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**City Council  
Electronic Meeting**

**Council Chambers, City Hall  
6911 No. 3 Road  
Monday, May 9, 2022  
7:00 p.m.**

Pg. #      ITEM

MINUTES

1. *Motion to:*

**CNCL-10**      (1) *adopt the **minutes** of the Regular Council meeting held on April 25, 2022.*

**CNCL-17**      (2) *receive for information the Metro Vancouver **'Board in Brief'** dated April 19, 2022.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 17.**

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.**

**RECOMMENDATIONS FROM COMMITTEE WILL APPEAR ON THE REVISED COUNCIL AGENDA, EITHER ON THE CONSENT AGENDA OR NON-CONSENT AGENDA DEPENDING ON THE OUTCOME AT COMMITTEE.**

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Year Of The Salish Sea Initiative
- Agricultural Land Commission Non-Farm Use Application By The City Of Richmond For The Garden City Lands Community Farm And Conservation Bog Area At 5560 Garden City Road
- Museum And Heritage Services Year In Review 2021
- Call For A Global Fossil Fuel Non-Proliferation Treaty
- 2021 Consolidated Financial Statements
- Municipal Security Issuing Resolution
- Social Development Strategy (2013–2022): Progress Report For 2021
- Homelessness Strategy (2019–2029): 2021 Update
- Housekeeping Request - Abandonment Of Unadopted Bylaws

5. *Motion to adopt Items No. 6 through No. 15 by general consent.*



Consent  
Agenda  
Item

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Finance Committee meeting held on May 2, 2022;(distributed separately)*
- (2) *the General Purposes Committee meeting held on May 2, 2022; (distributed separately)*
- CNCL-40 (3) *the **Parks, Recreation and Cultural Services Committee** meeting held on April 26, 2022;*
- (4) *the Planning Committee meeting held on May 3, 2022; (distributed separately) and*
- CNCL-44 (5) *the **Council/School Board Liaison Committee** meeting held on April 13, 2022*
- be received for information.*



Consent  
Agenda  
Item

7. **YEAR OF THE SALISH SEA INITIATIVE**

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

CNCL-49

**See Page CNCL-49 for background material**

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

- a. *THAT the City of Richmond support the SFU Fall 2021 Semester in Dialogue cohort recommendation to proclaim June 8, 2022 to June 7, 2023 as the “Year of the Salish Sea”, thereby joining other governing bodies, organisations, and community groups in a collective effort to improve the health and management of the Salish Sea; and*
- b. *THAT the City of Richmond direct staff to explore opportunities to collaborate with local organisations, networks, and individuals taking part in the Year of the Salish Sea to raise public awareness about the importance of a revitalized and healthy Salish Sea; and*

- c. *THAT the City of Richmond direct staff to learn from the lived experiences and knowledge of the Indigenous Nations of the Salish Sea on how to improve the health and management of the Salish Sea for the benefit of future generations; and*
- d. *THAT during the year of the Salish Sea, Richmond Council emphasize projects that provide educational opportunities and benefit the Salish Sea and the adjoining Fraser River Estuary, and that the City work to re-establish past advocacy groups, stewardship groups, and other means of protecting the Fraser River Estuary.*



Consent  
Agenda  
Item

8. **AGRICULTURAL LAND COMMISSION NON-FARM USE APPLICATION BY THE CITY OF RICHMOND FOR THE GARDEN CITY LANDS COMMUNITY FARM AND CONSERVATION BOG AREA AT 5560 GARDEN CITY ROAD**

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 6848756)

CNCL-56

See Page CNCL-56 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

*That the Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*



Consent  
Agenda  
Item

9. **MUSEUM AND HERITAGE SERVICES YEAR IN REVIEW 2021**

(File Ref. No. 11-7141-01) (REDMS No. 6850047)

CNCL-84

See Page CNCL-84 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

*That the staff report titled, “Museum and Heritage Services Year in Review 2021,” dated March 21, 2022, from the Director, Arts, Culture and Heritage Services, be circulated to Community Partners and Funders for their information.*



Consent  
Agenda  
Item

10. **CALL FOR A GLOBAL FOSSIL FUEL NON-PROLIFERATION TREATY**

(File Ref. No. 10-6000-00) (REDMS No. 6871598)

CNCL-98

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

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, as described in the report titled “Call for a Global Fossil Fuel Non-Proliferation Treaty”, from the Director, Sustainability & District Energy, dated April 19, 2022:*
- (a) *The resolution in support of the call for a global fossil fuel non-proliferation treaty, as outlined in Attachment 1, be endorsed;*
  - (b) *The resolution calling on the BC Government to put in place a fossil fuel production cap, and to end subsidies for fossil fuel production and consumption, be forwarded to the Union of British Columbia Municipalities for consideration during their 2022 Convention, as outlined in Attachment 2; and,*
  - (c) *Letters be sent to Richmond MLAs and MPs, the Premier of British Columbia and the Prime Minister of Canada, asking them to support the call for a Fossil Fuel Non-Proliferation Treaty and take necessary actions to initiate, negotiate and implement such a treaty.*



Consent  
Agenda  
Item

11. **2021 CONSOLIDATED FINANCIAL STATEMENTS**

(File Ref. No. 03-0905-01) (REDMS No. 6877541)

CNCL-106

See Page **CNCL-106** for full report

FINANCE COMMITTEE RECOMMENDATION

*That the 2021 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.*



Pg. # ITEM

Consent  
Agenda  
Item

12. **MUNICIPAL SECURITY ISSUING RESOLUTION**  
(File Ref. No. 03-0900-01) (REDMS No. 6850735)

CNCL-197

See Page CNCL-197 for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That a 20-year term \$96 million borrowing with a 20-year amortization period from the Municipal Finance Authority of British Columbia's (MFA's) 2022 Fall Borrowing Session, as authorized through Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334, be approved;*
- (2) *That the Metro Vancouver Regional District (MVRD) be requested to consent and to include the City of Richmond's 20-year term \$96 million borrowing with a 20-year amortization period in MVRD's Security Issuing Bylaw; and*
- (3) *That the Consolidated 5-Year Financial Plan (2022-2026) be amended accordingly.*



Consent  
Agenda  
Item

13. **SOCIAL DEVELOPMENT STRATEGY (2013–2022): PROGRESS REPORT FOR 2021**  
(File Ref. No. 08-4055-01) (REDMS No. 6823194)

CNCL-202

See Page CNCL-202 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2021, as outlined in the staff report titled “Social Development Strategy (2013–2022): Progress Report for 2021”, dated March 28, 2022, from the Director, Community Social Development, be received for information; and*
- (2) *That the Building our Social Future - Social Development Strategy (2013–2022): Progress Report for 2021, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*



Pg. # ITEM

Consent  
Agenda  
Item

14. **HOMELESSNESS STRATEGY (2019–2029): 2021 UPDATE**  
(File Ref. No. 08-4057-11) (REDMS No. 6823341))

CNCL-244

See Page CNCL-244 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Homelessness Strategy 2019–2029: 2021 Update (Attachment 1), as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2021 Update”, dated April 8, 2022, from the Director, Community Social Development, be received for information; and*
- (2) *That the Homelessness Strategy 2019–2029: 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website*



Consent  
Agenda  
Item

15. **HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS**  
(File Ref. No. 12-8060-01) (REDMS No. 6880422)

CNCL-272

See Page CNCL-272 for full report

PLANNING COMMITTEE RECOMMENDATION

*That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws”, dated April 19, 2021, from the Director, City Clerk’s Office, be abandoned.*



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CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-276**      Richmond Official Community Plan Bylaw 7100, Amendment  
**Bylaw No. 9676**  
(8091 Capstan Way, RZ 15-699647)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

- CNCL-277**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9677**  
(8091 Capstan Way, RZ 15-699647)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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- CNCL-280**      City Centre District Energy Utility Bylaw No. 9895, Amendment **Bylaw No. 10112**  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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- CNCL-283**      Traffic Bylaw No. 5870, Amendment **Bylaw No. 10301**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

- CNCL-284**      Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment **Bylaw No. 10361**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-287**      Council Procedure Bylaw No. 7560, Amendment **Bylaw No. 10373**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-288**      Annual Property Tax Rates (2022), **Bylaw No. 10374**  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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## DEVELOPMENT PERMIT PANEL

### 17. RECOMMENDATION

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

- CNCL-293**      (1)    *That the **minutes** of the Development Permit Panel meeting held on April 27, 2022, and the Chair's reports for the Development Permit Panel meetings held on **March 11, 2020, June 16, 2021** and **April 28, 2021**, be received for information; and*
- CNCL-316**  
**CNCL-321**      (2)    *That the recommendations of the Panel to authorize the issuance of:*
- (a)    *a Development Permit (DP 18-835723) for the property located at 9500 Finn Road; and*
  - (b)    *a Development Permit (DP 16-747620) for the property located at 10333 River Drive; and*
  - (c)    *a Development Permit (DP 15-699652) for the property located at 8091 Capstan Way,*
- be endorsed, and the Permits so issued.*

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## ADJOURNMENT

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## Regular Council

**Monday, April 25, 2022**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

Absent: Councillor Alexa Loo

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

RES NO.    ITEM

### MINUTES

- R22/8-1    1.    It was moved and seconded  
*That:*
- (1)    *the minutes of the Regular Council meeting held on April 11, 2022, be adopted as circulated; and*
  - (2)    *the minutes of the Regular Council meeting for Public Hearings held on April 19, 2022, be adopted as circulated.*

**CARRIED**



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**Monday, April 25, 2022**

**COMMITTEE OF THE WHOLE**

- R22/8-2      2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:02 p.m.).*

**CARRIED**

3.    Delegations from the floor on Agenda items  
Item No. 14 Barnes Drive and Flury Drive Traffic Calming  
Steve Badesha, Richmond resident expressed concerns regarding the traffic on Barnes and Flury Drive and requested that Council consider installing traffic calming on these streets.

- R22/8-3      4.    It was moved and seconded  
*That Committee rise and report (7:07 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R22/8-4      5.    It was moved and seconded  
*That Items No. 6 through No. 15 be adopted by general consent.*

**CARRIED**

6.    **COMMITTEE MINUTES**

*That the minutes of:*

- (1)    *the Community Safety Committee meeting held on April 12, 2022;*
- (2)    *the Special Finance Committee meeting held on April 19, 2022;*
- (3)    *the General Purposes Committee meeting held on April 19, 2022;*
- (4)    *the Planning Committee meeting held on April 20, 2022; and*



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- (5) *the Public Works and Transportation Committee meeting held on April 20, 2022;*

*be received for information.*

**CARRIED**

**7. 2022-2023 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN - COMMUNITY PRIORITIES**

(File Ref. No. 09-5000-01) (REDMS No. 6850963)

*That the priorities, Property Crime, Organized Crime, Road Safety, Vulnerable Persons, Racism and Hate listed in the staff report titled "2022-2023 Richmond RCMP Detachment Annual Performance Plan - Community Priorities", dated March 9, 2022 from the Officer in Charge, Richmond RCMP, be endorsed for inclusion in the Richmond RCMP Detachment's fiscal year 2022-2023 (April 1, 2022 to March 31, 2023) Annual Performance Plan including the addition of racism and hate crime/incidents as a further priority.*

**CARRIED**

**8. CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO. 10112**

(File Ref. No. 10-6600-10-04) (REDMS No. 6326977)

*That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10112, presented in the "City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10112" report, dated March 10, 2022, from the Director, Sustainability and District Energy, be introduced and given first, second, and third readings.*

**CARRIED**

**9. ANNUAL PROPERTY TAX RATES (2022) BYLAW NO. 10374**

(File Ref. No. 03-0925-10-01) (REDMS No. 6864870)

*That the Annual Property Tax Rates (2022) Bylaw No. 10374 be introduced and given first, second and third readings.*

**CARRIED**



**Regular Council**  
**Monday, April 25, 2022**

**10. RECYCLING AND SOLID WASTE MANAGEMENT – REPORT 2021:  
RETHINK WASTE TO SUPPORT A CIRCULAR ECONOMY**

(File Ref. No. 10-6370-01) (REDMS No. 6858841)

- (1) That the report titled, “Recycling and Solid Waste Management – Report 2021: Rethink Waste to Support a Circular Economy”, dated March 16, 2022, from the Director, Public Works Operations, be endorsed; and*
- (2) That the Report 2021: Rethink Waste to Support a Circular Economy be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives.*

**CARRIED**

**11. SOLID WASTE AND RECYCLING REGULATION BYLAW NO. 6803,  
AMENDMENT BYLAW NO. 10361**

(File Ref. No. 10-6370-04-01) (REDMS No. 6608518)

- (1) That the Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10361, be introduced and given first, second and third readings;*
- (2) That mercury containing and electronic thermostats be added to the scope of materials accepted at the Richmond Recycling Depot by registering with the Thermostat Recovery Program delivered by the Heating, Refrigeration and Air Conditioning Institute of Canada; and*
- (3) That the Consolidated 5 Year Financial Plan (2022-2026) be amended accordingly.*

**CARRIED**

**12. NOVEMBER 2021 ATMOSPHERIC RIVER EVENTS - SUMMARY  
AND OUTCOMES**

(File Ref. No. 10-6045-01) (REDMS No. 6817597)

*That staff apply the knowledge gained from the November 2021 atmospheric river event and response to inform future updates to the City’s infrastructure plans and strategies, as well as future capital, operating and utility budget submissions.*

**CARRIED**



**Regular Council**  
**Monday, April 25, 2022**

**13. TRAFFIC SAFETY IMPROVEMENTS AROUND SCHOOLS – UPDATE**

(File Ref. No. 10-6450-09-01) (REDMS No. 6846745)

*That the staff report titled “Traffic Safety Improvements around Schools – Update” dated March 9, 2022, from the Director, Transportation:*

- (1) be received for information;*
- (2) be forwarded to the Richmond Council-School Board Liaison Committee for information; and*
- (3) be forwarded to the Richmond School Board for information.*

**CARRIED**

**14. BARNES DRIVE AND FLURY DRIVE TRAFFIC CALMING – REPORT BACK ON REFERRAL**

(File Ref. No. 12-8060-20-010301) (REDMS No. 6827939)

- (1) That Option 3 to establish a 30 km/h speed limit on Barnes Drive and Flury Drive, as described in the staff report titled “Barnes Drive and Flury Drive Traffic Calming – Report Back on Referral” dated March 15, 2022, from the Director, Transportation, be endorsed; and*
- (2) That should Option 3 be endorsed, Traffic Bylaw No. 5870, Amendment Bylaw No. 10301, to revise the posted speed limit on Barnes Drive and Flury Drive to 30 km/h, be introduced and given first, second and third reading.*

**CARRIED**

**15. 2019–2029 CULTURAL HARMONY PLAN PROGRESS REPORT FOR 2019–2021**

(File Ref. No. 07-3300-01) (REDMS No. 6860331)

- (1) That the 2019–2029 Cultural Harmony Plan Progress Report for 2019–2021 (Attachment 1) as outlined in the staff report titled, “2019–2029 Cultural Harmony Plan Progress Report for 2019–2021,” dated March 28, 2022, from the Director, Community Social Development, be received for information; and*



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- (2) *That the 2019–2029 Cultural Harmony Plan Progress Report for 2019–2021 be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and be posted on the City website.*

**CARRIED**

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

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**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie announced that Trutch Avenue will be renamed Point Avenue in recognition of Lieutenant Governor Steven Point and various Musqueam people with the surname “Point” that have ties to the Steveston area.

Mayor Brodie announced three two-year appointments from various agencies to the Richmond Intercultural Advisory Committee.

**BYLAWS FOR ADOPTION**

R22/8-5

It was moved and seconded

*That the following bylaw be adopted:*

*Revenue Anticipation Borrowing (2022) Bylaw No. 10368*

**CARRIED**



Regular Council  
Monday, April 25, 2022

DEVELOPMENT PERMIT PANEL

- R22/8-6      16. It was moved and seconded
- (1) *That the minutes and the Chair's report for the Development Permit Panel meeting held on April 13, 2022, be received for information; and*
  - (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-862430) for the property located at 8011 Leslie Road be endorsed, and the Permit so issued.*

**CARRIED**

ADJOURNMENT

- R22/8-7      It was moved and seconded  
*That the meeting adjourn (8:12 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 25, 2022.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

**For Metro Vancouver meetings on Friday, April 29, 2022**

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](mailto:media@metrovancouver.org).

## Metro Vancouver Regional District

**E1.1 Regional Public Works Mutual Aid Agreement****APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current *GVRD Public Works Mutual Aid Agreement* dated February 8, 2000 requires modernizing because several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new *Regional Public Works Mutual Aid Agreement* improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

The Board authorized the Board Chair and Chief Administrative Officer to sign the new *Regional Public Works Mutual Aid Agreement*.

**E2.1 Electoral Area A Emergency Response Reimbursement Temporary Policy****APPROVED**

Outside of UBC and UEL, there are no areas in Electoral Area A that have a fire service. When a fire or other emergency occurs in these areas, an adjacent local government may respond at their discretion. This has occurred multiple times over the last several decades, including most recently in late 2021 when Surrey Fire Department responded to a barn fire on Barnston Island. As in past instances, Metro Vancouver received an invoice from the City of Surrey for costs related to their response (\$27,175). While staff continue to explore permanent solutions (e.g. service areas and agreements), Metro Vancouver staff have prepared a temporary policy that would enable Metro Vancouver to reimburse adjacent local governments for reasonable response costs to a maximum of \$25,000 per incident and \$50,000 total annual impact to the Electoral Area Services budget. This model is comparable to mutual-aid agreements that many municipalities have amongst each other but relies on cost reimbursement since Electoral Area A does not have a fire department.

The Board approved the *Electoral Area A Emergency Response Reimbursement Temporary Policy* as presented and approved payment in the amount of \$25,000 from the 2022 Electoral Area Services budget to reimburse the City of Surrey for costs related to responding to a barn fire on Barnston Island in late 2021.

## **E3.1 2022 Update on National Zero Waste Council Activities**

**RECEIVED**

In 2022, the National Zero Waste Council will celebrate its 10-year anniversary. With a membership of more than 180 local governments, businesses and NGOs from across Canada, the Council plays a leadership role in advancing waste prevention and the transition to a circular economy.

Key accomplishments over the past 10 years are many. They include the annual Zero Waste Conference now recognized globally as one of the premier events on waste prevention and the circular economy, strategic collaborations with partners across Canada and sectors that have led to the launch of *the Love Food Hate Waste Canada* campaign, the *Circular Cities and Regions Initiative* and the creation of the *Canada Plastic Pact*. The Council's leadership on food has led to leadership work with Agriculture and Agri-Food Canada on policy and innovation reducing food waste throughout the value chain. Related to knowledge creation, the Council released the foundational report *Waste Prevention: The Environmental and Economic Benefits for Canada* and produced an online toolkit supporting expanded use of recycled or reused asphalt. In addition, by being strategic and effective in identifying priority areas of work, the Council has been able to leverage funds from external sources, expanding the capacity and scope of the Council to deliver on its objectives and demonstrating the strength of the Council and Metro Vancouver to convene and connect leaders in cross sector collaborations and initiatives.

A planning process will provide an assessment of strategic opportunities and priorities that will guide the development of a 2022–2025 Strategic Plan for the Council.

The Board received the report for information.

## **E4.1 Draft Climate 2050 Energy Roadmap**

**APPROVED**

At its April 8, 2022 meeting, the Climate Action Committee considered the draft *Climate 2050 Energy Roadmap* and requested that staff add contextual information on the gap in clean, renewable energy supply necessary to meet the greenhouse gas reduction targets, and consider adding actions related to the use of solar photovoltaics and local government influence in terms of fossil fuel infrastructure. These revisions will be made to the draft roadmap.

The Board directed staff to proceed with engagement on the draft *Climate 2050 Energy Roadmap* as presented, incorporating feedback from the Climate Action Committee.

## **E4.2 Draft Climate 2050 Nature and Ecosystems Roadmap**

**APPROVED**

At its April 8, 2022 meeting, the Climate Action Committee considered the draft *Climate 2050 Nature and Ecosystems Roadmap* and requested that staff clarify the definition of natural assets, add further detail on human health benefits, enhance marine and coastal content, and consider adding more examples of green infrastructure. These revisions will be made to the draft roadmap prior to the initiation of engagement.

The Board directed staff to proceed with engagement on the draft *Climate 2050 Nature and Ecosystems Roadmap* as presented, incorporating feedback from the Climate Action Committee.

#### **E4.3 Proposed Roadmap for Climate Action Engagement to 2025 and Work Plan for 2022** **RECEIVED**

Metro Vancouver is committed to bold leadership in responding to climate change and becoming a carbon neutral and climate resilient region by 2050. Achievement of this goal will require the implementation of not only incremental actions, but also transformational changes that are dependent on strong public and other support. Garnering this support relies in part on effectively communicating how objectives reflect shared values as well as a common sense of purpose. Also key to success is enhanced collaboration within the region and across jurisdictions.

Metro Vancouver is now at a pivotal point as it accelerates action on climate and shifts from planning to implementation. While Climate 2050 Roadmaps are being developed for the ten issue areas, there is also a critical role for effective engagement and a roadmap to guide climate action engagement is also needed. Providing an overarching framework, the roadmap will identify the considerations for engaging a broad public audience on climate action in addition to continuing engagement with stakeholders and other governments. The roadmap will establish the foundations for effective and meaningful engagement, including public opinion research; consistent messaging for public-facing communications; working with influencers; creating meaningful engagement opportunities; strengthening dialogue with First Nations; and a commitment to reporting on progress.

The Board received the report for information.

#### **E4.4 Appointment of District Director and Enforcement Officers** **APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as the MVRD Board-designated district director and officers under *the Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*, and the *Environmental Management Act and the Offence Act*.

The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of Ray Robb as district director, and of Kathy Preston as assistant district director
- Appointed Metro Vancouver employee Kathy Preston as district director
- Rescinded the appointments of Toby Gritten, and Dan Saunders as officers
- Appointed Metro Vancouver employee Muhammad Ali as an officer

Additionally, the Board, pursuant to section 28 of the Offence Act for the purpose of serving summons for alleged violations under Bylaw 1082:

- Rescinded the appointments of Toby Gritten, and Dan Saunders
- Appointed Metro Vancouver employee Muhammad Ali

**E5.1 Status of Regional Parks Capital Expenditures to December 31, 2021****RECEIVED**

The Board received for information a year-end report for 2021 which compares capital spending for the 2021 fiscal year to the annual budget. In 2021, annual capital expenditures for Regional Parks Services were \$22.2 million compared to an amended capital budget of \$26.5 million. All capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

**E6.1 Audited 2021 Financial Statements****APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

The Board approved the Audited 2021 Consolidated Financial Statements for the Metro Vancouver Regional District as presented.

**E6.2 2021 Financial Results Year-End****RECEIVED**

The final overall operational results for 2021 for Metro Vancouver's functions is a net surplus of close to \$47.2 million on an approved budget of \$943.8 million or approximately 5.0% of the budget. The results were positive for most functions with surpluses realized, which are available in future years to either avoid debt through additional contributions to capital or to pay for future projects or to reduce future tax requisitions, levies or fees to the member municipalities.

In addition, capital program expenditures for Metro Vancouver's functions were underspent for the year by \$819.6 million overall with the majority of the surplus generated in the utilities (Liquid Waste, Water, Solid Waste and Housing) due to delay/deferral of expenditures for several major capital projects to future.

The Board received the report for information.

**E7.1 Invest Vancouver Provincial Government Engagement****RECEIVED**

Released on February 17, 2022, the BC economic plan, *StrongerBC: A Plan for Today, a Vision for Tomorrow*, outlines the work that the provincial government is undertaken, organized around the goals of "clean growth" and "inclusive growth." Invest Vancouver identified areas of alignment between the provincial government's *StrongerBC Economic Plan* and the *Invest Vancouver 2022 Annual Plan* in order to highlight Invest Vancouver activities and BC initiatives.

The resulting document, *Supporting the Activation of the StrongerBC Economic Plan in the Metro Vancouver Region*, will be used to facilitate conversation on alignment between Invest Vancouver's goals and objectives and those of the provincial government.

The Board received the report for information.

#### **E7.2 Agritech: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region**

**RECEIVED**

Creating more resilient and efficient food systems will require innovation and the harnessing of technology to produce, process and distribute food. While the Metro Vancouver region has opportunities in both agritech (technological solutions focused on the farm sector) and foodtech (innovation in food processing and food products), the subject of Invest Vancouver's research report is technological innovations in the farm sector, variously described as "agritech." *Agritech Today, Building for Tomorrow: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region* presents an overview of the sector and its challenges, followed by recommendations on how to support the sector's growth.

Agritech in the region has a concentration of early-stage firms. These are primarily technology firms whose products are applied to agricultural problems. With healthy support for the sector, the next big challenge is to create an environment where agritech start-ups can scale-up successfully. Actions are needed to create a more cohesive agritech ecosystem, enable BC farmers to adopt local agritech solutions, provide fast prototyping and small-scale manufacturing capacity, and support young companies to get off the ground and access foreign markets. Growth in the agritech sector is within reach and BC and the Metro Vancouver region need to take action now to realize it.

The Board received the report for information and directed staff to refer the report to Metro Vancouver's Agricultural Awareness Committee.

#### **E7.3 Events and Partnerships Report**

**APPROVED**

Invest Vancouver, the Metro Vancouver region's economic development leadership service, must collaborate with a variety of entities in order to advance economic development priorities of regional significance. Invest Vancouver is routinely approached to participate in various engagement opportunities and has identified additional opportunities for collaboration.

At present, the *Sponsorship Policy* requires Board approval for sponsorship requests above \$1,500 and specifies criteria that a sponsorship proposal must meet in order to be considered including that the organization be organized and/or supported by a registered charitable organization or not-for-profit entity that that Metro Vancouver will not consider proposals that primarily promote a private or commercial interest.

Given that events and partnerships are a routine part of economic development and that the annual budgeted amounts for partnership and collaborative efforts of Invest Vancouver are approved by the Metro Vancouver Board, adjustments to the *Sponsorship Policy* may be warranted.

The Board directed staff to bring proposed amendments to the *Sponsorship Policy* that would account for Invest Vancouver's unique role as an economic development leadership service to the MVRD Board for consideration.

#### **E7.4 Motivate VANCOUVER 2022 Update**

**APPROVED**

On Wednesday, June 29, 2022 Invest Vancouver and CoMotion will host Motivate VANCOUVER, shining a global spotlight on the Metro Vancouver region's most dynamic early-stage companies in the rapidly-evolving emerging mobility and clean transportation space. Motivate VANCOUVER features pitches, panels, and networking gatherings in an in-person format. A curated group of start-ups will present to an audience of venture capitalists, business development leaders, and investors.

