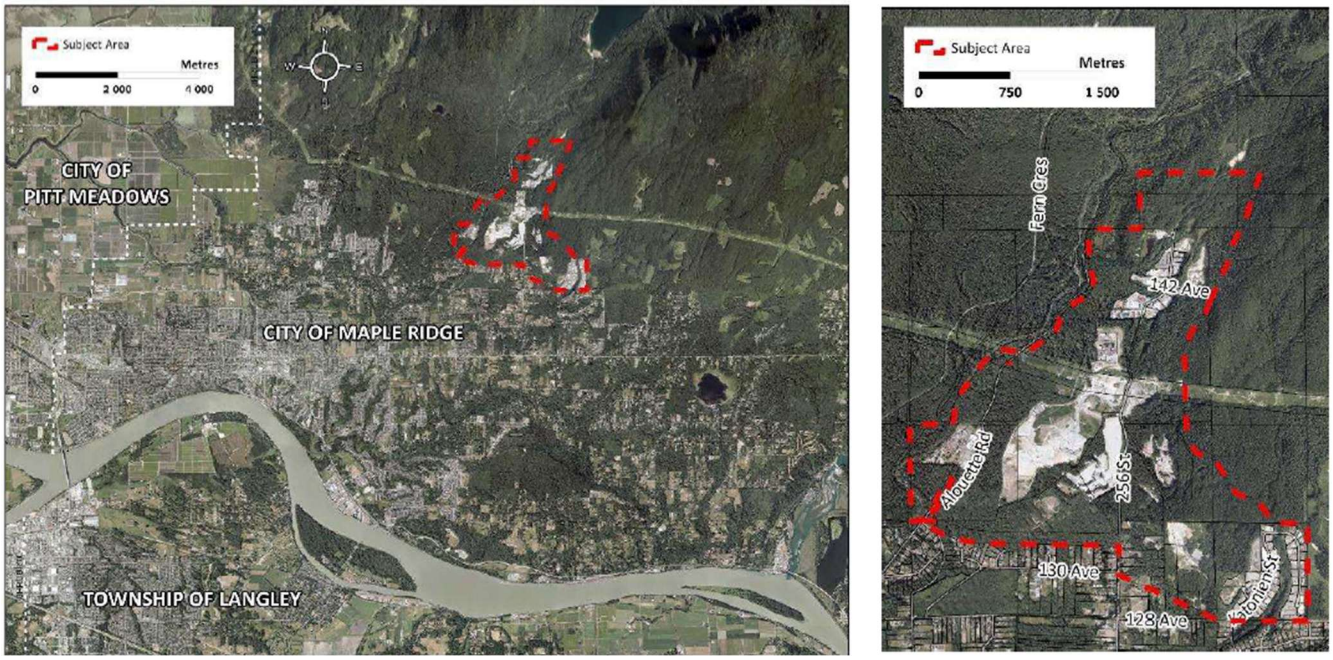
- Rural and Agricultural designated lands to the south; and
- Conservation and Recreation designated lands to the east, north, and west.

The proposed amendment would advance the new North 256 Street Industrial Lands Area Plan, which has long been contemplated by the City of Maple Ridge. The overall vision for the area plan is to facilitate a new, modern, light industrial area that accommodates new business and employment growth in the community. Since the site borders sensitive environmental and agricultural areas, Maple Ridge has proposed an Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

The proposed regional land use amendments within the subject site would:

- reduce Rural-designated lands by 277 ha (684 ac.);
- increase Industrial-designated lands by 198 net ha (489 ac.); and
- increase Conservation and Recreation-designated lands by 79 ha (195 ac.).

Figure 1 - Location Map and Surrounding Context



Summary of the Metro 2050 RGS Amendment at the North 256 Street Industrial Lands Area (City of Maple Ridge)

The proposed amendment to the Metro 2050 RGS is to re-designate the existing Rural and Industrial lands to Industrial and Conservation and Recreation and expand the UCB to accommodate this light industrial area. The proposed amendment is part of the new North 256 Street Industrial Lands Area Plan to expand industrial lands in the city and the region. Refer to Figure 2 and Figure 3 for maps of the subject site showing the existing and proposed amendments to the Metro 2050 RGS.

If the MVRD Board gives final approval and adopts the bylaw amendment, then the City of Maple Ridge would need to apply to the GVS&DD Board to expand the regional sewerage area.

Figure 2 – Existing Metro 2050 RGS

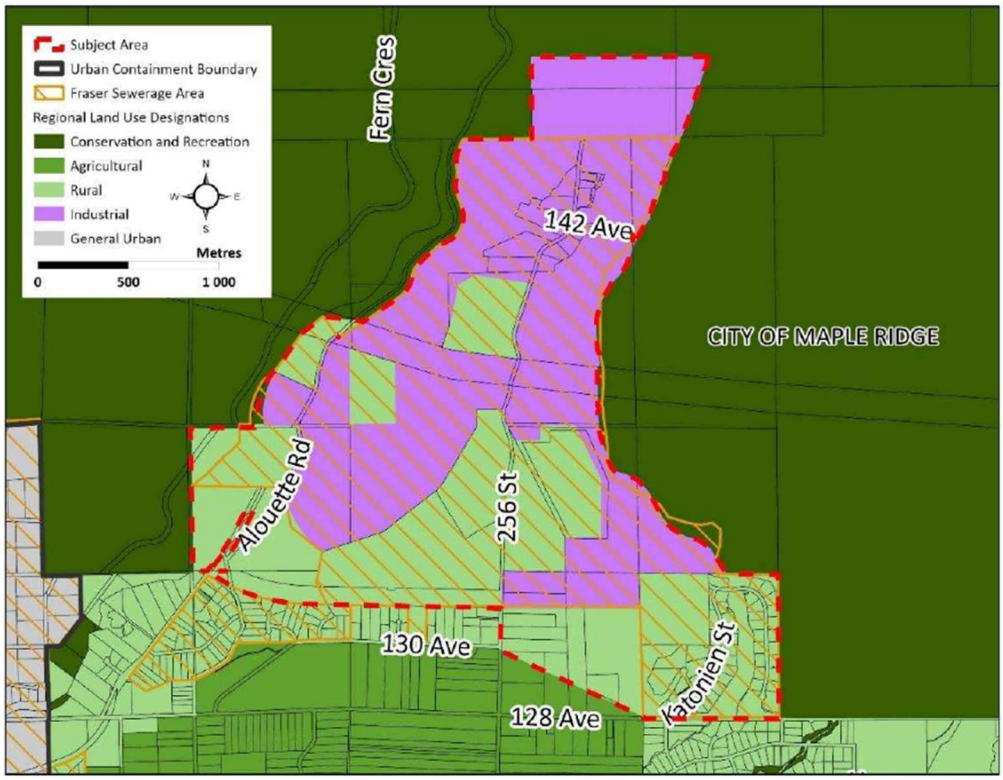
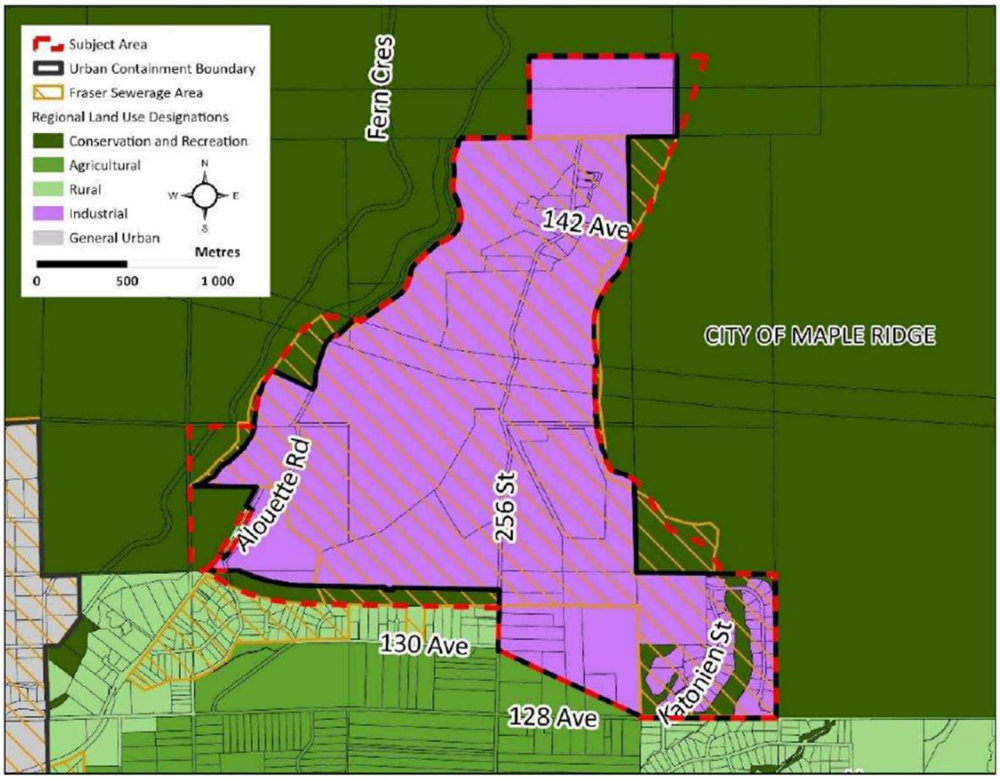


Figure 3 – Proposed Amendments to Metro 2050 RGS



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

- The proposed amendment would advance the North 256 Street Industrial Lands Area Plan, which was given third reading by Maple Ridge Council and referred to Metro Vancouver for consideration. The new Plan would provide Maple Ridge and the surrounding region with employment opportunities and expansion of 198 net ha (489 ac.) of industrial designated lands with hopes to attract business investments.

- The proposal supports local jobs and a more complete community, but conflicts with Metro 2050 by expanding the UCB into an area not contiguous with the existing boundary, undermining urban growth concentration and rural land protection. The subject area is also located approximately 4 km away from the Maple Ridge city centre, resulting in infrastructure upgrades and reliance on private vehicles.

- The amendment supports a diverse regional economy by expanding industrial land, enabling more high-quality local jobs and supporting Maple Ridge's economic development strategies. It also adds 198 ha. (489 ac.) of industrial land supply. While slopes and environmental conditions can be a challenge, coherent industrial designation will support more coordinated site planning and greater certainty for businesses. The proposed DPA guidelines aim to address edge planning due to intensified industrial uses near existing residential, agricultural, conservation, recreational, and institutional uses.

- The proposal increases 79 ha. (195 ac.) of Conservation and Recreation designated lands with valuable ecosystem services. However, reduction in tree canopy and related impacts to existing ecosystems in the 277 ha (684 ac.) area proposed to be redesignated to Industrial is anticipated. The Metro Vancouver report suggests additional development planning to protect and support ecosystems and mitigate loss of tree canopy in this area.

- The land use designation change presents challenges to climate goals identified in the Metro 2050 RGS by decreasing carbon storage capacity and supporting land use patterns that result in more intensive carbon emission development practices and supporting transportation and servicing infrastructure.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's staff report and conclude that it has limited land use impacts to the City of Richmond. As outlined in the Metro Vancouver staff report, the amendment would contribute to regional economic development by adding industrial land in a constrained market, supporting Maple Ridge's employment growth and business investment. The proposed inclusion of additional Conservation and Recreation lands and development permit guidelines aim to mitigate environmental impacts and manage land use interfaces.

The proposal does involves trade-offs related to the UCB, environmental impacts and infrastructure needs. The primary growth management tool in Metro 2050 is the UCB which is designed to encourage densification of urban growth in compact, transit-oriented communities, while also protecting industrial and agricultural land. Metro 2050 reinforces the UCB by limiting the extension of regional sewerage services outside of the UCB.

The implications for regional servicing, including sewer extensions, have not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. Metro Vancouver would need to provide clarity around how any

servicing costs associated with adjusting the GVS&DD boundary would be determined and allocated. Although this assessment would be determined following MVRD Board adoption of the RGS amendment and prior to consideration by the GVS&DD to expand the Fraser Sewerage Area, it would be helpful to know the full infrastructure cost implications prior to any amendment to Metro 2050. Any additional servicing costs may impact regional Development Cost Charges, especially GVS&DD as a portion of east Richmond is located within the Fraser Sewerage Area.

Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Budgetary Implications

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Maple Ridge for the area located in the North 256 Street Industrial Lands Area Plan to amend the regional land use designation from Rural and Industrial lands to Industrial and Conservation and Recreation and expand the UCB to accommodate a light industrial hub.

Staff conclude that the proposal has limited land use impacts to the City of Richmond but may have servicing cost implications, including potential impacts to regional Development Cost Charges, that are not known at this time. As indicated in the Metro Vancouver staff report, the proposal would contribute to regional economic development by adding industrial land in a constrained market, supporting Maple Ridge's employment growth and business investment. The proposed inclusion of additional Conservation and Recreation lands and development permit guidelines aim to mitigate environmental impacts and manage land use interfaces. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Respectfully submitted,

John Hopkins, Director, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2 and reviewed by Engineering.

Endorsed by Serena Lusk, CAO

Att. 1: Metro Vancouver Staff Report

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and
Charles Pan, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: February 12, 2026 Meeting Date: March 5, 2026

Subject: **Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)**

RECOMMENDATION

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026";

c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and

d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

EXECUTIVE SUMMARY

The City of Maple Ridge is requesting a Type 2 amendment to *Metro 2050* for the North 256 Street Industrial Lands Area Plan (Reference 1). The proposed amendment would re-designate Rural and Industrial lands to Industrial and Conservation and Recreation and expand the Urban Containment Boundary to accommodate a light industrial hub. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. Therefore, while the proposal conveys benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

Regional Planning analysis concludes that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that are important for MVRD Board consideration.

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience (Reference 2).

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area's location is susceptible to natural hazards, requiring significant infrastructure investment.
- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Maple Ridge's request to amend *Metro 2050* to accommodate a light industrial hub through a Type 2 Regional Growth Strategy amendment.

BACKGROUND

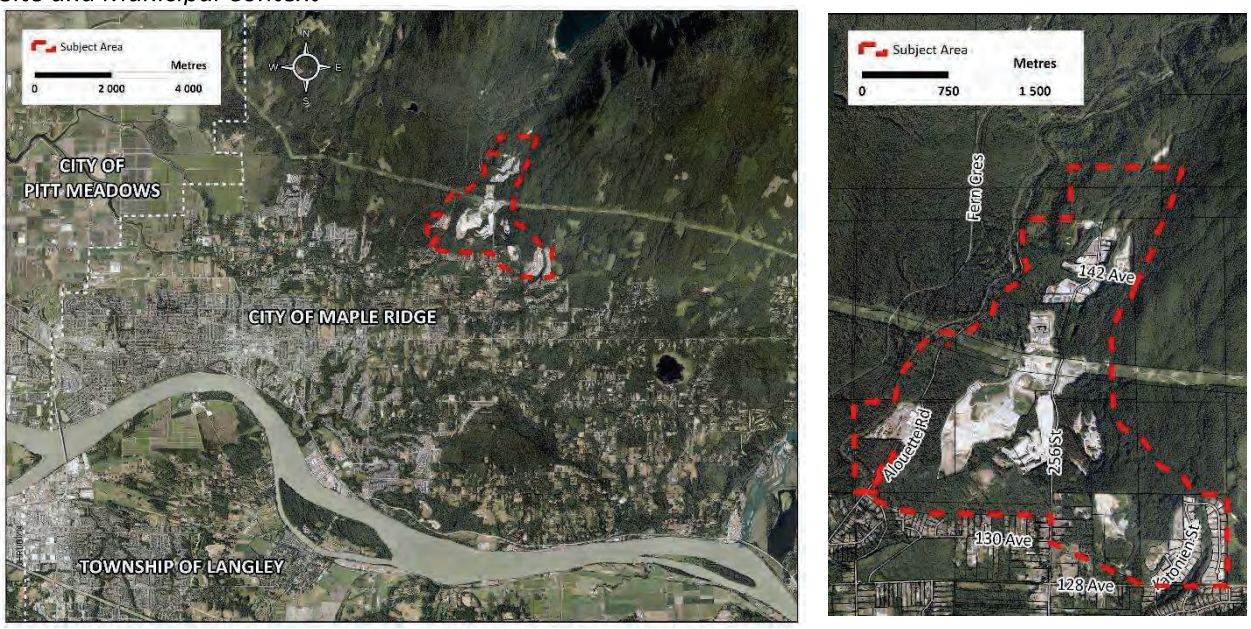
On January 27, 2026, City of Maple Ridge Council passed a resolution requesting that the MVRD Board consider a Type 2 Amendment to *Metro 2050* to amend regional land use designations within the North 256 Street Industrial Lands Area Plan from Rural or Industrial to Industrial or Conservation and Recreation and to expand the Urban Containment Boundary (**Attachment 1**). On January 28, 2026, Metro Vancouver received the City of Maple Ridge's request to consider the proposed Regional Growth Strategy amendment.

SITE CONTEXT

The City of Maple Ridge has been considering expanding industrial uses in this area since at least 2016. The subject area currently hosts a range of existing industrial land uses, including: gravel extraction and aggregate processing, institutional operations like correctional and training facilities, various resource or rural industrial uses, and a newer industrial business park in the southeastern portion. Land ownership is mixed, with parcels held by the City, the Province and private landowners.

The area contains steep terrain and environmental features, and is bordered by Rural and Agricultural lands to the south and by Conservation and Recreation lands to the east, north, and west. Primary access is provided by 256 Street, with Alouette Road serving the western portion, and 128 Avenue and Katonien Street serving the southeast area (Kanaka Business Park). There is no transit service, and municipal servicing is limited.

Figure 1
Site and Municipal Context



The subject area is currently designated as a mixture of Industrial, Industrial Reserve, Rural Resource, and Institutional in the City's Official Community Plan (OCP) and zoned for various Agricultural, Industrial, and Institutional zones, as well as Single Detached (Medium Density) Urban Residential, in the City's Zoning Bylaw. The current regional land use designations in *Metro 2050* are Rural and Industrial. The area borders the Agricultural Land Reserve to the south. Additional site information is provided in Table 1 and the City of Maple Ridge staff report (**Attachment 2**).

Table 1
Existing Area Description

Area Size	301 hectares (744 acres)
Area Location	Along 256 Street, north of 128 Avenue
Current *Metro 2050* Regional Land Use Designations	Rural Industrial
Current City OCP Designations	Rural Resource Industrial Reserve Institutional Conservation
Current Zoning	A-1 Small Holding Agricultural A-2 Upland Agricultural M-2 General Industrial M-4 Extraction Industrial P-3 Children's Institutional P-5 Corrections and Rehabilitation P-6 Civic RS-2 Single Detached (Medium Density) Urban Residential
Within the Urban Containment Boundary	No
In the Agricultural Land Reserve	No, but borders it
In the Fraser Sewerage Area	Mostly

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The amendment proposes multiple changes to the regional land use designations within the subject area that would:

- Reduce Rural-designated lands by 277 ha,
- Increase Industrial-designated lands by 198 ha on net, and
- Increase Conservation and Recreation-designated lands by 79 ha.

The amendment would also extend the Urban Containment Boundary to include all the Industrial-designated lands in the area as well as a small portion of Conservation and Recreation lands. Per *Metro 2050* policy 6.3.3 a) and c), this is a Type 2 amendment as it proposes moving the Urban Containment Boundary and involves re-designating Rural lands to Industrial. The proposed land use changes are outlined in Table 2.