Event planning is well underway and key accomplishments to date include the completion of the event website, establishing selection criteria for companies, advancing a partnership strategy, and identifying key opportunities for collaboration. With respect to collaboration, five clean transportation events are slated to occur in June in Metro Vancouver including Motivate VANCOUVER.

In support of this initiative, the Board proclaimed June 2022 as "Clean Transportation Month."

#### **E8.1 Process for First Nations Engagement with the Flood Resiliency Task Force**

**APPROVED**

The Flood Resiliency Task Force directed staff to prepare a plan for First Nations engagement in order to hear directly from First Nations on any challenges and priorities that Indigenous communities within the Metro Vancouver region are facing related to flood resiliency. The Board authorized staff to proceed with the First Nations engagement process as presented.

#### **E9.1 Considering TransLink's 2022 Investment Plan and Proposed Increase in Borrowing Limit**

**RECEIVED  
APPROVED**

TransLink regularly consults with the MVRD Board on major strategies and plans and is currently consulting on the *2022–2031 Investment Plan*. Pursuant to the *South Coast British Columbia Transportation Authority Act*, prior to consideration by the Mayors' Council, TransLink is required to consult with Metro Vancouver.

TransLink faced unprecedented financial challenges during the COVID-19 pandemic, with significant impacts on transit ridership and fare revenues. The 2022 Investment Plan supports the region's pandemic recovery, and is focused on stabilizing TransLink's finances, maintaining the transit system, advancing strategic projects, and replacing lost revenue streams. TransLink is seeking an increase to its borrowing limit to support the delivery of capital expenditures for infrastructure projects identified in the plan. The 2022 Investment Plan advances the goals of Transport 2050 and supports the regional growth strategy's objectives to reduce greenhouse gases, and align planned locations for growth (i.e. connecting and reinforcing Urban Centres and Frequent Transit Development Areas) with transit investment, but does so in a more limited way than previous investment plans given current financial constraints.

The Board received the report for information and resolved to send a letter to the Mayors' Council on Regional Transportation communicating support for the alignment of TransLink's 2022 Investment Plan with the regional growth strategy and for the proposed increase to TransLink's borrowing limit associated with the implementation of the Investment Plan.

## **E10.1 2022 Indigenous Partnership Success Showcase Sponsorship Request**

**APPROVED**

Invest Vancouver has the opportunity to sponsor the 2022 Indigenous Partnership Success Showcase occurring May 26–27, 2022. The purpose of the event is to provide practical guidance regarding how First Nations, Métis, and Inuit communities and their enterprise partners can work together, in common purpose, for shared success. The sponsorship opportunity presented by event organizers is for Invest Vancouver to host a networking function during a break in the event program.

During this break, Invest Vancouver would offer engagement activities (e.g., for attendees to co-create a wall of ideas and opportunities specific to economic reconciliation) and could provide the opportunity for attendees to connect with leaders from across the Metro Vancouver region. The value of the sponsorship opportunity is \$10,000, within the approved Invest Vancouver annual budget for partnerships and events.

The Board approved Invest Vancouver's proposal to sponsor the 2022 Indigenous Partnership Success Showcase as presented.

## **E10.2 Asset Management and Long Term Financial Planning**

**APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

## **G1.1 MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050 – Public Hearing Minutes and Bylaw Referral for Acceptance**

**RECEIVED  
APPROVED**

After three years of research, policy analysis, and engagement, the updated regional growth strategy, *Metro 2050* (Bylaw No. 1339), was given first and second reading at the March 25, 2022 MVRD Board meeting and was referred to public hearing, which was held on April 20, 2022 which included two written

submissions and 10 speakers providing oral remarks. Pursuant to the *Local Government Act*, the next step in the process is to refer *Metro 2050* to affected local governments for consideration of acceptance, which must be completed within 60 days of receipt of notice.

The Board:

- Received the minutes of the April 20, 2022 public hearing
- Referred Bylaw No. 1339, 2022 to affected local governments for acceptance
- Referred said bylaw the Minister of Municipal Affairs
- Suspended the rules outlined in Part 13 of the *Procedure Bylaw*, relative to requests to appear as a delegation in relation to *Metro 2050*, until such time as the aforementioned bylaw is adopted, defeated or otherwise disposed

## I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items and delegation summaries from standing committees.

### George Massey Crossing Task Force – April 1, 2022

Information Items:

#### 5.1 Highway 99 Tunnel Program Update

Since the October 1, 2021 Task Force meeting, the Province has moved forward on the Highway 99 Tunnel Program. For the Fraser River Tunnel Project portion, the Province has awarded eight consulting contracts. For the corridor improvements portion, the Province recently announced the successful proponent for the Steveston Interchange Project with construction anticipated to start in the summer of 2022. The Province has also started construction on the three transit and cycling improvements that will alleviate traffic congestion and improve transit and cycling infrastructure along the Highway 99 corridor.

### Mayors Committee – April 6, 2022

Delegation Summaries:

#### 3.1 Roderick V. Louis

Information Items:

#### 5.1 Clean Transportation: Findings and Actions to Strengthen the Sector in the Metro Vancouver Region

This report presents an overview of the categories and competencies in the clean transportation sector, offers an analysis of the challenges faced by firms in the region, and recommends policies and actions to support and grow the sector. In the clean transportation sector as a whole, the most pressing challenges revolve around delays and uncertainty related to permitting and the general lack of available industrial land. These obstacles need to be urgently addressed as their persistence risks seeing growing, successful firms unwilling to invest further in the region or leaving entirely when they cannot find suitable space.

## **Electoral Area Committee – April 7, 2022**

Information Items:

### **5.1 Electoral Area A Geotechnical Study – Phase One Report**

Metro Vancouver is the building inspection authority for the areas of Electoral Area A outside of UBC and the University Endowment Lands (UEL). To address the need to have local-scale geohazard maps and to help provide a better understanding of potential risk, including from the effects of climate change, the 2021 Board-approved budget included funding for an Electoral Area A Geotechnical Study for these areas. The recently finalized phase one portion of the study is presented in this report. Phase one involved the creation of geohazard maps that show areas at risk of or previously impacted by landslides, riverine and coastal flooding, and snow avalanches. The maps provide a good baseline of information regarding impacts that have occurred to date, and through modelling that incorporates climate change, will enable Metro Vancouver to better predict areas of future risk. Phase two work will also focus on integrating the maps into the development approvals process for building permits, and will be considered as part of the 2023 Electoral Area Services financial plan discussions later this year.

## **Climate Action Committee – April 8, 2022**

Delegation Summaries:

### **3.1 Eoin Finn and Peter van der Velden, Friends of Tilbury**

### **3.2 Mathew Christensen, Ducks Unlimited Canada**

## **Regional Parks Committee – April 13, 2022**

Information Items:

### **5.2 Pacific Spirit Regional Park – Wreck Beach Safety and Access Improvements**

In recent years Metro Vancouver and its partner agencies have been responding to an increasing number of emergencies and public safety incidents at Wreck Beach as a result of remote location and increasing high use. With input from emergency response providers, strategies have been developed to improve public safety and access to Wreck Beach. This multi-pronged action plan uses an integrated approach that takes into consideration site design, education, enforcement, and partnerships.

## **Performance and Audit Committee – April 14, 2022**

Information Items:

### **5.1 2021 Metro Vancouver Final Audit Findings Report**

Under provincial legislation, an external audit must be undertaken annually for all Metro Vancouver Districts' and the Housing Corporation. The attached report, prepared by Metro Vancouver's external auditors, BDO Canada LLP Chartered Professional Accountants, summarizes the results of the annual audit for fiscal year 2021.

## **5.4 Capital Program Expenditure Update as at December 31, 2021**

Updates on the capital program and its expenditures are brought to the Committee to keep members informed on Metro Vancouver's financial performance. This is the third and final report for the 2021 fiscal year. This report provides a summary of the 2021 actual capital spending compared to the Board approved Capital Cash Flow Budget, as well as additional information and narrative by department regarding spending variances.

For 2021, Metro Vancouver's capital cash flow expenditures were approximately 47% of budgeted and were underspent by \$819.6 million. The underspend, primarily timing differences, is due to a variety of factors, including: delays in initiating construction; additional planning, design, and permitting requirements; delays in awarding contracts; delays in property negotiations; and ongoing issues related to COVID-19 pandemic.

## **5.5 Investment Position and Returns – September 1, 2021 to February 28, 2022**

Metro Vancouver's investment portfolio has met expectations this period, with 2021 annualized returns for Short-Term at 0.99%, Long-Term at 2.19% and Cultural Reserve Fund at 2.24%. Total investment income in 2021 was \$9.8 million on an average portfolio balance of \$1,097 million. Results and balance information have been included to the end of February 2022.

Interest rates are expected to rise as the Bank of Canada manages inflation. As a result, Metro Vancouver's investment return will increase as higher rates will be earned on investments and cash held in high interest savings accounts.

## **5.6 Tender/Contract Award Information – December 2021 to February 2022**

During the period between December 1, 2021 and February 28, 2022, the Procurement Division issued 23 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were eight existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. The eight amendments experienced additional scope resulting from either internal scope changes, unforeseen project extensions, unforeseen site conditions, or third party regulatory requirements. All awards and amendments were issued in accordance with applicable bylaws and policies.

## **Invest Vancouver – April 20, 2022**

Information Items:

## **5.4 Investment Attraction and Lead Generation Report**

Invest Vancouver has made good progress to identifying qualified investment lead opportunities within the region since its launch last year. In support of this activity, Invest Vancouver, together with the Invest Vancouver Advisory Committee, has also implemented a set of *Strategic Investment Guiding Principles*. These principles serve as universally acknowledged compact "playbook" of engagement between Invest Vancouver, its integrated functions, and member jurisdiction partners. The progress to date is the result of collaboration with other investment attraction and promotion partner organizations, awareness building of Invest Vancouver as a regional economic development leadership service, and partner referrals. Feeding a growing deal pipeline is a key part of delivering a transparent and equitable service for member jurisdictions and supporting a level playing field across the region through comprehensive, end-to-end pursuit of strategic investment leads.

Going forward, the integrated work undertaken by Invest Vancouver's three functional areas—Data Research & Policy, Collaboration, and Strategic Investment—guided by the 2022 Annual Plan's goals and objectives, will position Invest Vancouver to further undertake proactive lead generation activities on behalf of the region and build new capacity to serve qualified inbound opportunities.

## **Finance Committee – April 21, 2022**

Delegation Summaries:

**3.1 Sarah Ross, Vice President, Transportation Planning & Policy, and Olga Kuznetsova, Vice President, Financial Services, TransLink**

### **Greater Vancouver Water District**

#### **E1.1 Regional Public Works Mutual Aid Agreement**

**APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current GVRD Public Works Mutual Aid Agreement dated February 8, 2000 requires modernizing as several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new Regional Public Works Mutual Aid Agreement improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources, during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably, the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

The Board authorized the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.

#### **E1.2 GVWD 2021 Water Quality Annual Report**

**RECEIVED**

The GVWD 2021 Water Quality Annual Report is required both by the BC Drinking Water Protection Regulation and the Drinking Water Management Plan. The annual report summarizes water quality analysis conducted on samples collected from the GVWD source reservoirs, in-system reservoirs, and transmission system.

The annual report outlines how Metro Vancouver's water quality monitoring program continues to fulfill its role in confirming that the multiple protection barriers for drinking water, including watershed protection, water treatment and the ongoing operation of the water system, continue to ensure excellent water quality for the region. In 2021, the water quality of the treated water was excellent.

All water quality parameters analyzed met or exceeded water quality standards and the Guidelines for Canadian Drinking Water Quality.

The Board received the report for information.

### **E1.3 Environmental Policy for the Greater Vancouver Water District**

**APPROVED**

The GVWD is developing an Environmental Management System based on ISO 14001:2015, an international standard that specifies requirements for environmental management systems. A key aspect to success is the development and adoption of an environmental policy. This report presented a proposed Environmental Policy and environmental performance goals for Board consideration.

The GVWD has also been working in conjunction with GVS&DD to develop EMS components beneficial to both utilities. The GVS&DD will also be bringing forward a similar environmental policy for Liquid Waste Services at a subsequent meeting.

The Board approved the Environmental Policy for the Greater Vancouver Water District and environmental performance goals, as presented.

### **E1.4 Engagement Plan and Proposed Rates for Water DCC Program Implementation**

**APPROVED**

For the last several years, Metro Vancouver staff have worked with the Province under the understanding that the GVWD Act did not allow Metro Vancouver to have Development Cost Charges (DCCs) as a funding mechanism for its water function. As staff have worked to move forward the legislative changes, an evolved interpretation by the Province on our legislative environment was proposed to allow GVWD to collect DCCs under the Local Government Act. This approach will allow us to move forward sooner than having to wait for a legislative change, thus meeting the direction set out in the current Board Strategic Plan.

With growth projects comprising 54% of the long-term water capital program, getting a growth driven revenue stream in place as soon as possible is critical. Work to date has included initial engagement, industry capacity analysis, and rate modelling resulting in a set of draft DCC rates in principle for consultation. Initial rates were brought forward to the Committee in July of 2021, and were not endorsed to move forward for consultation alongside the liquid waste DCC rate update, which is now completed.

Following Board endorsement of the rates in principle and approval of the engagement plan in this report, there will be further engagement with relevant levels of government, First Nations, stakeholders, and the public, before finalizing the proposal and seeking Board and Provincial approval.

The Board directed staff to proceed with engagement on the proposed implementation of a water DCC program as presented and directed staff to proceed with engagement on the proposed implementation of the water DCC program with rates determined using a 50% assist factor.

**E1.5 2022 Lawn Watering Communications and We Love Water Campaign Update****RECEIVED**

Metro Vancouver delivers an annual region-wide water conservation campaign with a reach in 2021 of over 36 million impressions. Starting April 14, Metro Vancouver will communicate the updated Drinking Water Conservation Plan, focusing on the change of lawn watering to only water one day per week for residential and commercial properties. The change comes into effect May 1. Promotional materials (including social media, a media release, and co-branded materials) will be distributed to member jurisdictions for public education and enforcement throughout the summer season. The annual We Love Water campaign will continue to emphasize the importance of our future water supply and impacts of population growth, and will share outdoor water conservation information. A targeted media buy will include television, radio, outdoor, and digital promotions all leading to the We Love Water campaign website. The Water Wagon program will proceed in 2022 using only the larger water wagon for an anticipated 55 event days, including 14 days at the PNE.

The Board received the report for information.

**E2.1 Audited 2021 Financial Statements****APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

The Board approved the Audited 2021 Consolidated Financial Statements for the Greater Vancouver Water District as presented.

**E3.1 Asset Management and Long Term Financial Planning****RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

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

**RECEIVED**

The Board received information items and delegation summaries from standing committees.

### **Water Committee – April 6, 2022**

Information Items:

#### **5.3 GVWD Water Supply System 2021 Annual Update**

The Greater Vancouver Water District - Water Supply System 2021 Annual Update report summarizes key initiatives undertaken by Metro Vancouver in 2021, including water conservation, risk management, capital projects to accommodate regional growth, and responding to emergencies affecting the drinking water system. The 2021 update is the first edition of this annual report, which will be issued annually hereafter.

This report was prepared following guidance from the Ministry of Health found in their draft Guidance for Water User Communication, which was shared with the GVWD in October of 2021 for review and comment. The report meets the communication requirements stipulated in the *Drinking Water Protection Act and Regulation*.

#### **5.6 GVWD Capital Program Expenditure Update to December 31, 2021**

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the year-end report for 2021 which includes both the overall capital program for the water utility with a multi-year view of capital projects and the actual capital spending for the 2021 fiscal year in comparison to the annual budget.

In 2021 the annual capital expenditures for GVWD were \$214.9 million to date compared to an annual capital budget of \$431.3 million. This shortfall is primarily due to project delays related to the timing of tenders, construction delays and issues relating to COVID-19. Forecasted expenditures for the current water utility capital program remain within the approved budgets through to completion.

#### **5.7 2021 Contribution Agreement Annual Reports - Seymour Salmonid Society and Coquitlam River Watershed Roundtable**

The Seymour Salmonid Society (SSS) operates the Seymour River Hatchery on GVWD land and conducts comprehensive area stewardship activities. The GVWD and SSS have been partners since 1989. The GVWD has a current three-year (2021 – 2023) Contribution Agreement with the SSS for \$125,000 annually. The SSS released over 500,000 juvenile salmonids into local waterways in 2021.

The Coquitlam River Watershed Roundtable (CRWR) has a mission “To preserve and enhance the health of the Coquitlam River Watershed through collaboration, education and advisory action.” The GVWD has a three-year (2020 – 2022) Contribution Agreement to the CRWR for \$34,000 annually.

The CRWR took action on stormwater management engagement in 2021 and constructed a demonstration rain garden in Port Coquitlam.

The SSS and CRWR have met the requirements of the respective GVWD Contribution Agreements in 2021.

## **5.8 Drinking Water Conservation Program Update**

The summer of 2021 was exceptionally warm and dry, with higher than usual drinking water consumption experienced throughout the Region. In response to those conditions, and the ongoing efforts to address household affordability, several new initiatives were developed for the summer 2022 season. The most significant of those changes was an update to the Drinking Water Conservation Plan which reduces the allowable watering days for lawns (both residential and commercial) from two days per week to one day per week. According to the Comprehensive Regional Water Supply Study a per capita consumption of drinking water of less than 202 litres per capita per day (LPCD) would need to be achieved by 2036 to avoid a supply shortage of between 5-55 billion litres. Currently the Region uses about 231 LPCD, so a reduction of an additional 10-15% is still required to meet the 2036 predicted values. This report details those changes and other upcoming improvements to the water conservation program currently in development for the summer of 2023.

## **5.10 Water Supply Update for Summer 2022**

This report provides a summary of the current state of source water supply, past trends in water use, and an update on the current plans for operating the source reservoirs and water system during the summer and fall of 2022.

The existing snowpack, precipitation in the form of rainfall, and expected full source lake storage will be sufficient to ensure an adequate water supply for the 2022 summer season. The peak day and average summer day water usage saw an increase in 2021, primarily because of the record-breaking heat dome of 2021. Winter water use continues to decrease while average day water use is starting to stabilize, indicating the importance of conservation initiatives and continued support to these initiatives from our member jurisdictions. System improvements have increased the capacity of the transmission system to meet peak summer demands.

## **5.11 GVWD Flow Meter Upgrade Program – Progress Report**

Metro Vancouver owns and operates over 200 large diameter flow meters, located either at boundaries of GVWD member jurisdictions or at some individual connections, to measure the amount of drinking water utilized by each member in the region. The region annually consumes around 390 billion liters of water per year, which translates to around \$320 million in revenue. Metro Vancouver continues to improve the collection and processing of data by the continued improvements made through the Water Meter Upgrade Program, which allows for improved data collection, processing, and quality control, resulting in improved billing accuracy for our members. Accurate water consumption data also allows the region to focus on targeted water conservation initiatives.

## 5.12 Project Delivery Capital Portfolio Update

This report provided an update on the portfolio of major Water capital projects being delivered by the Project Delivery Department. This update contains project specific information and a portfolio dashboard that provides information on the various programs and projects being delivered by the Department. The next updates will be in July and October 2022.

## Greater Vancouver Sewage and Drainage District

### **E1.1 Award of Contract Resulting from Request for Proposal No. 21-517: Operation and Maintenance of the Central Surrey Recycling and Waste Centre** **APPROVED**

Construction of Central Surrey Recycling and Waste Centre is nearing completion. Central Surrey Recycling and Waste Centre will increase recycling options and reduce facility users' travel distance by approximately 2,000,000 km/year. Greenhouse gas emissions will be reduced by approximately 500 tonnes per year as a result of the reduced travel distances. The new facility is anticipated to open in June 2022.

The Board approved award of a contract in the amount of up to \$38,700,000 (exclusive of taxes) to Halton Recycling Ltd. (doing business as Emterra Environmental), resulting from Request for Proposal No. 21-517, subject to final review by the Commissioner.

### **E1.2 Amendment to Existing Sea to Sky Composting Inc. Contract to Process Yard Trimmings Received at the Central Surrey Recycling and Waste Centre** **APPROVED**

The new Central Surrey Recycling and Waste Centre is anticipated to open in June 2022.

The Board approved an amendment to Contract 21-215 Organics Management awarded to Sea to Sky Composting Inc. in the amount of \$828,000 (exclusive of taxes) for a total contract value of \$5,042,520 to process yard trimmings received at the Central Surrey Recycling and Waste Centre, effective from facility opening to the existing contract expiry on December 31, 2025, pending final review by the Commissioner.

### **E1.3 Appointment of Solid Waste Manager, Deputy Solid Waste Manager, and Enforcement Officers** **APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated solid waste manager and officers under the *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996*, the *Environmental Management Act* and the *Offence Act*.

The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of Ray Robb as the solid waste manager, and of Kathy Preston as the deputy solid waste manager
- Appointed Metro Vancouver employee Kathy Preston as the solid waste manager, and Metro Vancouver employee Michelle Jones as the deputy solid waste manager
- Rescinded the appointments of Toby Gritten, Dan Saunders, and Rob Kemp as officers
- Appointed Metro Vancouver employee Muhammad Ali as an officer

Additionally, pursuant to Section 28 of the Offence Act for the purpose of serving summons for alleged violations under the bylaw, the Board:

- Rescinded the appointments of Toby Gritten, Dan Saunders, and Rob Kemp
- Appointed Metro Vancouver employee Muhammad Ali

#### **E1.4 Solid Waste Management Plan Update – Public/Technical Advisory Committee Applicant Evaluation Process**

**RECEIVED**

An updated solid waste management plan will guide our region's policies and collective actions over the next decade and beyond. The Solid Waste Management Plan Public/Technical Advisory Committee will be critical to the success of the development of the updated solid waste management plan. Metro Vancouver received 95 applications to participate in the Public/Technical Advisory Committee over a seven-week application period.

The review of applications was completed based on personal characteristics and sectors/interests approved by the Board in November 2021. The Independent Consultation and Engagement Panel provided input on the evaluation process. Members of the Public/Technical Advisory Committee will be selected by the Zero Waste Committee and Board in closed meetings following a review of staff recommendations by the panel.

The Board received the report for information.

#### **E2.1 Appointment of Sewage Control Manager and Enforcement Officers**

**APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated solid waste manager and officers under Drainage District Sewer Use Bylaw, and the Environmental Management Act and the Offence Act.

The Board, pursuant to the aforementioned bylaw and act:

- Rescinded the appointments of former Metro Vancouver employee Ray Robb as a sewage control manager, and of Metro Vancouver employee Kathy Preston as a deputy sewage control manager
- Appoint Metro Vancouver employee Kathy Preston as a sewage control manager
- Rescind the appointments of former Metro Vancouver employees Toby Gritten, and Dan Saunders, and former City of Vancouver employee Ze Chen Liu as officers
- Appoint Metro Vancouver employee Muhammad Ali as an officer

Additionally, pursuant to Section 28 of the Offence Act for the purpose of serving summons for alleged violations under the Sewer Use Bylaw, the Board:

- Rescinded the appointments of former Metro Vancouver employees Toby Gritten, and Dan Saunders, and former City of Vancouver employee Ze Chen Liu
- Appointed Metro Vancouver employee Muhammad Ali

**E2.2 That the GVS&DD Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement** **APPROVED**

A major emergency or other serious incident affecting one or more local or regional authorities is more and more likely to affect the Metro Vancouver region given the impacts of climate change and the ever present seismic risk. The current GVRD Public Works Mutual Aid Agreement dated February 8, 2000 requires modernizing as several jurisdictions, such as Anmore, Belcarra, Bowen Island, Tsawwassen First Nation, Lions Bay, UBC/UEL, MVRD, GVS&DD, and GVWD are not party to the agreement, and would like to be included. The new Regional Public Works Mutual Aid Agreement improves on the agreement from 2000 and is intended to set the terms and conditions for sharing resources, during a coordinated and supportive response.

The new agreement has undergone extensive consultation through a number of municipal advisory committees, most notably, the Regional Administrators Advisory Committee, who unanimously endorsed the final version of the agreement. Over the next six months, boards and councils around the region will be given the opportunity to sign the agreement. Once completed, the February 8, 2000 agreement will be repealed.

The Board authorize the Board Chair and Chief Administrative Officer to sign the new Regional Public Works Mutual Aid Agreement.

**E2.3 North Shore Wastewater Treatment Plant Project Update**

**RECEIVED**

Metro Vancouver has terminated its contract with Acciona Wastewater Solutions LP (Project Co) and is moving forward with a new project delivery model to complete the North Shore Wastewater Treatment Plant Project. Under the new model, Metro Vancouver is working with the general contractor PCL Constructors Westcoast Inc to finalize construction and the design consultant AECOM to complete the design, to be the Engineer of Record, and to provide quality assurance services.

AECOM is proceeding with detailed design, and preparing "Issued for Construction" drawings which will be used in "Early Works Packages" for construction by PCL. PCL has signed the Pre-Construction Services Agreement and has taken responsibility for safety and security of the Project Site as of April 1, 2022 when it was transferred from Project Co. PCL is mobilizing resources for the construction management services contract and is commencing work toward developing a detailed Execution Plan, project schedule, and detailed cost estimate. Project Co's transition from the project is in progress, scheduled to be complete in late April 2022.

The Board received the report for information.

## **E2.4 Iona Island Wastewater Treatment Plant – Cost Sharing of Ferguson Road Upgrades** **APPROVED**

Ferguson Road is the only vehicle access point to Iona Island and the Iona Island Wastewater Treatment Plant (IIWWTP). The road cannot accommodate expected IIWWTP construction traffic volumes due to poor pavement conditions and does not have separation of cyclists and pedestrians from vehicular traffic. It also does not meet servicing requirements for the construction of the upgraded plant. A realigned and upgraded western section of Ferguson Road is required to address the existing road condition, separation between different road users, and servicing issues. These upgrades are part of critical works needed prior to commencement of ground improvement work for the new IIWWTP. These upgrades are in alignment with Metro Vancouver's Regional Recreation Greenway Network as outlined in the Regional Growth Strategy, City of Richmond's 2041 Official Community Plan mobility and access objectives, and TransLink's Regional Transportation Strategy goals. The Ferguson Road upgrades will be delivered through Vancouver Airport Authority with Metro Vancouver responsible for 50% of the capital costs and 50% of the maintenance costs until commissioning of the new IIWWTP.

The Board authorized the Commissioner to execute a Road Corridor Construction and Cost Sharing Agreement with Vancouver Airport Authority for upgrades to and realignment of Ferguson Road, as presented.