Figure 2

Existing Regional Land Use Designations

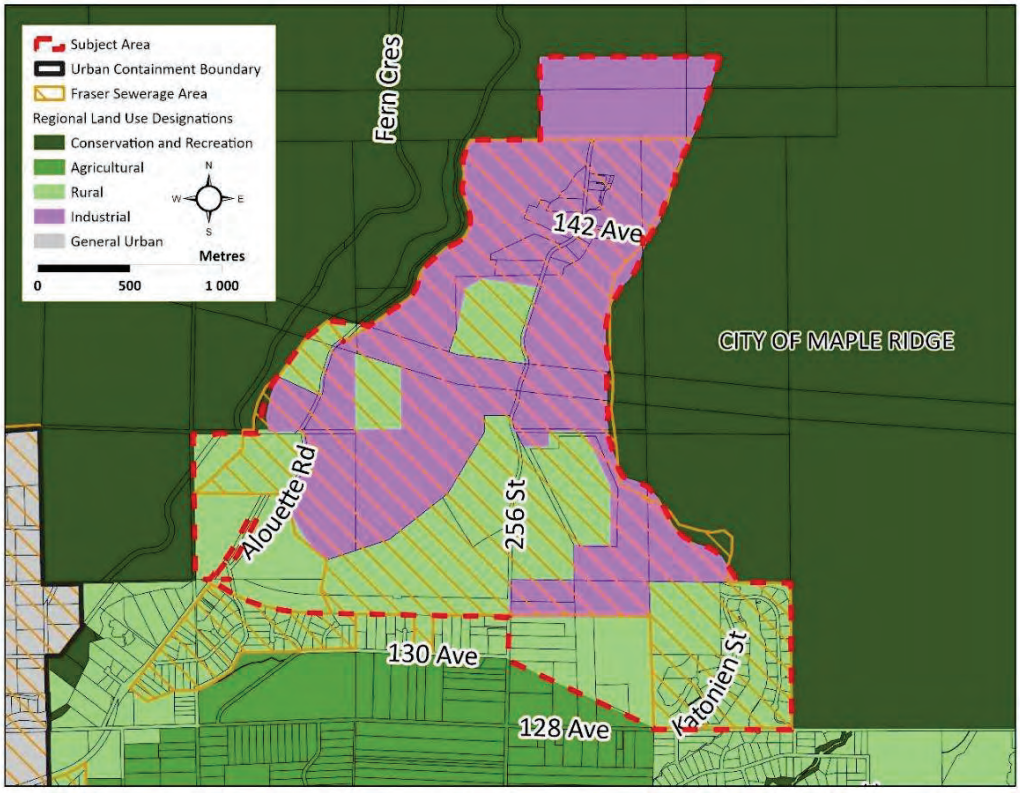


Figure 3
Proposed Regional Land Use Designations

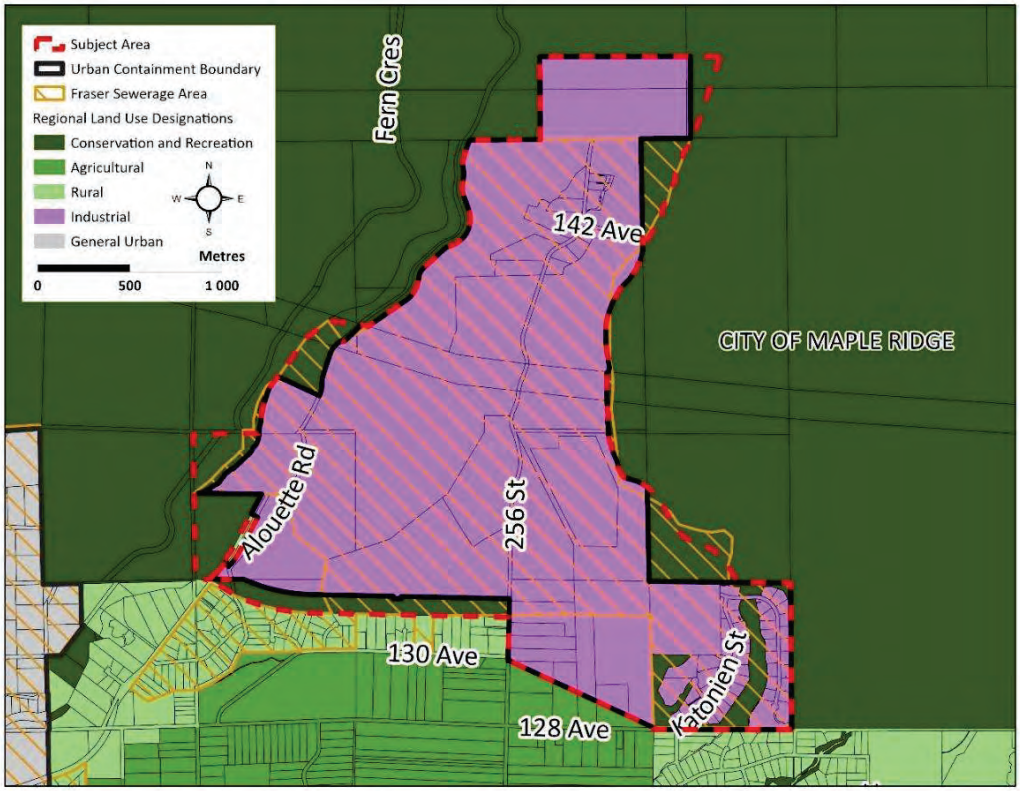


Table 2
Proposed Site Designations

	Current	Proposed
Metro 2050	Rural Industrial Not in Urban Containment Boundary	Industrial Conservation and Recreation Add into Urban Containment Boundary
OCP	Rural Resource Industrial Reserve Institutional Conservation	Industrial Institutional Park Forest
Zoning	A-1 Small Holding Agricultural A-2 Upland Agricultural M-2 General Industrial M-4 Extraction Industrial P-3 Children's Institutional P-5 Corrections and Rehabilitation P-6 Civic RS-2 Single Detached (Medium Density) Urban Residential	[The proposal does not include any rezonings]

The proposal would amend the City of Maple Ridge's OCP for the subject area. The City of Maple Ridge can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* amendment given the change of regional land use designations being requested.

REGIONAL PLANNING ANALYSIS

The City of Maple Ridge's proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment is to identify any potential regional planning implications and the regional significance of the proposed land use changes with respect to *Metro 2050,* not to duplicate the municipal planning process.

Municipal Benefits

The North 256 Street Industrial Lands Area Plan will provide Maple Ridge and the surrounding region with long-term benefits by creating new local employment opportunities and attracting diverse light-industrial businesses. By increasing the supply of industrial land, the plan supports economic growth, encourages business investment, and helps address industrial-land shortages. At the same time, the plan incorporates environmental protections, transportation and infrastructure upgrades, and thoughtful land-use design to balance economic development with conservation and improved connectivity.

Alignment with Metro 2050

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary and to direct the majority of growth to Urban Centres and along transit corridors, to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

Consideration 1: Contain urban development within the Urban Containment Boundary

This proposal would not contain urban development within the existing Urban Containment Boundary (UCB) as it seeks to expand the UCB into a new area not contiguous with the existing boundary. Although there are already Industrial land use designations and existing uses in the area additional development in this location would require the expansion of infrastructure and public services including road and transportation upgrades, and utilities.

Consideration 2: Focus growth in Urban Centres and Frequent Transit Development Areas

This amendment would not focus employment growth within established Urban Centres or Frequent Transit Development Areas (FTDAs). The area is located approximately four kilometres away from the closest Urban Centre, the Maple Ridge Regional City Centre.

Consideration 3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

The amendment could contribute to a more complete community by supporting local jobs. In Maple Ridge, the number of people who leave the city for work is roughly 2.5 times higher than those who work in the City (18,030 vs. 7,345), according to the 2021 census. By increasing the number of residents who are able to work within their own municipality, the amendment would help strengthen daily activity patterns and potentially reduce long commuting distances.

Consideration 4: Protect Rural lands from urban development

Rural lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities and are not intended for future urban development. The conversion of Rural lands of this scale (222 ha) into Industrial lands does not meet this objective and could encourage speculation on other Rural lands.

Goal 2: Support a Sustainable Regional Economy

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

Consideration 1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

This amendment would support a diverse regional economy in that it would increase the land supply for industrial activities, which tend to generate high-quality, skilled jobs that pay above-average wages, and support more jobs in the Maple Ridge area. The City has long been focused on industrial expansion to support economic development and jobs. In 2014, the City's *Commercial & Industrial Strategy* outlined the need to expand existing industrial lands, which was reiterated in the 2021 *Economic Development Strategy*. The City has advanced area planning and studies for existing industrial areas within the Urban Containment Boundary, such as the Yennandon lands and Albion area, and is now exploring opportunities to expand existing industrial lands in the 256 St Industrial area.

Consideration 2: Protect the supply and enhance the efficient use of industrial land

The amendment would increase regionally-designated Industrial land by 198 hectares, equivalent to about a 2.5 per cent increase for the region. Although slopes and environmental conditions will limit the total developable area, consolidating these lands under a single, contiguous Industrial designation would improve long-term industrial land efficiency. A larger, more unified industrial area enables opportunities for lot consolidation, co-location of complementary activities, and more coordinated site planning.

In addition, creating a contiguous industrial area would enhance the viability of sites already planned, used, or operating as industrial in this location. Formalizing these existing and emerging industrial activities within a coherent Industrial designation provides greater certainty for businesses, supports further investment, and enables more efficient servicing and infrastructure planning over time. Generally, sloped lands are not ideal for industrial uses; however, given the context of the City, slope and environmental constraints are a challenge in many locations, including the Yennandon lands and Albion areas that are within the existing Urban Containment Boundary. The City is aware that Industrial development anywhere in the city will require careful site planning to address and mitigate issues.

The amendment will enable expanded and intensified industrial uses near existing residential, agricultural, conservation, recreational, and institutional uses. To mitigate potential land use conflicts, the City has proposed a Conservation and Recreation buffer at the southwest of the site and prepared Development Permit Area (DPA) guidelines covering industry land edge planning, interface design, buffering and tree planting.

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

This amendment may negatively impact agricultural viability through transportation and interface issues. All three current access roads to this area run through agricultural land in the Agricultural Land Reserve. Abernethy Way, a major east-west route to the southeast of this area, is being planned to extend east to 256 Street to support these industrial lands and would likely also run through agricultural lands. Moreover, this amendment would bring Industrial land in contact with Agricultural land to the south, although these interface impacts may be mitigated by the guidelines mentioned above.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards
Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore, and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

Consideration 1: Protect and enhance Conservation and Recreation lands
The amendment would increase Conservation and Recreation designated lands by 79 ha. These areas contain mature forest ecosystems that provide ecosystem services such as rainwater absorption, flood control, cooling, carbon sequestration and storage, and mental and physical health benefits.

Consideration 2: Protect, enhance, restore, and connect ecosystems
About 60 ha of the Rural lands proposed to be re-designated to Industrial also contain ecosystems, mostly forests, with moderate importance to regional ecosystem connectivity. If these lands were fully developed for industry, it would likely result in a net loss of ecosystems, despite the additional lands Conservation and Recreation designated lands. Over the long term, development of the subject area will likely result in regional tree canopy cover loss, as the plan targets only 10 percent canopy. To reduce the impact to regional ecosystem connectivity, more detailed development planning could explore opportunities to protect ecosystems on site.

Consideration 3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality
Expanding development into previously undeveloped areas will likely reduce the region's long-term capacity for carbon storage, as forested lands currently act as carbon sinks that help moderate emissions. As a result, the proposal presents challenges in advancing Metro 2050 objectives related to low-carbon land use patterns.

Consideration 4: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards
The area is susceptible to wildfires, riverine flooding, and landslides, which may increase due to more frequent and heavier rain associated with climate change. According to the City, significant infrastructure improvements, such as sewer, water, drainage, and road enhancements, would be required to support the proposed land use changes. Expanding industrial activities into an area with these existing hazard conditions may therefore be less favourable from a regional resilience perspective, as it could increase exposure to climate-related risks and necessitate higher long-term mitigation and adaptation costs. However, the Area Plan DPA guidelines do include consideration of fire protection, wildfire resilience, and developing near slopes and waterways.

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

Consideration 1: Supporting sustainable transportation options
This amendment would not support sustainable transportation options. The area is located far from major transportation corridors, and the nearest transit service is approximately two kilometres away. Active transportation infrastructure is also limited: the closest painted bike lane is two kilometres from the site, few homes are within walking distance, and most local roads lack sidewalks.

TransLink has no current plans to extend transit service to this area, and while the Area Plan indicates that the City will engage with TransLink, any improvements remain uncertain given the site's peripheral location, funding constraints, and other regional priorities. As a result, transportation to and from the area would likely remain highly car-dependent well into the future.

Consideration 2: Supporting efficient movement of goods and services

While 256 Street is not subject to truck travel restrictions, the subject area is about three kilometres away from the Major Road Network and about six kilometres away from the closest rail and navigable waters. Local roads have constrained rights-of-way and some intersections are currently challenging for truck movements. Industrial uses here may face challenges for goods movement and truck access.

The City has identified road network enhancements, including extending Abernethy Way to 256 Street, upgrading intersections, and building new internal roads.

Regional Planning Analysis Summary

Although there are important trade-offs to consider, on balance, the proposed amendment is supportable in its current form. The proposal would:

- Add 198 net hectares of Industrial designated lands to support the region's aim to enhance industrial areas and support local jobs and economic resilience.
- Add 79 hectares of Conservation and Recreation lands to support the protection of mature forest ecosystems and provide a buffer between Industrial uses.
- Apply Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering and tree planting.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure
- The conversion of Rural lands, including significant forested areas, will impact regional tree canopy targets and ecosystem connectivity and potentially increase speculation of Rural lands elsewhere in the City or region.
- The area's location is far from transit, cycling, walking, and current goods movement infrastructure and is susceptible to wildfires, riverine flooding, and landslides, requiring significant infrastructure investment.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

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

Liquid Waste Services (GVS&DD)

Based on the primarily industrial land use assumptions from the OCP Amendment and *Metro 2050*, the high-level forecasted increase in wastewater flows is anticipated to impose additional hydraulic loading on the available conveyance and pumping capacities of the South Slope Interceptor and the Golden Ears Pump Station. At a system-wide planning scale, these incremental flows will also influence the design capacity of the future Northwest Langley Wastewater Treatment Plant.

Should the *Metro 2050* amendment proceed and the MVRD Board determine that the area is eligible for sewer service, the City of Maple Ridge would then be required to apply to the GVS&DD Board for an amendment to the Fraser Sewerage Area. At that stage, detailed engineering information will be necessary to support a formal assessment of the impacts on regional sewer services. Following the sewerage area amendment, the City of Maple Ridge would then need to submit an application to Metro Vancouver Liquid Waste Services to extend the regional sewer system.

To support coordinated infrastructure planning, Maple Ridge staff are encouraged to consult regularly with Metro Vancouver's Utility Analysis team, ensuring that any required regional system upgrades can be implemented in time to accommodate the projected increases in flows.

Water Services (GVWD)

The proposed North 256 Street Industrial Lands Area Plan development would ultimately be supplied by GVWD's Maple Ridge Reservoir via the City of Maple Ridge's 248 Street Pump Station and municipal distribution system. Without the projected water demand from the development, Metro Vancouver staff are unable to comment on the effect on GVWD's transmission system.

REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change and amended Urban Containment Boundary is required from the City of Maple Ridge prior to final adoption of the amendment bylaw. On January 27, 2026, the City of Maple Ridge Council approved a resolution to authorize staff to submit an updated RCS reflecting the proposed amendments. It is expected that the City will submit the updated RCS for consideration of acceptance if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS as per the *Local Government Act*.

NEXT STEPS

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

Metro 2050 identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board, including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person).

If the MVRD Board gives final approval and adopts the bylaw amendment, then the City of Maple Ridge would need to apply to the GVS&DD Board to expand the regional sewerage area.

ALTERNATIVES

1. THAT the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan).";
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026";
   c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050*; and
   d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

2. THAT the MVRD Board decline the proposed amendment for the North 256 Street Industrial Lands Area Plan and notify the City of Maple Ridge of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on February 13, 2026. Staff from the City of Maple Ridge and Metro Vancouver presented on the amendment application and were available to answer questions from committee members. The following section summarizes key comments:

- Concerns were raised about setting precedent for 'islands' of Urban Containment Boundary in non-contiguous areas.
- Concerns were raised about setting a precedent for other institutional uses in Industrial designated areas.
- Questions focused on future road connections and anticipated timeline of industrial build-out.

CONCLUSION

The City of Maple Ridge is requesting a Type 2 amendment to *Metro 2050* for the North 256 Street Industrial Lands Area Plan. The proposed amendment would re-designate Rural and Industrial lands to Industrial and Conservation and Recreation and expand the Urban Containment Boundary to accommodate a light industrial hub. The proposed amendment has been assessed in relation to *Metro 2050*'s goals, strategies, and policies. Metro Vancouver staff conclude that although they are important trade-offs to consider, on balance, the proposed amendment is supportable in its current form. Staff recommend Alternative 1.

ATTACHMENTS

1. City of Maple Ridge Regional Growth Strategy Amendment Application Submission Letter, dated January 28, 2026.
2. City of Maple Ridge Staff Report on the Draft North 256 Street Industrial Lands Area Plan and Official Community Plan Amendments, dated January 6, 2026.
3. Metro Vancouver Regional District Regional Growth Strategy Bylaw Amendment No. 1451, 2026.
4. Presentation re: *Metro 2050* Type 2 Proposed Amendment – City of Maple Ridge (North 256 Street Industrial Lands Area Plan).

REFERENCES

1. City of Maple Ridge. (2026). *North 256 Street Industrial Lands Area Plan* [Draft version].
2. City of Maple Ridge. (2026). *North 256 Street Industrial Lands Area Plan Development Permit Area Guidelines* [Draft version].

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City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	April 13, 2026
From:	Wayne Craig General, General Manager, Planning and Development	**File:**	01-0157-30-RGST1/2025-Vol 01
Re:	**Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)**		

Staff Recommendation

That the report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated April 13, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Executive Summary

The Metro Vancouver Regional District (MVRD) Board has initiated a Type 2 amendment to the Metro 2050 Regional Growth Strategy in response to a request from the City of Surrey for the Hazelmere area. The proposed amendment would:

- re-designate approximately 23.7 ha (58.6 ac.) of land from Rural to General Urban; and,
- create a non-contiguous extension of the Urban Containment Boundary to enable a 145-lot single-family residential development.

The proposal has been considered two previous times by the Board. For this current proposed amendment, Metro Vancouver staff recommended denial. However, the MVRD Board granted third reading to the RGS bylaw amendment and requested comment from member municipalities.

Staff conclude that this proposal has a limited land use impact on the City of Richmond, but may have servicing cost implications, including impacts to regional Development Cost Charges, that are not known at this time. As noted in the Metro Vancouver staff report, the proposal does include inconsistencies with regional growth objectives, including low-density, vehicle-dependent development, potential impacts to agricultural lands and servicing, insufficient assessment of potential higher densities under the new provincial housing legislation, and a lack of updated watershed-level hydrological analysis. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey to accommodate a development proposal known as Hazelmere (herein called the 'subject area'). On December 17, 2025, the City of Surrey submitted an amendment request for Hazelmere to Metro Vancouver, forming the basis of this proposed amendment.

At its March 27, 2026 regular meeting, the Board of Directors of the MVRD adopted the following resolution:

That the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

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

- re-designate the land use designation for the site from Rural to General Urban; and
- create a non-contiguous extension of the Urban Containment Boundary (UCB).

As part of Metro Vancouver's notification process, the City of Richmond has been invited to provide written comments on the proposed amendments on or before May 18, 2026 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report). This review focusses on potential impacts to the City of Richmond, and regional land use and infrastructure planning objectives.

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

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

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

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

Analysis

The proposed amendment is a Type 2 amendment to the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative two-thirds weighted vote of the MVRD Board.