## **E2.5 Liquid Waste Management Plan Review and Update – Report on Phase 1** **APPROVED**

Metro Vancouver began engagement activities for the *Integrated Liquid Waste and Resource Management Plan* review and update in July 2021. The first phase of engagement included reviewing the existing plan and seeking input on a vision and guiding principles for the next plan. Staff engaged Metro Vancouver's technical advisory committees, the public, stakeholders, and Indigenous Nations and peoples. Some key themes that emerged during engagement interest in: improving local ecosystem health for recreational, agricultural, and Indigenous uses; being resilient to climate change; ensuring everyone has access to clean waterways, including future generations; and keeping rates affordable and fair. An engagement strategy has been developed to support the next phase of engagement, which includes developing goals, strategies, and actions for the updated plan.

The Board authorized staff to proceed with the next phase of the engagement process to update the Liquid Waste Management Plan, as presented.

## **E2.6 Award of Contract Resulting from RFP No. 21-283: Program Management Consulting Services for the Iona Island Wastewater Treatment Plant Projects** **RECEIVED APPROVED**

The Iona Island Wastewater Treatment Plant (IIWWTP) Program is the largest capital project ever undertaken by Metro Vancouver and will be managed by a team of consultants and Metro Vancouver staff from the Project Delivery department. Metro Vancouver will be retaining the services of a Program Management Consultant that has the experience and depth of resources to successfully deliver a program of the scale and complexity of the IIWWTP Program.

The Board approved the award of contract resulting from Request for Proposal No. 21-283: Program Management Consulting Services to Stantec Consulting Ltd., in an amount of up to \$99,500,000 (exclusive of taxes) over five years, subject to final review by the Commissioner.

### **E3.1 Audited 2021 Financial Statements**

**APPROVED**

The Board approved the Audited 2021 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants.

### **E4.1 Asset Management and Long Term Financial Planning**

**RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.

### **G1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 354, 2022**

**APPROVED**

The GVS&DD Tipping Fee Bylaw sets rates and requirements at Metro Vancouver solid waste facilities. This report proposes updates to the Tipping Fee Bylaw to remove reference to the now closed Coquitlam Recycling and Waste Centre, align peak hours rates at Central Surrey Recycling and Waste Centre with Langley and Maple Ridge recycling and waste centres, and establish a rate of \$130 per tonne for residuals from construction and demolition waste processing at Metro Vancouver solid waste facilities. Changes will be effective June 1, 2022.

The Board approved the following amendments to the Tipping Fee Bylaw effective June 1, 2022:

- Remove references to the Coquitlam Recycling and Waste Centre
- Set the minimum fee for Central Surrey Recycling and Waste Centre at \$15 per load including transaction fee
- Established a rate of \$130 per tonne for residuals from construction and demolition waste processing facilities

The Board gave first, second, and third readings to the revised Tipping Fee Bylaw, then passed and finally adopted it.

**E2.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 351, 2022 – Vancouver Sewerage Area and Fraser Sewerage Area Map Administrative Correction** **APPROVED**

Properties receiving sewerage services within the GVS&DD must be located in one of four regional sewerage areas. Staff recently identified 179 properties along the Vancouver Sewerage Area (VSA) and Fraser Sewerage Area (FSA) border that were shown in the incorrect sewerage area on the GVS&DD sewerage area maps. Some properties shown on the VSA map were contributing sewage to the FSA whereas some properties shown on the FSA map were contributing sewage to the VSA.

Working with staff from the Cities of Burnaby and Vancouver, GVS&DD staff have proposed an amendment to the *GVS&DD Sewerage and Drainage Areas Boundaries Amending Bylaw* to correct the sewerage area maps and show these properties in the appropriate sewerage area. There will not be any change to the annual sewer charges for the property owners.

The Board gave first, second, and third readings to the amending bylaw then passed and finally adopted said bylaw.

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

**RECEIVED**

The Board received information items from standing committees.

**Zero Waste Committee – April 8, 2022**

Information Items:

**5.4 Solid Waste Services Capital Program Expenditure Update as of December 31, 2021**

The capital expenditure reporting process, as approved by the Board, provides for regular status reports on capital expenditures three times per year. This is the third report for 2021, and includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending compared to the 2021 capital budget. In 2021, the capital expenditures for Solid Waste Services were \$46.2 million compared to a capital budget of \$96.3 million. The underspend is primarily due to longer than expected pre-construction phases for Waste-to-Energy Facility projects, and the property purchase timing for the North Surrey Recycling and Waste Centre recycling depot development.

Projects underway are expected to be completed within approved budgets and remaining funds not spent in 2021 have been re-budgeted in 2022.

## **5.7 2021 Holiday Waste "Create Memories, Not Garbage" Campaign Results**

The "Create Memories, Not Garbage" campaign once again considered how COVID-19 was influencing buying behaviour during the winter holidays, and offered inspirational low-waste experiential and gift ideas, wrap alternatives, and tips for disposing online shipping packaging. A region-wide, three-phased media promotion delivered relevant messages for each buying and disposing stage of the holiday season.

The campaign achieved over 18 million impressions between digital and traditional media tactics. Online engagement was strong, with a 42% increase in website visits and above-average click-thru and video view rates. The 2021 recall and awareness survey revealed that at least 1/3 of residents were influenced by the campaign and 1/3 shared its message. The 2022 campaign strategy will mirror 2021's, but with the highest-performing tactics applied to each campaign phase.

## **Liquid Waste Committee – April 13, 2022**

Information Items:

### **5.3 Liquid Waste Services Capital Program Expenditure Update as at December 31, 2021**

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the third report for 2021 which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2021 fiscal year to December 31, 2021 in comparison to the annual budget. As of December 31, the 2021 capital expenditures for Liquid Waste Services are \$420.9 million, compared to an annual capital budget of \$934.5 million. This shortfall is primarily due to some delays in initiating construction as well as issues on the North Shore Secondary Wastewater Treatment Plant. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the approved budgets through to completion.

### **5.4 Project Delivery Capital Portfolio Update**

Metro Vancouver is providing an update on the Liquid Waste portfolio of major capital projects being delivered by the Project Delivery Department. This update contains project specific information and a portfolio dashboard that provides information on the various programs and projects being delivered by the Department. The next updates will be in July and October 2022.

## **Metro Vancouver Housing Corporation**

### **E1.1 Audited 2021 Financial Statements**

**APPROVED**

Although we have encountered unprecedented global conditions, the 2021 Audited Financial Statements illustrate that Metro Vancouver entered this period in a strong financial position with excellent liquidity and solid reserves.

The financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards and have received an unqualified audit opinion by the external auditors, BDO Canada LLP Chartered Professional Accountants. The statements presented are currently draft and will be finalized upon approval by the Board on April 29, 2022.

The Board approved the Audited 2021 Financial Statements for the Metro Vancouver Housing Corporation.

## **E2.1 Asset Management and Long Term Financial Planning**

**RECEIVED  
APPROVED**

At the March 25, 2022 GVS&DD Board meeting, the Board referred a motion to staff related to asset management and long range plans. Metro Vancouver has long-standing asset management practices, and is currently in a new cycle of asset management continuous improvement that will include the addition of a long term financial plan that will provide the Board with enhanced context for decision making. Staff are rolling out updated state of the asset reports, updating long-range management plans, and developing a long-term financial plan. The long-term financial plan will consider what financial resources are required to keep assets in a state of good repair, meet Board policy objectives, meet regulatory requirements, meet increased demand for services as a result of population growth, and adapt to resiliency requirements.

The Board directed staff to provide context for decision making by completing long-range plans for major capital projects including an asset inventory, asset condition assessment, and a proposed timeline of maintenance, repair, replacement, and funding requirements for these major projects and report back to the Board with this plan.



## Parks, Recreation and Cultural Services Committee

Date: Tuesday, April 26, 2022

Place: Council Chambers  
Richmond City Hall

Present: Councillor Harold Steves, Chair (Teleconference)  
Councillor Michael Wolfe (Teleconference)  
Councillor Chak Au  
Councillor Bill McNulty  
Councillor Linda McPhail (Teleconference)

Also Present: Councillor Andy Hobbs (Teleconference)

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 29, 2022, be adopted as circulated.*

**CARRIED**

### DELEGATIONS

- 1A Tasha Romeyn and Simran Sarai, Project Co-leads, Year of the Salish Sea, were in attendance to provide an overview of the Year of the Salish Sea initiative, and to garner the City's support in the proclamation of June 8, 2022 to June 7, 2023 as the Year of the Salish Sea.

A PowerPoint presentation was given (copy on file), outlining the goals of the youth-led initiative that aims to bring together local First Nations, municipalities, organizations and individuals in the Salish Sea ecosystem region, to strengthen existing efforts in working towards a healthy Salish Sea.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, April 26, 2022**

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The “Draft Year of the Salish Sea Motion” (included in the background materials) was considered, noting that the Year of the Salish Sea also provides the opportunity to emphasize the number of festivals and projects the City is working on.

It was moved and seconded

***THEREFORE BE IT RESOLVED:***

- A. ***THAT the City of Richmond support the SFU Fall 2021 Semester in Dialogue cohort recommendation to proclaim June 8, 2022 to June 7, 2023 as the “Year of the Salish Sea”, thereby joining other governing bodies, organisations, and community groups in a collective effort to improve the health and management of the Salish Sea; and***
- B. ***THAT the City of Richmond direct staff to explore opportunities to collaborate with local organisations, networks, and individuals taking part in the Year of the Salish Sea to raise public awareness about the importance of a revitalized and healthy Salish Sea; and***
- C. ***THAT the City of Richmond direct staff to learn from the lived experiences and knowledge of the Indigenous Nations of the Salish Sea on how to improve the health and management of the Salish Sea for the benefit of future generations; and***
- D. ***THAT during the year of the Salish Sea, Richmond Council emphasize projects that provide educational opportunities and benefit the Salish Sea and the adjoining Fraser River Estuary, and that the City work to re-establish past advocacy groups, stewardship groups, and other means of protecting the Fraser River Estuary.***

**CARRIED**

**PARKS, RECREATION, AND CULTURAL SERVICES DIVISION**

**1. AGRICULTURAL LAND COMMISSION NON-FARM USE  
APPLICATION BY THE CITY OF RICHMOND FOR THE GARDEN  
CITY LANDS COMMUNITY FARM AND CONSERVATION BOG  
AREA AT 5560 GARDEN CITY ROAD**

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 6848756)

Discussion ensued with respect to parking, lighting, location of washrooms on the site and other concerns. In response, staff noted that the ALC is aware of the longer scope of the project and that items are very conceptual at this stage, as the intention is to provide the ALC with the overarching concept for the entire park development plan. Upon approval by the ALC, anticipated by the end of the year, staff will come back to Council at key points for site sensitive design decisions to be discussed for direction and Council approval.

2.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, April 26, 2022**

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It was moved and seconded

*That the Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.*

**CARRIED**

**2. MUSEUM AND HERITAGE SERVICES YEAR IN REVIEW 2021**

(File Ref. No. 11-7141-01) (REDMS No. 6850047)

Staff provided a video, highlighting achievements in 2021.

A brief discussion ensued with the respect to the plans for the conservation of the heritage boats.

It was moved and seconded

*That the staff report titled, "Museum and Heritage Services Year in Review 2021," dated March 21, 2022, from the Director, Arts, Culture and Heritage Services, be circulated to Community Partners and Funders for their information.*

**CARRIED**

**3. STURGEON BANK ECO WALKWAY**

(File Ref. No. 11-7000-01) (REDMS No. 6865369)

A brief discussion ensued with respect to habitat compensation.

It was moved and seconded

*That the staff report titled "Sturgeon Bank Eco Walkway" dated March 24, 2022, from the Director, Parks Services, be received for information.*

**CARRIED**

**4. MANAGER'S REPORT**

**(i) Richmond Earth Week**

Richmond Earth Week programming took place April 16–24, 2022. The City, together with the support of eight community groups, hosted over 23 programs, ranging from bee keeping and horticulture to bird watching and harnessing wind power. Over 465 residents attended Earth Week programs across the city. The signature tree planting event at the Garden City Lands saw approximately 90 trees and 1,000 shrubs planted by 60 volunteers. Staff is in the process of gathering photos and more data and will be sharing the success of this event online throughout the coming weeks.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, April 26, 2022**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:15 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 26, 2022.

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Councillor Harold Steves  
Chair

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Lorraine Anderson  
Legislative Services Associate



## Council/School Board Liaison Committee

Date: Wednesday, April 13, 2022

Place: Council Chambers  
Richmond City Hall

Present: Councillor Andy Hobbs, Chair  
Councillor Alexa Loo (by teleconference)  
Trustee Heather Larson (by teleconference)  
Trustee Norman Goldstein (by teleconference)

Absent: Trustee Sandra Nixon

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

### AGENDA

It was moved and seconded  
*That the Council/School Board Liaison Committee agenda for the meeting of April 13, 2022, be adopted as circulated.*

**CARRIED**

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the Council/School Board Liaison Committee held on February 9, 2021, be adopted as circulated.*

**CARRIED**

**Council/School Board Liaison Committee Agenda**  
**Wednesday, April 13, 2022**

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**STANDING ITEMS**

**1. TRAFFIC SAFETY ADVISORY COMMITTEE**

City staff briefed Committee on Traffic Safety Advisory Committee (TSAC) activities, noting that (i) the TSAC has received feedback on parking and traffic issues along Gilmore Elementary School and the City has contacted the school principal and will review the site conditions, (ii) the Richmond RCMP will deploy Speed Watch volunteers to monitor roads near the Gilmore Elementary School, (iii) the Richmond RCMP has commenced distracted driving awareness campaign and has enhanced enforcement, (iv) the City has completed traffic signal improvements in the Shell Road and Williams Road intersection, and (v) a traffic circle has been installed along Barnard Drive and Lam Road.

It was moved and seconded

*That the verbal report on the Traffic Safety Advisory Committee be received for information.*

**CARRIED**

**2. CHILD CARE UPDATE**

City and District staff reviewed Child Care activities, highlighting that (i) three of the City-owned child care centres will be participating in the Province's \$10/day model, (ii) application information regarding the Youth Spaces Grant will be provided when available, (iii) The City has recently finalized the 2021 Child Care Update, (iv) May 2022 is proclaimed as Child Care month and activities include a Children's art exhibition and a Child Care symposium, and (v) two applications for child care spaces in Steves Elementary and Maple Lane Elementary have been approved.

It was moved and seconded

*That the verbal update on Child Care be received for information.*

**CARRIED**

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

It was moved and seconded

*That the minutes of the Joint City and District Program Committee meeting held on February 23, 2022 be received for information.*

**CARRIED**

**Council/School Board Liaison Committee Agenda**  
**Wednesday, April 13, 2022**

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**AGENDA ITEMS**

**4. STUDENT MENTAL HEALTH SUPPORT**

With the aid of a PowerPoint presentation (copy on-file City Clerk's Office), District staff reviewed Student Mental Health Support, highlighting (i) support for student stress management and optimal learning, (ii) partnerships with other community organizations, (iii) alignment with Provincial initiatives and utilizing available grants, (iv) the targeting of specific student groups and focusing on diversity, (v) the utilization of research based resources, and (vi) the utilization of school based teams (ICY groups) to assist youth navigate mental health resources.

Discussion ensued with regard to (i) strengthening community partnership opportunities, (ii) targeting resources based on student needs, (iii) including mental health support for District staff, and (iv) continuing support for youth who are ageing out of care.

In reply to queries from Committee, City staff noted that (i) the City will continue to provide programs for youth such as after school care, (ii) the City is in the process of updating the Youth Strategy, and will collaborate with the District on the matter, and (iii) the City is developing a homelessness strategy and can examine housing resources to assist youth who are ageing out of care.

It was moved and seconded

*That the presentation on Student Mental Health Support be received for information.*

**CARRIED**

**5. UPDATE FROM THE SUPERINTENDENT**

Superintendent Robinson spoke on District activities, noting that (i) the District is facing an operating budget shortfall and reduced enrollment in the International Education program, (ii) the District is reviewing cost cutting measures, including staffing reductions, (iii) the District is engaging in a public consultation process on the potential operating reductions, (iv) mask use in schools is encouraged and usage rates have varied, (v) in-person graduating events are planned for this year, and (vi) the District's Anti-Racism report is proceeding for Board consideration on April 27, 2022.

It was moved and seconded

*That the Update from the Superintendent be received for information.*

**CARRIED**

**Council/School Board Liaison Committee Agenda**  
**Wednesday, April 13, 2022**

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FUTURE AGENDA ITEMS (STANDING ITEM)

None.

NEXT COMMITTEE MEETING DATE

To be determined.

ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (10:35 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 April 13, 2022.

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Councillor Andy Hobbs  
Chair

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Evangel Biason  
Legislative Services Associate

## About the Year of the Salish Sea

*This initiative is based on the unceded, ancestral territories of the Coast Salish and xʷməθkʷəy̓əm, Skwxwú7mesh, and səíl̓wətaʔ Nations. For over 10,000 years, Indigenous peoples have lived on and stewarded their traditional territories on the shores and rivers of the Salish Sea.*

The Year of the Salish Sea (June 8, 2022-June 7, 2023) is a youth-led effort that aims to bring together local First Nations, municipalities, organizations, and individuals in the Salish Sea ecosystem region to strengthen existing efforts working towards a healthy Salish Sea through public engagement and the spreading of stewardship and educational opportunities.

The Year of the Salish Sea initiative emerged from the Simon Fraser University's Semester by the Salish Sea cohort in the fall of 2021. It was developed as one response to issues facing the Salish Sea such as fragmented ocean governance, extreme weather events, and biodiversity loss caused by climate change.

The Year of the Salish Sea aligns with the UN Ocean Decade and the UN Decade on Restoration, and begins on World Ocean Day.

As of April 19, 2022, three local governing bodies have passed Year of the Salish Sea motions, declaring June 8, 2022-June 7, 2023 as the Year of the Salish Sea: the City of Vancouver, the Town of Gibsons, and the Islands Trust Council.

## Contact and Social Media

Website: [yearofthesalishsea.ca](http://yearofthesalishsea.ca)

Email address: [yearofthesalishsea@gmail.com](mailto:yearofthesalishsea@gmail.com)

Twitter: @yearofsalishsea

Instagram: @yearofthesalishsea

TikTok: @yearofthesalishsea

## Draft Year of the Salish Sea Motion

MOTION: Year of the Salish Sea

### WHEREAS

1. The Salish Sea has been home to and stewarded by the Coast Salish Nations since time immemorial;
2. The Strait of Georgia, Strait of Juan de Fuca, and Puget Sound are collectively known as the Salish Sea; however, as of 2019, only 15%<sup>1</sup> of British Columbians could identify the waters of the Salish Sea; and
3. The Salish Sea is witnessing devastating biodiversity loss<sup>2</sup>, namely the risk of extinction of over 100 species of birds, fish, invertebrates, mammals, and key species including Salmon and the Southern Resident Killer Whales; and
4. The Salish Sea and its human and nonhuman inhabitants are experiencing unprecedented effects of climate change, felt during the 2021 heat dome, flooding from atmospheric rivers, intensified king tides, prolonged forest fires, ocean acidification, and sea-level rise; and
5. In Canada, the Salish Sea and its watersheds are managed under multiple jurisdictions of government, including the Indigenous, federal, provincial, regional, and municipal with limited coordination; and
6. There is incredible work currently underway to support ocean conservation and ocean-related climate adaptation in the region, including Tsleil-Waututh Nation's Burrard Inlet Action Plan, the 5th International Marine Protected Areas Congress, and the Salish Sea Ecosystem Conference, among other initiatives; and
7. The Year of the Salish Sea would support collaborative local action between Salish Sea stakeholders, strengthen organizational programming for impact and awareness, educate the public, amplify existing work, and inspire action from individuals, organizations, and governments on the Salish Sea.



<sup>1</sup> [Where On Earth Is the Salish Sea? — SeaDoc Society](https://static1.squarespace.com/static/5b071ddea2772cebc1662831/t/5ce6d13c15fcc0884920909e/1558630744171/Salish+Sea+Survey+Final.pdf)  
<https://static1.squarespace.com/static/5b071ddea2772cebc1662831/t/5ce6d13c15fcc0884920909e/1558630744171/Salish+Sea+Survey+Final.pdf>

<sup>2</sup> <https://conbio.onlinelibrary.wiley.com/doi/10.1111/csp2.310>

THEREFORE BE IT RESOLVED

- A. THAT [e.g. Council] support the SFU Fall 2021 Semester in Dialogue cohort recommendation to proclaim June 8, 2022 to June 7, 2023 as the “Year of the Salish Sea”, thereby joining other governing bodies, organisations, and community groups in a collective effort to improve the health and management of the Salish Sea; and
- B. THAT [e.g. Council] direct staff to explore opportunities to collaborate with local organisations, networks, and individuals taking part in the Year of the Salish Sea to raise public awareness about the importance of a revitalized and healthy Salish Sea; and
- C. THAT [e.g. Council] direct staff to learn from the lived experiences and knowledge of the Indigenous Nations of the Salish Sea on how to improve the health and management of the Salish Sea for the benefit of future generations.

- <https://www.seadocsociety.org/blog/where-earth-salish-sea>
- [https://cedar.wvu.edu/cgi/viewcontent.cgi?article=1000&context=salish\\_pubs](https://cedar.wvu.edu/cgi/viewcontent.cgi?article=1000&context=salish_pubs)
- <https://onlinelibrary.wiley.com/doi/10.1111/csp2.310>
- <https://www.thestar.com/news/canada/2020/11/26/102-fraser-river-estuary-species-at-risk-of-extinction-researchers-warn.html>
- <https://static1.squarespace.com/static/5b071ddea2772cebc1662831/t/5b29e45af950b7e84b8df046/1529472091504/Salish-Sea-Species-of-Concern-2013-Dec-4-2013.pdf>
- <https://www.seadocsociety.org/blog/transboundary-trouble/>
- <https://twinsacredtrust.ca/burrard-inlet-action-plan/>

## Year of the Salish Sea in the Media



*Photo Credits: Tasha Romeyn*

### COAST REPORTER

#### [Gibsons proclaims year of the Salish Sea: Council briefs](#)

*"Town council committed to include public information and education articles on its efforts to protect the marine environment, as well as to explore collaborations with others to raise awareness about the importance of a revitalized and healthy Salish Sea."*

### RAINCOAST UPDATES

#### [The Year of the Salish Sea](#)

*"This World Oceans Day, June 8, 2022, will kick off the "Year of the Salish Sea" in many jurisdictions thanks to the efforts of a dedicated group of university students."*

### FRASER RIVERKEEPER

#### [The Year of the Salish Sea](#)

*"Fraser Riverkeeper is excited to support the Vancouver City Council's motion to proclaim June 8, 2022 to June 7, 2023 the Year of the Salish Sea. Beginning on World Ocean Day, the Year of the Salish Sea will bring together local First Nations, municipalities, organizations, and individuals across the Lower Mainland."*

**Presented by:**  
**Simran Sarai and Tasha Romeyn**  
Project Co-leads, Year of the Salish Sea  
Former cohort members of Simon Fraser University's Semester in Dialogue

April 2022

# City of Richmond Parks, Recreation and Cultural Services Committee *Guest Presentation*



## Presentation Outline: Year of the Salish Sea

### **Background:**

1. What is the Year of the Salish Sea (YoSS)?
2. What can it achieve?

### **Request to the Committee:**

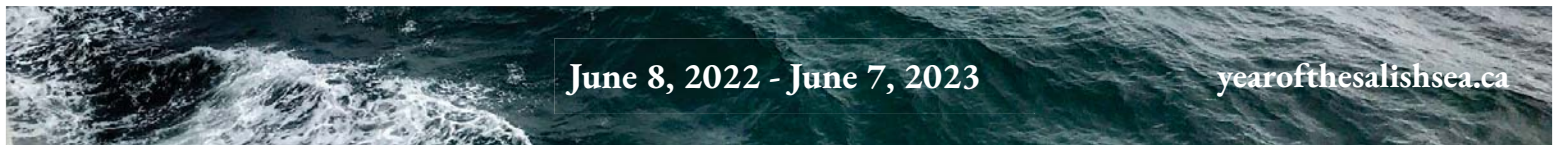
Advance the proclamation of YoSS  
in the City of Richmond

[yearofthesalishsea.ca](http://yearofthesalishsea.ca)

# What is the Year of the Salish Sea (YoSS)?

## Background

- Emerged out of the SFU Semester by the Salish Sea cohort in Fall 2021 program
- Created in response to the state of the Salish Sea, its ecosystems, extreme weather conditions, and fragmented ocean management



## What will it achieve?

### Year of the Salish Sea

- Amplification of stewardship and conservation efforts
- Promotion of public events
- Opportunities for dialogue and collaboration

### Goals

1. Encourage collaboration and coordination between stakeholders
2. Foster public awareness and engagement
3. Open windows for ocean and climate policy development and change





## Year of the Salish Sea in the City of Vancouver, Town of Gibsons, Islands Trust Council

### THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council support the SFU Fall 2021 Semester in Dialogue cohort recommendation to proclaim June 8, 2022 to June 7, 2023 as the "Year of the Salish Sea" in Vancouver, thereby acting as a catalyst for other governing bodies, organizations, and community groups to join a collective effort to improve the health and management of the Salish Sea.
- B. THAT Vancouver City Council direct staff to educate the public on how ongoing City of Vancouver projects (such as sewer separation, climate adaptation, and other Green Rainwater Infrastructure projects) benefit the Salish Sea and its surrounding ecosystems.
- C. THAT Vancouver City Council direct staff to explore opportunities to collaborate with local organizations, networks, and individuals taking part in the Year of the Salish Sea to raise public awareness about the importance of a revitalized and healthy Salish Sea.
- D. THAT Vancouver City Council direct staff to learn from the lived experiences and knowledge of the Indigenous Nations of the Salish Sea on how to improve the health and management of the Salish Sea for the benefit of future generations.

*Vancouver City Council Year of the Salish Sea Motion*

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## Proclaiming YoSS

### YoSS is an opportunity to

- Support the stewardship work of local First Nations
- Increase public engagement and awareness of the urgency behind protecting this unique ecosystem
- Provide opportunities for existing conservation and ocean education groups to collaborate

"Young people are our future and it's time that we listen to and work with them in implementing the systemic change they are asking for in order to ensure we have a healthy Salish Sea for future generations."

Ginger Gosnell-Myers  
*Co-Instructor, SFU Semester in Dialogue*



**June 8, 2022 - June 7, 2023**

[yearofthesalishsea.ca](http://yearofthesalishsea.ca)



## Questions?

### **Social Media**

Instagram: @yearofthesalishsea

Twitter: @yearofsalishsea

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### **Learn More + Contact**

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[yearofthesalishsea@gmail.com](mailto:yearofthesalishsea@gmail.com)



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee  
**From:** Todd Gross  
Director, Parks Services  
**Date:** March 28, 2022  
**File:** 06-2345-20-  
GCIT1/Vol 01  
**Re:** **Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road**

### Staff Recommendation

That the Agricultural Land Commission Non-Farm Use Application by the City of Richmond for the Garden City Lands Community Farm and Conservation Bog Area at 5560 Garden City Road, be endorsed and forwarded to the Agricultural Land Commission for approval.