Information about the Proposed Amendment for a Development Proposal known as Hazelmere (City of Surrey)

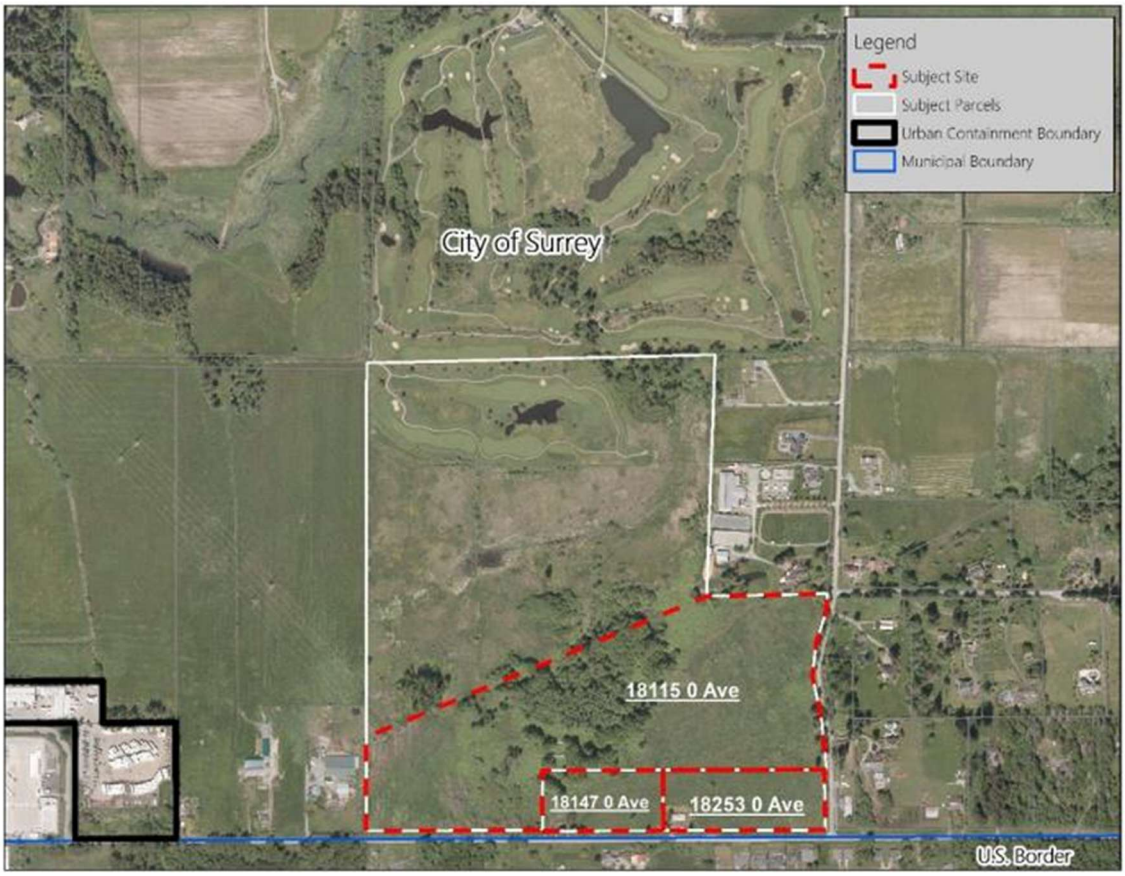
The subject area is part of a 52.2 ha (129 ac.) site that includes 28.5 ha (70.4 ac.) of land within the Agricultural Land Reserve (ALR). The requested amendment is only for 23.7 ha (58.6 ac.) which is made up of three parcels, with one being partially in the ALR but is not part of the proposed amendment. The amendment would accommodate a proposed development known as Hazelmere, located adjacent to the Canada-U.S boundary (0 Avenue) between 180 Street and 184 Street. The proposal is to subdivide the subject area into 145 single family lots, several park lots, a detention pond, and a remainder lot remaining in the ALR. A location map with surrounding context is provided in Figure 1. Surrounding land uses include:

- the international boundary to the south;
- golf courses and agricultural acreages to the north; and
- agricultural designated lands in the ALR to the east and west

The parcels are also outside of the Fraser Sewerage Area. Should the Metro 2050 amendment proceed, the City of Surrey would then be required to apply to the Greater Vancouver Sewerage & Drainage District (GVS&DD) Board for an amendment to the Fraser Sewerage Area. At that stage, detailed engineering information will be necessary to support a formal assessment of the impacts in regional sewer services.

This proposal and accompanying amendment have been considered two previous times by the MVRD Board. The first time was in 2018 where the proposal and accompanying RGS amendment bylaw for the subject area was defeated and not advanced by the MVRD Board. In 2024, a similar proposal was submitted by the City of Surrey for the Hazelmere subject area, and the application was referred back to the City of Surrey with a request for additional information. The City of Surrey responded back with a similar proposal in December 2025 with responses to the information requested by the MVRD Board which is summarized in this report. Metro Vancouver staff recommend denial of this application when presented to the MVRD Board in March 2026. The MVRD Board approved third reading to the RGS bylaw amendment and requested comment from member municipalities.

Figure 1 - Location Map and Surrounding Context



Summary of the Metro 2050 RGS Amendment Hazelmere Area (City of Surrey)

The proposed amendment to the Metro 2050 RGS is to re-designate the existing regional land use designation from Rural to General Urban and create a non-contiguous extension of the UCB. The proposed development would divide the subject area into 145 single family lots, several park lots, a detention pond, and a remainder lot remaining in the ALR. Refer to Figure 2 and Figure 3 for maps of the subject area showing the existing and proposed amendments to the Metro 2050 RGS. The current proposal and request to amend the 2050 Metro RGS provides information in response to the Metro Vancouver Board referral from the City of Surrey in December 2025, as follows:

MVRD Board Referral Request	Metro Vancouver Assessment of Additional Information Provided by the City of Surrey
Implications of new provincial housing legislation on the allowable density of the subject site.	The 145-lot subdivision could allow up to four units per lot (about 580 units), though Surrey indicates the maximum buildout is unlikely and the design is mostly unchanged. No additional evaluation of potential impacts with higher allowable densities has been provided. The proposal conflicts with Metro 2050 by promoting vehicle-dependent housing with limited diversity. Increased potential density in the future could worsen existing concerns like traffic, servicing demands, and impacts on nearby rural and agricultural lands.

MVRD Board Referral Request	Metro Vancouver Assessment of Additional Information Provided by the City of Surrey
Updated information on hydrology that takes into account new developments that have occurred in the area since 2018.	Surrey states the applicant will manage stormwater outside ALR lands in accordance with prior ALC approvals applicable to the proposal. However, the development may still increase runoff and negatively affect nearby agricultural lands due to the higher elevation. No updated watershed analysis has been provided since 2017. To better understand potential impacts on surrounding rural and agricultural areas, updated watershed-scale data and analysis should be conducted.
Updated information on engagement with Semiahmoo First Nation and the public.	Surrey noted support from the Semiahmoo First Nation and that public engagement, including a Public Hearing, occurred in 2017, with Council reports made publicly available. As part of the Board granting third reading to the RGS amendment bylaw, staff was directed to commence public engagement including hosting a regional public information meeting.
Comments from the Agricultural Land Commission regarding the City's intended ALR inclusion, and non-farm use and subdivision of ALR land.	The ALC's October 2025 decision approved adding 1.6 hectares of land to the ALR while refusing proposals for stormwater discharge and a 4.6-hectare conservation subdivision within ALR lands. The applicant agreed to not further pursue the non-farm use and the subdivision plan now follows the existing ALR boundary. Detailed stormwater management will be finalized at the servicing stage if the project receives further Metro Vancouver approval. See Figure 3 for the ALR boundary map.
The City's rationale for the General Urban (versus Agricultural) regional land use designation for the 1.6 hectare portion of the site intended for ALC inclusion.	The 1.6-hectare portion is currently included in the RGS amendment as General Urban because it has only received ALC conditional approval for inclusion in the ALR. At the rezoning stage, Surrey will recommend that this portion be officially added to the ALR as a condition of Rezoning approval. Once the ALR inclusion is finalized, Surrey would then initiate a follow-up amendment to the RGS to change the designation from General Urban to Agricultural.

Figure 2 – Existing Metro 2050 RGS

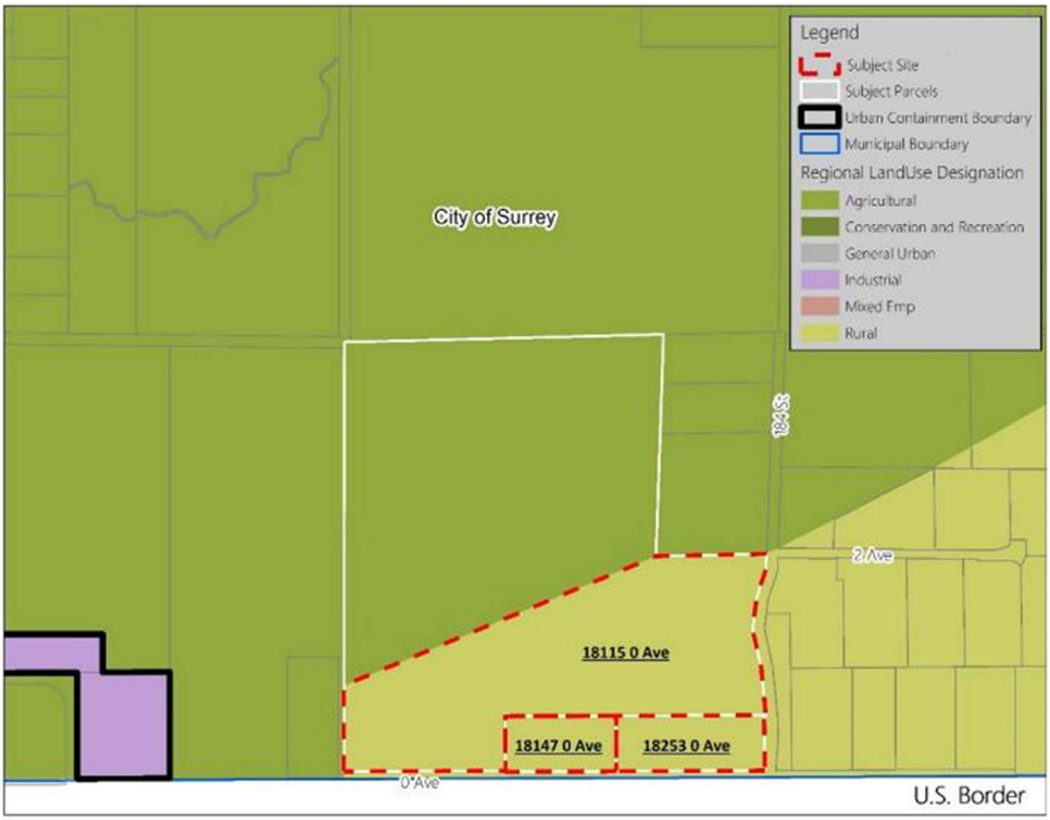
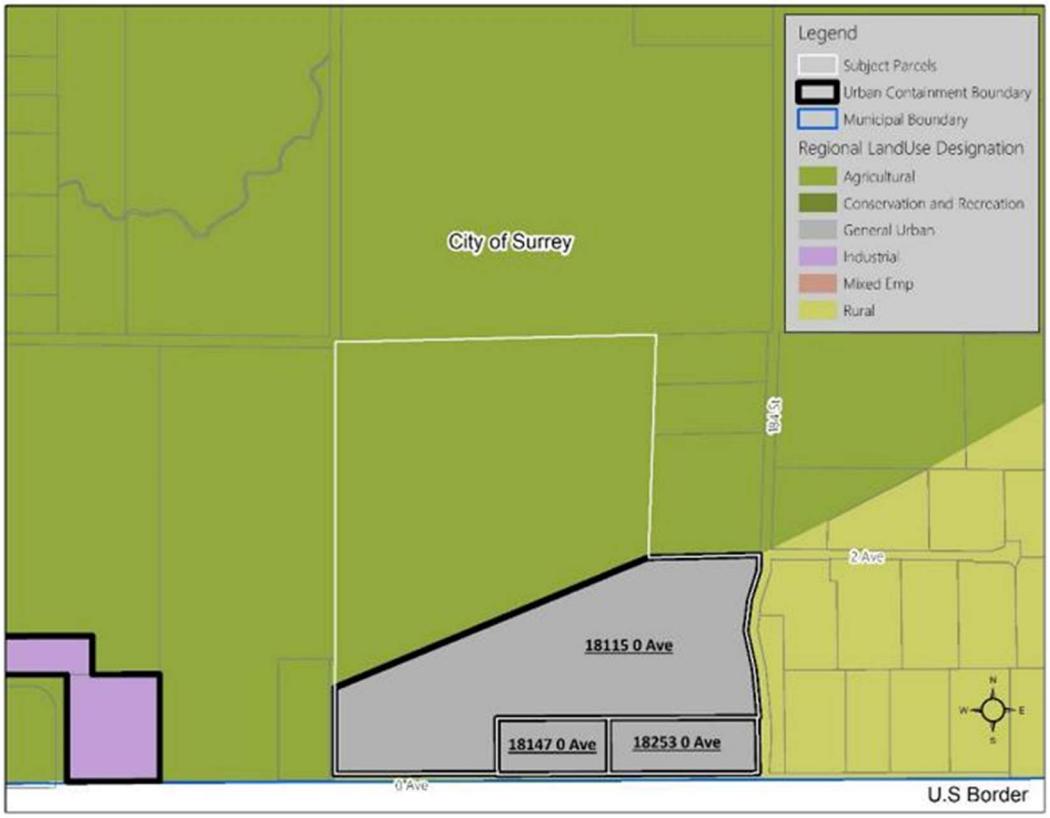


Figure 3 – Proposed Amendments to Metro 2050 RGS



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

- The proposal does not support the regional goals in Metro 2050 related to compact growth, protection of environmental, agricultural and employment lands, or sustainable transportation.
- The proposal's non-contiguous location outside the UCB would introduce leapfrog residential development pressures (far from the UCB) and add wastewater flows to a segment of the regional sewer system that already experiences wet-weather overflows, potentially increasing pressure on regional infrastructure.
- Although the region requires more housing, creating car-oriented single-detached development in an area far from existing urban areas and transit would not meaningfully address housing needs and would reinforce traffic impacts, and pressures on adjacent rural and agricultural lands - issues first identified in 2017 and still unresolved.
- New provincial housing legislation would permit up to four times the number of homes (up to 580 units) on the 145-lot subdivision. While Surrey notes that such higher-density development is unlikely based on uptake to date, the submission does not evaluate potential impacts or mitigation should these densities materialize in the future.
- If the amendment is approved, the GVS&DD Board would consider whether to allow the flows into the regional system. The proposed development is located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer and all infrastructure needed to convey flows would be provided by the City of Surrey. For the proposal, subdivision and servicing plans are largely unchanged aside from the removal of four detention ponds, with no corresponding upgrades to the remaining facility.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's staff report and conclude that it has limited land use impacts to the City of Richmond. As outlined in the Metro Vancouver staff report, the proposal presents multiple challenges, including conflicts with Metro 2050 objectives by promoting low-density, car-dependent growth outside a non-contiguous UCB, undermining compact development and protection of sensitive lands. Additionally, the proposal does not assess potential impacts if higher densities are realized based on the new provincial housing legislation.

The implications for regional servicing, including sewer extensions, have not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. Metro Vancouver would need to provide clarity around how any servicing costs associated with adjusting the GVS&DD boundary would be determined and allocated. Although this assessment would be determined following MVRD Board adoption of the RGS amendment and prior to consideration by the GVS&DD to expand the Fraser Sewerage Area, it would be helpful to know the full infrastructure cost implications prior to any amendment to Metro 2050. Any additional servicing costs may impact regional Development Cost Charges, especially GVS&DD as a portion of east Richmond is located within the Fraser Sewerage Area.

Staff recommend that this report and the comments described within, be endorsed and submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Budgetary Implications

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Surrey for the 23.7 ha area (58.6 ac.) known as Hazelmere. This is to amend the regional land use designation from Rural to General Urban and create a non-contiguous extension of the UCB to divide the subject area into 145 single-family lots.

Staff conclude that this proposal has limited land use impacts to the City of Richmond but may have servicing cost implications, including potential impacts to regional Development Cost Charges, that are not know at this time. As indicated in the Metro Vancouver staff report, the proposal does include inconsistencies with regional growth objectives, including low-density, vehicle-dependent development, potential impacts to agricultural lands and servicing, insufficient assessment of potential higher densities under the new provincial housing legislation, and a lack of updated watershed-level hydrological analysis. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Respectfully submitted,

John Hopkins, Director, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2 and reviewed by Engineering.

Endorsed by Serena Lusk, CAO

Att. 1: Metro Vancouver Staff Report

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

March 31, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
VIA EMAIL: mbrodie@richmond.ca; carol.day@richmond.ca; lgillanders@richmond.ca; kash.heed@richmond.ca; andy.hobbs@richmond.ca; alexa.loo@richmond.ca; bmcnulty@richmond.ca; michael.wolfe@richmond.ca

Dear Mayor Malcolm Brodie and Council:

Re: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting an amendment to *Metro 2050* for a 23.7-hectare area known as Hazelmere, for portions of three properties at 18115 – 0 Ave, 18147 – 0 Ave, and 18253 – 0 Ave. The proposed amendment would redesignate the regional land use of the property from Rural to General Urban to accommodate a 145-lot subdivision and extend the Urban Containment Boundary to include the subject property.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

The submitted proposal is largely unchanged, and the staff assessment of the proposal's consistency with *Metro 2050* goals and policies concluded with a recommendation that the MVRD Board decline the application due of the site's location outside the Urban Containment Boundary far from existing urban areas, transit and the Fraser Sewerage Area, concerns about wastewater flows to an already constrained sewer segment increasing pressure on regional infrastructure, increased pressure for conversion of adjacent Rural and Agricultural lands, and the impact of new provincial housing legislation that would permit up to four times the number of homes on the proposed subdivision.

At its meeting on March 5, 2026, the Regional Planning Committee considered the staff report and, notwithstanding the staff recommendation, resolved to recommend that the proposed amendment advance to the Metro Vancouver Regional District Board for consideration.

At its March 27, 2026 regular meeting, the Metro Vancouver Regional District (MVRD) Board passed the following resolution:

THAT the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on amendment procedures, please refer to *Metro 2050* Sections 6.3 and 6.4. Enclosed is a Metro Vancouver staff report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050.*

Following the MVRD Board's initial readings, Metro Vancouver staff will notify affected local governments and host a public information meeting to provide the opportunity to comment on the proposed amendment. Feedback will be compiled and brought to the MVRD Board with the opportunity to give final reading and adopt of the amendment bylaw, which must receive at least a two-thirds weighted vote of the MVRD Board.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/vc

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

Encl: MVRD Board report dated March 5, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" (pg. 313)

83878942

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board of Directors

From: Regional Planning Committee

Date: March 5, 2026 Meeting Date: March 27, 2026

Subject: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

REGIONAL PLANNING COMMITTEE RECOMMENDATION

THAT the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

At its March 5, 2026 meeting, the Regional Planning Committee considered the attached report titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated February 3, 2026.

During the meeting, members discussed the application, which seeks to amend the regional land use designation from Rural to General Urban and extend the Urban Containment Boundary. Members discussed the regional impacts of approving the requested Type 2 amendment, noting the potential benefits to the municipality as well as concerns regarding alignment with Metro 2050, particularly in relation to the cost of servicing the site with sewer and the resulting in pressure for future applications along the sewerage extension. Some members voiced concern that the proposal is largely unchanged from 2017, and others noted that the concurrent process to consider potential amendments to Metro 2050 as a result of a request from three south of Fraser Mayors may impact this application. Some members also noted that they felt it should be up to the municipality to determine the future land use within their jurisdiction, not Metro Vancouver.

The Committee subsequently passed alternative two as presented above in underline style. The committee's vote was not unanimous.

This application is a Type 2 amendment under *Metro 2050;* the amendment bylaw must receive an affirmative two-thirds weighted vote.

This matter is now before the Board for its consideration.

ATTACHMENTS

1. "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated, February 3, 2026.

83711232

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and
Victor Cheung, Planner, Regional Planning and Housing Services

Date: February 3, 2026 Meeting Date: March 5, 2026

Subject: **Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)**

RECOMMENDATION

THAT the MVRD Board decline the City of Surrey's proposed amendment to *Metro 2050* to extend the Urban Containment Boundary and re-designate properties at 18115, 18147 and 18253 – 0 Avenue from Rural to General Urban, based on the analysis in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" and notify the City of Surrey of the decision.

EXECUTIVE SUMMARY

The City of Surrey has requested an amendment to *Metro 2050* to accommodate a development proposal for a 23.7-hectare area known as Hazelmere, located adjacent to the international boundary (0 Avenue) between 180 Street and 184 Street. The proposed amendment would create a non-contiguous extension of the Urban Containment Boundary and amend the regional land use designation for the site from Rural to General Urban.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information (**Attachments 1, 2, and 3**) and requested that the updated amendment be considered by the MVRD Board.

The MVRD Board has an important role as the steward of a broad set of issues that must be considered from a regional perspective. This role means that the amendment request is considered in terms of the long-term implications for the whole region, and in particular in the context of the broader intent of *Metro 2050*, the regional growth strategy, which is to guide the development of the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. While the proposal conveys information about benefits to the municipality, Metro Vancouver analysis is obligated to consider consistency of the proposed amendment with *Metro 2050.*

As the proposal is largely unchanged across all three submissions, this report focuses on the new information provided, drawing on the analysis from the 2024 staff report (Reference 1). Staff have reviewed the new information and recommend declining the amendment for the following reasons:

- The proposal does not support the federation's agreed upon regional goals in *Metro 2050* related to compact growth, protection of environmental, agricultural and employment lands, or sustainable transportation.

- The proposal's non-contiguous location outside the UCB would introduce leapfrog residential development pressures (far from the UCB) and add wastewater flows to a segment of the regional sewer system that already experiences wet-weather overflows, potentially increasing pressure on regional infrastructure.
- Although the region requires more housing, creating car-oriented single-detached development in an area far from existing urban areas and transit would not meaningfully address housing needs and would reinforce traffic impacts, and pressures on adjacent rural and agricultural lands - issues first identified in 2017 and still unresolved.
- New provincial housing legislation would permit up to four times the number of homes (up to 580 units) on the 145-lot subdivision. While Surrey notes that such higher-density development is unlikely based on uptake to date, the submission does not evaluate potential impacts or mitigation should these densities materialize in the future.
- If the amendment is approved, the GVS&DD Board would consider whether to allow the flows into the regional system. The proposed development is located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer and all infrastructure needed to convey flows would be provided by the City of Surrey. For the proposal, subdivision and servicing plans are largely unchanged aside from the removal of four detention ponds, with no corresponding upgrades to the remaining facility.

A concurrent process is underway, spurred by a letter from three South of Fraser Mayors to the Chair of the MVRD Board, seeking relatively broad changes to *Metro 2050's* Urban Containment Boundary and amendment process to create better flexibility for South of the Fraser municipalities given their expressed unique growth pressures and challenges in delivering the growing demand for housing. In November 2025, the MVRD Board directed staff to consult with affected local governments on four options and to report back with feedback and *Metro 2050* amendment bylaws(s) for consideration. That process is underway, and staff expect to report back in April 2026. Of note, the City of Surrey could consider the Hazelmere proposal in the context of broader amendment options for *Metro 2050*, such as through the creation of new Special Study Areas.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to expand the Urban Containment Boundary (UCB) and re-designate 23.7 hectares from a Rural regional land use designation to a General Urban regional land use designation through a Type 2 amendment.

BACKGROUND

On October 23, 2017, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040* to accommodate a development proposal known as Hazelmere (Reference 2). At its February 23, 2018 meeting, the MVRD Board directed staff to prepare a bylaw to amend the regional land use designation for the Hazelmere site from Rural to General Urban and extend the UCB and at its March 23, 2018 meeting, the MVRD Board gave first and second reading to the proposed amendment. However, after hosting a public hearing, receiving comments and discussion, the motion to give third reading to the bylaw was defeated at the June 22, 2018 MVRD Board meeting.

On March 21, 2024, the City of Surrey resubmitted the Hazelmere amendment request to Metro Vancouver (Reference 1). The proposal was unchanged from the 2017 application. At its July 26, 2024 regular meeting, the MVRD Board passed the following resolution:

That the MVRD Board refer the application back to the City of Surrey for additional information regarding:

a) *implications of new provincial housing legislation on the allowable density of the subject site;*
b) *updated information on hydrology that takes into account new developments that have occurred in the area since 2018;*
c) *updated information on engagement with Semiahmoo First Nation and the public;*
d) *comments from the Agricultural Land Commission regarding the City's intended ALR incl usion, and non-farm use and subdivision of ALR land; and*
e) *the City's rationale for the General Urban (versus Agricultural) regional land use designation for the 1.6 hectare portion of the site intended for ALC inclusion.*

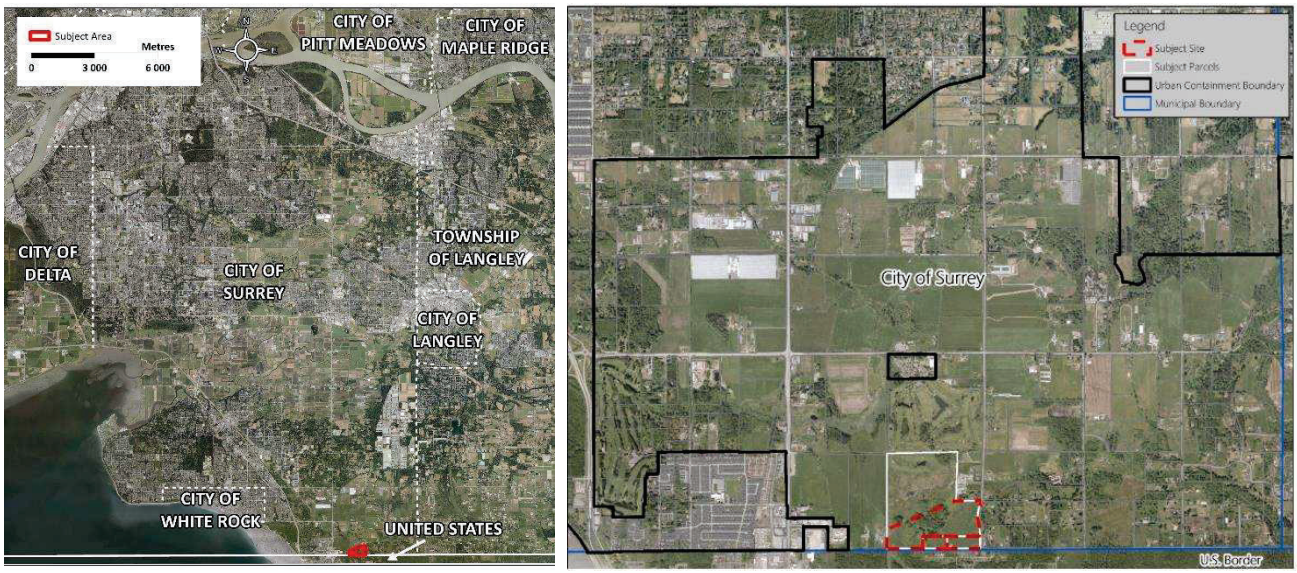
On December 17, 2025, the City of Surrey submitted an amendment request for Hazelmere to Metro Vancouver. With the exception of responding to the July 2024 referral request for additional information, the amendment request and development proposal are largely unchanged from the 2024 application. The requested *Metro 2050* Type 2 amendment requires adoption through an amendment bylaw passed by an affirmative two-thirds weighted vote of the MVRD Board.

SITE CONTEXT

The subject site is part of a 52.2 hectare site including 28.5 hectares of land within the Agricultural Land Reserve, which is not included in the *Metro 2050* amendment application. The requested amendment is for 23.7 hectares. The subject site is in the southern edge of Surrey, bounded by the international boundary to the south, golf courses and agricultural acreages to the north, and agricultural acreages to the east and west (Figure 1 and Figure 2). The proposal would see the subject site divided into 145 single family lots, several park lots, a detention pond, and a remainder lot remaining in the Agricultural Land Reserve.

Figure 1

Site Context – City of Surrey and general surrounding area



The subject area is currently designated as Agricultural in the City's Official Community Plan (OCP) and zoned for Agricultural and Golf Course in the City's Zoning Bylaw. The current regional land use designation in *Metro 2050* is Rural, with Agricultural designated lands (in the Agricultural Land Reserve) to the north and west, Rural to the east, and the U.S. border to the south. One of the 3 parcels is partially in the Agricultural Land Reserve (ALR) although the ALR portion is not included in the amendment request. Additional site information is provided in Table 1 and the 2024 Metro Vancouver staff report and attached City of Surrey staff report (Reference 1).

Figure 2
Site Context – Subject Parcels

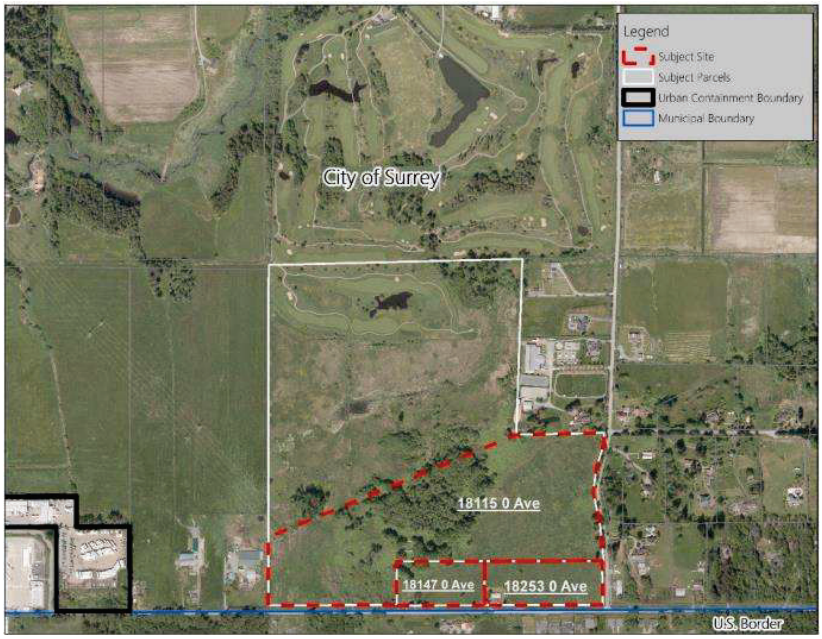


Table 1
Existing Site Description

Address	18115 – 0 Ave	18147 – 0 Ave	18253 – 0 Ave
Area Size	52.2 hectares total (129 acres), requested amendment is for 23.7 hectares (58.5 acres)		
Area Location	Along 0 Avenue, directly above the U.S. border, west of 184 St.		
***Metro 2050* Regional Land Use Designations**	Rural	Rural	Rural
City OCP Designations	Agricultural	Agricultural	Agricultural
Zoning	A-1 General Agricultural Zone (75%) CPG – Golf Course (25%)	A-1 General Agricultural Zone	A-1 General Agricultural Zone
Within the Urban Containment Boundary	No	No	No
In the Agricultural Land Reserve	Partially in ALR (ALR portion not included in the amendment request)	Not in ALR	Not in ALR
In the Fraser Sewerage Area	Outside the Fraser Sewerage Area	Outside the Fraser Sewerage Area	Outside the Fraser Sewerage Area

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENTS

The amendment proposes changing the regional land use designation for the subject area from Rural to General Urban (Figures 3 and 4). The amendment would also extend the UCB. Per *Metro 2050* policy 6.3.3 a) and c), this is a Type 2 amendment. The proposed land use changes are outlined in Table 2.

Figure 3

Existing Regional Land Use Designations

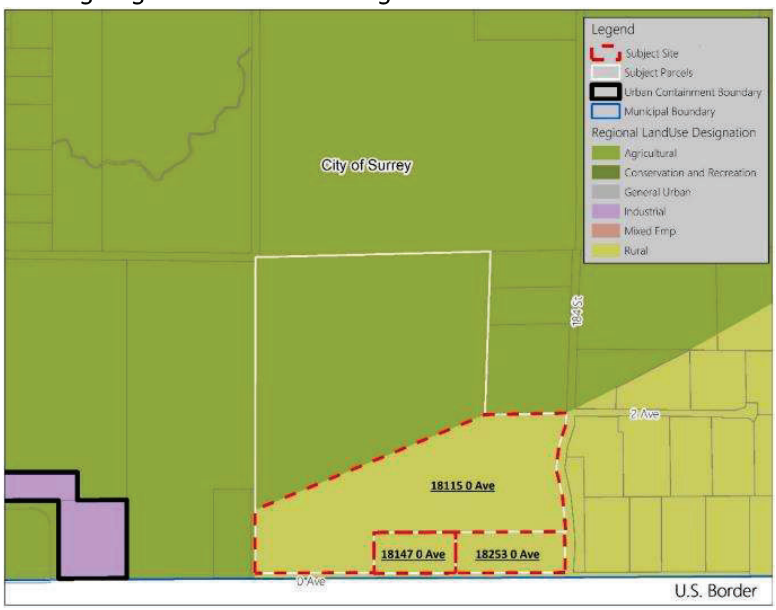
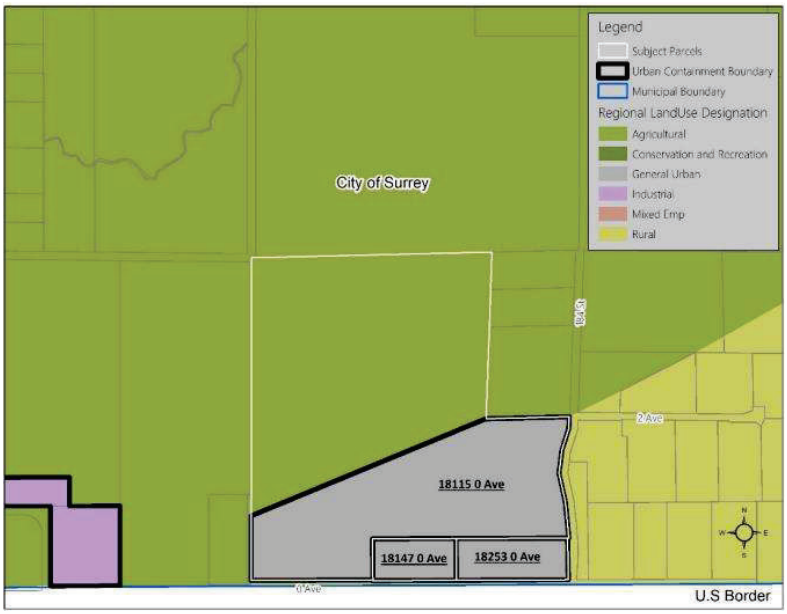


Figure 4

Proposed Regional Land Use Designations



The proposal includes amending the City of Surrey's OCP for the subject area. The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* amendment given the change of regional land use designations being requested.

Table 2
Proposed Site Designations

	Current	Proposed
Metro 2050	Rural	General Urban
OCP	Agricultural and Golf Course	Suburban
Zoning	A-1 General Agricultural Zone CPG – Golf Course	From A-1 General Agricultural Zone to RQ (Quarter Acre Residential Zone) From A-1 General Agricultural Zone to CPG (Golf Course) From CPG (Golf Course) to A-1 (General Agricultural Zone)

REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment by Regional Planning is to identify regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*, not to duplicate the municipal planning process.

Municipal Benefits

The proposed development would create a new community adjacent to the Hazelmere golf course while seeking to maintain habitat and agricultural uses through the inclusion of several park lots and the addition of a 1.6 hectare parcel into the Agricultural Land Reserve, to preserve access to the farmlands at the north of the site. The applicant has also proposed improvements to the proposed park land within the development as well as community benefit contributions to assist in park development in the South Surrey area. Careful consideration has been given to integrate homes within the rural and agricultural context, including minimizing visual impacts, and mitigating impacts to local wildlife and urban-agricultural interfaces. The Semiahmoo First Nation have expressed their support for the proposal, noting it aligns with shared goals for sustainable growth and environmental preservation.

Alignment with Metro 2050

The 2017 and 2024 regional review of the Hazelmere amendment application identified concerns with the proposal due to the non-contiguous expansion of the UCB and the location's distance from existing urban areas, transit, and regional utility infrastructure. The current proposal remains largely unchanged from the applications submitted in 2017 and again in 2024, and therefore the same concerns persist regarding the site's isolation, its adjacency to Agricultural and Rural lands, and the risk of introducing leapfrog residential development pressures along the 0 Avenue corridor. The review also noted that sending wastewater from this remote location to the regional system would add flows into a part of the Langley Trunk Sewer that already experiences wet-weather overflows, which could increase pressure on existing infrastructure. As such, the 2024 analysis concluded that the proposal's non-contiguous geography, auto-oriented form, and increased pressure on existing infrastructure do not align with *Metro 2050* objectives for compact, efficient growth.

Assessment of Additional Information Provided by City of Surrey in December 2025

The following section outlines how the City of Surrey has responded to the MVRD Board's five requests for information and provides Regional Planning's assessment of the new information submitted.

a) Implications of new provincial housing legislation on the allowable density of the subject site

The City of Surrey advises that the proposed 145-lot subdivision is subject to the Province's Small-Scale Multi-Unit Housing (SSMUH) legislation and Surrey's 2024 zoning updates, which together permit up to four dwelling units per lot. Surrey indicates this creates a theoretical maximum buildout of approximately 580 dwelling units. The City notes that full realization of this capacity is unlikely based on observed uptake to date. Surrey confirms that, aside from the removal of four detention ponds previously shown within the riparian lot, the subdivision layout and servicing concept remain substantially unchanged, and no additional evaluation of potential impacts associated with higher allowable densities has been provided.

The proposed amendment and new information provided does not support *Metro 2050* Goal 1 (Create a Compact Urban Area), Goal 4 (Provide Diverse and Affordable Housing Choices), or Goal 5 (Support Sustainable Transportation Choices). Despite the regional need for additional housing, providing auto-oriented single-detached forms of housing in the region's rural areas will not have a significant positive impact on overall housing needs or increasing housing diversity (in tenure, size, and type), and does not support objectives related to focusing growth in urban areas. Concerns about car dependency of the proposed development, increased traffic, and impact on adjacent rural and agricultural lands that were noted when the application was previously submitted in 2017 and 2024 have not changed.

While Surrey notes that full realization of the additional units permitted under SSMUH is unlikely, the legislation nonetheless increases the theoretical residential capacity of the site, which has implications for regional planning considerations. The previously identified issues, related to car dependency, transportation impacts, servicing demands, hydrological risks, and pressure on adjacent rural and agricultural lands remain, and the higher allowable density introduces the possibility that these challenges may be more pronounced should more intensive development occur in the future.

b) Updated information on hydrology that takes into account new developments that have occurred in the area since 2018

The City of Surrey advises that, further to the Agricultural Land Commission (ALC) decision dated October 31, 2025, the applicant will manage all stormwater on non-ALR lands and will not pursue the previously proposed non-farm use for stormwater discharge through ALR habitat ponds or the related ALR subdivision. Surrey notes that detailed stormwater management design would be developed at the detailed servicing stage should the application receive regional approvals.

Given the subdivision's location above lower-lying agricultural lands, and the ongoing challenges agricultural lands face from increased runoff from adjacent urban development, the proposed amendment may still contribute to degradation of adjacent farmland. Agricultural land is vulnerable to the negative effects of adjacent urban development, particularly from a hydrological perspective, and once affected, is often subject to pressure for further urban expansion.