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

Att. 7

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Engineering	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

The purpose of this report is to describe the scope of work for the continued improvement of the Garden City Lands (the “Lands”) proposed to be submitted for approval by the Agricultural Land Commission (ALC), and to seek a Council Resolution in support of the City’s Application. If endorsed by Council, this ALC Non-Farm Use Application will be forwarded to the ALC for its consideration. If City Council does not endorse the Application, the Application will not proceed to the ALC for consideration.

On April 6, 2020, the General Purposes Committee reviewed a proposed non-farm use application for the Garden City Lands and referred it back to staff for further discussion. In November, 2021, staff held a workshop to review the Garden City Lands Legacy Landscape Plan approved by Council in June 2014 and all aspects of the proposed Non-Farm Use Application. Based on the discussions at the workshop and further analysis staff have prepared updated proposal found in this report.

### **Findings of Fact**

The City-owned Garden City Lands are approximately 55.2 hectares (136.5 acres), located on the eastern edge of Richmond City Centre (Attachment 1). It is a unique site resulting from centuries of natural processes and human impacts.

In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands are designated as “Conservation,” which is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. The proposed use of the Lands as a City-wide park is consistent with its Land Use. The site is located in a high-density neighbourhood and are envisioned as an agriculturally productive space and bog conservation area. Several existing and planned greenway and pedestrian connections will also make the Lands a destination for many visitors.

The site is located within the Agricultural Land Reserve (ALR) and all activities on the Lands are overseen by the ALC. Therefore, all activities on the site are subject to the policies and regulations of the ALC. It is zoned AG-1 (“Agriculture”), which permits primarily farming, food production and supporting activities. The City of Richmond is required to submit a “Non-Farm Use” Application to the ALC for a decision authorizing the City to implement the remaining portions of the Legacy Landscape Plan to permit construction of and full public access to the site.

To date, the City of Richmond has submitted the following Applications to the ALC:

- 2016: ALC #55588 – Transportation, Utility, or Recreational Trail Uses within the ALR (for permission to build the perimeter trails);
- 2016: ALC #56243 – Dike Structure (to hydrologically separate the bog from the western agricultural portion of the site);

- 2017: ALC #56199 – Application to Place Soil (to create the farm leased to Kwantlen Polytechnic University (KPU));
- 2017: ALC #56243 – Non-Farm Use Application (Harvest Festival);
- 2018 and 2019: ALC #57671 and #58812 – Non-Farm Use Application (Farm Fest); and
- 2021: ALC 62135 – Non-Farm Use Application (Community Gardens).

The City of Richmond has received approvals for all these Applications.

City staff were advised by the ALC that it would be preferable to make a single Application under the “Non-Farm Use” category for the remaining improvements identified in the Garden City Lands Park Development Plan (Attachment 2). City staff have been in regular contact with the ALC regarding this recommended approach for a comprehensive Non-Farm Use Application.

Subject to Council’s endorsement, this Application will be forwarded to the ALC for consideration. As part of their evaluation process, staff expect to host the South Coast Panel of the ALC at the Lands.

## **Analysis**

The City’s Application includes all the items identified in the Garden City Lands Legacy Landscape Plan and Garden City Lands Park Development Plan, that is, both Farm and Non-Farm Use related activities. In order to assist the ALC with fully understanding the entire vision for the Lands, all aspects of the project will be explained in the City’s Application to the ALC.

### Non-Farm Use Related Activities (ALC approval required)

The Application will be divided into the following five main categories:

1. Site Access Features;
2. Site Infrastructure;
3. Agricultural and Food Production Related Elements;
4. Agriculture and Ecological Centre; and
5. Soil Use for the Placement of Fill Application.

ALC Non-Farm Use related activities proposed for the Lands are summarized in Attachments 3 and 4.

#### *1. Site Access Features*

##### Internal Circulation System

Internal circulation will be primarily for pedestrian access. The two proposed types of paths are: Paths and Farm Service Roads and Wooden Boardwalks.

All paths will be universally accessible. The paths will also direct visitors to minimize impacts on cultivated growing areas, landscape buffers and ecologically sensitive environments while permitting an opportunity to explore this large space.

### Paths and Farm Service Roads

There will be two paths and road types on the site and these will be located in the agricultural portion of the site, west of the dike, as well as on the dike itself. The path types are public and Farm-Use, and Farm-Use Only.

The Public and Farm-Use paths will provide site access throughout the site to both the public and City staff. Vehicular access will be restricted to farm and service vehicles only. These paths will be wider, multi-use in nature and carrying all forms of traffic. This is the predominant pathway type. These paths will be constructed with permeable materials, such as crushed stone material of several gradations as base material. A finishing layer of fine, crushed stone dust will be rolled and compacted to provide a smooth and accessible surface. The underlying peat material will not be removed from the site and minimally disturbed as per the recommendations of the City's Community Energy and Emissions Plan (CEEP). Farm-Use Only paths will be located within and immediately around the farm fields. Public access will be restricted as the farm fields are areas of cultivation and are open, therefore public access is not a compatible activity for safety and practical purposes. Surface treatment will likely be turf and/or woodchips.

### Wooden Raised Boardwalks

Due to the ecologically sensitive nature of bog environments and the typically saturated water conditions (surface water will be present for most of the year), the best management practice for providing limited public access to bog sites is to build boardwalks. The boardwalk will be universally assessable and the only manner to walk through the bog, with non-slip surfacing and a low timber barrier curb along the edge. Staff will report back to Council on the proposed final layout of the boardwalks prior to construction.

### Site Entry Nodes

At each of the four corners of the site, an entry node will be constructed to serve as formal access points to the Lands. Each entry will include wayfinding, interpretive and site identification signage, lighting, seating and native planting. The surface treatment will be a mix of materials including concrete pavers, natural stone and wood.

### Pedestrian Level Lighting

A network of pedestrian level light poles is proposed along the perimeter recreational trail. Lighting will be installed in the narrow landscape buffer between the paths. The design will consider site usage patterns and any potential adverse environmental impacts. Any lighting system includes installing significant sub-grade infrastructure and connection points.

### Seating and Trash Receptacles

Seating and trash receptacles are necessary to support the visitors' use and enjoyment of the Lands. They will be conveniently located for site users and maintenance, primarily along high traffic paths and junction points.

### Interpretive and Wayfinding Signage

Interpretive signage will be installed throughout the site to assist visitors to better understand the agricultural and ecological framework, the purpose of the Garden City Lands and explain the current aim of the Lands as a centre for conservation, ecology and active sustainable agriculture production.

Wayfinding signage will be located at key points throughout the site and will display site maps and directional signage pillars.

### The Rise: Picnic Areas, The Meadows and Play Structure

Located in the northwest corner of the site, the Rise is a landform which provides a view over the entire site as it is the highest point of land on the site.

This area will also host a picnic area and agricultural-themed, natural children's play structure.

### Public Art

Working with the Public Art Program, a series of agriculturally themed public artworks, inspired by the site and Richmond's rich agricultural history, is proposed for the site. The public art will enrich the visitors' understanding and experience of the site by highlighting the hidden processes and beauty of the site similar to the art situated at Terra Nova Agricultural Park.

### Lookout Tower

The Garden City Lands Landscape Legacy Plan envisioned a tall structure at a central location to offer site visitors a broad, 360 degree view over the entire site. The potential location is proposed to be off of the central dike in the centre of the Lands, on the farm side of the dike. Staff will report back to Council on the proposed location of the tower prior to construction.

## *2. Site Infrastructure*

Many site infrastructure elements have been already described above, but additional utilities are required to support the proposed program and structures.

### Parking Lots

The Lands are expected to attract visitors from the immediate community and throughout Richmond and Metro Vancouver. While public transit and alternative forms of transportation are encouraged, a limited number of parking facilities are still required. All parking facilities on the ALR land are required to have permeable surfacing although it is proposed that any universal access stalls will be paved. Parking will be provided at the three following locations:

1. The Garden City Road parking lot will be constructed as part of the proposed Agriculture and Ecology Centre (the "Centre"). This parking lot is the largest of the three proposed and would likely host public events such as a weekly farmer's market. See applicable section below for more information.

2. The Alderbridge Way parking lot near May Drive. The proposed site is a previously compacted, disturbed site. It is located at the convergence of the dike and the Perimeter Trails.
3. Parallel Layby parking stalls along No. 4 Road will be located between the existing curb and the perimeter trail. These series of stalls will provide parking spots in proximity to the bog.

#### Municipal Services/Utility Connections

Municipal services will be required to service the site. Currently, two water connections provide KPU's Farm School fields with water for irrigation. Electricity is also connected to the site. Based on the proposed site improvements, all typical municipal services and utility connections will be required. Sanitary service options are being explored.

#### Washrooms

Two locations for public washrooms are being contemplated: one is proposed to be a stand-alone structure located near the proposed May Drive parking lot, and the other is integrated within the proposed Agriculture and Ecology Centre. (Please see below for additional information about the proposed Centre). The design will emphasize durability, cost effectiveness, ease of maintenance and integration with the overall site design language.

#### EV Charging Stations

Charging stations for electric vehicles will be considered for installation at the parking lot attached to the proposed Agriculture and Ecology Centre.

#### Bridge Structure

One vehicle-rated bridge structure is being contemplated for the site. This farm service road will be crossing a proposed linear canal connected to the existing pond.

### *3. Agricultural and Food Production Related Elements*

The area east of the dike is focused on bog conservation and ecosystem education. The area west of the dike is planned for intensive agricultural production, public education programs and passive recreational activities. Infrastructure such as drainage systems, water supply and a network of service roads and pathways will be installed to support proposed agricultural production.

#### Large Scale Public Events

The City has hosted events on the Lands to celebrate Richmond's farming heritage and culture. ALC approval is required for each individual event. As part of this Non-Farm Use Application, the City will request approval to host an event on an on-going annual basis.

### Farmers Market

Establishing a regularly scheduled weekly or bi-weekly farmers market will provide local and on-site producer's opportunities to market their crops and engage with the community. KPU is expected to be a primary participant. Hosting farmers markets supports local farmers and positions the Lands as a hub for local farm production.

#### *4. Agriculture and Ecology Centre*

The Garden City Lands Landscape Legacy Plan proposes a Garden City Lands Agriculture and Ecology Centre as the programmatic and infrastructural hub of the entire project area. The building is envisioned to be sustainably-designed. Though envisioned to support the interpretation activities on the site, the Centre's primary function will be to support agricultural activities and bog health and rehabilitation. As part of the building's proposed program, a significant food preparation and commercial kitchen is proposed. This would support the Centre's function as a 'food hub' in Richmond City Centre. Similar to a barn on a typical farm, the Centre is envisioned to be a landmark on the site. The all-weather, permanent structures will support the dual focused mission of the Lands as follows:

1. The current and proposed agricultural and food-related activities; and
2. The ecological interpretation and education of the site, namely sustainable agriculture and the bog.

### Agricultural Support

As stated, the Lands have been established to cultivate and harvest food. Any intensive agricultural activity of scale and diversity, as proposed, will require a barn to support these activities. The barn will house farm vehicles (tractors), farm implements (seeders and plows) and supplies (seeds and tools). Additionally, the barn will have a tool and repair workshop, work areas, secured and unsecured/open storage areas, offices, walk-in refrigeration unit and a field crop washing and processing area. It will support both KPU's and other farmers' activities on the site.

### Site Ecology and Interpretation

The Centre is envisioned to host an interpretative program to educate visitors about the site and the complex biological activities occurring on the bog. This would include signage and graphics inside and outside of the building, classrooms, offices and other education facilities to host visitor programs and educational events. Bog conservation groups and other non-profit societies could possibly operate out of this facility.

### Size and Phasing

Preliminary plans call for the Centre to be built in two phases:

Phase 1: A barn structure and parking lot for approximately 64 parking stalls, outdoor circulation space, storage space, multi-use (flex) space and landscaping. The program would focus on a storage barn, crop processing areas, farmers market and public washrooms.

Phase 2: A building with offices, meeting rooms, classrooms and community kitchen. This phase would provide the City the capacity to facilitate the community outreach, public ecological and agricultural education, and site interpretive programs planned for the Lands.

#### Timing

The Centre will be built as funding sources are identified and secured. The type of building and anticipated uses envisioned may require a future rezoning application.

#### Base and Preload Material

Fill will be required for the construction of the Centre to raise the grade to meet minimum required flood construction level (FCL) flood elevations. This would include the amount required for preloading the site as well as the volume and quality of soil to support the building's foundation. Through the detailed design process, the required volume will be confirmed and dictated by the British Columbia Building Code and City building standards.

#### *5. Soil Use for the Placement of Fill Application*

#### Project Overview

The City will request the ALC's approval to deposit 9,570 cubic metres of soil at a number of locations on the site to build a parking area, preload and base material for a washroom, preload and base material for a Community Hub Centre, and for pathways and trails.

Each specific project will utilize different types of soil including sand (preload), granular material, and sub-soil. Attachment 5 – Garden City Lands Proposed Fill Volumes, provides a soil deposit summary table identifying the location, type, volume and purpose of the soil proposed to be deposited on the property.

The estimated duration of the soil deposit undertaking for the Garden City Lands project is variable for each aspect of the project. The timing of preload deposition and length of time in which preloading for the structures and parking lot remains on the property will be dependent on a number of variables including a geotechnical engineer's assessment and direction, obtaining necessary building permits, and purchasing the sand from an appropriate vendor. The duration of time to complete the raised beds for the community gardens is heavily dependent on finding a suitable source(s). Despite the aforesaid, the duration of time required to complete the soil deposition aspect of the project is not expected to exceed two (2) years.

#### Agricultural Considerations

The City retained Bruce McTavish (MSc, MBA, PAg, RPBio) who has provided a soil sourcing protocol to be implemented when sourcing soil to be deposited on the property (Attachment 6). Mr. McTavish (or another equally qualified professional) will be required to inspect and approve all source sites prior to soil being imported from said sites.

When appropriate, the City will engage other Qualified Environmental Professional's (QEP) (for example, agrologists) to manage the placement of other soil such as preloading or base material. To the greatest extent possible, the City will not remove existing soil from the site unless directed by a QEP. For example, should a concentration of contaminated soil be identified by the project's contaminated sites specialist, the soil will be relocated to a certified facility. Due to the site's predominantly peat-based soils, maintaining the soil in place and in a wetted condition ensures the captured carbon remains in place thus supporting the goals of the CEEP.

Should the proposal receive approval, Mr. McTavish (or equally qualified QEP) will be retained to monitor the project and provide assistance regarding soil integrity, including confirmation that course fragment content meets acceptable standards. He will review soil documentation and any source sites to ensure that only approved soil is imported onto the property. This will include a review for invasive species. The City has also retained QEP services to provide review of the imported soil as part of the City's management of historical site contamination from former historical activities on the Lands.

Soil for the community gardens (i.e., planters) shall only be accepted from source sites that meet agricultural land standards and as per the protocol outlined in Attachment 7. Soil will be primarily sourced from sites located in Richmond. Staff are working with the development industry to utilize currently farmed soil for placement on the Lands.

Preload (i.e., sand) and granular material will be sourced and purchased from a reputable licenced supplier(s).

As per section 3.3.1 (b) of the City's Soil Deposit and Removal Bylaw No. 10200, the City is not required to obtain a soil deposit permit as the soil deposition will be undertaken by the City. The City will oversee this project subject to the same requirements as any other applicant.

#### Drainage & Geotechnical Considerations

Based on previous and recent geotechnical assessments for the proposed soil volume, no impact to the City's utilities or any neighbouring properties is expected. Based on recent drainage modelling for the proposed soil volume, a negligible increase to the City's stormwater drainage system is expected. The City recognizes that there are limits to the hydrogeological modelling and will be collecting additional data to support these conclusions and understand how these activities will affect the health of the bog.

#### Environmental Considerations

Development of site amenities, such as boardwalks in the bog and activities such as invasive species removal will be conducted under the guidance of a QEP and employing best management practices. The City will follow all applicable environmental regulations in the development of this site.

Erosion and sediment control measures are to be installed and inspected by a qualified professional prior to soil deposit operations commencing. City staff will also inspect to ensure compliance prior to the importation of any soil.

As a condition of any approval, a performance bond may be required by the ALC in a form and amount deemed acceptable by the ALC. The ALC performance bond is collected to ensure that all ALC approval requirements are satisfied and to ensure the rehabilitation of the property in the event the project is not completed. The performance bond would be held by the ALC.

#### Financial Costs and Considerations

The City will purchase materials from reputable suppliers under the guidance of the qualified professional. Should material be identified which could be deposited onto the Lands as a source of revenue, fees charged would be per the City's Consolidated Fees Bylaw No. 8636 and the Garden City Lands Soils Deposits Fees Bylaw No. 9900.

#### Farm Related Activities (No ALC Approval Required)

A description of existing and proposed agriculture activities are provided for information only. These activities do not require ALC approval to proceed and are included in the City's Non-Farm Use Application to provide the ALC the overall vision for the Garden City Lands.

#### Soil Management

Existing and imported soils will be amended with amendments such as composts, manures and the incorporation of cover crops.

#### KPU Sustainable Agriculture Farm School Fields

The KPU Sustainable Agriculture and Food Systems Program are currently cultivating approximately six acres of the 20 acre (8 ha) total area they have committed to farming. Under the terms of the License to Use Agreement KPU signed with the City, the City is responsible to provide the soil and infrastructure to facilitate farming on the site, including water connections and drainage infrastructure. In return, KPU will farm the site following sustainable farming best management practices for a 20-year term, supporting the City in public outreach, education efforts and providing a Farm Management Plan for all agriculture activities on the site (area west of the dike).

#### Farm Management Plan

The KPU Sustainable Agriculture and Food Systems Program has provided the City a Farm Management Plan outlining the overall management of the site according to sustainable and organic farming practices. Principles of agro-ecology, conservation focused soil management techniques as well as sustainable farming practices will be occurring on this site.

#### Ponds and Ditches

The Garden City Lands Park Development Plan identifies two larger ponds and a linear canal to be excavated on the Lands. Initially envisioned as a source of irrigation for field crops, they now function solely as stormwater detention ponds. Their limited capacity and recharge during the summer and the potential for groundwater contamination limits their use for irrigation. The

City's QEP is currently conducting a contaminated site study that will confirm this determination. In addition to the pond and canal, a network of ditches and sub-grade drainage systems will be installed to manage on-site surface water as is widely practiced throughout Richmond due to the area's high water table and soil properties. Where applicable, staff will engage with a QEP for the appropriate approvals to conduct this work including Water Sustainability Act (WSA) approvals.

#### Community Farm Fields

The area of the western half of the Lands surrounding the Centre and extending south to Westminster Highway are envisioned to host a number of agriculturally productive uses including community gardens and farms. These farm fields will be subject to the KPU produced Farm Management Plan and overseen by the City. It is envisioned that the farmers working on these sites will be signing leases with the City, while cultivating their designated plots. Prior to any agricultural activities are allowed to proceed, this area will be extensively studied to delineate and characterize the areas of contamination. If the placement of soil is required to support active farming, this will be the subject of a separate Application to the ALC.

#### Community and Allotment Gardens

Current plans call for in-ground community garden plots. At the appropriate time, the 200 above ground, temporary community garden plots will be transitioned to these in-ground plots. Establishment of these plots can be achieved in a relatively short time once the appropriate volume and quality of soil is provided. Minimal infrastructure is required and water services are already in place. The community gardens will be overseen by the Urban Bounty.

Larger plots or allotment gardens maybe considered on the Lands. Currently there are no larger plot community gardens in the City, but the site could support plots that could provide a significant source of food for individuals and families.

#### Incubator Farms

Graduates from the KPU Sustainable Agriculture and Food Systems Program currently have an opportunity to access plots of land for a two-year term at another location in the City. The 'incubator farm' plots provide recent graduates opportunities to develop the skills acquired through their formal education. Sites on the Lands would provide novice farmers on-going mentorship from the KPU Sustainable Agriculture and Food Systems Program and have access to shared resources such as tools, farm equipment, implements and professional advice. These sites are proposed for the southwest portion of the site.

#### Intensive Market Gardens

Staff are contemplating the possibility of activating one-quarter to one-acre farm plots for intensive farm production by local farmers. These plots would be leased from the City for a possible five to 10-year period after a vetting and evaluation process. Utilizing small plot intensive (SPIN) farming practices, these plots would be farmed organically and grow high-market value crops for local consumption and sale.

### Additional Agriculture Uses

Apiaries or designated areas hosting domestic bee hives are under consideration. As the site's development evolves, staff will look at future possibilities to host appropriate small livestock as a demonstration of urban farming best management practices. Livestock which could be considered for the Lands include limited and manageable numbers of pigs, goats and chickens.

Perennial fruit tree and berry production will occur at several locations throughout the Lands including the KPU Farm, the Rise and south of the Centre. These fruit tree orchards and berry patches would be managed by professional farmers or horticulturalists according to organic farming practices. They would be programed as opportunities for public outreach and education, for example, annual pruning workshops for home and community gardeners could be held on site.

### Consultation

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed the proposal on February 24, 2022, and passed the following motion (Attachment 7):

*That the Food Security and Agricultural Advisory Committee support the Non-Farm Use Application at the Garden City Lands (AG 18-837641).*

*Carried Unanimously*

### **Financial Impact**

None.

### **Conclusion**

Throughout the planning and design process, Council and the public have expressed their support for this unique site in the City Centre area. As a result of the comprehensive planning and design that has occurred in the last five years, there is broad public interest and support to use the Garden City Lands for both agriculture and recreation.

Without the ALC approval, the Lands project cannot be fully implemented as envisioned by the Garden City Lands Legacy Landscape Plan including public access throughout the entire site.

With Council's endorsement, staff will be authorized to forward the Application to the ALC for approval of the remaining scope of work. A successful Application will bring to reality the City's vision as set out in the Garden City Lands Park Development Plan. Should the City receive the ALC approval, staff will provide Council updates as the project is implemented.



Alex Kurnicki  
Manager, Parks Programs

March 28, 2022

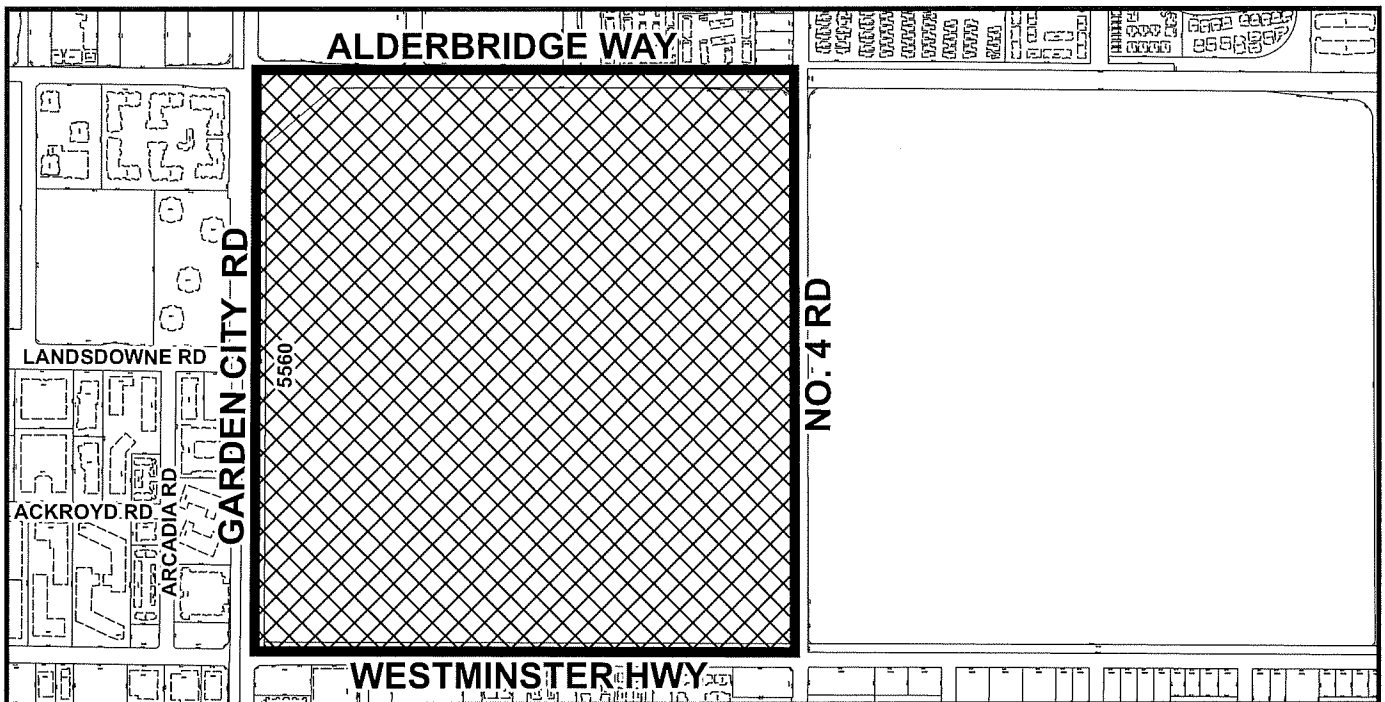
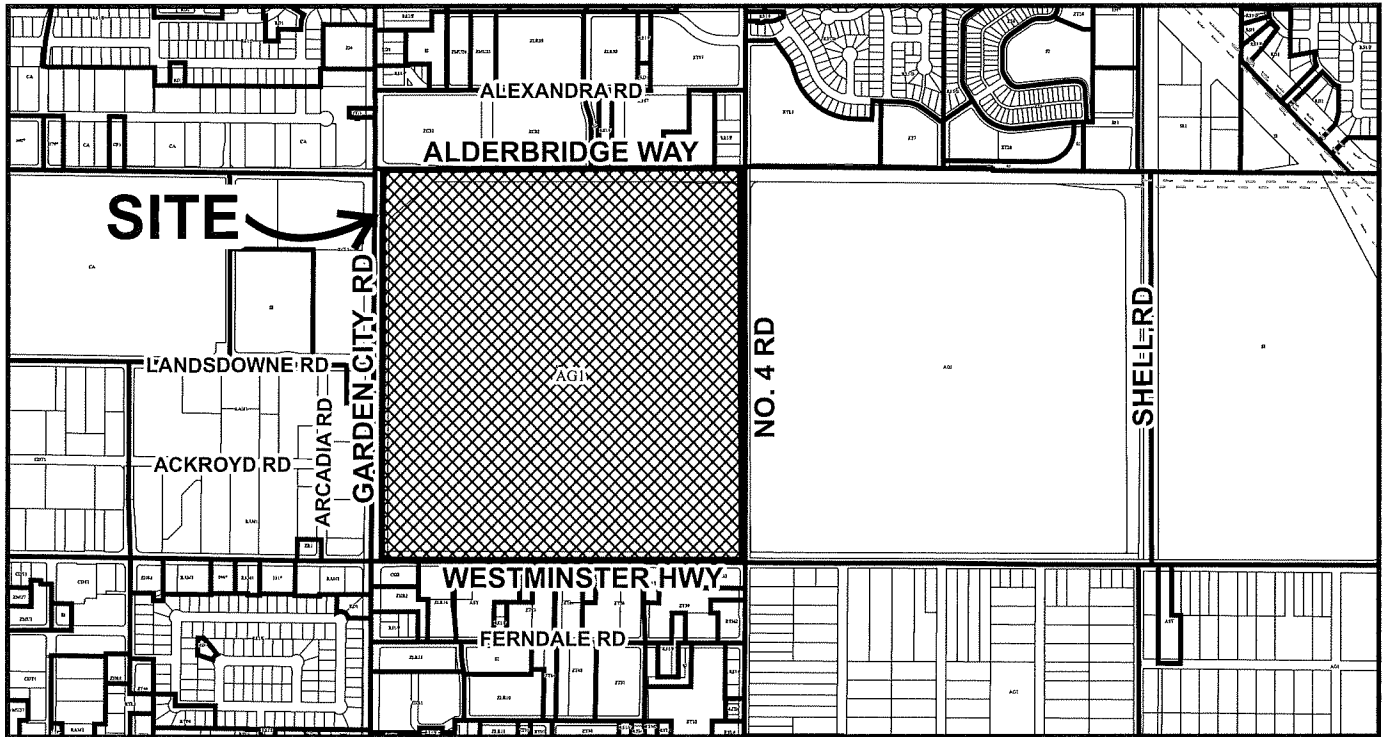
- 13 -