In terms of the broader area, the latest information provided by the City notes that there have been no changes to the site or to the catchment since 2018 that would affect the catchment hydrology. While a preliminary Integrated Stormwater Manager Plan (ISMP) scoping study for the Little Campbell River watershed was noted in the 2017 submission materials, no updated ISMP has been provided. New development approvals within the Little Campbell River watershed, including South Campbell Heights, may affect watershed hydrology and downstream sensitivities, particularly on adjacent ALR lands. To better understand potential impacts on surrounding rural and agricultural areas, updated watershed-scale data and analysis should be conducted.

c) Updated information on engagement with Semiahmoo First Nation and the public

The City of Surrey has provided a letter dated September 23, 2024 from the Semiahmoo First Nation indicating support for the proposed project (**Attachment 2**).

The City of Surrey notes that engagement with the public occurred prior to the application being forwarded to Metro Vancouver in 2017, including a Public Hearing. Two planning reports have been sent to Council more recently, on February 26, 2024 (to obtain a Council resolution to re-refer the project to Metro Vancouver) and on January 27, 2025 (to obtain a Council resolution to refer the project to the ALC) and as such these reports were publicly available on the Surrey website, and feedback could be sent to the City by any interested parties (**Attachment 2**).

Given that the Public Hearing and associated public engagement occurred in 2017, there has been a significant passage of time since the public last had a formal opportunity to review or comment on the proposal. The more recent Council reports referenced by Surrey, while publicly available, did not involve a structured public engagement process or proactive notification that the application had re-emerged for consideration.

d) Comments from the Agricultural Land Commission regarding the City's intended ALR inclusion, and non-farm use and subdivision of ALR land

The ALC provided a decision on October 31, 2025 (**Attachment 2**). The nature of the request, ALC response and feedback, and municipal applicant response is noted in Table 3 below.

Table 3
Summary of ALC Application and Response

Application to ALR	ALC Response and Feedback	Municipal Applicant Response/Action Taken
Inclusion of a 1.6 hectare portion of the property on the southwest corner of 18115 0 Avenue into the ALR.	Approved: Conditional Inclusion of 1.6 ha of non-ALR land into the ALR approved.	Ownership confirms intent to include the approved area for access and ALR continuity to lands north of the subject site.
Non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR.	Refused: Urban stormwater must not discharge through ALR lands	All stormwater detention will occur on the non-ALR lands. The Drainage Report confirms design capacity for a 100-year storm event without affecting downstream ALR lands.
Subdivision to create a 4.6 hectare lot within the ALR for conveying to the City for conservation purposes.	Refused: Objected to stormwater and habitat ponds proposed within ALR lands.	All proposed ponds and the "Riparian Lot" have been removed. The updated subdivision plan now follows the existing ALR boundary.

The ALC approved the proposal to include 1.6 ha of land in the ALR subject to the applicant providing written confirmation within 3 years. The applicant has indicated that they will not further pursue the subdivision and non-farm use, as per the ALC decision and is proposing to manage stormwater on non-ALR lands. The City of Surrey notes that detailed stormwater management plans would be worked out during the detailed servicing phase, should the application receive Metro Vancouver approval.

e) The City's rationale for the General Urban (versus Agricultural) regional land use designation for the 1.6 hectare portion of the site intended for ALC inclusion.

The City of Surrey confirms that the Agricultural Land Commission (ALC) has approved the conditional inclusion of a 1.6-hectare portion of the property at 18115 0 Avenue into the Agricultural Land Reserve (ALR). The City notes that, should the *Metro 2050* amendment proceed, the project's rezoning bylaw would be brought forward to Surrey Council for administrative reasons, and City staff will recommend that the inclusion of the 1.6-hectare portion into the ALR be made a condition of rezoning. Surrey further indicates that it would then coordinate the required amendments to both its Official Community Plan (OCP) and the Regional Context Statement to align the future designation of this area with its ALR status.

Metro Vancouver staff note that the portion approved for ALR inclusion is currently proposed to be designated General Urban as part of this application. Once the land is formally included in the ALR, the appropriate regional land use designation is Agricultural, consistent with the intent of the Regional Growth Strategy to maintain alignment between the ALR boundary and regional Agricultural designations. While it is possible for the MVRD Board to advance the amendment with the 1.6-hectare portion remaining designated General Urban for the time being, Surrey would then be requested to later initiate a separate regional land use designation amendment to change the parcel to Agricultural.

IMPLICATIONS FOR REGIONAL UTILITY SERVICES

Water Services (GVWD)

As soon as the details on Peak Day Demand are available, the City of Surrey is requested to forward the information to Metro Vancouver's Water Services. Increased water demand resulting from the addition of this service area could potentially expedite the need to upgrade GVWD's transmission system components feeding this area.

Liquid Waste Services (GVS&DD)

The proposed development, located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer, will be serviced by the City of Surrey's municipal sewer system. This system will convey the wastewater flows to the regional sewer network. Initial analysis by Liquid Waste Services indicates that under dry weather conditions, the proposed flows will have minimal impacts on regional sewer services due to the distance the flow will travel. However, it is important to note that sanitary sewer overflows currently occur along the Langley Trunk Sewer. This development will further impact system capacity, potentially leading to additional overflows during wet weather. Therefore, staff recommend that if this development proceeds, the City of Surrey should require a rigorous wet weather management plan to mitigate the increased flows.

Should the *Metro 2050* amendment proceed and the MVRD Board resolve that the property is eligible for sewer service, the City of Surrey would then need to apply to the GVS&DD Board to amend the Fraser Sewerage Area. Subsequently, they would need to apply to Metro Vancouver Liquid Waste Services to extend the sewer system. At that stage, detailed engineering information would be required for a more formal analysis of the impacts on regional sewer services.

REGIONAL CONTEXT STATEMENT

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

NEXT STEPS

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

Metro 2050 identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board, including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person).

If the MVRD Board gives final approval and adopts the bylaw amendment, then the City of Surrey would need to apply to the GVS&DD Board to expand the regional sewerage area.

CURRENT REGIONAL PLANNING CONTEXT – REQUEST FOR BROADER CHANGES TO METRO 2050

In July 2025, three South of Fraser Mayors – from the City of Surrey, Township of Langley, and City of Delta submitted a letter to the Chair of the MVRD Board, seeking relatively broad changes to *Metro 2050's* UCB and amendment process to create better flexibility for south of the Fraser municipalities given their expressed unique growth pressures and challenges in delivering the growing demand for housing.

The three Mayors requested to:

- Redefine the *Metro 2050* UCB to allow for targeted expansion for sites that are contiguous extensions that are outside the Agricultural Land Reserve and ecologically sensitive areas, can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities.
- Reclassify qualifying UCB amendment requests from Type 2 (requires an amendment bylaw passed by a weighted two thirds vote of the MVRD Board) to Type 3 (requires an amendment bylaw passed by a weighted 50%+1 vote of the MVRD Board).
- Re-classify amendments for regional land use designation changes from Rural to any other designation as Type 3 amendments, including movement of the UCB.
- Introduce a minor realignment mechanism to permit site specific UCB adjustments that are consistent with local plans without requiring a full amendment.

Through consultation with member jurisdiction staff and elected officials from the three requesting communities, Metro Vancouver staff identified the following potential amendments:

- Add language to *Metro 2050* permitting new Special Study Areas (SSAs) and add SSAs identified by the requesting municipalities (lowers voting threshold for these areas to 50% + 1).
- Reclassify amendment to lands with a regional Rural land use designation from Type 2 to Type 3) (lowers voting threshold for future amendments to Rural lands to 50%+ 1).
- Expand amendment opportunities for properties adjacent to the UCB (must be outside the ALR and ecologically sensitive areas, serviceable, and support transit-oriented communities).
- Expand the use of the 'Flexibility Clause' that allows member jurisdictions to make minor land use designations changes within the UCB without involving Metro Vancouver. The caps on size and use of parcels would remain but the clause would be extended to include parcels adjacent to the UCB.

In November, 2025, the MVRD Board directed staff to consult with affected local governments on the above four options and report back with feedback and amendment bylaws(s) for consideration. That process is underway, and staff expect to report back in April 2026. This process is noted in this report as the Hazelmere application has come in with a request for processing in the midst of the above process. As such, staff are processing this application concurrently with the broader discussion about *Metro 2050's* UCB and Amendment Process.

Of note, the City of Surrey could consider the Hazelmere proposal in the context of the broader amendment options for *Metro 2050,* such as creating new Special Study Areas. The City's planning report notes that if the area to the east towards 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan would be developed. Special Study Areas are intended for defined locations where future land use change is anticipated, but where additional planning work is required prior to requesting a regional land use designation change in Metro 2050. If Hazelmere was a Special Study Area, it would reduce the voting threshold for approval of a proposed land use amendment from a 2/3 weighted vote to a 50% = 1 weighted vote at the MVRD Board.

ALTERNATIVES

1. THAT the MVRD Board decline the proposed amendment to *Metro 2050* to extend the Urban Containment Boundary and re-designate properties at 18115, 18147 and 18253 – 0 Avenue from Rural to General Urban, based on the analysis in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)"and notify the City of Surrey of the decision.

2. THAT the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";
   c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and
   d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs. If the MVRD Board chooses Alternative 2, there will be some financial costs associated with an enhanced public engagement process, including the cost of hosting a public information meeting. Staff do not recommend referring the application back to the City of Surrey as it has already been declined and referred back. Although, if declined, the City could consider rolling this application into the larger discussion about broader changes to *Metro 2050*.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on February 13, 2026. Staff from the City of Surrey and Metro Vancouver presented on the amendment application and were available to answer questions from committee members. The following section summarizes key comments:

- Concerns were raised about the potential impacts of costly infrastructure costs and resulting Development Cost Charges (DCCs) from development expanding outside the UCB, particularly at a time when there are concerns about the cost of DCCs
- Concerns were raised about setting a precedent of UCB 'islands' outside the contiguous boundary, particularly in an area adjacent to agricultural lands where residential development could lead to further speculation outside the boundary.

CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 2 amendment to *Metro 2050* for a 23.7 hectare site (Hazelmere) to amend the Urban Containment Boundary and change the regional land use designation from Rural to General Urban. This application is the third submission from the City of Surrey for this site. An application was declined by the MVRD Board in 2017, and when resubmitted without change in 2024, was referred back to the City requesting additional information. The City of Surrey has provided responses to all five items identified in the MVRD Board's 2024 referral, related to provincial housing legislation, hydrology, engagement, ALC matters, and the proposed designation for the 1.6-hectare inclusion area and this report presents staff's assessment of that information.

Having reviewed the submission which includes new material, staff conclude that the regional planning considerations identified in previous analyses remain unchanged. When considered through the regional lens, staff's professional opinion is that on balance, despite the benefits the proposed amendment might provide to the municipality or local area, it is not consistent with *Metro 2050,* which reflects the federation's goal to develop the region in an affordable, healthy and livable manner that supports the efficient provision of transportation, regional infrastructure and community services. Staff recommends Alternative 1.

ATTACHMENTS

1. Letter from City of Surrey titled "City of Surrey Regional Growth Strategy Amendment Application for land located at 18115/18147/18253 – 0 Avenue (Development Application No. 7914-0213-00)", dated January 27, 2025.
2. Letter from City of Surrey titled "City of Surrey Regional Growth Strategy Amendment Application for land located at 18115/18147/18253 – 0 Avenue (Development Application No. 7914-0213-00)", dated December 17, 2025.
3. Letter from Unify Consulting to City of Surrey titled "Hazelmere Golf Residential Development – ALC Decision Compliance and Request to Forward to Metro Vancouver for Final Consideration", dated November 19, 2025.

4. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026.
5. Presentation re: *Metro 2050* Type 2 Proposed Regional Land Use Amendment – City of Surrey (Hazelmere).

REFERENCES

1. Pachcinski, M. and Tinsley, M. (2024). *Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere).* https://metrovancouver.org/boards/GVRD/RD-2024-07-26-AGE.pdf#page=263
2. Hoff, T. (2018). *Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Hazelmere*. https://metrovancouver.org/boards/GVRD/RD-2024-07-26-AGE.pdf#page=465

80897064

City of Richmond

Bylaw 10498

Richmond Zoning Bylaw 8500
Amendment Bylaw 10498 (RZ 21-945869)
8120 and 8140 No. 1 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 **"LOW DENSITY TOWNHOUSES (RTL4)".**

   P.I.D. 003-629-708
   Lot 308 Section 23 Block 4 North Range 7 West New Westminster District Plan 52748

   P.I.D. 008-652-007
   Lot 105 Section 23 Block 4 North Range 7 West New Westminster District Plan 39706

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10498".**

FIRST READING	NOV 14 2023
A PUBLIC HEARING WAS HELD ON	DEC 18 2023
SECOND READING	DEC 18 2023
THIRD READING	DEC 18 2023
OTHER CONDITIONS SATISFIED	APR 29 2026
ADOPTED	

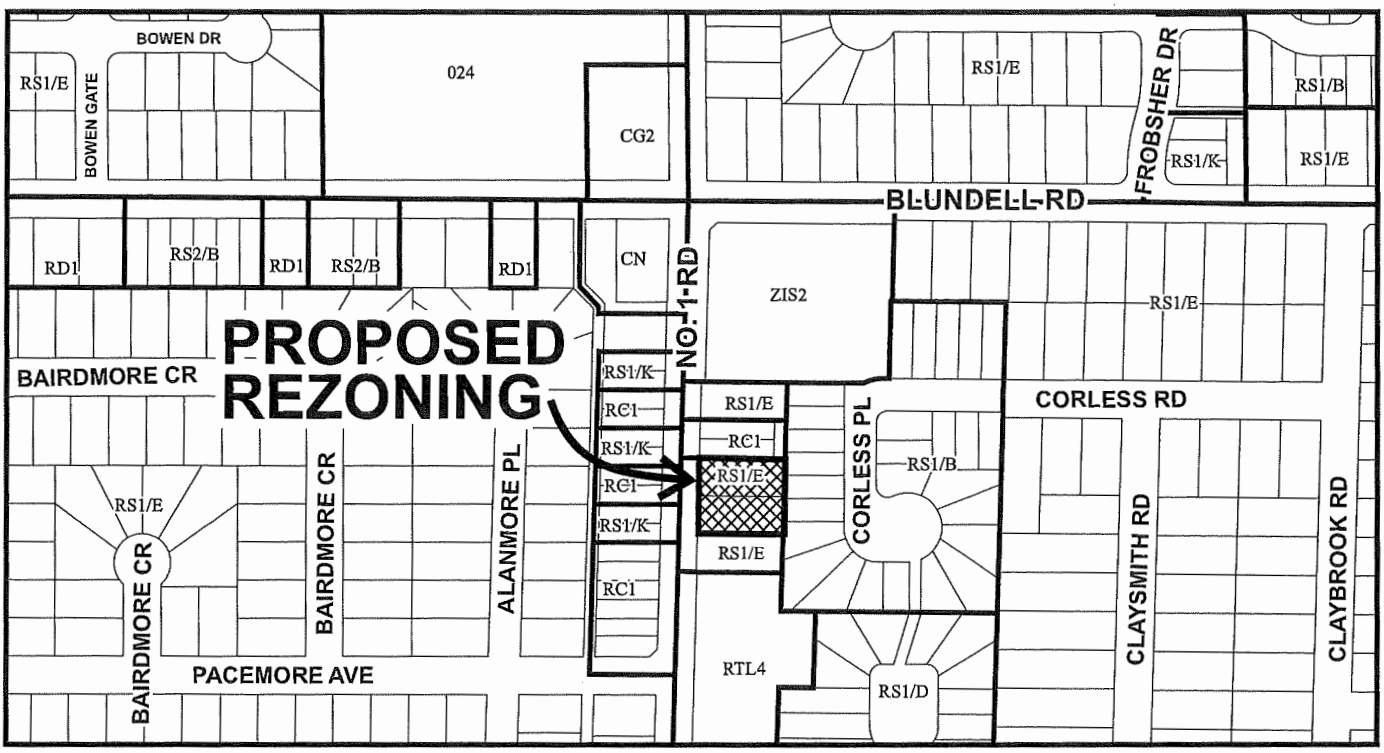
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

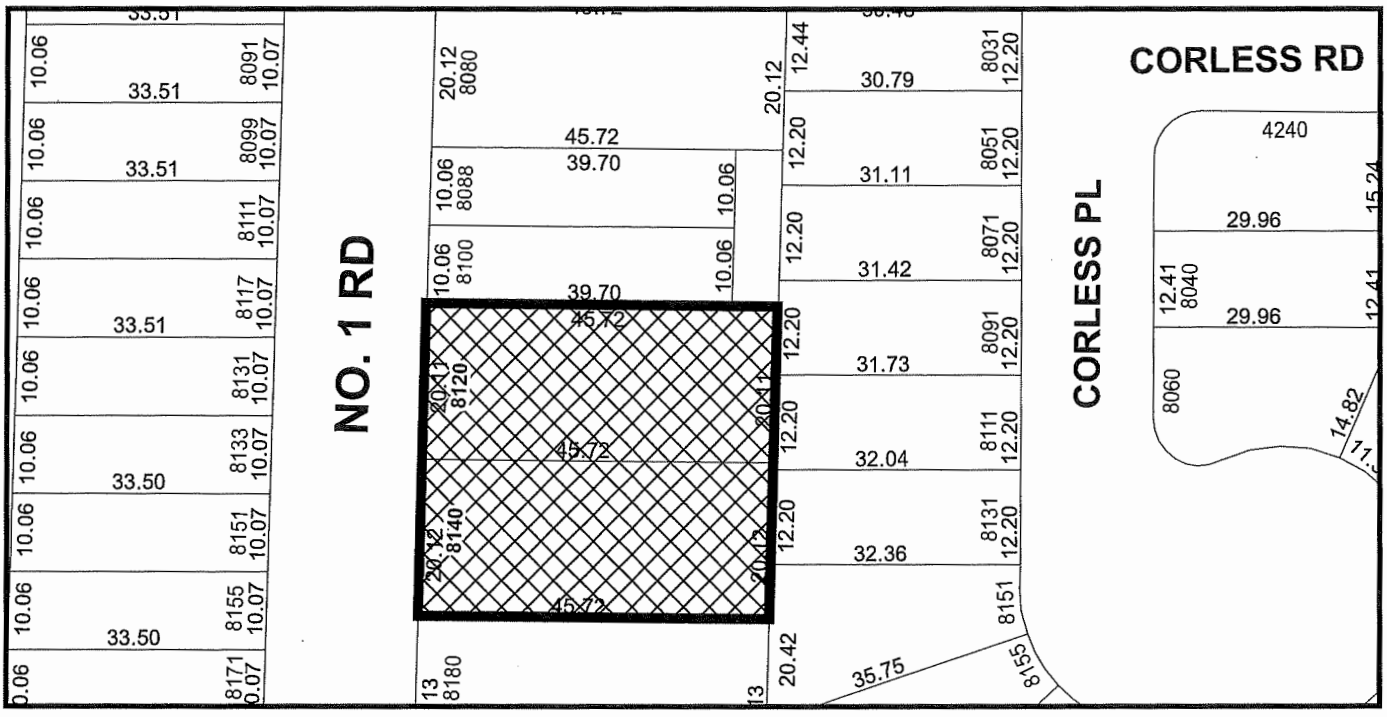
MAYOR

CORPORATE OFFICER

7415915

City of Richmond





RZ 21-945869

Original Date: 01/25/22

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Bylaw 10730

Richmond Zoning Bylaw 8500
Amendment Bylaw 10730 (RZ 24-049110)
8560 Heather Street

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/S)".**

   P.I.D 000-506-788
   Lot 116 Section 22 Block 4 North Range 6 West New Westminster Plan NWP31912

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10730".**

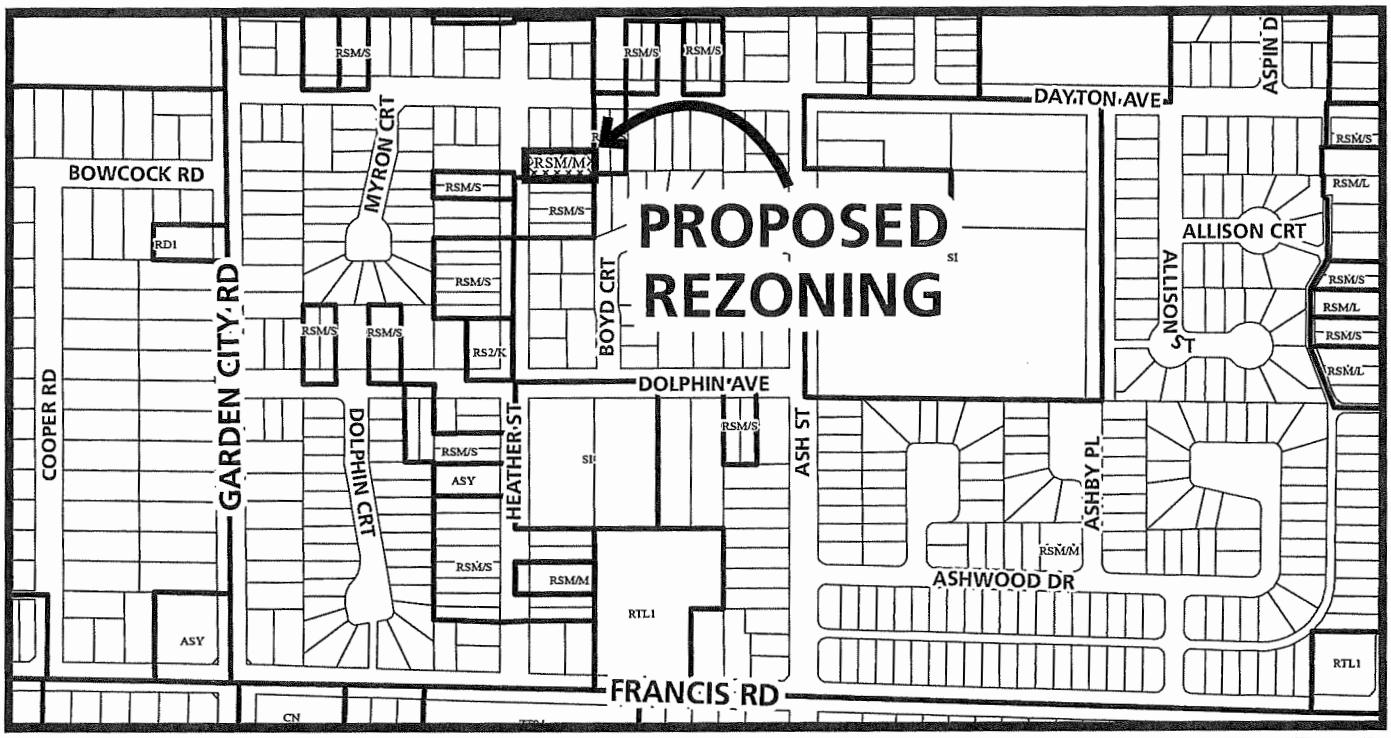
FIRST READING	JAN 26 2026
SECOND READING	JAN 26 2026
THIRD READING	JAN 26 2026
OTHER CONDITIONS SATISFIED	APR 23 2026
ADOPTED	

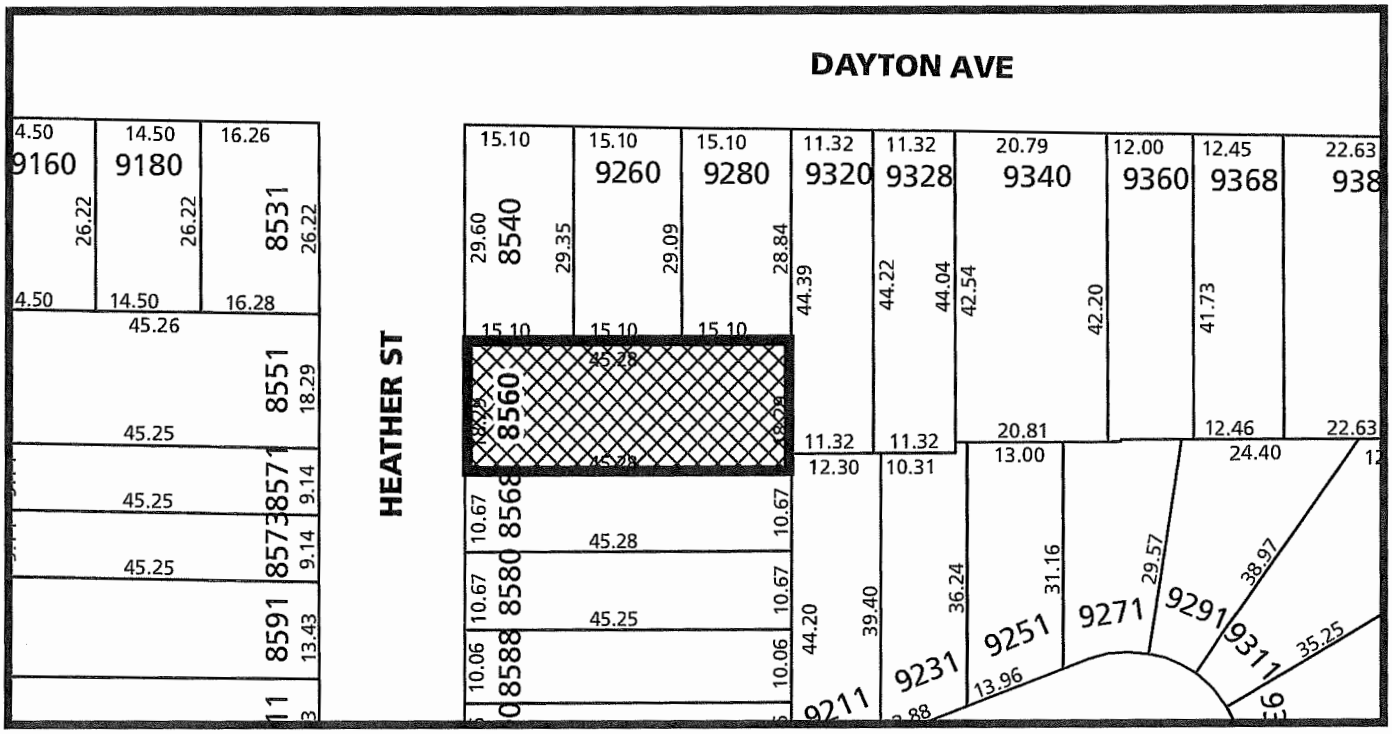
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond





RZ 24-049110

Original Date: 12/19/24
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Bylaw 10743

Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment Bylaw No. 10743

The Council of the City of Richmond enacts as follows:

1. **Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437** 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 (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437, Amendment Bylaw No. 10743"**.

FIRST READING	MAR 0 9 2026
SECOND READING	MAR 0 9 2026
THIRD READING	MAR 0 9 2026
ADOPTED	

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

MAYOR

CORPORATE OFFICER

8318630

SCHEDULE A

To Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437

HOUSING AGREEMENT BETWEEN POLYGON TALISTAR HOMES LTD AND THE CITY OF RICHMOND

SECOND AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference ____ day of _____, 20___.

BETWEEN:

POLYGON TALISTAR HOMES LTD. (Inc. No. BC1167752),
a corporation pursuant to the *Business Corporations Act* and
having an address at 900 - 1333 West Broadway, Vancouver,
British Columbia, V6H 4C2

(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;

D. The Owner and the City entered into a Housing Agreement dated for reference March 13th, 2023 (the "**2023 Agreement**") to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the Lands, which was approved by Council for the City under Housing Agreement Bylaw No. 10437;

E. The Owner and the City agreed to replace the 2023 Agreement by entering into an Amended and Restated Housing Agreement dated for reference April 14th, 2025 (the "**2025 Agreement**") to provide for affordable housing, pursuant to the Affordable

Housing Strategy, on the Lands, which was approved by Council for the City under Housing Agreement Bylaw No. 10633; and

F. The Owner and the City have agreed to amend the 2025 Agreement and accordingly wish to enter into this amended and restated Agreement to provide for affordable housing 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 a Building Permit and/or Development Permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands, or portion thereof, 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) "**BC Housing**" means the BC Housing Management Commission or its successor in function;

(g) "**BC Housing HILs**" means the most recent Housing Income Limits, published by BC Housing with reference to BC Housing's Subsidized Rental Housing Program Framework, applicable to the number of bedrooms in a unit at the time a Tenant enters into a Tenancy Agreement in respect of such unit;

(h) "**BC Housing Low and Moderate Income Limits**" means the most recent Low and Moderate Income Limits, published by BC Housing with reference to BC Housing's Subsidized Rental Housing Program Framework, applicable to the number of bedrooms in a unit at the time a Tenant enters into a Tenancy Agreement in respect of such unit;

(i) "**Building**" means any building constructed, or to be constructed, on the Lands or any Lot, or a portion thereof, including each air space parcel into which the Lands or any Lot or any part thereof may be Subdivided from time to time. For greater certainty, each air space parcel and the remainder parcel will be a Building for the purpose of this Agreement;

(j) "**Building Permit**" means a building permit authorizing construction on the Lands or any Lot or any portion(s) thereof;

(k) "**CCAP**" means the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;

(l) "**City**" means the City of Richmond;

(m) "**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;

(n) "**CMHC**" means the Canada Mortgage and Housing Corporation or its successor in function;

(o) "**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;

(p) "**Common Amenities**" means all indoor and outdoor areas, recreational facilities and amenities that are provided for residents of the Building in which the Affordable Housing Units are located, as required by the OCP, CCAP, Rezoning and any applicable Development Permit, and as determined and designated pursuant to the Rezoning and any applicable Development Permit processes, including without limitation visitor parking, the required affordable housing parking, loading bays, and electric vehicle and bicycle charging stations, bicycle storage, and related access routes;

(q) "**CPI**" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;

(r) "**Daily Amount**" means $100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2009, 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;

(s) "**Development**" means the mixed-use, mid-rise and high-rise development to be constructed on the Lots;

(t) "**Development Permit**" means a development permit authorizing development on the Lands or any Lot, or any portion(s) thereof;

(u) "**Director, Housing Office**" means the individual appointed to be the Director, Housing Office from time to time of the Housing Office of the City and his or her designate;

(v) "**Dwelling Unit**" means a residential dwelling unit or units located or to be located on the Lands or any Lot whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached

dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(w) "**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 formulas:

Part A

(A) the then current BC Housing HILs for the applicable number of bedrooms; or

Part B

(B) 80% of the then current BC Housing Low and Moderate Income Limits for the applicable number of bedrooms,

provided however that:

(C) if there is a decrease in such then current BC Housing HILs or BC Housing Low and Moderate Income Limit, as applicable, 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

(D) 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;

(x) "**Family**" means:

(i) a person;

(ii) two or more persons related by blood, marriage or adoption; or

(iii) a group of not more than 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 or a Lot or parts thereof from time to time, in respect to the use and transfer of the Affordable Housing Units located or to be located on the Lands or parts thereof;

(aa) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(bb) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(cc) "**Lands**" means those lands and premises legally described as PID: 031-966-039, Lot 1 Section 27 and 28 Block 5 North Range 6 West New Westminster District Plan EPP120534, and which are generally referred to in connection with the Rezoning as the "South Lot", as may be further Subdivided from time to time, and including a Building or a portion of a Building;

(dd) "**LEMR Parking, Tenant Asset and Income Exceedance Policy**" means the Low-End Market Rental Parking, Tenant Asset and Income Exceedance Policy approved by City Council on July 28, 2025, which allows the owner of Affordable Housing Units to charge for parking and to implement an asset test limit for new Tenants, as amended or replaced from time to time;

(ee) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(ff) "**Lot 2**" means those lands and premises legally described as PID: 031-966-080, Lot 2 Section 27 and 28 Block 5 North Range 6 West New Westminster District Plan EPP120534, and which are generally referred to in connection with the Rezoning as the "East Lot", as may be further Subdivided from time to time, and including a Building or a portion of a Building;

(gg) "**Lot 3**" means those lands and premises legally described as PID: 031-966-098, Lot 3 Section 28 Block 5 North Range 6 West New Westminster District Plan EPP120534, and which are generally referred to in connection with the Rezoning as the "West Lot", as may be further Subdivided from time to time, and including a Building or a portion of a Building;

(hh) "**Lot 4**" means those lands and premises legally described as PID: 031-966-136, Lot 4 Section 28 Block 5 North Range 6 West New Westminster District Plan EPP120534, and which are generally referred to in connection with the Rezoning as the "Central Lot", as may be further Subdivided from time to time, and including a Building or a portion of a Building;

(ii) "**Lots**" means, collectively, the Lands, Lot 2, Lot 3 or Lot 4 and "**Lot**" means any one of them;

(jj) "**LTO**" means the New Westminster Land Title Office or its successor;

(kk) "**OCP**" means the City of Richmond Official Community Plan Bylaw No. 7100, as may be amended or replaced from time to time;

(ll) "**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;

(mm) "**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;

(nn) "**Permitted Rent**" means no greater than:

(i) for up to 50% of the Affordable Housing Units, 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; and

(ii) for up to 50% of the Affordable Housing Units, an amount which does not exceed 75% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement,

provided that:

(iii) 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

(iv) 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;

(oo) "***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;

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

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

(rr) "**Rezoning**" means the rezoning of the parent parcel to the Lots pursuant to the rezoning application made by the Owner under number RZ 18-836123;

(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 a Lot, or the ownership or right to possession or occupation of the Lands or a Lot 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 one Eligible Tenant at Permitted Rent, provided that:

(a) during the first 12 months of the initial lease-up of all of the Affordable Housing Units and during the first 3 months after a Tenancy Agreement has been terminated in respect of an Affordable Housing Unit, the Owner agrees that each

Affordable Housing Unit or Units may only be rented to an Eligible Tenant included in Part A of the definition of Eligible Tenants; and

(b) at all other times, each Affordable Housing Unit can be rented out to an Eligible Tenant included in Part A or Part B of the definition of Eligible Tenants.

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 will, 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 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:

(a) be issued with any Development Permit unless the first Development Permit for the Development includes the Affordable Housing Units;

(b) be issued with any Building Permit unless the first Building Permit (excluding for excavation) includes the Affordable Housing Units;

(c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any Building, in part or in whole, constructed on the Lots and the City will not be obligated to permit final or provisional occupancy of any Dwelling Unit or Building constructed on the Lots until all of the following conditions are satisfied:

(i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, a

Development Permit, a Building Permit, and all applicable City bylaws, rules or policies, to the satisfaction of the City;

(ii) the Affordable Housing Units have received final building permit inspection granting provisional or final occupancy of the Affordable Housing Units; and

(iii) 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 Common Amenities; and

(d) Subdivide the Lands or any part thereof unless all easements, covenants, rights of way and other agreements, to the satisfaction of the Director, Housing Office and the City Solicitor, are in place to secure use of all Common Amenities by the Tenants and any permitted occupants and visitors to the Affordable Housing Units.

2.5 Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the Owner will, for so long as the Affordable Housing Units remain located on the Lands, comply with sections 41 [Rent increases], 42 [Timing and notice of rent increases] and 43 [Amount of rent increase] of the *Residential Tenancy Act*, as such sections may be amended or replaced from time to time, with respect to rent increases for Tenants.

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 a 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 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 the Building;

(b) the Owner will not Subdivide the Lands in any manner which would result in the Affordable Housing Units being contained within individual strata lots, the Owner acknowledging and agreeing that if that portion of the Lands containing the Affordable Housing Units is subject to Subdivision by a Strata Plan, that the Affordable Housing Units will together form no more than one (1) strata lot;

(c) if the Development contains one or more air space parcels, each air space parcel and the remainder within each air space plan will be a "Building" for the purpose of this section 3.3; and

(d) 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 located or to be located on the Lands, without the prior written consent of the City. For certainty, nothing herein prohibits the Lands from being subdivided such that all of the Affordable Housing Units are contained in a single parcel.

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 employment, disability, retirement, investment, and other) 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) number of occupants of the Affordable Housing Unit;

(iv) number of occupants of the Affordable Housing Unit 18 years of age and under;

(v) number of occupants of the Affordable Housing Unit 55 years of age and over.";

(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 Lots, the Owner shall be or shall retain and maintain in place a non-profit organization acceptable to the City to operate and manage all of the Affordable Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. All Affordable Housing Units owned by the Owner must be managed and operated by one non-profit organization.

Without limiting the foregoing, such non-profit organization must have as one of its prime objectives the operation of affordable housing. At the request of the City, from time to time, any Owner that is not a non-profit organization shall deliver to the City a copy of the agreement (fully signed and current) with the non-profit organization, to evidence the Owner's compliance with this Section 3.5.

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

3.7 The Owner will not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant in accordance with the terms of this Agreement, including for certainty Section 2.1, 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 in the Development;

(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, or electricity fees (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; and

(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.

3.8 The Owner will attach a copy of this Agreement to every Tenancy Agreement.

3.9 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; for clarity, the aforesaid will not lessen the Owner's obligations under this Agreement or be deemed a delegation of the Owner's obligations under this Agreement.

3.10 The Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

(a) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;

(b) the annual income of an Eligible Tenant rises more than 10% above the applicable maximum amount specified in the applicable Part of the definition of Eligible Tenant in this Agreement;

(c) the value of the total Assets of an Eligible Tenant rises above the applicable maximum amount specified in the definition of Eligible Tenant in this Agreement;

(d) 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;

(e) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or

(f) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part without consent of the Owner given in accordance with this Agreement,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for sections 3.10(b) and 3.10(c) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant or value of Assets rises above amounts prescribed in definition of 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 to section 3.10(b) of this Agreement, termination shall be effective on the day that is twelve (12) months following the date that the Owner provided the notice of termination to the Tenant. In respect to section 3.10(c) 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.

3.11 The Owner will ensure that each Tenancy Agreement identifies all occupants of the applicable Affordable Housing Unit and will include a clause in the Tenancy Agreement stipulating 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.

3.12 The Owner will forthwith deliver a certified true copy of any Tenancy Agreement to the City upon demand.

3.13 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.

3.14 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 the Affordable Housing Unit 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 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 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 Lots or any Subdivided parcel of the Lots or part thereof which contain the Affordable Housing Units.

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, or is otherwise inconsistent with this Agreement, will have no force and effect, unless expressly approved by the City in writing in advance.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to section 3.7(d).

5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of bicycle storage, electric vehicle and bicycle charging stations or related facilities contrary to section 3.7(d). Notwithstanding the foregoing, the strata corporation may levy such bicycle storage, electric vehicle and bicycle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle and bicycle charging stations are excluded from this provision.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) an Affordable Housing Unit is used or occupied in breach of this Agreement;

(b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;

(c) an Affordable Housing Unit is operated and maintained by an entity that is not a non-profit organization acceptable to the City (as contemplated in Section 3.5); or

(d) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount 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 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 Lots 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 Lots. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lots having been Subdivided, then after the Lots are Subdivided and after partial or final occupancy has been granted for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units.

The City will partially discharge this Agreement accordingly, provided however that:

(i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of discharge;

(ii) the cost of the preparation of the aforesaid discharge, and the cost of registration of the same in the LTO is paid by the Owners;

(iii) the City has a reasonable time within which to execute the discharge and return the same to the Owners for registration; and

(iv) the Owners acknowledge that such discharge 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 discharge of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial discharge, 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 Lots 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 furnish 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 Lots, at no cost or charge to the Tenant.

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 a strata corporation; and

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

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.

Notwithstanding the foregoing, 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 the Affordable Housing Units.

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 refusing to issue a Development Permit, Building Permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lots, 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 Lots or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner,

except to the extent caused by any negligent act or omission of the City, or each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns.