(604-276-4099)

- Att. 1: AG 18-837641 Garden City Lands Non-Farm Use Application  
2: Garden City Lands Park Development Plan  
3: Garden City Lands ALC Non-Farm Use Application #58154 Approval Matrix  
4: Garden City Lands Approvals Matrix Support Maps  
5: Garden City Lands Proposed Fill Volumes  
6: Letter from Bruce McTavish re: Source Soil Management, dated December 19, 2017  
7: Food Security and Agricultural Advisory Committee (FSAAC) Meeting Minutes  
Excerpt (February 24, 2022)



# City of Richmond



**AG 18-837641**  
**Garden City Lands**  
**Non-Farm Use Application**

Original Date: 09/17/18

Revision Date: 03/24/20

Note: Dimensions are in METRES



City of  
Richmond



**AG 18-837641**  
Garden City Lands  
Non-Farm Use Application

Original Date: 09/17/18

Revision Date: 03/24/20

Note: Dimensions are in METRES

## Garden City Lands Park Development Plan



Garden City Lands ALC Non-Farm Use Application #58154 Approval Matrix

Notes (for graphic representation of these proposed land uses, please see Maps attached to this Application)				
Item	Non-Farm Use (ALC Approval Required)	Farm Use (Notification Only)	Quantity	
<b>A Site Access Features (see Map A)</b>				
1 Public Access Trails & Service Roads			Approx. 3,500 LM	Includes pedestrian and farm/service vehicle rated roads constructed of gravels and finished with crushed stone for a permeable and accessible surface. Min. 3m wide.
2 Raised Boardwalks			1,600 LM	Boardwalks constructed of timber and on piles to raise boardwalk above bog surface. Approximately 1,600LM x 2.5m wide=4,000sq.m + 1,200sq.m in seating nodes
3 Dike Service Access Road & Trail Use			900 LM	Similar to A1, the road along the Dike is multi-functional built to accommodate service vehicles and pedestrians. 900LM x 3.8M wide=3,500 sq.m
4 Site Entry Nodes			4 nodes, 1,000 SqM	Materials: timber, concrete pavers, gravel, all permeable and accessible surface materials. Located at each corner of the site (4 in total). Total area covered: 4x 500sq.m
5 Perimeter Trail Pedestrian Level Lighting			111 units	Includes conduit for cables, lamp bases and light poles, located along the 2.9m perimeter path. Estimated up to 111 lights (both single- and double-sided fixtures)
6 Sealing Nodes & View Points			10	Materials: timber, concrete pavers, gravel. Along circulation paths, overlook points and timber boardwalks (E end of Canal and one at Fen), along circulation paths. Total number: 10
7 Interpretive & Wayfinding Signage			See notes	The nature and extent TBD. The aim is to get signage throughout the site for wayfinding and education/interpretation
8 Public Amenities on The Rise			Approx. 2.5 HA	Focused on passive recreation, views of the site and agriculture use of the Garden City Lands. Picnic Areas, Meadows and a 1,200 sq.m Children's Play Structure area
<b>B Site Infrastructure (see Map B)</b>				
9 Parking Lot off Alderbridge Way			Approx. 3,200 SqM	Approx. 3,200 sq.m with min. 15 standard and 4 universal stalls. 1 EV Charging Station. One way in and out. Minimal fill anticipated.
10 Public Washroom at Alderbridge Way P-Lot			1	Universal access, two stalls, with storage, septic system, water and electrical services. approx max size: 50 sq.m.
11 No 4 Rd Lay-By Parking Pockets			7 nodes; 2, 100 SqM	7 Nodes for parallel parking, 63 standard and 7 accessible parking spots, each node 235 sq.m, total= 2,115 sqm
12 BC Hydro Connection: Perimeter Trail Lighting			3	Three connections on the perimeter of the site to provide power to perimeter lighting system (in addition to power supply for Farm Related activities)
13 Site Furniture			See Notes	Minimum 10 Trash & Recycling Receptacles; 20 Single and double sided benches; Bike Racks at entry points (total # TBD)
14 Bridge and Culverts over Drainage Features			1 over Canal	Currently contemplating one bridge structure over Canal near Hub crossings over minor ditches for vehicles and foot traffic via concrete culverts
15 Bog Conservation Area			30 HA	Program and site management includes public education, conservation management, removal of invasives, replanting native species
<b>C Agricultural &amp; Food Production Related Elements</b>				
<b>C1 General (see Map C1):</b>				
16 Farmers Market			Approx. 3,000 SqM	Seasonal weekly farmers market for produce grown on site and local farmers. Support infrastructure required. Approximate size: 3,000sq.m
17 Public Event Space			1 HA	Annual event similar in size and program to the past events held in 2017 and 2018, consistent with previously approved applications. Would occupy 1 HA in the vicinity of the proposed Barn and Interpretive Centre.
18 Plantings and Landscaping			See Notes	Hedge/more/agricultural buffers, trees, orchards, meadow hydroseeding, WM require addition of compost and amendments to prepare site
19 Orchards and Berry Production			See Notes	Blueberries, cranberry production demonstration projects, community orchards for public demonstration and food production
20 Drainage Infrastructure			See Notes	Rainwater storage structures for supplemental irrigation; 2 ponds and the canal separating the Community Hub and the KPU license area. Swale along the base of The Rise (southern toe of slope), field perimeter ditches, field sub-grade drainage pipes
<b>C2 KPU Farm (see Map C2):</b>				
21 Farm Education and Research + Barn			8 HA	KPU Sustainable Ag Program Teaching and Research Farm. KPU to build barn to support farm operations with total GFA: 5,344 sf (496.5m2). Building footprint: 2,832 sf (244.5m2).
22 Orchards & Berries			approx. 1 HA	Orchard, blueberries and alternative cranberry production methods as demonstration project to local industry
23 Field Crop Production			7 HA	Raised beds and cover crops, geodesic dome, rolling high tunnel greenhouse
24 Water Connection			2	For crop irrigation and primary processing of produce grown on site
<b>C3 Community Farm Fields (see Map C3):</b>				
25 Soil Deposition (Farm Fields)			8 HA (73,000 CM)	To support farming activities in areas west of central Dike: 80,000sq.m, 8.0 ha x 900mm depth= 73,000cubic m of fill, will facilitate community gardens, field crops, orchards (C26-28)
26 Field Crop Production (Future)			8 HA	Field rotations, cover cropping, manure application, sustainable soil management, potential tenure agreements for Incubator Farms and leased plots. Will require water supply and electrical connections.
27 Community Gardens			100 plots; 3,000 SqM	Shared storage spaces for farm and ag. related equipment. Area includes internal path. Area subject of additional site investigation.
28 Potential Livestock Production			See Notes	Two community gardens, likely 100 plots minimum total. Anticipated size with specifics TBD based on demand and current recommended best practices. Will require water supply connection, storage, gathering spaces, compost areas. Placement of soil to facilitate soil based food production at grade. Granular material for pathways.
<b>D Community Hub &amp; Farm Centre (see Map D)</b>				
29 Barn			Approx. 700 SqM	700sq.m foot print. Agriculture primary use: primary food processing, equipment storage, honey and seed rooms, washrooms. Will require preload and structural fill. Approx. 1.2m of fill =3,200 cubic meters of fill, preload volume TBD.
30 Municipal Services (to Barn)			See notes	Electricity, communications/digital connections, sewer and water supply for agriculture related activities
31 Outdoor work spaces			2,000 SqM	Covered and open air work spaces, pedestrian and vehicular circulation & public gathering spaces (area 1 and around Barn)
32 Interpretive Centre			Approx. 1,000 SqM	Bog and farming interpretive centre, offices, classrooms, public washroom, community kitchen and seating room. Outdoor circulation space up to 1,500 SM. Preload structural fill, permeable and impermeable surfaces, first floor flood elevation 2.9m as per CRF Flood Plain Bylaw. 1,000 sqm for foot print of building and circulation space x 1.1 m fill=1,200 cubic meters of fill.
33 Municipal Services (to Interpretive Centre)			See notes	Storm drainage, sewer, water supply, electricity and communications/digital connections
34 Interpretive Centre Parking Lot			Approx. 5,200 SqM	Adjacent to proposed Barn and Interpretive Centre. 2 EV charging stations, 60 standard stalls, 4 universally accessible, 1 loading bay. Fill for preload and to raise grade to meet street elevation. Estimated 5m of fill required= 2,700 cubic meters
Abbreviations: LM= Linear Meter SqM= Square Meter CM= Cubic Meter HA= Hectare				



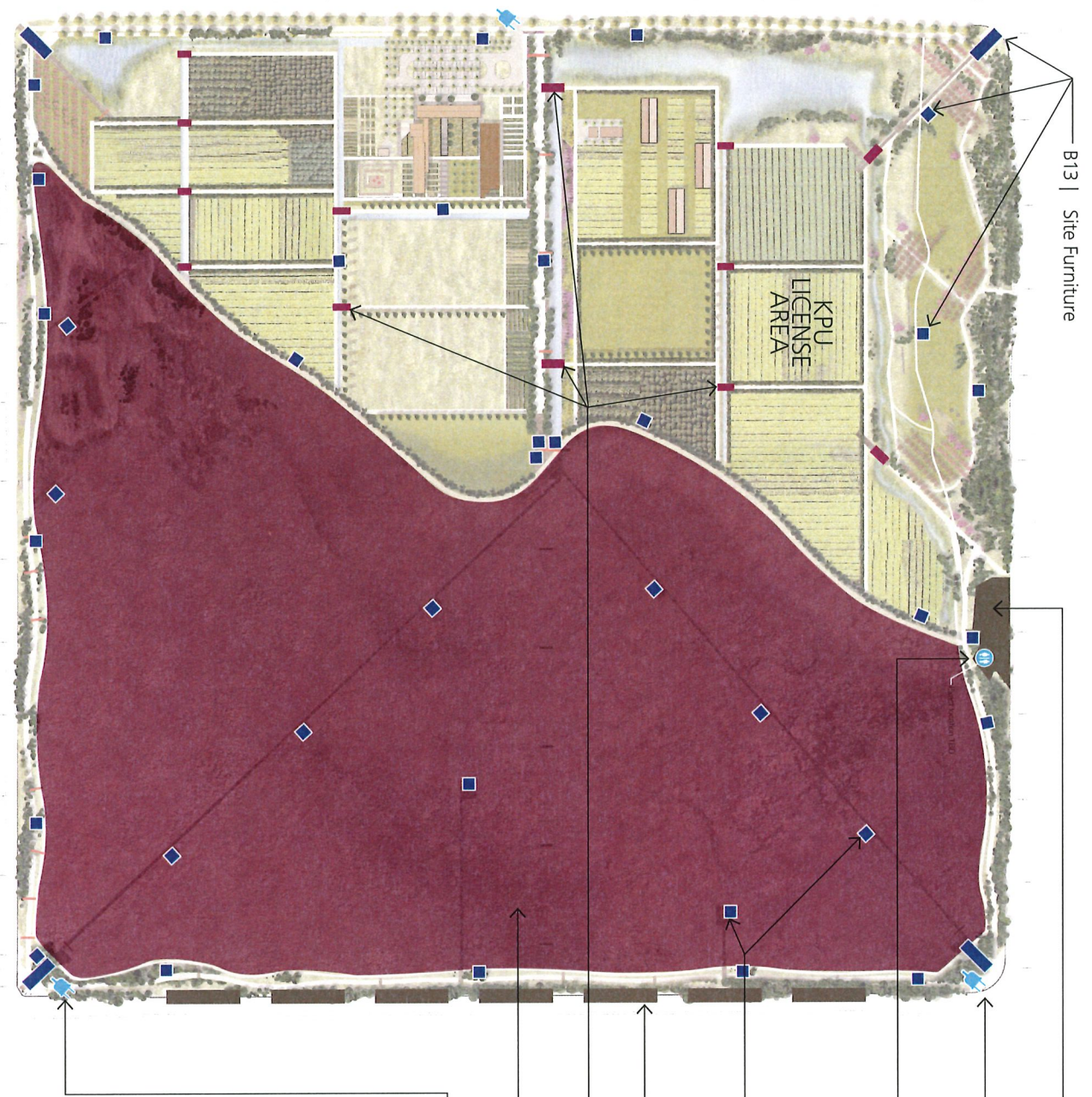
ALC DECISION #55588:  
Perimeter Recreation Trail and Agriculture Buffer  
(2016)

ALC DECISION #56199:  
Soil Deposition to Establish the Farm  
(KPU Lease) (2017)

ALC DECISION #55600:  
Dike Structure (2016)

ALC DECISION #56243:  
Harvest Fest (2017)  
ALC DECISION #57671:  
Farm Fest (2018)  
ALC DECISION #62135:  
Community Gardens (2021)

For additional information about this site map,  
please refer to the Approval Matrix



B13 | Site Furniture

B9 | Parking Lot off Alderbridge Way

B12 | BC Hydro connections for perimeter trail lighting

B10 | Public Washroom at Alderbridge Way parking lot

B13 | Site Furniture

B11 | No. 4 Road Lay-By parking pockets

B14 | Culverts over drainage features

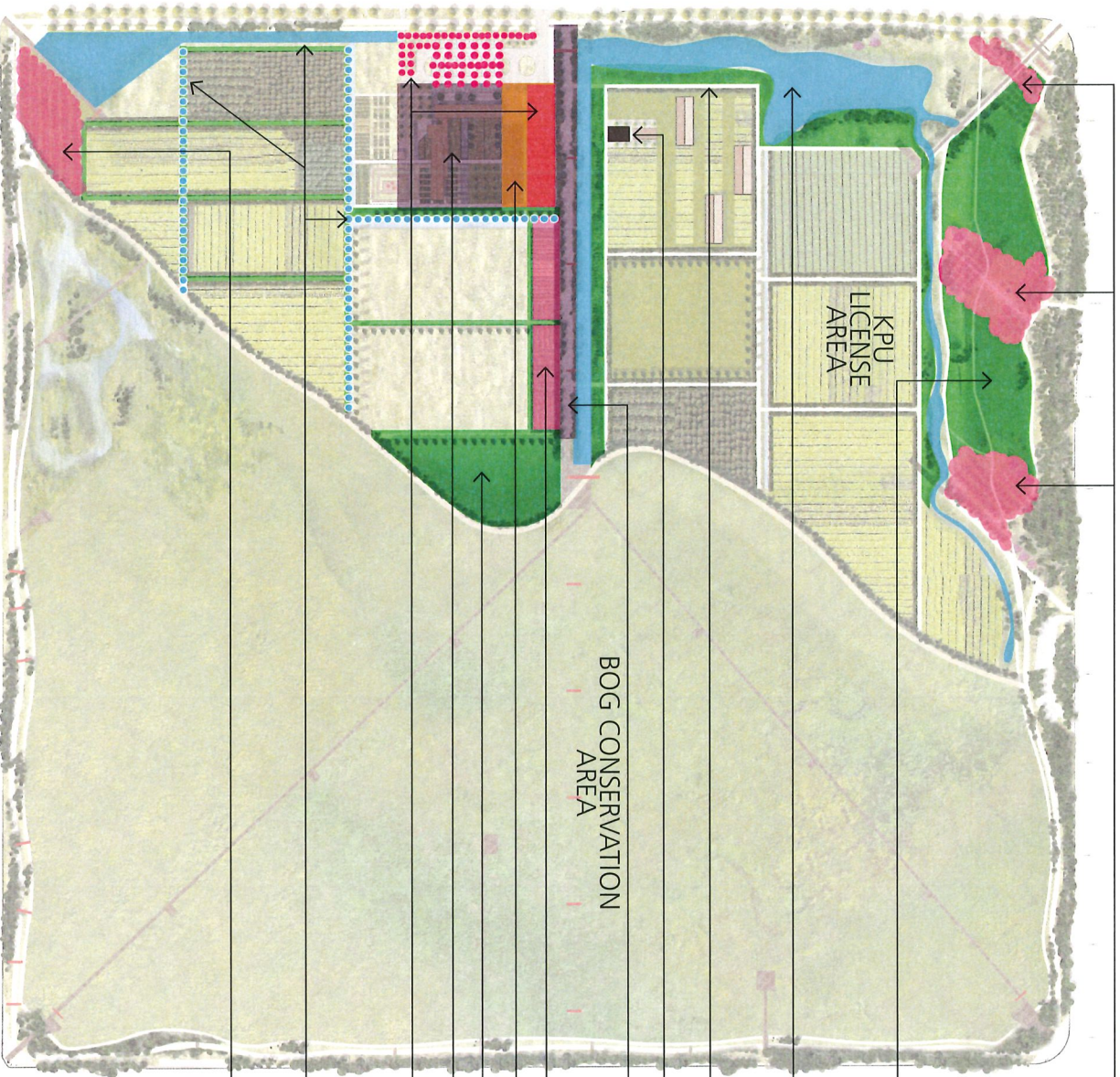
B15 | Bog Conservation Area

B12 | BC Hydro connections for perimeter trail lighting

### LEGEND

Please note: Symbols shown on the site plan are for illustrative purposes only and are not drawn to scale

- B9 | Parking lot off Alderbridge Way
- B10 | Public restroom at Alderbridge lot
- B11 | No. 4 Road lay-by parking pockets
- B12 | BC Hydro connections for perimeter trail light
- B13 | Site Furniture
- B14 | Bridges over drainage features
- B15 | Bog Conservation Area



C19 | Orchards + Berry production

C18 | Planting + landscaping

C20 | Drainage Infrastructure

C18 | Planting + landscaping

C21 | Research Farm Barn

C17 | Public event space

C19 | Orchards + berry production

C16 | Farmers Market

C18 | Planting + landscaping

C17 | Public event space

C19 | Orchards + berry production

C20 | Drainage Infrastructure

C19 | Orchards + berry production

### LEGEND

Please note: Symbols shown on the site plan are for illustrative purposes only and are not drawn to scale

- C16 | Farmers Market
- C17 | Public Event Space
- C18 | Planting + Landscaping
- C19 | Orchards + Berry production
- C20 | Drainage Infrastructure

For additional information about this site map,  
 please refer to the Approval Matrix



## LEGEND

Please note: Symbols shown on the site plan are for illustrative purposes only and are not drawn to scale

- C21 | KPU Farm Education + Research Centre
- C22 | KPU Orchards + Berries
- C23 | KPU Field Crop production
- C24 | KPU Water connection



C28 | Potential livestock production

C27 | Community Gardens

C26 | Field Crop production

C25 | Soil Deposition (Farm Fields)

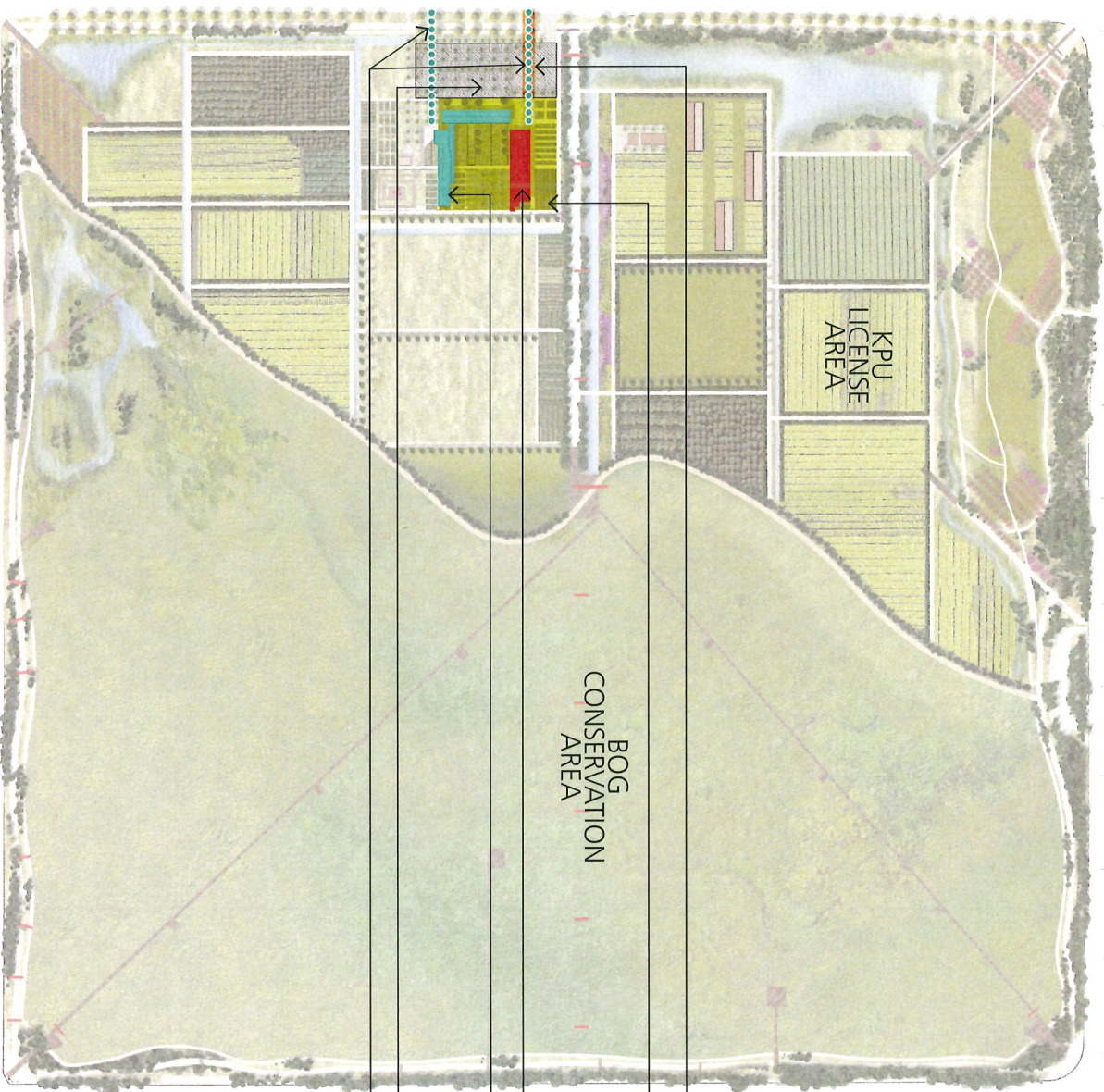
### LEGEND

Please note: Symbols shown on the site plan are for illustrative purposes only and are not drawn to scale

-  C25 | Soil Deposition (Farm Fields)
-  C26 | Farm Crop production
-  C27 | Community Gardens
-  C28 | Livestock production

**GARDEN CITY LANDS APPROVALS MATRIX SUPPORT MAPS**  
 Map C3: Agricultural and Food Production Related Elements - Community Farm Fields

For additional information about this site map, please refer to the Approval Matrix



- D30 | Municipal Services (to Barn)
- D31 | Outdoor work spaces
- D29 | Barn
- D32 | Interpretive Centre
- D34 | Parking lot
- D33 | Municipal Services (to Interpretive Centre)

## LEGEND

Please note: Symbols shown on the site plan are for illustrative purposes only and are not drawn to scale

- D29 | Barn
- D30 | Municipal Services (to Barn)
- D31 | Outdoor Workspaces
- D32 | Interpretive Centre
- D33 | Municipal Services (to Interpretive Centre)
- D34 | Interpretive Centre parking lot

## Garden City Lands Proposed Fill Volumes<sup>5</sup>

		Area (m <sup>2</sup> )	Pre-Load <sup>1</sup>	Granular Material <sup>2</sup>	Sub-Soil <sup>3</sup>	Top Soil/Growing Medium <sup>4</sup>
1	<b>Community Gardens (Farm-Use)</b>	3,000	n/a	n/a	1,500	1,500
	Approval Matrix Reference: Line C26					
2	<b>Alderbridge Parking Lot (Non-Farm Use-NFU)</b>	3,200	n/a	1,000	n/a	n/a
	Approval Matrix Reference: Line B9					
3	<b>Corner Entry Points (NFU)</b>	1,000	n/a	500	n/a	200
	Approval Matrix Reference: Line A4					
4	<b>Trails (NFU)</b>	10,500	n/a	2,000	n/a	n/a
	Approval Matrix Reference: Line A1					
5	<b>Washroom (Alderbridge P lot) (NFU)</b>	50	70	500	n/a	n/a
	Approval Matrix Reference: Line B10					
6	<b>Community Hub &amp; Farm Centre (NFU)</b>	6,200	1,100	1,200	n/a	n/a
	Approval Matrix Reference: Line D31 & D33					
	<b>Sub-Total:</b>	23,950 (2.4 ha)	1,170	5,200	1,500	1,700

### Notes:

1. The volume and duration of pre-load material (to be placed prior to the construction of permanent site improvements) are gross estimates to be confirmed prior to construction. **The pre-load material is temporary and will be removed from site.**
2. Granular Material is defined as sand or native crushed stone material for the purposes of constructing a compacted, permeable, stable and, if required, removable surface suitable for driving vehicles (cars, municipal services vehicles and farm equipment), parking said vehicles, pedestrians (rolling and foot traffic) and cyclists.
3. Sub-soil material to provide a stable base for site improvements. Material to be well drained.
4. Top soil imported from either commercial soil providers and/or imported from other source sites. Material to meet the soil specification for the Garden City Lands (previously provided to the ALC).
5. Volumes provided are the estimated maximum required. All material measured in cubic meters (m<sup>3</sup>). The type of fill and, where applicable, the duration of placement to be determined by a qualified engineering professional.



#300 – 15300 Croydon Drive  
Surrey BC  
V3S 0Z5

Date: December 19, 2017

Attn: Alex Kurnicki

From: Bruce McTavish

**Re: Source Soil Management**

This memo outlines the steps to take place when soil is sourced for transport and deposit at the Garden City project.

The soil for the Garden City must adhere to the ALC guidelines for soil and the BC Contaminated Site Regulations (BCCSR) – Schedule 4 for Agricultural Lands.

The owner or contractor of the source soil will need to provide a Phase 1 Environmental Assessment.

When a source of soil has been identified, the following steps will be taken:

- 1) On behalf of the City of Richmond, an Agrologist with expertise in soil science and soil handling will review available documentation including a Phase I Site Investigation (environmental assessment) report for the site from which the soil originates.
- 2) The Agrologist must visit the source site and evaluate the soil for suitability as fill on the Garden City lands, and report on whether and how conditions of the ALC for soil will be met. This evaluation starts with on site visual observations of the site and the soil. Based on the observations and review the Agrologist can:
  - a. Reject the soil
  - b. Approve the soil and then
  - c. Proceed with a soil investigation program, including sampling and sample analysis.
  - d. Ensure that soil meets the KPU specification attached to ALC decision 56119
- 3) The Agrologist must prepare a protocol for the soil handling before transportation of the soil to the Garden City Lands. The protocol will be site specific and include:
  - a. Supervision of soil handling
  - b. Separation and set aside of topsoil
  - c. Separate transport of topsoil and other soil to the Garden City property
  - d. Placement of soil and topsoil to mimic the original profile, and
  - e. Monitoring of stoniness
  - f. Monitoring of non-soil inclusions such as asphalt and concrete and procedures for removal of such items.

The Agrologist may recommend that screening of the soil to remove inclusions takes place before transport of the soil to the Garden City property.

A handwritten signature in black ink, appearing to read "Bruce McTavish". The signature is fluid and cursive, with the first name "Bruce" written in a larger, more prominent script than the last name "McTavish".

Bruce McTavish MSc MBA PAg RPBio  
Senior Agrologist





## **Food Security and Agricultural Advisory Committee (FSAAC)**

Held Thursday, February 24, 2022 (7:00 pm)

Members: Laura Gillanders (Chair); Mike Bomford; Sarah Drewery; Ian Lai; Lynn Kemper; Cory May; Allen Rose

Non-Members: Councillor Harold Steves (Council Liaison); Steven De Sousa (Policy Planning); Diana Nikolic (Policy Planning); Alex Kurnicki (Parks Programs); Magnus Sinclair (Parks Programs); Shannon Lambie (Agricultural Land Commission)

### **Regrets:**

Members: Chris Pereira; Miles Smart

Non-Members: Jason Lussier (Ministry of Agriculture)

### **4. ALR Non-Farm Use Application – Garden City Lands**

Alex Kurnicki, Manager, Parks Programs, introduced the ALR Non-Farm Use Application, provided a summary of the site history and previous approvals, and provided the following comments:

- The site has experienced significant flooding in areas outside of the Kwantlen Polytechnic University (KPU) farm;
- Soil is being placed on the Garden City Lands from a source site on No. 5 Road, consistent with previous ALC approvals;
- The community gardens area is being constructed and anticipated to officially open in the spring;
- The soil remediation study to investigate existing contamination is ongoing;
- A comprehensive non-farm use application is being submitted as requested by ALC staff to allow the remaining project components identified in the Garden City Lands master plan; and
- The project components may be scaled back in the future subject to changing conditions and Council priorities.

In response to questions from the Committee, Parks staff provided the following additional comments:

- The soil remediation study is still in the testing phase and has not yet proceeded to remediation;
- City and KPU operations are currently utilizing solar power and water conservation methods;
- Required safety services will be installed in both City and KPU facilities; and
- Proposed lighting will be scaled back and focused around major and minor entry points.

In accordance with the FSAAC Terms of Reference, Committee Member Ian Lai declared to be in a conflict of interest with the subject application and recused himself from the meeting.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Non-Farm Use Application at the Garden City Lands (AG 18-837641).*

*Carried Unanimously*



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee  
**From:** Marie Fenwick  
Director, Arts, Culture and Heritage Services  
**Date:** March 21, 2022  
**File:** 11-7141-01/2022-Vol 01  
**Re:** Museum and Heritage Services Year in Review 2021

### Staff Recommendation

That the staff report titled, "Museum and Heritage Services Year in Review 2021," dated March 21, 2022, from the Director, Arts, Culture and Heritage Services, be circulated to Community Partners and Funders for their information.

*CM Fenwick*

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

Att. 7

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
City Clerk	<input checked="" type="checkbox"/>	<i>Severance</i>
Facility Services & Project Development	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> <i>MF</i>	<b>APPROVED BY CAO</b> <i>[Signature]</i>

## Staff Report

### Origin

On June 11, 2007, Council approved the following vision for Museum and Heritage Services: Richmond is a city that proudly celebrates its past, present and future. The City's museum and heritage services policies will interpret the unique and dynamic story of where Richmond came from, where it is now, and how it will develop into the future.

This Museum and Heritage Services Year in Review 2021 highlights the achievements from the past year that helped to achieve this vision.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*6.4 Recognize Richmond's history and heritage through preservation, protection and interpretation.*

### Analysis

#### Impact of COVID-19 Pandemic

2021 continued to require creativity and perseverance while adapting to the second year of the COVID-19 pandemic. Learning from the experiences of 2020, staff were able to safely keep sites open to public, offer excellent program opportunities, and preserve Richmond's heritage. The table below identifies the 2021 hours of operation and visitation levels for the City's museum and heritage sites.

Site	Hours of Operation	2021 Visitation
Britannia Shipyards	Site open all year with limited hours	37,249
London Farm	Park remained open all year, Farmhouse open summer and special events	864 visitors to the house
Minoru Chapel	Year round	65 ceremonies
Richmond Museum	Year round regular hours	44,758
Steveston Museum and Post Office	Post office open year round, Japanese Fishermen's Benevolent Society building re-opened July 3, 2021	21,140
Steveston Tram	Re-opened September 9, 2021	4,686

Three facilities were re-opened during 2021. The Japanese Fishermen's Benevolent Society building was re-opened to public in July. During the summer, staff were available to facilitate guest experiences with public access continuing to be available through the Northern Bank building in the following months. The London Farm house was also re-opened for the summer season with staff facilitating public experiences and the Society operating the gift shop. In September the Steveston Tram re-opened, welcoming back families and children to refreshed displays illustrating the fascinating stories of the people who rode the Tram.

It is expected that this level of service at the heritage sites will be maintained or increased, providing COVID-19 health restrictions allow.

### Programs

2021 saw the continuation of a number of popular programs and the introduction of new programs for all ages. Youth programming continued to focus on outdoor experiences. The Richmond Museum offered its popular Young Archaeologists summer camp at London Farm for over 100 children throughout the summer, adding more weeks to accommodate demand from the community. Britannia Shipyards developed a popular new children's activity guide giving children and families a way to safely engage with the site. (Attachment 1)

During 2021, two exciting new public tours were developed. A particular highlight for Britannia Shipyards was the introduction of a boat tour on the Fraser River. Departing from Shipyards docks, the Gikumi heritage working boat took passengers on a relaxing three hour tour up the river providing information about the history of Richmond and Delta along the way. Tours were offered in August and September, with 131 people participating.

Complementing the two tours created in 2020, the Richmond Museum's new self-guided walking tour of Sea Island offers participants a glimpse of the fascinating past of Burkeville and the Vancouver airport. (Attachment 2)

It was back to in-person programming for the month-long Culture Days celebrations. Visitors to London Farm discovered tastes, sounds and smells of Richmond's agrarian history during three multisensory tours of the gardens and grounds. Throughout the month, visitors enjoyed site tours at Britannia Shipyards and uncovered Tram Car 1220's history in a scavenger hunt challenge at the Steveston Tram.

In December, the heritage sites helped activate Steveston as part of Winter in the Village. Beautiful light displays brought the heritage sites to life, while holiday programming created opportunities for locals and visitors to enjoy Steveston. New for 2021 was the "Winter on the Waterfront" tour of Britannia Shipyards which combined local history and traditional music for an atmospheric journey into the past. At London Farm, a holiday tea offered by the London Heritage Farm Society and holiday baking workshop brought spirit to the house. Community members also once again enjoyed the Steveston Historical Society's "Songs in the Snow" offered online.

Education kits remained popular while field trips were not available during 2021. In addition to the nine kits available through the Richmond Museum, two new kits were created to tell the stories of Steveston to primary students. "Sockeye Special Stories" explores the Interurban Tram stories through creative play. "Steveston Stories: How One Person Can Make a Difference" offers students an opportunity to explore the history of the citizens in Steveston who contributed to their community. In addition to offering kits, the Richmond Museum coordinated a virtual Regional Heritage Fair for a number of local schools, helping students showcase their excellent projects and to compete in the provincial fair.

### Events

Despite the challenges of the pandemic, a number of events were successfully delivered in-person and online. London Heritage Farm Society's Plant Sale and Winter in the Village were offered in person, with strong attendance for each event.

The 14th edition of Doors Open Richmond featured 35 partner sites and organizations that contributed more than 225 experiences through social media platforms using #DoorsOpenRichmond. The successful event was held June 5 to 12 with over 160,000 views and 25,000 interactions with the digital content created. (Attachment 3) In 2021, efforts were made to increase the representation of groups that showcase Richmond's diversity and help promote civic understanding. These efforts and the online delivery model allowed the following new organizations to participate:

- Anar Persian Cuisine;
- Fairchild Radio and Television;
- Connections Community Services, Indigenous Led Outreach and Support Program;
- City of Richmond Road Naming; and
- Steveston Harbour Authority.

With support from the Richmond Arts Coalition and Britannia Shipyards National Historic Site Society, the 18th annual Richmond Maritime Festival was re-imagined for 2021. The event program included maritime-themed décor and installations throughout the site; roving performances; "pop-up" style heritage storytellers; five food trucks; and 10 wooden and working boats along the dock. (Attachment 4) Participation highlights include:

- In-person attendance is estimated at 9,000 visitors over two days;
- Pre-registered timeslots to enter the Seine Net Loft, docks and Britannia Shipyards building were fully subscribed within a few days;
- More than 60 artists, performers and heritage storytellers contributed to the online and on site programming; and
- Approximately 70 volunteers contributed over 360 hours to deliver the event.

### Exhibits

A number of new exhibits and displays were opened in 2021.

The Richmond Museum launched the newest feature exhibit *Reinventing Richmond*, which explores how the city's identity has changed over time. Interactive elements include meeting Lulu Sweet, playing a Richmond-based game of chutes and ladders, brainstorming new city slogans, and designing new neighbourhood flags.

Britannia Shipyards re-opened the Richmond Boat Builders building with a new exhibit illustrating boatbuilding techniques and telling the story of Japanese boatbuilding in Steveston.

Branscombe House was updated with a display about the family and their home that greets visitors as they arrive.

### Heritage Conservation

Heritage conservation work continued throughout the year with two significant projects completed at London Farm. First, the house got a face-lift with the restoration of the building envelop including a new roof, structural upgrades, siding repairs and painting. Secondly, staff worked with the London Heritage Farm Society to complete a review of their collection, determining which items will be brought into the City's collection. This work will help inform future displays at the site and ensure that important artefacts are well cared for. (Attachment 5)

The City's artefact collections had a busy 2021, with 43 donors who donating 994 artefacts. Highlights included 664 objects from the London Heritage Farm Society, memorial objects given in memory of children lost through the residential school system, a large collection from a local Ukrainian Family, and RCMP uniforms.

### Planning for the Future

Planning for future programs and interpretation continued, building on the work begun in 2020. Projects included:

- Steveston Heritage Sites Interpretive Plan – A draft Framework was brought to Council for preliminary endorsement.
- Steveston Museum Visitor Experience Planning – A new plan for operations at the Steveston Museum and Post Office was developed in collaboration with the Steveston Historical Society and approved by Council in November 2021.
- London Heritage Farm Master Plan – In February 2021, Council endorsed the new Master Plan for London Farm developed in 2020, and capital planning took place during the remaining months. Funding for Phase 1 of this work was approved by Council as part of the 2022 budget process.
- Destination Development - A new Destination Development Plan for the Steveston heritage sites was produced identifying actions to establish the heritage sites as important contributors to Steveston's tourism industry. To support some of the actions a Temporary Full Time Destination Development Coordinator was hired with funding from the Municipal and Regional District Tax (MRDT).

### Grant Funding

In addition to ongoing grant programs, as a result of the pandemic, provincial and federal governments offered new grant programs. Richmond's museum and heritage sites benefitted from these opportunities with the following grants:

- The Richmond Museum Society received the annual BC Arts Council operating grant of \$30,000. Additionally, the Richmond Museum Society received \$50,000 in funding from the BC Arts Council Pivot grant program to support the creation of a new interactive website for the Richmond Museum.
- The Richmond Museum Society received \$25,000 from the Department of Canadian Heritage to support the delivery of the Doors Open Richmond event.
- The City received a \$100,000 grant from the Department of Canadian Heritage Museums Assistance program Re-Opening Fund. The funding is supporting ongoing operational needs across Museum and Heritage Services including the implementation of interpretive projects at London Farm, Steveston Tram, and the Steveston Museum.

- The city received a \$77,000 grant from the Department of Canadian Heritage Canada Cultural Space fund to support the refit of the Steveston Museum to enable the delivery of new cultural programming in this space.
- Museum and heritage sites also benefitted from the contributions of six summer students supported by the Canada Summer Jobs program and Department of Canadian Heritage Young Canada Works program through the Richmond Museum Society, Britannia Shipyards National Historic Site Society and London Heritage Farm Society.

#### Community Stakeholder Initiatives and Volunteer Engagement

2021 was marked by the tragic announcement of a number of unmarked graves of school children at former residential school sites across the county. To honour the children found at the Kamloops Residential School, the Richmond community created a memorial in the Cultural Centre Plaza. Staff supported this effort by working with community members and Musqueam elders to ensure the items left in memory of the lost children were properly cared for, including saving some for future display.

Although the pandemic continued to restrict the ability to work with volunteers, museum and heritage sites still benefited greatly from the support of individuals from the community. The volunteer hours outlined in the table below, illustrates this commitment.

Site	Volunteer Hours
Britannia Shipyards	1,797
London Farm	2,118
Steveston Museum and Post Office	84
Steveston Tram	27
Richmond Museum	174
<b>TOTAL</b>	<b>4,200</b>

#### City of Richmond Archives – City Clerk’s Office

The City of Richmond Archives is the official repository for City records. The Archives also acquires records through donation from individuals, families, organizations and companies. The Archives’ holdings include approximately one kilometre of textual records, 170,000 photographs, 20,000 maps and plans and over 500 sound and moving image recordings. In 2021, the Archives acquired 44 new donations of records.

With over 400 research requests in 2021, the people who use the Archives continue to have a wide variety of research interests and needs. This included City staff, local businesses, community groups, environmental and property researchers, public artists, writers, filmmakers, university and high school students, and family historians. The results of this research can be seen in staff reports to Council, presentations, exhibits, displays, magazines, newspapers, and TV programs. (Attachment 6)

The Archives' web pages and online database on the City of Richmond website also continue to be important 24/7 sources of information. In 2021, 700 photographs from the City's Production Centre was added to the online database.

The Friends of the Richmond Archives continue to support and promote the work of the City of Richmond Archives. Whether it is through their social media channels or presentations, the Friends are a dedicated group of volunteers who make a difference in our community and assist the Archives in meeting our mandate of making records accessible to all.

### Gulf of Georgia Cannery

Located in Steveston, the Gulf of Georgia Cannery National Historic Site is operated by the Gulf of Georgia Cannery Society on behalf of Parks Canada. The Society's mission is to honour the importance of Canada's West Coast fishing history by sharing stories of the fishing industry and fishing communities through exhibitions, collections, and programs, and events.

To support this mission in 2021, a number of initiatives were undertaken. A new feature exhibit, *Waves of Innovation: Stories from the West Coast* was created to showcase how many of the important innovations in the fishing industry impacted the people involved in both negative and positive ways. A new partnership with UBC's Initiative for Student Teaching and Research in Chinese Canadian Studies was forged and resulted in a new community-based story telling project called Fish Tales. The spooky, sustainability-themed installation The Haunted Sea returned to the Cannery once again for the month of October. (Attachment 7)

### **Financial Impact**

None.

### **Conclusion**

Richmond is a city that proudly celebrates its past, present and future. The Museum and Heritage Services Year in Review demonstrates the valuable contribution that these services provide to the community.



Rebecca Clarke  
Manager, Museum and Heritage Services  
(604-247-8330)

Attachment 1: Britannia Shipyards Activity Guide Cover  
Attachment 2: Sea Island Walking Tour  
Attachment 3: Doors Open Richmond Social Media Post  
Attachment 4: Photo – Richmond Maritime Festival  
Attachment 5: Photo – London Farm Society collection review  
Attachment 6: Photo – Researcher in the Archives Reference Room  
Attachment 7: Photo – Waves of Innovation exhibit

Britannia Shipyards Activity Guide Cover



Sea Island Walking Tour



richmond  
museum



BRITISH  
COLUMBIA



CITY OF RICHMOND  
MAYOR  
SARAH WATSON



## Doors Open Richmond Social Media Post



**Richmond Museum**

June 10, 2021 · 🌐



■ **#DoorsOpenRichmond:** Local business owner Tila Akhavan takes foodies on a tour of [Anar Persian Cuisine](#), a family-run restaurant serving traditional Iranian dishes. Learn how each well-balanced meal offers a combination of protein and fresh vegetables, and a variety of flavourful spices that lend to colourful plates. Try out Tila's favourites next time you visit, which include the Loghmeh Kabob, a skewer of beef and lamb served with rice and roasted tomatoes.



YOUTUBE.COM

**Doors Open Richmond 2021: Anar Persian Cuisine**

Tila Akhavan, owner of Anar Persian Cuisine, share how popular Per...



5 Comments 7 Shares

Photo – Richmond Maritime Festival



Photo – London Farm Society collection review



Researcher in the Archives Reference Room



Photo – Waves of Innovation exhibit





# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Peter Russell  
Director, Sustainability and District Energy  
**Date:** April 19, 2022  
**File:** 10-6000-00/Vol 01  
**Re:** **Call for a Global Fossil Fuel Non-Proliferation Treaty**

### Staff Recommendation

1. That, as described in the report titled “Call for a Global Fossil Fuel Non-Proliferation Treaty” from the Director, Sustainability & District Energy, dated April 19, 2022:
  - a) The resolution in support of the call for a global fossil fuel non-proliferation treaty, as outlined in Attachment 1, be endorsed;
  - b) The resolution calling on the BC Government to put in place a fossil fuel production cap, and to end subsidies for fossil fuel production and consumption, be forwarded to the Union of British Columbia Municipalities for consideration during their 2022 Convention, as outlined in Attachment 2; and,
  - c) Letters be sent to Richmond MLAs and MPs, the Premier of British Columbia and the Prime Minister of Canada, asking them to support the call for a Fossil Fuel Non-Proliferation Treaty and take necessary actions to initiate, negotiate and implement such a treaty.

Peter Russell  
Director, Sustainability and District Energy  
(604-276-4130)

Att. 2

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

## **Staff Report**

### **Origin**

This report responds to the April 4, 2022 General Purposes Committee referral:

*That the motion be referred to staff to undertake an analysis of the Fossil Fuel Non-Proliferation Treaty and its implications, and report back.*

In addition to requesting more information, the discussion at Committee included how best to highlight the City's climate action leadership and what other tangible issues could be considered in addition to supporting the call for a treaty.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*2.1 Continued leadership in addressing climate change and promoting circular economic principles.*

Council recently adopted the City's second Community Energy & Emissions Plan (CEEP 2050), that includes multiple actions within eight strategic directions that will set Richmond on a path to achieve 50% reduction in community greenhouse gas (GHG) emissions by 2030, and reach net zero emissions by 2050. The plan builds upon Richmond's climate action leadership to date, and provides a suite of measures which if fully achieved are sufficient to reach the GHG emission reduction targets recommended by the International Panel on Climate Change (IPCC) to limit global average warming to 1.5 degrees Celsius above pre-industrial levels.

### **Analysis**

#### **The Call for a Fossil Fuel Non-Proliferation Treaty**

The call for a Fossil Fuel Non-Proliferation Treaty was initiated by Tzeporah Berman, an internationally prominent environment and climate action activist based in British Columbia. This initiative is led by a 25-person board of members drawn from Canada, the US, the UK, Australia, Africa, South Asia, Latin America and the Pacific, including several members representing Indigenous Peoples.

The initiative seeks to highlight that while global climate change agreements like the Paris Agreement already exist, they have targeted human-caused greenhouse gas emissions, rather than the supply of fossil fuels which produce the large majority of these emissions. The initiative suggests that an effective global effort to limit global average warming to 1.5°C will additionally require a global agreement to directly limit, and progressively reduce, the worldwide production of fossil fuels.

Building on the success of other international treaties, which have directly banned specific technological threats such as nuclear weapons, land mines and ozone-depleting chlorofluorocarbons, the organizing group have called for a Fossil Fuel Non-Proliferation Treaty.

No text for such a treaty has been drafted by the initiative; rather, the aim is to build the global support needed to initiate, negotiate and implement such a treaty. As such, interested parties are asked to endorse the initiative's call for a Treaty that phases out fossil fuels and supports a just transition for affected workers and communities rather than adopt a specific text or agreement.

Endorsement of the call would imply support of the initiative's stated core objectives for a Fossil Fuel Non-Proliferation Treaty, which are to:

- End new exploration and production;
- Phase out existing stockpiles and production of fossil fuels; and
- Accelerate a just and equitable transition to support workers, communities and countries dependent on fossil fuels.

In order to support multilateral treaty-making on these topics, the initiative also calls for the following as enabling measures:

- A Global Registry of Fossil Fuels, which is needed as an international transparency and accountability mechanism for fossil fuel supply;
- A Global Commission on Fossil Fuels, akin to the Global Commission on Dams; and
- A formal process to deliver a negotiated legal instrument on the managed transition from fossil fuels.

CEEP 2050 does not have a specific action related to the non-proliferation of fossil fuels. Rather, the plan focuses on reducing overall demand for energy through efficiency measures, as well as fuel switching to low-carbon or zero-carbon energy sources, with the objective to decarbonize energy used to operate new and existing buildings, and light and heavy-duty vehicles. CEEP 2050 also focuses on decarbonizing the energy used in the production of consumer and industrial goods and equipment by transitioning to a circular economy, and, in the case of construction materials, establishing embodied carbon reporting requirements and limits.

CEEP 2050 does highlight advocacy as one of the six fundamental tools available to Council to advance climate action, however, noting that City Council can make formal requests to the provincial and/or federal governments and their agencies on behalf of Richmond residents for policy changes and/or new regulations to be implemented.

Attachment 1 includes a recommended Council resolution that provides important context and rationale for Richmond's endorsement of the call for a Fossil Fuel Non-Proliferation Treaty, including recognizing the City's climate action leadership to date.

The following opportunities offer tangible ways in which the City can take direct action on current initiatives that are aligned with the call for a treaty and actions in CEEP 2050.

#### Provincial GHG Reduction Cap for Natural Gas Utilities

The Province's climate plan, CleanBC, states that the Province will implement an annual GHG emissions cap for natural gas utilities of approximately 6 megatonnes of CO<sub>2</sub> equivalent (Mt CO<sub>2</sub>e) for the year 2030, noting that this cap (about 47% below their emissions in 2007) is consistent with the Province's other sectoral targets, including those for other industries, transportation and communities. By targeting GHG emissions rather than natural gas production,

the Province leaves room for increased production as long as lower GHG emissions are attributed to the gas produced. The Province explicitly states that gas utilities can add renewables such as synthetic gas, biomethane, green and waste hydrogen and lignin to the natural gas product supplied to customers in order to achieve this target. This move, once implemented, is expected to result in an increased use of renewable natural gas to displace the use of conventional natural gas, as well as new energy efficiency programs for existing natural gas users. The CleanBC plan is silent on expansion of natural gas infrastructure, although it states that the BC Utilities Commission will be empowered to review plans, investments and expenditures made by FortisBC and other provincial gas utilities in order to ensure they are cost-effective and in keeping with Province's cap on GHG emissions from natural gas utilities.

To date, the Province has not introduced legislation to implement a GHG reduction cap for natural gas utilities. A current example of a consequence of relying on setting GHG reduction targets rather than directly phasing out fossil fuel production can be seen in an ongoing BC Utilities Commission process. The process is considering a FortisBC customer rate application to have all existing rate payers subsidize the use of renewable natural gas by new customers. If approved, the result will lead to an overall expansion of new natural gas infrastructure, as opposed to prioritizing the rationalization of natural gas distribution. The City is an intervener in the BC Utilities Commission process considering this matter and has inquired how the rate application is consistent with the Province's planned GHG emissions cap. Again, the above is provided as one example that demonstrates the need for senior government legislation to prevent the further proliferation of fossil fuel consumption and putting an end to fossil fuel subsidies.

Attachment 2 includes a proposed UBCM resolution asking that the Province bring forth legislation that places a GHG emissions cap for natural gas utilities and that it considers participating in the call for a treaty. This advocacy is a direct and currently relevant action the City can undertake in support of the call to implement a Fossil Fuel Non-Proliferation Treaty.

#### Federal Supply-Side Climate Action Commitments

In 2009, all G20 countries including Canada made an ambiguous commitment to phase out at least some types of fossil fuel subsidies by 2023. While eliminating fossil fuel subsidies is in line with the second key objective of the Fossil Fuel Non-Proliferation Treaty, little action has been taken to date by the federal government in this area.

On March 29, 2022, the federal government released the *2030 Emissions Reduction Plan: Canada's Next Steps to Clean Air and a Strong Economy*, which includes commitments to put a limit on GHG emissions from the oil and gas sector, and to reduce GHG emissions from oil and gas by 75 per cent or more by 2030. While this is the first time a federal plan has noted its intention to directly limit GHG emissions from the fossil fuel sector, this plan (like BC's promised cap on natural gas emissions) targets net GHG emissions rather than fossil fuels directly, and will not necessarily result in reduced production.

As such, staff are recommending that letters be sent to Richmond MLAs and MPs, the Premier of British Columbia, and the Prime Minister of Canada, asking them to support the call for a Fossil Fuel Non-Proliferation Treaty and take necessary actions to implement legislative commitments,

including divesting and ceasing the direct ownership of fossil fuel transmission infrastructure, in the case of the Federal Government.

### **Financial Impact**

None.