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 Lots or any Affordable Housing Unit under this Agreement;

(b) the City refusing to issue a Development Permit, Building Permit or refusing to permit occupancy of any Building, or any portion thereof, constructed on the Lots arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; and/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 above, 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 Lots in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lots 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 Lots.

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 Lots;

(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 Lots; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lots.

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 Lots or a Building or any portion thereof, including any Affordable Housing Unit; and

(c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 **No Public Law Duty**

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

7.12 **Notice**

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

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

Copy 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 Owners 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 Lots**

This Agreement burdens and runs with the Lots 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 Lots.

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 Lots, or parts thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lots, or parts thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lots, 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 Lots from which this Agreement has not been discharged in accordance with and subject to section 7.1(c).

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

POLYGON TALISTAR HOMES LTD. (Inc. No. BC1167752)
by its authorized signatory(ies):

Per: _____
Name: ROBERT BRUNO

Per: _____
Name: NEIL CHRYSTAL

CITY OF RICHMOND
by its authorized signatory(ies):

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

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

Schedule A to Affordable 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 for each of the 12 months for the period from January 1, 20____ to December 31, 20____ (the "**Period**");

3. To the best of my knowledge, continuously throughout the Period:

   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. To the best of my knowledge, 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

5. Each of the tenancy agreements entered into between the Owner and the respective occupants of the Affordable Housing Units contains 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____)
)
_____)
(Signature of Declarant)
Name:

_____
A Notary Public and a Commissioner
for taking Affidavits in and for the
Province of British Columbia

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

APPENDIX A

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)			
								Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over								
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	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.	Income Verification Received (Yes/No)	Rent ($/Month)	Total Assets*	Parking Fees	Move-in / Move-out Fees	Amenity Usage Fees	Other Tenant Fees
0	101	3 BR	4	No	1	1	2026			$31,049			$61,633	Yes	$2,205.00	$ 19,000	$ -	$ -	$ -	$ -
				No						$42,764				Yes						
				No						$7,825				Yes						
				No						$0				Yes						
1																				
2																				
3																				

PRIORITY AGREEMENT

NATIONAL BANK OF CANADA (the "**Chargeholder**") is the holder of Mortgages and Assignments of Rents (and any related extensions thereof):

(i) Mortgage CB1694884,

(ii) Assignment of Rents CB1694885,

(iii) Mortgage CB1694886,

(iv) Assignment of Rents CB1694887,

(v) Mortgage CB2370775, and

(vi) Assignment of Rents CB2370776,

registered in the LTO (collectively, the "**Bank Charges**") against title to the Lands. Words capitalized in this priority agreement, not otherwise defined herein, have the meaning ascribed to them in the agreement to which this priority agreement is attached (the "**Housing Agreement**").

The Chargeholder, 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 Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

NATIONAL BANK OF CANADA
by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

City of Richmond

Bylaw 10748

Annual Property Tax Rates (2026) Bylaw No. 10748

The Council of the City of Richmond enacts as follows:

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

1.1.1 The tax rates shown in column A of Schedule A of this Bylaw are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing and Fire & Rescue

1.2.1 The tax rates shown in columns B & C of Schedule A of this Bylaw are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services and fire and rescue services respectively in the **City**, for which other provision has not been made.

PART TWO: REGIONAL DISTRICT RATES

2.1 The tax rates appearing in Schedule B of this Bylaw are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes and for Greater Vancouver Regional District purposes.

PART THREE: GENERAL PROVISIONS

3.1 Imposition of Penalty Dates

3.1.1 All taxes payable under this Bylaw must be paid on or before July 2, 2026.

3.2 Designation of Bylaw Schedules

3.2.1 Schedules A and B are attached and designated a part of this Bylaw.

PART FOUR: INTERPRETATION

4.1 In this Bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

PART FIVE: PREVIOUS BYLAW REPEAL

5.1 Annual Property Tax Rates (2025) Bylaw No. 10653 is repealed.

PART SIX: BYLAW CITATION

6.1 This Bylaw is cited as **"Annual Property Tax Rates (2026) Bylaw No. 10748".**

FIRST READING	APR 27 2026
SECOND READING	APR 27 2026
THIRD READING	APR 27 2026
LEGAL REQUIREMENTS SATISFIED	APR 27 2026
ADOPTED	

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

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10748

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	TOTAL
1. Residential	1.11314	0.51176	0.32495	1.94985
2. Utilities	21.66778	9.96164	6.32531	37.95473
3. Supportive Housing	1.11314	0.51176	0.32495	1.94985
4. Major Industry	4.65621	2.14067	1.35928	8.15616
5. Light Industry	2.50292	1.15070	0.73066	4.38428
6. Business/ other	2.50292	1.15070	0.73066	4.38428
8. Recreation/ non-profit	0.81878	0.37643	0.23902	1.43423
9. Farm	10.16862	4.67496	2.96846	17.81204

SCHEDULE B to BYLAW NO. 10748

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05383
2. Utilities	0.18841
3. Supportive Housing	0.05383
4. Major Industry	0.18303
5. Light Industry	0.18303
6. Business/other	0.13189
8. Rec/non-profit	0.05383
9. Farm	0.05383

City of Richmond

Minutes

Development Permit Panel
Wednesday, April 29, 2026

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Todd Gross, Director, Parks Services

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on March 25, 2026 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 25-019494
(REDMS No. 8372394)

APPLICANT: Brad Dore

PROPERTY LOCATION: 8591 Williams Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Applicant's Comments

Brad Dore, applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the subject site layout will include a front-back two-dwelling unit building fronting Williams Road and a single dwelling unit at the rear of the property with drive aisle access on the east side of the property and including a separated pedestrian access next to the driveway;
- One parking space is provided per unit and two additional visitor parking spaces are provided between the front and rear buildings;
- outdoor living space is provided for each unit;
- the form and character of the building style is similar to single-family neighbourhoods, with a traditional floorplan layout and internal garage access; and
- the proposed landscaping includes plantings and fencing to provide privacy, separation, and to soften the drive aisle and parking areas.

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the landscaping, noting the subject site will include the planting of six trees and low maintenance plants.

Staff Comments

Joshua Reis, Director, Development noted that (i) the three unit development is consistent with the Small-Scale Multi-Unit Housing (RSM/L); (ii) each unit has access to their own ground oriented outdoor space; (iii) all exterior lighting is designed to be downward facing in order to prevent glare and disturbance to neighbouring properties; (iv) all landscaped areas will be irrigated; and (v) prior to the building permit issuance, a work order is required for servicing works and improvements including utility connections.

Panel Discussion

The Panel commented on the selection of tree and shrub species given the proximity to the property line, roadway and powerlines as well as selecting shrubs that can tolerate sun exposure and offered alternatives for consideration. In response the applicant noted the recommended changes and alternative tree species can be reviewed.

In reply to queries from the Panel regarding garbage and recycling staging and curbside pick up, the applicant noted that a common waste holding area is located onsite; and that garbage and recycling is picked up curbside at the edge of the drive isle.

Staff noted that the City requirements applicable to the development is one communal garbage cart and one communal green bin that would be located within the common holding to the east of the rear building with each unit having its own recycling bins.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the applicant's thoughtful design that fits within the streetscape and surrounding area, and the inclusion of onsite visitor parking due to the lack of available street parking.

The Panel directed staff to work with the applicant to review the shrub plantings and tree species and to explore a staging area for garbage and recycling curbside pick up.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: May 13, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:47 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, April 29, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Associate

Proposed SSMUH
8591 Williams Road



8591 Williams Road Units 2 & 3 - Front Perspective

Project Summary

Proposal	Small Scale Multi-Unit				
Address	8591 Williams Road				
Zoning	RSM SSMUH				
Lot Size					
Lot Width	20.120 m.	66.0 ft.			
Lot Depth	48.730 m.	159.9 ft.			
Site Area	980.4 m²	10,553 s.f.	Allowable FAR	54.7%	
	ALLOWABLE		PROPOSED		
FAR 0.6 on 464.5 m2	278.70 m²	3000 s.f.			
FAR 0.30 in access of 464.5 m2	154.78 m²	1666 s.f.			
Allowable FAR	433.48 m²	4666 s.f.			
Flex Space Allowable	80.00 m²	861 s.f.			
Stairs maximum 10m² per dwelling	18.00 m²	194 s.f.			
4.3A.1(c)i Green Building System 2.35m² per dwelling	5.11 m²	55 s.f.			
Total FAR	536.59 m²	5776 s.f.	535.2 m²	5761 s.f.	
10% of floor area for covered areas	53.66 m²	578 s.f.	24.70 m²	266 s.f.	
Permitted Lot Coverage 45% for buildings	441.20 m²	4749 s.f.	293.65 m²	3163 s.f.	
Permitted non-porous surfaces 70%	686.31 m²	7387 s.f.	620.59 m²	6680 s.f.	
Landscaping with live plant material 20%	196.09 m²	2111 s.f.	296.08 m²	3187 s.f.	
Live landscaping min. 55% of required front yard	66.40 m²	715 s.f.	71.26 m²	767 s.f.	
Heights Based on proposed site elevations at site corners of 1.55 m.					
Maximum building height pitched roof	10.00 m.	32.81 ft.	8.74 m.	28.67 ft.	
Yards & Setbacks					
Front Yard	6.00 m.	19.69 ft.	6.82 m.	22.38 ft.	
Rear Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.	
Side yard for lots with a lot width of 20.0 m or greater	2.00 m.	6.56 ft.	1.31 m.	4.30 ft.	
Maximum Continuous Wall 55%	26.80 m.	87.93 ft.			

Unit 1 Garage	224.31	Unit 2 Garage	225.35	Unit 3 Garage	225.35
Unit 1 Main Level	779.03	Unit 2 Main Level	737.60	Unit 3 Main Level	760.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 ft²		1,923.66 ft²		1,932.16 ft²



8591 Williams Road Units 2 - Perspective



8591 Williams Road Units 1 - Perspective

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan & Survey
A03	Floor Area Overlays
A04	Units 2 & 3 Coloured Elevations
A05	Unit 1 Coloured Elevations
A06	Main Floor Plans
A07	Upper Floor Plans
A08	Roof Plans
A09	Unit 2 & 3 Elevations
A10	Unit 1 Elevations
A11	Cross Sections
A12	Shadow Study
L1	Landscape Plan
L2	Landscape Shrub Plan
L3	Landscape Coverage Plan
L4	Landscape Details

Proposed SSMUH
8591 Williams Road
Richmond, BC

Copyright to this drawing is the exclusive property of Dore Design & Development and shall not be misused or reproduced without written consent

DORE DESIGN & DEVELOPMENT
info@doredesign.ca www.doredesign.ca

The design and specifications of all drawings conform to BCBC 2024
All drawings are to SCALE in the absence of a dimension the drawings maybe scaled

Cover Sheet

Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026

A01

QBC Tree Consulting and Services Ltd.
Tel: 778-833-0348
Email: qbctree@gmail.com
QBC Tree Consulting and Services Ltd.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299–68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604–597–8567
EMAIL: Office@GrewalSurveys.com

Legal Address

LOT B, BLOCK 4N, PLAN NWP 17358, SECTION 24, RANGE 7W, NEW WESTMINSTER LAND DISTRICT.
PID 002 261 511

8591 Williams Road.pln Monday, April 6, 2026 11:29 AM

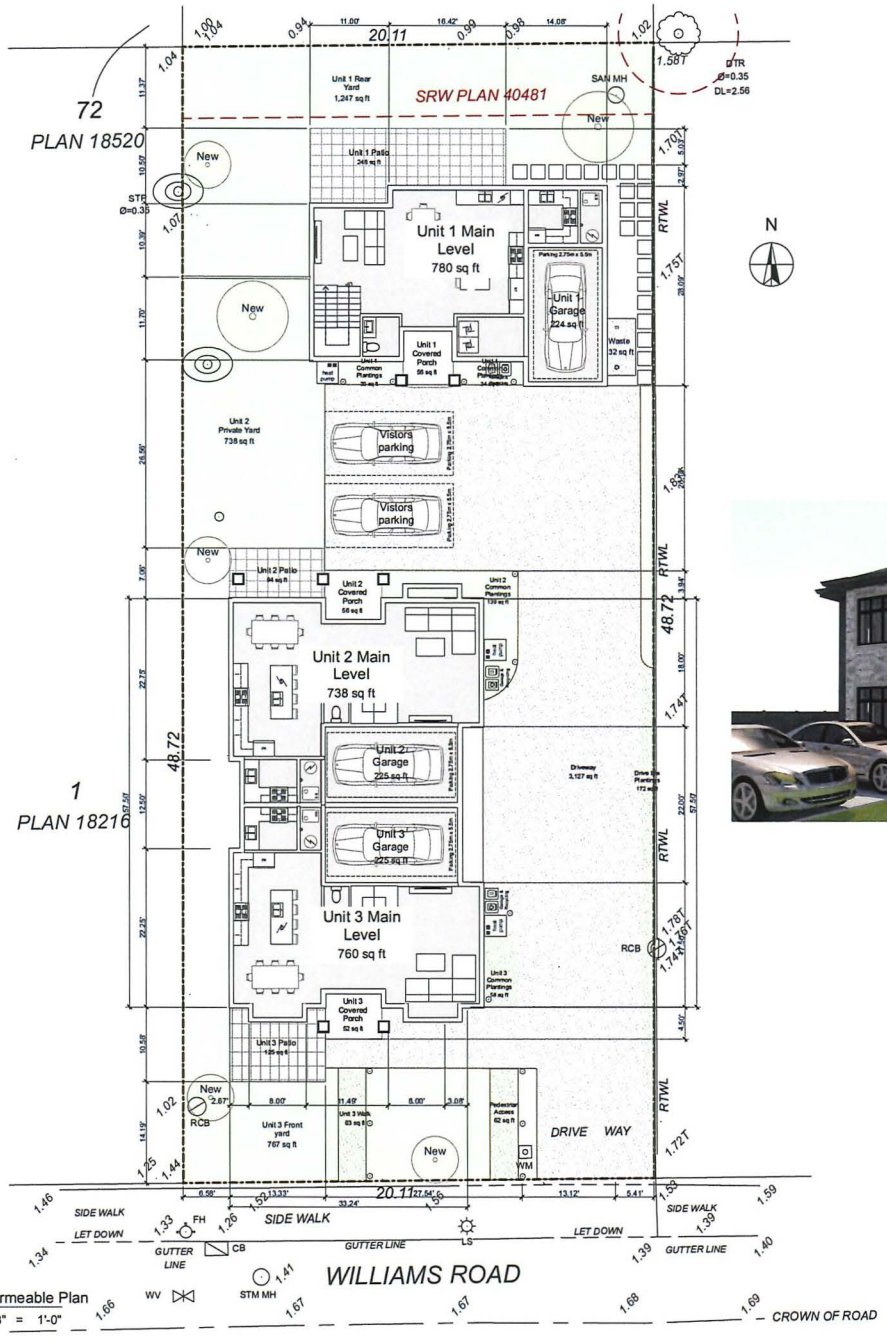
CNCL - 352

Proposed SSMUH
8591 Williams Road









Site Impermeable Plan
1/8" = 1'-0"

Project Summary

Proposal	Small Scale Multi-Unit				
Address	8591 Williams Road				
Zoning	RSM SSMUH				
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Lot Width	20.120 m.	66.0 ft.			
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	ALLOWABLE		PROPOSED		
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FAR 0.30 in access of 464.5 m2	154.78 m²	1666 s.f.			
Allowable FAR	433.48 m²	4666 s.f.			
Flex Space Allowable	80.00 m²	861 s.f.			
Stairs maximum 10m² per dwelling	18.00 m²	194 s.f.			
4.3A.1(c)i Green Building System 2.35m² per dwelling	5.11 m²	55 s.f.			
Total FAR	536.59 m²	5776 s.f.	535.2 m²	5761 s.f.	
10% of floor area for covered areas	53.66 m²	578 s.f.	24.70 m²	266 s.f.	
Permitted Lot Coverage 45% for buildings	441.20 m²	4749 s.f.	293.85 m²	3163 s.f.	
Permitted non-porous surfaces 70%	686.31 m²	7387 s.f.	620.59 m²	6680 s.f.	
Landscaping with live plant material 20%	196.09 m²	2111 s.f.	296.08 m²	3187 s.f.	
Live landscaping min. 55% of required front yard	66.40 m²	715 s.f.	71.26 m²	767 s.f.	
Heights					
Maximum building height pitched roof	10.00 m.	32.81 ft.	8.74 m.	28.67 ft.	
Yards & Setbacks					
Front Yard	6.00 m.	19.69 ft.	6.82 m.	22.38 ft.	
Rear Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.	
Side yard for lots with a lot width of 20.0 m or greater	2.00 m.	6.56 ft.	1.31 m.	4.30 ft.	
Maximum Continuous Wall 55%	26.80 m.	87.93 ft.			

Unit 1 Garage	224.31	Unit 2 Garage	225.35	Unit 3 Garage	225.35
Unit 1 Main Level	779.03	Unit 2 Main Level	737.80	Unit 3 Main Level	760.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 ft²		1,923.66 ft²		1,932.16 ft²

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan & Survey
A03	Floor Area Overlays
A04	Units 2 & 3 Coloured Elevations
A05	Unit 1 Coloured Elevations
A06	Main Floor Plans
A07	Upper Floor Plans
A08	Roof Plans
A09	Unit 2 & 3 Elevations
A10	Unit 1 Elevations
A11	Crime Sections
A12	Shadow Study
L1	Landscape Plan
L2	Landscape Shrub Plan
L3	Landscape Coverage Plan
L4	Landscape Details

Proposed SSMUH
8591 Williams Road
Richmond, BC

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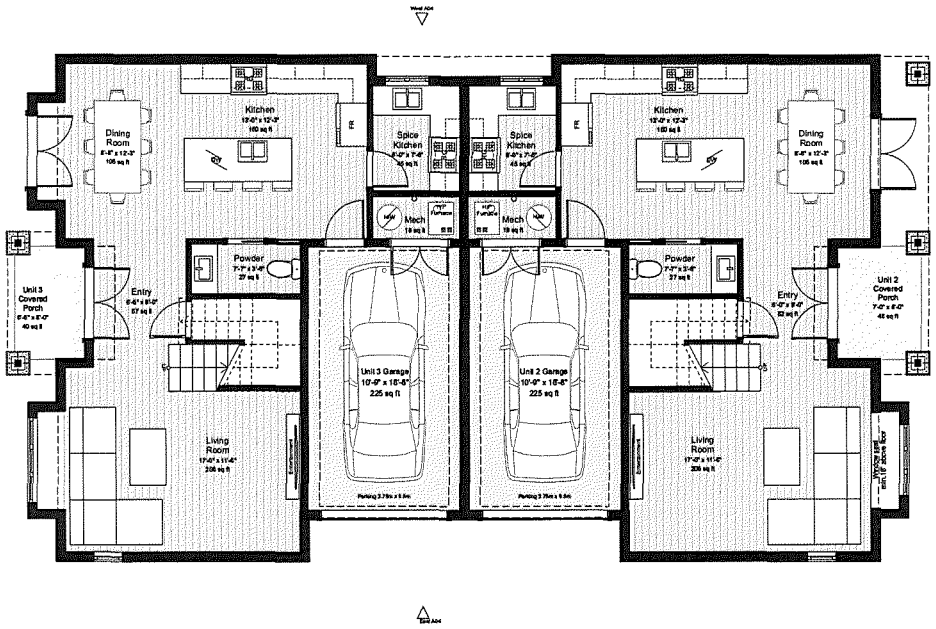
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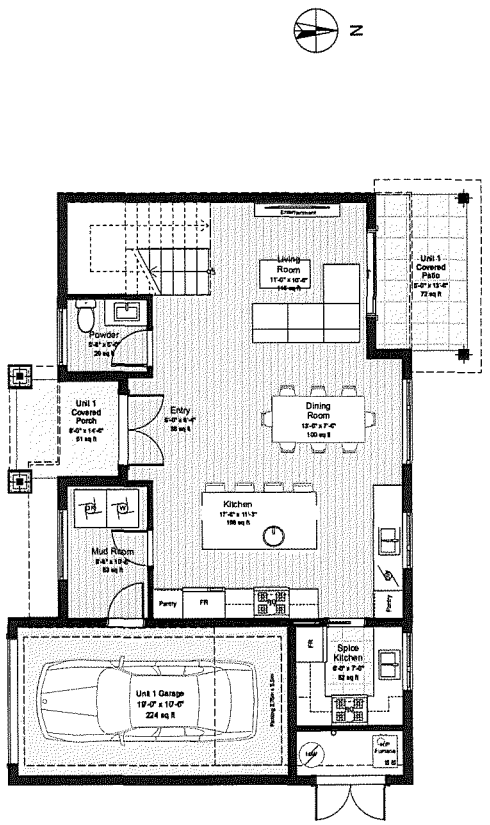
Coversheet