### **Conclusion**

Supporting a call for a Fossil Fuel Non-Proliferation Treaty is aligned with the City's long term GHG emissions reductions objectives. It is recommended that Council join a growing number of local governments supporting the call by endorsing the proposed resolution in Attachment 1. The report also proposes tangible advocacy opportunities that include endorsing a GHG Reduction Cap for Natural Gas Utilities in BC and provincial support for the call for a Fossil Fuel Non-Proliferation (Attachment 2) and that letters be sent to the Premier of British Columbia and the Prime Minister of Canada asking the same.



Peter Russell  
Director, Sustainability and District Energy  
(604-276-4130)



Nicholas Heap  
Sustainability Project Manager  
(604-276-4222)

PR:pr

- Att. 1: Proposed Council Resolution Supporting the Call for a Fossil Fuel Non-Proliferation Treaty
- 2: Draft UBCM Resolution in Support of a GHG Reduction Cap for Natural Gas Utilities and Support for the Call for a Fossil Fuel Non-Proliferation Treaty

## **Proposed Council Resolution Supporting the Call for a Fossil Fuel Non-Proliferation Treaty**

WHEREAS the Intergovernmental Panel on Climate Change states we must reduce greenhouse gas (GHG) emissions 45% below 2010 levels by 2030, and achieve net zero GHG emissions by 2050 to have a reasonable chance of limiting global warming to 1.5 degrees Celsius above pre-industrial levels, thereby avoiding the threat of unstoppable, self-accelerating climate change;

WHEREAS Richmond Council recently adopted the City's second Community Energy & Emissions Plan (CEEP 2050), that includes multiple actions within eight strategic directions that will set Richmond on a path to achieve 50% reduction in community GHG emissions by 2030, and reach net zero emissions by 2050. The plan builds upon Richmond's climate action leadership to date, including such actions as advancing low-carbon district energy utilities, implementing "low carbon" pathways in the Energy Step Code, pioneering electric vehicle requirements and infrastructure, and advancing important flood protection, drainage, and diking projects;

WHEREAS changes in the City of Richmond's climate are already being felt, such as recurring summer heat domes and winter polar vortexes, a clear pattern of hotter/drier summers, increased exposure to wildfire smoke, and an increased frequency and intensity of precipitation events;

WHEREAS Richmond residents, and especially our youth, have expressed their concerns about local climate change impacts and have broadly supported the City's numerous climate adaptation and mitigation investments and programs;

WHEREAS Richmond's farming sector supports a healthy and vibrant local economy that is vulnerable to the cumulative effects of climate change, including issues related to clean water and soil, invasive species, plant diseases, and localized flooding.

WHEREAS all members of the community will be impacted by the health and safety risks of fossil fuel expansion, but those impacts will be most particularly experienced by those who live with socioeconomic and health inequities - including people with health conditions, low-income individuals and families as well as those experiencing homelessness – Black, Indigenous, and people of colour, youth, seniors, people with disabilities, and especially people who live at the intersection of these identities;

WHEREAS the Paris Climate Agreement does not directly address the supply and production of fossil fuels (the largest source of GHGs), which therefore needs to be addressed by a parallel mechanism;

WHEREAS global governments and the fossil fuel industry are on track to produce more GHG emissions than the maximum level consistent with limiting global warming to 1.5°C as reported by the Intergovernmental Panel on Climate Change in 2022 if no action is taken;

WHEREAS continued government subsidies for fossil fuel production and consumption inflate fossil fuel supply and divert needed resources from climate solutions, transition support for workers, communities and countries dependent on fossil fuels, and other priorities;

WHEREAS the City of Richmond recognizes the economic opportunities presented by a clean energy transition;

WHEREAS the City of Richmond recognizes that it is the responsibility and obligation of fossil fuel producers to lead in putting an end to additional fossil fuel development - including pipeline expansion - and to manage the decline of existing production, while providing resources for a just energy transition;

AND WHEREAS a new global initiative is underway calling for a Fossil Fuel Non-Proliferation Treaty that would end new fossil fuel exploration and expansion, phase out existing production in line with the global commitment to limit warming to 1.5°C, and accelerate equitable transition plans;

THEREFORE BE IT RESOLVED, the City of Richmond formally endorses the call for a Fossil Fuel Non-Proliferation Treaty; and

FURTHER THAT the City send a letter from the Mayor to the Prime Minister of Canada and the Premier of B.C. urging the Canadian and B.C. governments to support the global initiative for a Fossil Fuel Non-Proliferation Treaty.

**Draft UBCM Resolution in Support of a GHG Reduction Cap for Natural Gas Utilities and Support for the Call for a Fossil Fuel Non-Proliferation Treaty**

**WHEREAS** many local governments have adopted Community Energy and Emissions Plans with policies sufficient to locally achieve the deep GHG reductions needed to limit global warming to 1.5°C above pre-industrial temperatures, and have amply demonstrated commitment to climate action through advancing low-carbon or zero-carbon initiatives and implementing advanced flood protection, drainage, and diking projects, as applicable;

**WHEREAS** it is increasingly evident that oil and gas producers are seeking to indefinitely extend the production and consumption of fossil fuels rather than allow a transition to low or zero GHG energy sources, in significant part through the expanded use of subsidies, thereby diverting needed resources from energy efficiency, renewable energy and low-GHG electrification;

**AND WHEREAS** an exclusive focus by senior governments on setting limits on GHG emissions rather than on the fossil fuels producing these emissions now threatens to undermine climate action at the local level;

**THEREFORE BE IT RESOLVED** that UBCM ask the Province to expeditiously follow through on its CleanBC commitment to enact a GHG emissions cap for natural gas utilities, and to support the objectives of the Fossil Fuel Non-Proliferation Treaty initiative, to: end new exploration and production, including an end to the use of subsidies to artificially increase the supply of, and demand for, fossil fuels; set limits directly on fossil fuel production so as to set out a measured and predictable phase out of existing stockpiles and production of fossil fuels; and to accelerate a just and equitable transition to support workers and communities dependent on fossil fuels.



# City of Richmond

## Report to Committee

**To:** Finance Committee  
**From:** Ivy Wong  
Acting Director, Finance, CPA, CMA  
**Re:** **2021 Consolidated Financial Statements**



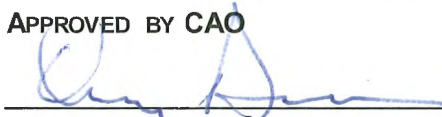
**Date:** April 8, 2022  
**File:** 03-0905-01/2022-Vol  
01

### Staff Recommendation

That the 2021 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

Ivy Wong  
Acting Director, Finance, CPA, CMA  
(604-276-4046)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER  Acting GM, F&CS	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

## **Staff Report**

### **Origin**

Sections 98 and 167 of the *Community Charter* require that the City of Richmond (the City) prepare annual audited financial statements. The City's audited consolidated financial statements for 2021 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.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

*8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

### **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, 2021, 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, 2021 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 (LIEC), a wholly owned government business enterprise (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.

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 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 is intended to be read in conjunction with the 2021 audited consolidated financial statements.

### **Financial Impact**

None.

April 8, 2022

- 3 -

## **Conclusion**

The City's audited consolidated financial statements for 2021 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, 2020, 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.



Cindy Gilfillan  
Manager, Financial Reporting, CPA, CMA  
(604-276-4077)

CG:cg

- Att. 1: Audit Findings Report for the year ended December 31, 2021  
2: 2021 City of Richmond Consolidated Financial Statements  
3: 2021 Financial Statement Discussion and Analysis



# City of Richmond

Audit Findings Report for the year ended  
December 31, 2021

*KPMG LLP*

Prepared on April 8, 2022 for presentation on  
May 2, 2022

[kpmg.ca/audit](http://kpmg.ca/audit)



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## KPMG contacts

The contacts at KPMG in connection with this report are:

**C.J. James, CPA, CA**  
Engagement Partner  
Tel: 604-527-3635  
cjames@kpmg.ca

**Brandon Ma, CPA, CA**  
Quality Review Partner  
Tel: 604-691-3562  
bjma@kpmg.ca

## Our refreshed Values

### What we believe



# Audit highlights

## Purpose of this report

The purpose of this report is to assist you, as a member of the Richmond City Council ("Council"), in your review of the results of our audit 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, 2021. This Audit Findings Report builds on the Audit Plan we provided to Council dated November 4, 2021.

## Status of the audit

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 Council;
- Obtaining the signed management representation letter;
- Obtaining evidence of Council's acceptance of the financial statements; and
- Completing subsequent event review procedures up to the date of the Council's acceptance of the financial statements.

We will update Council on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures.

Our auditors' report, a draft of which is attached to the financial statements, will be dated upon the completion of any remaining procedures.

## Significant changes from the audit plan

There were no significant changes to our audit plan which was communicated to you in the audit planning report.

## Areas of audit focus

Our audit is risk-focused. We have not identified any significant risks. However, as part of our audit, we identified areas of audit focus which include:

- Tangible capital assets;
- Deferred revenue and development cost charges;
- Valuation of post-employment benefits; and
- Management override of controls.

See pages 5 to 8 for the audit findings related to these areas of audit focus.

This report to Council is intended solely for the information and use of management and Council 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 to Council has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.

# Audit highlights (continued)

## Audit misstatements

Audit misstatements include presentation and disclosure misstatements, including omissions. Professional standards require that we request of management and Council that all identified audit misstatements be corrected. We have already made this request of management.

### Uncorrected audit misstatements

We identified one uncorrected audit misstatement related to other capital funding revenue. The management representation letter includes the Summary of Uncorrected Audit Misstatements, which discloses the impact of all uncorrected misstatements considered to be other than clearly trivial.

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 auditors' report.

### Corrected audit misstatements

We did not identify any misstatements that were communicated to management and subsequently corrected in the financial statements.

See Appendix 2 for further details.

## Control deficiencies and other observations

We did not identify any control deficiencies that we determined to be significant deficiencies in internal control over financial reporting.

See page 9 for further details.

## Significant accounting policies and practices

There have been no initial selections of, or changes to, significant accounting policies and practices to bring to your attention.

## 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, 2021 up to the date of this report.

## Current developments

In our audit planning report, we provided details on the upcoming accounting standards. There have been no changes since we provided that information.

Please refer to Appendix 3 for additional information related to the implementation of the new PS 3280 Asset Retirement Obligations accounting standard and Appendix 4 for other current developments updates.

# Areas of audit focus

Area of audit focus	New or changed from Audit Planning Report?	Estimate?
Tangible capital assets	No	Yes – the established useful lives of tangible capital assets for purposes of depreciation and valuation of contributed assets. No estimation uncertainty with a risk of material misstatement that was more than remote.
<b>Our response</b> We performed the following procedures: <ul style="list-style-type: none"> <li>- We updated our understanding of the process activities and controls over tangible capital assets, including the year-end process around identifying assets for impairment.</li> <li>- We obtained the tangible capital assets continuity schedule, verified its mathematical accuracy, and performed substantive procedures over additions, disposals, reclassifications, and other adjustments.</li> <li>- We tested asset additions including inspection of supporting documentation to determine if additions are capital in nature and amounts recorded are accurate.</li> <li>- We selected a sample of contributed assets and agreed the fair value on the date the assets were received to supporting documentation.</li> <li>- We tested asset dispositions including inspection of supporting documentation and assessed appropriateness of the gain or loss recorded.</li> <li>- We reviewed the reasonableness of estimated useful lives and amortization recognized.</li> <li>- We reviewed the financial statement note disclosure to ensure it is complete and accurate.</li> </ul>		
<b>Significant findings</b> <ul style="list-style-type: none"> <li>- No issues were noted in the audit testing completed.</li> </ul>		

# Areas of audit focus (continued)

Area of audit focus	New or changed from Audit Planning Report?	Estimate?
Deferred revenue and development cost charges	No	No
<b>Our response</b>		
We performed the following procedures:		
<ul style="list-style-type: none"> <li>- We updated our understanding of the process activities and controls over deferred revenue and development cost charges.</li> <li>- We reconciled a sample of permits to new development cost charges recorded in the year and inspected bylaws showing appropriation for the specified purpose.</li> <li>- We inspected specific contracts to determine whether there are stipulations or restrictions impacting revenue recognition. We assessed whether revenue was appropriately recognized or the amount was appropriately deferred.</li> <li>- We assessed whether the appropriate stipulations have been met by inspecting and recalculating expenses incurred for certain projects.</li> </ul>		
<b>Significant findings</b>		

In our testing, we identified that management recorded an adjustment of \$3,619,357 to correct an amount related to prior year capital deferred revenue. This adjustment was recorded through the current year revenues. As this amount relates to revenues of the prior year, we identified an audit difference which remains uncorrected. We concur with management that the uncorrected difference does not have a material impact on the financial statements. No other issues were noted in the audit testing completed.

# Areas of audit focus (continued)

Area of audit focus	New or changed from Audit Planning Report?	Estimate?
Valuation of post-employment benefits	No	Yes
<b>Our response</b> We performed the following procedures: <ul style="list-style-type: none"> <li>- We obtained the report prepared by Mercer (Canada) Limited and agreed the amount recorded in the general ledger to the report.</li> <li>- We performed an analytical review over the amounts recorded.</li> <li>- We assessed the reasonableness of the significant assumptions used in the valuation, including changes in assumptions from the prior year.</li> <li>- We reviewed the financial statement note disclosure for accuracy and completeness.</li> </ul>		
<b>Significant findings</b> No issues were noted in the audit testing completed.		

# Audit risk

## Professional requirements

Presumption of the risk of fraud resulting from management override of controls.

## Why is this significant?

Management is in a unique position to perpetrate fraud because of its 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 nevertheless is present in all entities.

## 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.
- Evaluating the business rationale of significant unusual transactions.

## Significant findings

There were no issues noted in our testing.

# Control deficiencies

## Consideration of internal control over financial reporting ("ICFR")

A significant deficiency in internal control over financial reporting is a deficiency, or combination of deficiencies, in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.

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.

## Significant deficiencies in ICFR

There were no significant deficiencies in ICFR identified in our audit.

# Significant accounting policies and practices

## Significant accounting policies

- There were no initial selections of or changes to the new significant accounting policies and practices.
- There were no significant accounting policies in controversial or emerging areas.
- Other than the item identified above related to development cost charges, there were no issues noted with the timing of the City's transactions in relation to the period in which they were recorded.
- 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.

## Significant accounting estimates

- 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.

## Financial statement presentation and disclosure

- 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.

# Appendices

Appendix 1: Required communications

Appendix 2: Management representation letter

Appendix 3: PS3280 Asset Retirement Obligations  
Implementation

Appendix 4: Current developments



# Appendix 1: Required communications

Draft auditors' report	Management representation letter
<p>The conclusion of our audit is set out in our draft auditors' report attached to the draft financial statements.</p>	<p>In accordance with professional standards, a copy of the management representation letter is included in Appendix 2.</p>
<p><b>Independence</b></p> <p>In accordance with professional standards, we have confirmed our independence.</p>	

## Appendix 2: 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, 2021.

*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, 2017, 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;
    - 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.

*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
    - otherswhere 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, or others.
  - d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements, 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.

*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 2021 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.

*Non-SEC registrants or non-reporting issuers:*

- 13) 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).
- 14) 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.

*Employee future benefits:*

- 15) The employee future benefits costs, assets and obligation have been determined, accounted for and disclosed in accordance with the financial reporting framework.
- 16) The information provided by us to Mercer (Canada) Limited (the "Expert") and used in the work and findings of the Expert are complete and accurate. We agree with the findings of the Expert in evaluating post-employment future benefits and have adequately considered the qualifications of the Expert in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give nor cause any instructions to be given to the Expert with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence and objectivity of the Expert.

Yours very truly,

---

Jerry Chong, Acting General Manager, Finance  
and Corporate Services

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Ivy Wong, Acting Director, Finance

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Cindy Gilfillan, Manager, Financial Reporting

cc: Richmond City Council

## ***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 Uncorrected Audit Misstatements**

Increase (decrease)

#	Description	Assets	Liabilities	Annual Surplus	Opening Accumulated Surplus
1	Dr. Opening accumulated surplus Cr. Other capital funding revenue <i>To recognize the impact of recording prior year capital deferred revenue in 2021.</i>			3,619,357	(3,619,357)
	<b>Total</b>	-	-	<b>3,619,357</b>	<b>(3,619,357)</b>

### **Summary of Corrected Audit Misstatements**

There were no corrected audit misstatements noted.

# Appendix 3: PS 3280 Asset Retirement Obligations Implementation

PS 3280 Asset Retirement Obligations ("PS 3280") is a new accounting standard effective for the City's December 31, 2023 financial statements. This standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets by public sector entities. The following checklist is intended to provide the City with reminders for key activities in each phase of your PS 3280 implementation project. The items noted are not a complete list of factors influencing the successful adoption of PS 3280, nor is it intended to provide any type of assurance

<b>Project planning</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Project team is cross-functional and includes Finance and non-Finance personnel.</li> <li><input type="checkbox"/> Sufficient personnel resources are available for the implementation project.</li> <li><input type="checkbox"/> Where required, external experts have been engaged.</li> <li><input type="checkbox"/> The project plan identifies who is responsible for each project task.</li> <li><input type="checkbox"/> Project timelines are reasonable.</li> <li><input type="checkbox"/> Auditor involvement has been scheduled at each significant project milestone.</li> <li><input type="checkbox"/> Asset retirement obligations policy has been drafted.</li> <li><input type="checkbox"/> Funding is available for PS 3280 implementation costs.</li> <li><input type="checkbox"/> Recurring project updates are provided to the Director of Finance to engage them in the implementation process.</li> </ul>	<b>Scoping</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> The tangible capital assets listing reconciles to the audited financial statements.</li> <li><input type="checkbox"/> Agreements (e.g. leases, statutory rights of way, etc.) have been reviewed for potential legal obligations.</li> <li><input type="checkbox"/> Productive and non-productive assets have been included in the scoping analysis.</li> <li><input type="checkbox"/> Assets with similar characteristics and risks have been grouped together in the scoping analysis.</li> <li><input type="checkbox"/> All relevant legal acts, regulations, guidelines, etc. have been identified.</li> <li><input type="checkbox"/> Relevant internal stakeholders have been interviewed to obtain information about potential retirement obligations.</li> </ul>	<b>Measurement</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cost information is relevant and reliable.</li> <li><input type="checkbox"/> Only costs directly attributable to legally required retirement activities have been included in the liability.</li> <li><input type="checkbox"/> If applicable, the discount rate is consistent with the risks and timelines inherent in the cash flows.</li> <li><input type="checkbox"/> If discounting is applied, it is based on reliable information to inform the timing of future cash flows.</li> <li><input type="checkbox"/> Asset retirement obligations have been linked to specific tangible capital assets.</li> <li><input type="checkbox"/> The useful life of the tangible capital asset remain appropriate and are consistent with estimated asset retirement date.</li> <li><input type="checkbox"/> The transition method selected is appropriate based on the measurement information available.</li> <li><input type="checkbox"/> Calculations are mathematically accurate.</li> </ul>
<b>Financial reporting</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Financial statements have been mocked up to include asset retirement obligations.</li> <li><input type="checkbox"/> Note disclosures, including significant accounting policies, have been drafted.</li> <li><input type="checkbox"/> Documentation prepared during the project has been reviewed to ensure it is accurate and complete.</li> <li><input type="checkbox"/> Plans have been implemented for the annual post-implementation review and update of the asset retirement obligation liability.</li> </ul>		

# Appendix 4: Current developments

## Thought leadership – Local governments

Thought leadership	Overview	Links
<b>Cities portal</b>	KPMG in Canada provides insights and resources for municipalities on a variety of topics including achieving sustainable infrastructure, the new reality for government in Canada, drinking water supply and park access.	<a href="#">Link to Canadian portal</a>
<b>The Future of Local Government</b>	The Future of Local Government report provides a Canadian perspective for how local governments can meet the rapidly changing needs and expectations of their stakeholders – the citizens, partners and leaders across diverse cities and communities they serve.	<a href="#">Link to Canadian portal</a>
<b>The Future of Cities</b>	The Future of Cities report unpacks our KPMG Global research and insights on the future of local government, providing an international viewpoint. The report traces the unprecedented journey ahead. Cities worldwide are now poised at a significant inflection point, as their leaders realize that long-held 'one-size-fits-all' approaches to planning and policies will likely no longer work to shape cities for a future that is truly healthy, sustainable, efficient and prosperous for all.	<a href="#">Link to Global portal</a>
<b>The Future of Government</b>	The Future of Government report considers all levels of government and provides additional perspective from the content in the Future of Local Government report. It discusses the opportunity for governments to consider a different vision of Canadian social systems and how they can adapt their operations to reflect the needs of a modern Canada.	<a href="#">Link to Canadian portal</a>
<b>CX Coffee Chats: Modernizing Government</b>	As a result of the pandemic, government organizations have been faced with unprecedented demand for digital transformation in the delivery of services to Canadians. In the latest installment of the CX Coffee Chat series, industry specialists discuss the evolving needs of Canadians and the opportunities for government organizations to deliver online services citizens can count on.	<a href="#">Link to Canadian portal</a>
<b>20 Predictions for the Next 20 Years</b>	This series looks at how new technologies could evolve and how these advances will change every facet of our lives, including the industries and sectors that drive them. We asked KPMG in Canada subject matter specialists, across industries and sectors, to tell us how they think the world will change in the next two decades. Specifically for local governments, the political and regulatory predictions may be especially relevant.	<a href="#">Link to Canadian portal</a>
<b>Principles for Digital Transformation in Cities</b>	This report was authored by KPMG and published as part of the World Government Summit. The report highlights the realization of 'smart digitalization' and how it differs across cities.	<a href="#">Link to report</a>

# Appendix 4: Current developments (continued)

## Thought leadership – Environmental, social, and governance (ESG)

Thought leadership	Overview	Links
<b>Unleashing the Positive in Net Zero</b>	CoP26 in Glasgow made some progress to tackling climate change but there is much more to do. At KPMG, we're committed to accelerating the changes required to fight climate change. Our Global portal provides links to further thought leadership to help drive real change.	<a href="#">Link to Global portal</a>
<b>ESG, Strategy and the Long View</b>	This paper presents a five-part framework to help organizations understand and shape the total impact of their strategy and operations on their performance externally – on the environment, consumers, employees, the communities in which it operates, and other stakeholders – and internally.	<a href="#">Link to Global portal</a>
<b>Inclusion and diversity practices</b>	In 2021 societal changes brought more attention to inclusion and diversity. In this age of transparency, businesses must act proactively to implement strategic inclusion and diversity practices. It has become increasingly important for organizations to adopt I&D initiatives in order to foster an enjoyable work environment for their employees. Learn how to consider your own organizations' unique context, meet with the stakeholders you want to include, understand where they are at, and guide them along their own individual transformation journey.	<a href="#">Link to Canadian portal</a>

## Thought leadership – Digital and technology

Thought leadership	Overview	Link
<b>Going digital, faster in Canada</b>	Pre-COVID-19, private and public organizations were moving towards a digital business model, travelling at varying speeds. But the pandemic forced a dramatic acceleration, both in the speed of change and the required investment to digitally transform. According to Canadian insights from KPMG's recent global survey, organizations are investing heavily in technology to address immediate concerns, ranging from falling revenue and interrupted supply chains to building longer-term competitiveness and operational resilience.	<a href="#">Link to Canadian portal</a>



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KPMG member firms around the world have 227,000 professionals, in 146 countries.



Consolidated Financial Statements of

**CITY OF RICHMOND**

And Independent Auditors' Report thereon

Year ended December 31, 2021



KPMG LLP  
PO Box 10426 777 Dunsmuir Street  
Vancouver BC V7Y 1K3  
Canada  
Telephone (604) 691-3000  
Fax (604) 691-3031

## INDEPENDENT AUDITORS' 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, 2021
- 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, 2021, 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 "**Auditors' Responsibilities for the Audit of the Financial Statements**" section of our auditors' 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.

### ***Auditors' 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 auditors' 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 auditors' 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 auditors' 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada

[Date]

# CITY OF RICHMOND

Consolidated Statement of Financial Position  
(Expressed in thousands of dollars)

December 31, 2021, with comparative information for 2020

	2021	2020
<b>Financial Assets</b>		
Cash and cash equivalents	\$ 672,031	\$ 530,034
Investments (note 3)	696,886	834,010
Investment in Lulu Island Energy Company ("LIEC") (note 4)	33,647	32,736
Accrued interest receivable	8,932	9,697
Accounts receivable (note 5)	29,655	21,521
Taxes receivable	14,157	14,419
Development fees receivable	12,425	28,517
Debt reserve fund - deposits (note 6)	508	508
	1,468,241	1,471,442
<b>Liabilities</b>		
Accounts payable and accrued liabilities	86,575	156,975
Post-employment benefits (note 14)	37,395	35,121
Development cost charges (note 7)	224,655	221,151
Deposits and holdbacks (note 8)	106,041	97,445
Deferred revenue (note 9)	56,186	49,024
Debt, net of MFA sinking fund deposits (note 10)	17,386	22,741
	528,238	582,457
Net financial assets	940,003	888,985
<b>Non-Financial Assets</b>		
Tangible capital assets (note 11)	2,539,267	2,488,139
Inventory of materials and supplies	4,696	4,285
Prepaid expenses	3,921	2,797
	2,547,884	2,495,221
Accumulated surplus (note 12)	\$ 3,487,887	\$ 3,384,206

Contingent demand notes (note 6)  
Commitments and contingencies (note 17)

See accompanying notes to consolidated financial statements.