Issued for Development Permit	Wednesday, July 16, 2025
	Thursday, April 23, 2026

A1

8591 Williams Road, Thursday, April 23, 2026 12:39 PM





Main Level

1/4" = 1'-0"

CNCL - 353

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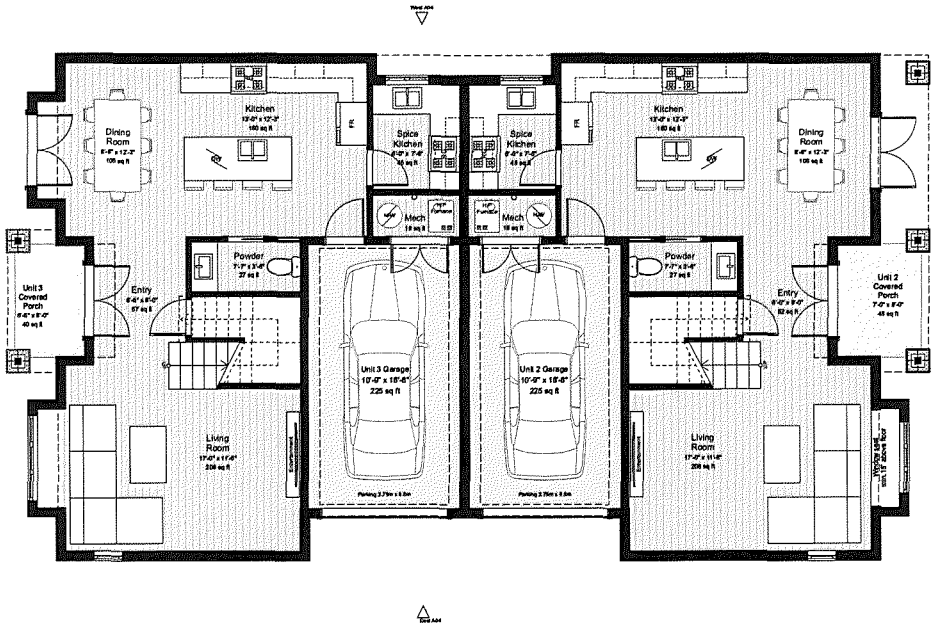
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Main Level Plans

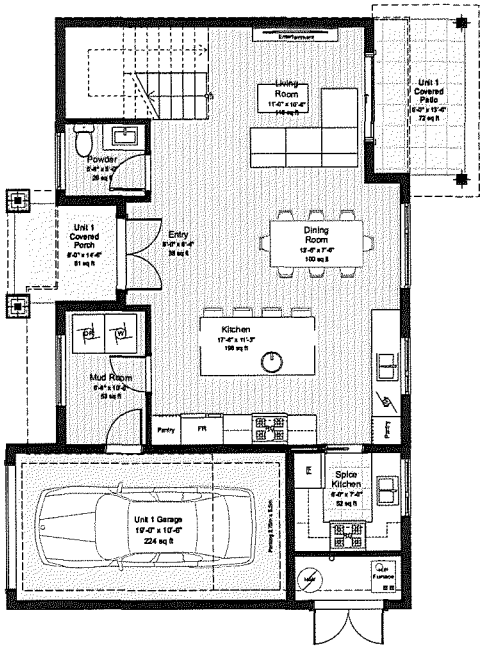
Issued for Development Permit	Wednesday, July 16, 2025
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A2



Main Level

1/4" = 1'-0"



N

CNCL - 354

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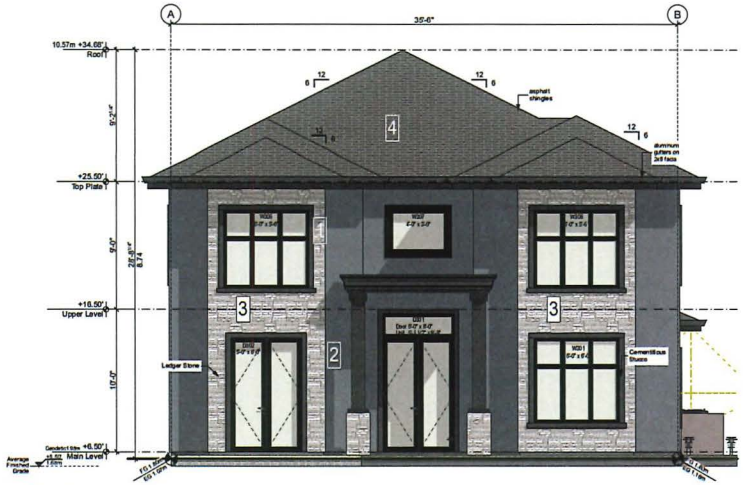
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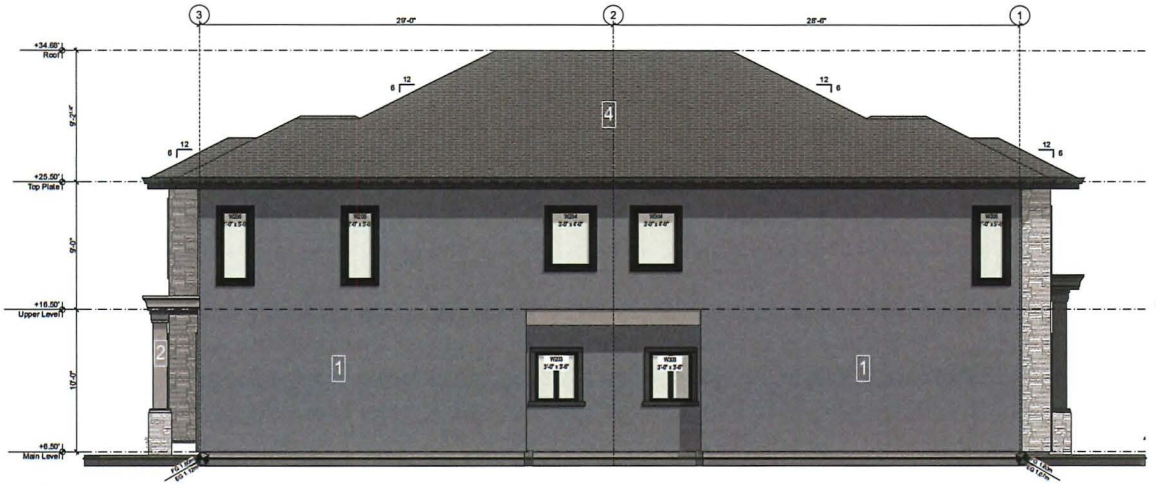
Upper Level Plans

Issued for Development Permit	Wednesday, July 16, 2025
	Thursday, April 23, 2026

A3



South
1/4" = 1'-0"



West
1/4" = 1'-0"



East
1/4" = 1'-0"



North
1/4" = 1'-0"

CNCL - 355

1 Sweatshirt Gray 2126-40 Stucco	2 Anchor Gray 2126-30 Stucco	3 Arctic ProFit Terrain Ledgestone	4 IKO Cambridge Dual Black Fibreglass Shingles

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8591 Williams Road.pln Monday, April 6, 2026 11:25:AM

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Units 2 & 3 Coloured Elevations

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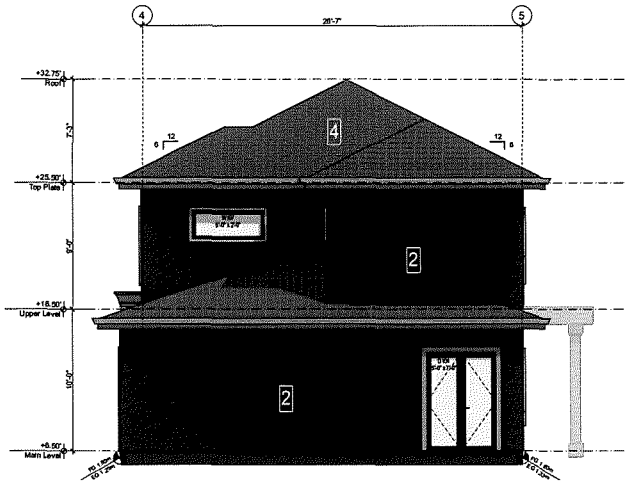
A04

CNCL - 356



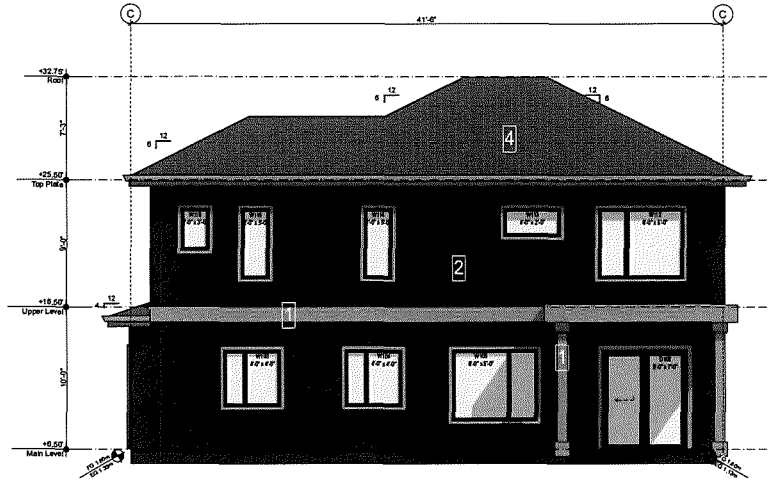
Unit 3 South

1/4" = 1'-0"



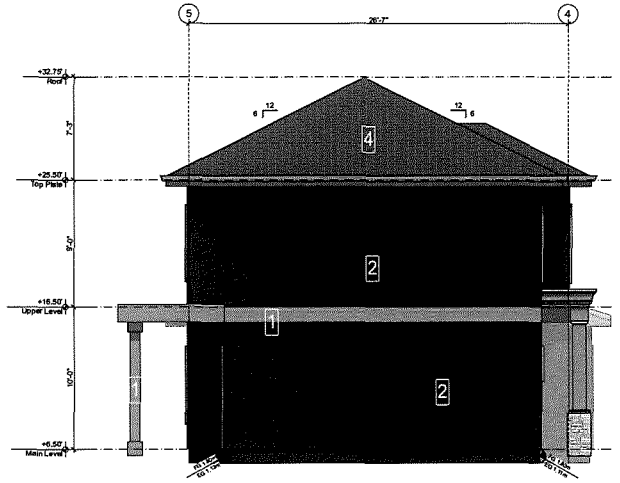
Unit 3 East

1/4" = 1'-0"



Unit 3 North

1/4" = 1'-0"



Unit 3 West

1/4" = 1'-0"

1	2	3	4
Sweatshirt Gray 2126-40 Stucco	Anchor Gray 2126-30 Stucco	Arctic ProFit Terrain Ledgestone	IKO Cambridge Dual Black Fibreglass Shingles

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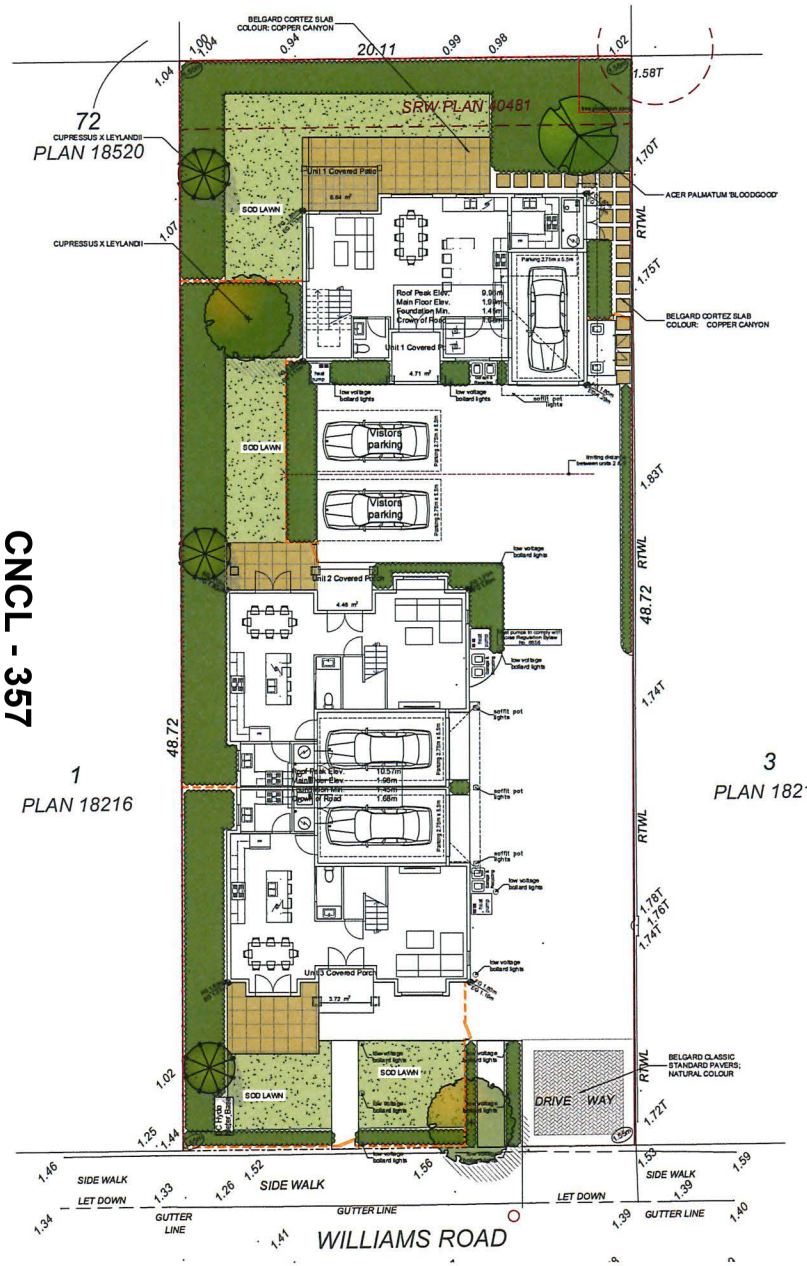
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Unit 1 Coloured Elevations

Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026

A05



CNCL - 357

PLANT SCHEDULE

PMG PROJECT NUMBER: 25-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	6CM CAL; B&B
	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	CUPRESSUS X LEYLANDII	LEYLAND SYPRESS	4M HT; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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; MAKE 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TOTAL REPLACEMENT-SIZED TREES PROPOSED: 5

FENCING LEGEND

———	6' WOOD FENCE
- - - - - -	42" HT. ALUMINUM FENCE

0m 1 2 3 4 5m 10m 20m

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	26.APR.01	NEW SITE PLAN	RJ
2	26.JAN.15	PER NEW SITE PLAN-SETBACKS	AR
1	25.DEC.23	PER CITY COMMENTS	AR

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8591 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	25.JUN.12	DRAWING NUMBER:	
SCALE:	1:100		L1
DRAWN:	RJ		
DESIGN:	RJ		
CHK'D:	YR		OF 4

25123-4.ZIP

PMG PROJECT NUMBER: 25-123

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	April 27, 2026
From:	Wayne Craig Chair, Development Permit Panel	**File:**	DP 23-029220
Re:	**Development Permit Panel Meeting Held on November 27, 2024**		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-029220) for the properties at 8120 and 8140 No. 1 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 November 27, 2024.

DP 23-029220 – TERRA 8120 NO. 1 ROAD LIMITED PARTNERSHIP – 8120 AND 8140 NO. 1 ROAD
(November 27, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of nine townhouse units at 8120 and 8140 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)" and vary the RTL4 zone to reduce the minimum required lot width from 50.0 m to 40.0 m and to allow five small vehicle parking spaces.

The applicant's architect, Eric Law, of Eric Law Architect, and the applicant's landscape architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed development consists of nine townhouse units in one three-storey townhouse building at the front that steps down to two-storeys at the north end and two two-storey duplex buildings at the back to provide an appropriate interface with existing adjacent developments.
- The proposed vehicle access to the subject site and the common outdoor amenity area are proposed to be located on the south side of the site. The access has been designed to provide vehicle access for the adjacent property to the south should it redevelop in the future.
- The common outdoor amenity area could be combined and shared with the adjacent site should it be redeveloped in the future, and subject to an agreement between the respective future stratas of the two developments.
- The modern architecture of the proposed development is consistent with the neighbouring townhouse development further to the south of the subject property.
- The proposed townhouse buildings have been designed and set back from adjacent developments to avoid potential overlook and privacy concerns from neighbouring developments.
- Existing trees at the northeast corner of the subject site will be retained and incorporated into the landscape design of the project.
- Site grading on the tree protection zone will be maintained.
- No trees are proposed within the Statutory Right-of-Way (SRW) along the site's east property line.
- Each unit is provided with a landscaped private outdoor space.
- Wood and transparent aluminum fencing are proposed along the perimeter of the site.
- The children's play area includes, among others, play equipment designed for younger children age groups providing multiple play opportunities.
- Permeable pavers are proposed at the main site entry, visitor parking stalls and other transition zones in the site.
- A concept plan for the enlargement and shared use of the common outdoor amenity space has been developed for the area that currently provides for on-site vehicle turnaround, as

this area would not be needed for vehicles in the future should the adjacent property to the south redevelop and use the subject property for vehicle access.

Staff noted that (i) the drive aisle for the proposed development is secured by a SRW required at the time of rezoning and has been designed to provide for future extension should the adjacent property to the north and/or south redevelop into a townhouse development in the future, (ii) appropriate signage is indicated on the landscape plans indicating that the drive aisle would be extended in the future to allow shared access to adjacent properties, (iii) the proposed development provides one convertible unit, (iv) the subject site is providing the required on-site outdoor amenity space, and (v) there is a Servicing Agreement associated with the project that is required prior to Building Permit (BP) issuance that includes servicing connections and frontage improvements along No. 1 Road including new sidewalks and boulevards.

In reply to a query from the Panel, staff clarified that should the adjacent property to the south redevelop into a townhouse development in the future, the owner would have to provide their own on-site common outdoor amenity area in accordance with City guidelines, and than any agreement for the shared use of a combined outdoor amenity space with the subject development would be a private agreement between the two future stratas.

In reply to queries from the Panel, the applicant noted that (i) on-site drainage is provided adjacent to the wooden retaining wall on the subject site, (ii) the small retaining wall at the southeast corner separates the children's play area and the private yard of the adjacent unit, (iii) bollard lighting is provided within the common outdoor amenity space, (iv) the heat pump condenser units are located at-grade in the recessed portions at the back of the front buildings along the internal drive aisle and in the backyards of the duplexes at the rear, and (v) the condenser units are proposed to be landscaped in front to provide screening.

With regard to on-site drainage, it was noted that there will be perimeter drainage around the entire site, which is required to be demonstrated prior to BP issuance.

The Panel expressed support for the project, noting the applicant's attention to detail and that the proposed lot grading is able to meet the required flood plain construction level while at the same time providing appropriate interfaces with adjacent properties given that the existing lot grading of the subject site is lower than its adjacent neighbours on No. 1 Road.

The Panel recommends the Permit be issued.