General Manager, Finance and Corporate Services

# CITY OF RICHMOND

Consolidated Statement of Operations  
(Expressed in thousands of dollars)

Year ended December 31, 2021, with comparative information for 2020

	2021 Budget (notes 2(p) and 23)	2021	2020
Revenue:			
Taxation and levies (note 19)	\$ 255,366	\$ 255,837	\$ 239,991
Utility fees	117,674	118,144	114,335
Sales of services	40,000	35,601	29,090
Payments-in-lieu of taxes	12,142	14,789	16,820
Provincial and federal contributions	10,855	12,704	16,953
Development cost charges (note 7)	24,669	16,223	16,737
Other capital funding sources	75,943	64,695	71,051
Other revenue:			
Investment income	13,290	14,968	20,175
Gaming revenue	-	5,700	2,705
Licenses and permits	11,403	13,995	19,407
Other (note 20)	12,808	23,131	30,466
Equity income in LIEC (note 4)	1,538	911	1,322
	575,688	576,698	579,052
Expenses:			
Community safety	127,108	123,232	112,895
Utilities: water, sewer and sanitation	109,787	106,519	102,824
Engineering, public works and project development	82,833	80,083	75,314
Community services	73,610	59,873	50,833
General government	63,976	54,249	51,495
Planning and development	24,409	25,166	19,201
Richmond Olympic Oval	14,844	14,079	12,586
Richmond Public Library	11,198	9,816	9,040
	507,765	473,017	434,188
Annual surplus	67,923	103,681	144,864
Accumulated surplus, beginning of year	3,384,206	3,384,206	3,239,342
Accumulated surplus, end of year	\$ 3,452,129	\$ 3,487,887	\$ 3,384,206

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, 2021, with comparative information for 2020

	2021 Budget (notes 2(p) and 23)	2021	2020
Annual surplus for the year	\$ 67,923	\$ 103,681	\$ 144,864
Acquisition of tangible capital assets	(106,483)	(61,150)	(70,726)
Contributed tangible capital assets	(61,479)	(61,004)	(58,240)
Amortization of tangible capital assets	67,458	68,519	66,254
Net loss (gain) on disposal of tangible capital assets	-	1,714	(6,136)
Proceeds on sale of tangible capital assets	-	793	8,507
	(32,581)	52,553	84,523
Acquisition of inventory of materials and supplies	-	(4,696)	(4,285)
Acquisition of prepaid expenses	-	(3,921)	(2,797)
Consumption of inventory of materials and supplies	-	4,285	2,961
Use of prepaid expenses	-	2,797	2,714
Change in net financial assets	(32,581)	51,018	83,116
Net financial assets, beginning of year	888,985	888,985	805,869
Net financial assets, end of year	\$ 856,404	\$ 940,003	\$ 888,985

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

Consolidated Statement of Cash Flows  
(Expressed in thousands of dollars)

Year ended December 31, 2021, with comparative information for 2020

	2021	2020
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 103,681	\$ 144,864
Items not involving cash:		
Amortization of tangible capital assets	68,519	66,254
Net loss (gain) on disposal of tangible capital assets	1,714	(6,136)
Contributions of tangible capital assets	(61,004)	(58,240)
Equity income in LIEC	(911)	(1,322)
Changes in non-cash operating working capital:		
Accrued interest receivable	765	(1,916)
Accounts receivable	(8,134)	6,886
Taxes receivable	262	(3,386)
Development fees receivable	16,092	(7,373)
Inventory of materials and supplies	(411)	(1,324)
Prepaid expenses	(1,124)	(83)
Accounts payable and accrued liabilities	(70,400)	83,572
Post-employment benefits	2,274	934
Development cost charges	3,504	23,480
Deposits and holdbacks	8,596	(19,919)
Deferred revenue	7,162	(15,338)
Net change in cash from operating activities	70,585	210,953
Capital activities:		
Cash used to acquire tangible capital assets	(61,150)	(70,726)
Proceeds on disposal of tangible capital assets	793	8,507
Net change in cash from capital activities	(60,357)	(62,219)
Financing activities:		
Repayments of debt	(5,355)	(5,150)
Investing activities:		
Net sale (purchase) of investments	137,124	(3,114)
Net change in cash	141,997	140,470
Cash and cash equivalents, beginning of year	530,034	389,564
Cash and cash equivalents, end of year	\$ 672,031	\$ 530,034

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

---

## 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.

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This resulted in governments worldwide, including the Canadian federal and provincial governments enacting emergency measures to combat the spread of the virus. The economic conditions and the City's response to the pandemic had a material impact on the City's operating results and financial position in 2020 and continued in 2021 affecting both revenues and expenses. The City temporarily closed civic facilities, including recreation and community centres, managed workforce challenges, including the implementation of systems and processes to facilitate remote work, and workforce adjustments, such as delayed hiring, reallocation of staff resources and temporary layoffs. The primary impact was on parks, recreation and facilities. The situation is still dynamic and the ultimate duration and magnitude of the impact on the economy and the financial effect on the City is not known at this time.

## 2. Significant accounting policies:

The 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 Canada.

### (a) Basis of consolidation:

The 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 (the "Library") and the Richmond Olympic Oval (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 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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

---

## 2. Significant accounting policies (continued):

### (a) Basis of consolidation (continued):

#### (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.

### (b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. 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) 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.

### (e) Investments:

Investments are recorded at cost, adjusted for amortization of premiums or discounts. Provisions for losses are recorded when they are considered to be other than temporary.

### (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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 2. Significant accounting policies (continued):

### (g) Accounts receivable:

Accounts 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-employee 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 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.

### (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.

#### (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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 2. Significant accounting policies (continued):

### (j) Non-financial assets (continued):

#### (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.

#### (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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 2. Significant accounting policies (continued):

### (k) Revenue recognition:

Revenue is recognized in the period in which the transactions or events occurred that gave rise to the revenue. All revenue is recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenue.

### (l) Property taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority (BCA). Market values are determined as of July 1<sup>st</sup> of each year. The City records taxation revenue at the time the property tax bills are issued. The City is entitled to collect interest and penalties on overdue taxes.

### (m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licenses and other fees and recognizes this revenue in the year in which related inspections are performed, 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.

### (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 (2021-2025) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10239 on March 22, 2021.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 2. Significant accounting policies (continued):

### (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, value of developer contributions, useful lives for amortization, determination of provisions for accrued liabilities, performing the actuarial valuation of employee future benefits, 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.

### (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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 3. Investments:

	2021		2020	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 257,701	\$ 257,701	\$ 339,607	\$ 339,695
Government and government guaranteed bonds	280,063	280,802	326,838	334,579
Other bonds	159,122	159,283	167,565	171,729
	\$ 696,886	\$ 697,786	\$ 834,010	\$ 846,003

## 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 is as follows:

	2021	2020
Cash, cash equivalents, and investments	\$ 15,755	\$ 12,619
Accounts receivable	1,676	3,034
Tangible capital assets	39,203	37,360
Total assets	56,634	53,013
Accounts payable and accrued liabilities	2,672	1,792
Deferred contributions	8,051	7,352
Concession liability	12,264	11,133
Total liabilities	22,987	20,277
Shareholder's equity	\$ 33,647	\$ 32,736
Total revenue	\$ 6,431	\$ 5,591
Total expenses	5,520	4,269
Net income	\$ 911	\$ 1,322

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 4. Investment in Lulu Island Energy Company Ltd (continued):

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$151,454 (2020 - \$323,020).

On October 30, 2014, LIEC and the Oval Village district energy utility developer ("the Concessionaire") entered into a 30-year Concession Agreement, which is a public-private partnership project ("P3"), where the Concessionaire will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the Oval Village community. As part of the Agreement, the infrastructure will be owned by LIEC.

On October 30, 2014, the Concessionaire and the City entered into a Limited Guarantee Agreement. The City is the Guarantor and guarantees the performance of some of LIEC's obligations under the Concession Agreement to a maximum of \$18.2 million (2020 - \$18.2 million).

## 5. Accounts receivable:

	2021	2020
Water and sewer utilities	\$ 13,243	\$ 11,760
Casino revenue	2,701	-
Capital grants	6,873	4,278
Other trade receivables	6,838	5,483
	\$ 29,655	\$ 21,521

## 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 debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture 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, 2021 and 2020 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 508	\$ 2,447

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 7. Development cost charges:

	2021	2020
Balance, beginning of year	\$ 221,151	\$ 197,671
Contributions	16,873	36,800
Interest	2,854	3,417
Revenue recognized	(16,223)	(16,737)
Balance, end of year	\$ 224,655	\$ 221,151

## 8. Deposits and holdbacks:

	Balance December 31, 2020	Deposit contributions/ interest earned	Refund/ expenditures	Balance December 31, 2021
Security deposits	\$ 74,977	\$ 136,664	\$ (127,545)	\$ 84,096
Developer contributions	7,797	130	(15)	7,912
Damage deposits	5,589	6,513	(6,309)	5,793
Contract holdbacks	5,267	4,916	(6,323)	3,860
Other	3,815	1,183	(618)	4,380
	\$ 97,445	\$ 149,406	\$ (140,810)	\$ 106,041

## 9. Deferred revenue:

	Balance December 31, 2020	Externally restricted inflows	Revenue earned	Balance December 31, 2021
Taxes and utilities	\$ 23,221	\$ 25,116	\$ (23,221)	\$ 25,116
Building permits/development	14,117	6,846	(6,698)	14,265
Oval	1,216	325	10	1,551
Capital grants	2,219	7,546	(3,691)	6,074
Business licenses	2,603	2,262	(2,228)	2,637
Parking easement/leased land	2,431	36	(49)	2,418
Other	3,217	312	596	4,125
	\$ 49,024	\$ 42,443	\$ (35,281)	\$ 56,186

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 10. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2021 on the principal amount of the MFA debenture was 3.30% (2020 - 3.30%) per annum. Interest expense incurred for the year on the long-term debt was \$1,676,895 (2020 - \$1,676,895). The maturity date of the MFA debt is April 7, 2024.

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:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2021	Net debt 2020
General Fund	\$ 50,815	\$ 33,429	\$ 17,386	\$ 22,741

Repayments on net outstanding debt over the next four years are as follows:

2022	\$ 5,570
2023	5,792
2024	6,024
	\$ 17,386

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 11. Tangible capital assets:

<b>Cost</b>	Balance December 31, 2020	Additions and transfers	Disposals	Balance December 31, 2021
Land	\$ 1,060,180	\$ 17,074	\$ -	\$ 1,077,254
Building and building improvements	552,624	33,162	(9,034)	576,752
Infrastructure	1,834,488	83,814	(5,924)	1,912,378
Vehicles, machinery and equipment	158,164	9,851	(1,884)	166,131
Library's collections, furniture and equipment	9,945	1,155	(390)	10,710
Assets under construction	83,592	(22,902)	-	60,690
	\$ 3,698,993	\$ 122,154	\$ (17,232)	\$ 3,803,915

<b>Accumulated amortization</b>	Balance December 31, 2020	Disposals	Amortization expense	Balance December 31, 2021
Building and building improvements	\$ 217,342	\$ (7,225)	\$ 19,316	\$ 229,433
Infrastructure	884,269	(5,352)	37,428	916,345
Vehicles, machinery and equipment	102,159	(1,758)	10,815	111,216
Library's collections, furniture and equipment	7,084	(390)	960	7,654
	\$ 1,210,854	\$ (14,725)	\$ 68,519	\$ 1,264,648

<b>Net book value</b>	December 31, 2021	December 31, 2020
Land	\$ 1,077,254	\$ 1,060,180
Buildings and building improvements	347,319	335,282
Infrastructure	996,033	950,219
Vehicles, machinery and equipment	54,915	56,005
Library's collection, furniture and equipment	3,056	2,861
Assets under construction	60,690	83,592
Balance, end of year	\$ 2,539,267	\$ 2,488,139

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 11. Tangible capital assets (continued):

### (a) Assets under construction:

Assets under construction having a value of \$60,690,017 (2020 - \$83,592,534) 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 market value at the date of contribution and recorded in other capital funding revenue on the statement of operations. The value of contributed assets received during the year is \$61,004,232 (2020 - \$58,239,544) comprised of land in the amount of \$17,281,008 (2020 - \$38,682,057), infrastructure in the amount of \$20,810,489 (2020 - \$16,979,272), buildings in the amount of \$22,682,598 (2020 - \$2,578,215), and machinery in the amount of \$230,137 (2020 - 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 2021 (2020 - nil).

## 12. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2021 Total	2020 Total
Investment in tangible capital assets	\$ 2,510,069	\$ -	\$ -	\$ 8,503	\$ 3,057	\$ 2,521,629	\$ 2,465,108
Reserves (note 13)	639,109	-	-	8,100	-	647,209	609,533
Appropriated surplus	223,365	18,508	9,981	1,559	2,607	256,020	253,790
Investment in LIEC	33,647	-	-	-	-	33,647	32,736
Surplus	16,181	408	6,295	606	1,336	24,826	18,908
Other equity	4,556	-	-	-	-	4,556	4,131
Balance, end of year	\$ 3,426,927	\$ 18,916	\$ 16,276	\$ 18,768	\$ 7,000	\$ 3,487,887	\$ 3,384,206

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 13. Reserves:

	Balance, December 31, 2020	Change during year	Balance, December 31, 2021
Affordable housing	\$ 12,250	\$ 2,043	\$ 14,293
Arts, culture and heritage	3,721	(195)	3,526
Capital building and infrastructure	111,528	11,192	122,720
Capital reserve	222,778	21,667	244,445
Capstan station	11,477	(328)	11,149
Child care development	10,055	23	10,078
Community legacy and land replacement	1,387	71	1,458
Drainage improvement	60,597	(3,438)	57,159
Equipment replacement	22,577	2,629	25,206
Hamilton area plan community amenity	2,762	245	3,007
Leisure facilities	18,097	873	18,970
Local improvements	7,459	112	7,571
Neighborhood improvement	7,919	118	8,037
Oval	7,810	290	8,100
Public art program	4,582	(177)	4,405
Sanitary sewer	48,903	708	49,611
Steveston off-street parking	331	5	336
Steveston road ends	153	2	155
Waterfront improvement	195	(8)	187
Watermain replacement	54,952	1,844	56,796
	\$ 609,533	\$ 37,676	\$ 647,209

## 14. Post-employment benefits:

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

	2021	2020
Accrued benefit obligation, beginning of year	\$ 35,414	\$ 35,184
Current service cost	2,644	2,446
Interest cost	728	853
Past service cost	992	-
Benefits paid	(2,035)	(2,262)
Actuarial gain	(2,419)	(807)
Accrued benefit obligation, end of year	\$ 35,324	\$ 35,414

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 14. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2020. This actuarial loss is being amortized over a period equal to the employees' expected average remaining service lifetime of 11 years.

	2021	2020
Accrued benefit obligation, end of year	\$ 35,324	\$ 35,414
Unamortized net actuarial gain (loss)	2,071	(293)
Accrued benefit liability, end of year	\$ 37,395	\$ 35,121

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

	2021	2020
Discount rate	2.40%	2.00%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

## 15. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee 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, 2020, the plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 15. Pension plan (continued):

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City paid \$14,125,356 (2020 - \$13,343,310) for employer contributions while employees contributed \$11,777,413 (2020 - \$11,199,779) to the plan in fiscal 2021.

The next valuation will be as at December 31, 2021, with results available in 2022.

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.

## 16. 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, 2021. Contingent assets are not recorded in the consolidated financial statements.

### (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, licenses, 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:

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2022	\$ 27,333
2023	11,110
2024	3,671
2025	2,393
2026	401
Thereafter	7,988

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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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 17. 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:

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2022	\$ 2,670
2023	2,657
2024	2,487
2025	2,487
2026 and thereafter	3,542

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### (c) Litigation:

As at December 31, 2021, 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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 17. Commitments and contingencies (continued):

- (f) E-Comm Emergency Communications for Southwest 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 the Greater Vancouver Regional District; 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 36 Class A and 19 Class B shares issued and outstanding as at December 31, 2021). 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.

## 18. Trust funds:

Certain assets have been conveyed or assigned to the City to be administered as directed by agreement or statute. The City holds the assets for the benefit of and stands in fiduciary relationship to the beneficiary. The following trust fund is excluded from the City's consolidated financial statements.

	2021	2020
Richmond Community Associations	\$ 1,928	\$ 1,909

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 19. Taxation and levies:

	2021	2020
Taxes collected:		
Property taxes	\$ 496,172	\$ 413,302
Payment-in-lieu of taxes and grants	24,326	22,375
Local improvement levies	84	88
	520,582	435,765
Less transfers to other authorities:		
Province of British Columbia – School taxes	(192,631)	(123,333)
TransLink	(42,926)	(41,992)
Metro Vancouver	(8,029)	(7,267)
BC Assessment Authority	(6,297)	(6,286)
Other	(30)	(29)
	(249,913)	(178,907)
Less payment-in-lieu of taxes retained by the City	(14,832)	(16,867)
	\$ 255,837	\$ 239,991

## 20. Other revenue:

	2021	2020
Developer contributions	\$ 6,580	\$ 9,044
Tangible capital assets gain on sale of land	722	6,513
Penalties and fines	4,210	3,180
Parking program	1,343	1,204
Other	10,276	10,525
	\$ 23,131	\$ 30,466

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 21. 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:

	2021	2020
Operating		
Province of British Columbia	\$ 12,590	\$ 17,534
TransLink	3,815	546
Government of Canada	1,999	1,579
Capital		
Province of British Columbia	6,069	9,965
TransLink	2,947	2,125
Government of Canada	567	-
	\$ 27,987	\$ 31,749

## 22. 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) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water, sewer, drainage and diking networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all 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.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

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## 22. Segmented reporting (continued):

- (d) **Community Services** 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 economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, City 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 including the City's transportation systems, and community social development.
- (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 5 branches throughout the City.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 22. Segmented reporting (continued):

	Community safety	Utilities	Engineering, public works and project development	Community services	General government	Planning and development	Total City subtotal
<b>Revenue:</b>							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 255,837	\$ -	\$ 255,837
User fees	-	104,864	13,280	-	-	-	118,144
Sales of services	6,294	2,577	2,169	7,630	9,365	2,091	30,126
Payments-in-lieu of taxes	-	-	-	-	14,789	-	14,789
Provincial and federal grants	103	15	4,103	49	4,044	85	8,399
Development cost charges	-	795	4,801	3,319	2,202	5,106	16,223
Other capital funding sources	1	5,754	12,816	2,054	17,281	26,789	64,695
Other revenue:							
Investment income	-	272	-	-	14,682	-	14,954
Gaming revenue	-	-	-	-	5,700	-	5,700
Licenses and permits	4,429	32	588	-	47	8,899	13,995
Other	2,239	3,774	953	626	13,952	260	21,804
Equity income	-	-	-	-	911	-	911
	13,066	118,083	38,710	13,678	338,810	43,230	565,577
<b>Expenses:</b>							
Wages and salaries	50,092	14,609	27,679	30,710	29,025	12,447	164,562
Public works maintenance	31	6,707	4,906	2,038	(1,473)	788	12,997
Contract services	66,373	9,840	4,547	2,166	3,910	1,923	88,759
Supplies and materials	3,028	37,317	1,226	10,194	9,821	1,008	62,594
Interest and finance	91	27,494	10	123	2,576	2	30,296
Transfer from (to) capital for tangible capital assets	(54)	1,909	9,438	3,383	758	6,206	21,640
Amortization of tangible capital assets	3,025	8,626	31,645	10,249	9,517	2,758	65,820
Loss (gain) on disposal of tangible capital assets	646	17	632	1,010	115	34	2,454
	123,232	106,519	80,083	59,873	54,249	25,166	449,122
<b>Annual surplus (deficit)</b>	<b>\$ (110,166)</b>	<b>\$ 11,564</b>	<b>\$ (41,373)</b>	<b>\$ (46,195)</b>	<b>\$ 284,561</b>	<b>\$ 18,064</b>	<b>\$ 116,455</b>

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 22. Segmented reporting (continued):

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2021 Consolidated	2020 Consolidated
<b>Revenue:</b>					
Taxation and levies	\$ 255,837	\$ -	\$ -	\$ 255,837	\$ 239,991
User fees	118,144	-	-	118,144	114,335
Sales of services	30,126	16	5,459	35,601	29,090
Payments-in-lieu of taxes	14,789	-	-	14,789	16,820
Provincial and federal grants	8,399	377	3,928	12,704	16,953
Development cost charges	16,223	-	-	16,223	16,737
Other capital funding sources	64,695	-	-	64,695	71,051
Other revenue:					
Investment income	14,954	14	-	14,968	20,175
Gaming revenue	5,700	-	-	5,700	2,705
Licenses and permits	13,995	-	-	13,995	19,407
Other	21,804	191	1,136	23,131	30,466
Equity income	911	-	-	911	1,322
	565,577	598	10,523	576,698	579,052
<b>Expenses:</b>					
Wages and salaries	164,562	7,156	8,789	180,507	164,788
Public works maintenance	12,997	19	-	13,016	13,343
Contract services	88,759	327	-	89,086	81,642
Supplies and materials	62,594	1,911	3,551	68,056	64,437
Interest and finance	30,296	5	-	30,301	29,779
Transfer from (to) capital for tangible capital assets	21,640	(544)	-	21,096	13,568
Amortization of tangible capital assets	65,820	960	1,739	68,519	66,254
Loss (gain) on disposal of tangible capital assets	2,454	(18)	-	2,436	377
	449,122	9,816	14,079	473,017	434,188
<b>Annual surplus (deficit)</b>	<b>\$ 116,455</b>	<b>\$ (9,218)</b>	<b>\$ (3,556)</b>	<b>\$ 103,681</b>	<b>\$ 144,864</b>

# CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

## 23. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on March 22, 2021. The table below reconciles the adopted Consolidated Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 10239	Financial statement budget
Consolidated financial plan:		
Revenue	\$ 575,688	\$ 575,688
Expenses	507,765	507,765
Annual surplus	67,923	67,923
Less:		
Acquisition of tangible capital assets	(272,899)	-
Contributed tangible capital assets	(61,479)	-
Transfer to reserves	(64,560)	-
Debt principal	(5,355)	-
Add:		
Capital funding	316,724	-
Transfer from surplus	19,646	-
Annual surplus	\$ -	\$ 67,923

# CITY OF RICHMOND

Unaudited Statement of Safe Restart Grant  
(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2021

The Safe Restart Grant was received November 2020 from the Province of British Columbia. A requirement of the Safe Restart Grant 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. This schedule has been included in order to comply with the conditions of the grant.

	2021	2020
Safe Restart Grant received	\$ -	\$ 9,331
Total eligible costs incurred:		
Recreation facility revenue shortfall	3,372	-
City grants program	2,613	-
Gaming revenue shortfall	1,300	-
Other revenue shortfall	1,034	-
Equipment technology	1,012	-
Balance, end of year	\$ -	\$ 9,331

2021 | City of Richmond

# **FINANCIAL STATEMENT DISCUSSION & ANALYSIS**

Prepared by Management

To be read in conjunction with the 2021  
Financial Statements





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# Introduction

The Community Charter requires that annual audited financial statements be prepared and presented to Council. The City's audited consolidated financial statements for the year ended December 31<sup>st</sup>, 2021 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 2021 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<sup>st</sup>, 2020 and 2021.
- **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.

# 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 2021 allowing for flexibility and financial sustainability into the future.

- Financial Assets remained at \$1.5B
- Liabilities decreased by \$54.2M to \$528.2M
- Net financial assets increased by \$51.0M to \$940.0M
- Non-financial assets increased by \$52.7M to \$2.55B
- Accumulated surplus increased by \$103.7M to \$3.5B

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 annual surplus and is included on the Consolidated Statement of Operations.

# Financial Assets

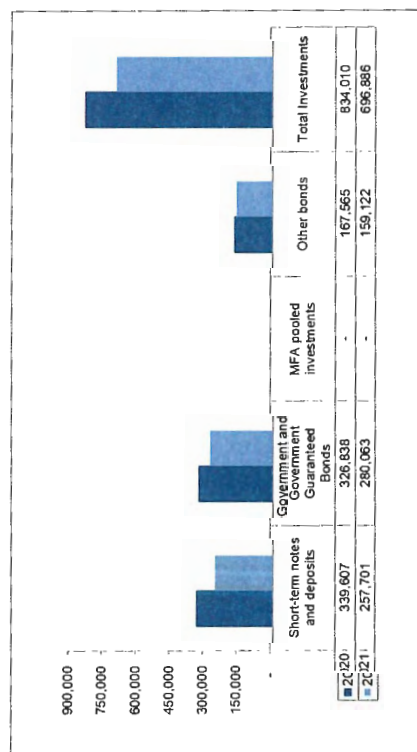
## Cash

Cash increased by \$142.0M to \$672.0M primarily due to the City's yield enhancement strategy to reposition investment balances to cash to optimize the overall interest yields.

## Investments

Investments decreased by \$137.1M to \$696.9M primarily due to the City's yield enhancement strategy to reposition investment balances to cash.

### Investment Portfolio by Type (\$000's)



## 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 \$33.6M (2020 – \$32.7M).

## Accrued interest receivable

Accrued interest receivable decreased by \$0.8M to \$8.9M due to the decreased rate of return on cash and investments.

## Accounts receivable

Accounts receivable increased by \$8.1M to \$29.7M primarily due to revenues from casinos that re-opened mid 2021, capital grants and metered utility billings that reflect increased water consumption as many businesses reopened after pandemic restrictions were removed.

Accounts Receivable (\$000's)	2021	2020	Change
Water and sewer utilities	\$ 13,243	\$ 11,760	\$1,483
Casino revenues	2,701	0	2,701
Capital grants	6,873	4,277	2,596
Other trade receivables	6,838	5,484	1,354
<b>Total</b>	<b>\$ 29,655</b>	<b>\$ 21,521</b>	<b>\$ 8,134</b>

## Financial Assets

### Taxes receivable

Taxes receivable decreased by \$0.3M to \$14.2M due to the timing of collections.

### Development fees receivable

Development fees receivable decreased by \$16.1M to \$12.4M due to timing of collection during the year.

Developers have the option to pay DCCs upfront, or in installments over a 2 year period. When paying in installments, 1/3 of the total DCC is paid upfront, the next 1/3 installment is paid one year after the originating date, and the final 1/3 installment is paid at the 2 year anniversary date. The second and third payment amounts are secured by a letter of credit.

The net DCC contributions received by the City in 2021 was \$19.9M less than 2020. The decrease was a result of less large multi-family developments.

### Debt reserve fund - deposits

The debt reserve fund balance of \$0.5M did not change from 2020 as the City did not receive payments from the Municipal Finance Authority (MFA) during 2021.



# Liabilities

## Accounts payable and accrued liabilities

Accounts payable and accrued liabilities decreased by \$70.4M to \$86.6M. The decrease is mainly attributable to the timing of the payment of school tax and the RCMP contract accruals.

## Post Employment benefits

Post employment benefits increased by \$2.3M to \$37.4M. The increase is mainly attributable to the unamortized net actuarial gain for 2021 of \$2.0M.

## Development cost charges

The DCC balance of \$224.7M (2020 - \$221.2M) is restricted by Section 566 of the *Local Government Act* and may only be used on authorized capital expenditures.

Net contributions of \$16.9M and interest earned of \$2.9M were received in 2021. The balance was offset by \$16.2M for capital project expenses funded by DCC during the year.

Development Cost Charges (\$000's)	2021	2020	Change
Balance, beginning of year	\$ 221,151	\$ 197,671	\$ 23,480
Contributions	16,873	36,800	(19,927)
Interest	2,854	3,417	(563)
Revenue recognized	(16,223)	(16,737)	514
Balance, end of year	\$ 224,655	\$ 221,151	\$ 3,504

The \$224.7M balance includes amounts that have been allocated to active capital projects but that remain unspent. At December 31<sup>st</sup>, 2021 there is \$70.5M (2019 - \$63.6M)

committed to active capital projects. Additional DCC funding of \$17.7M was approved as part of the 2022 Capital Budget included in the Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327.

## Deposits and holdbacks

Deposits and holdbacks increased by \$8.6M to \$106.0M mainly due to an increase of development related security deposits.

Deposits and Holdbacks (\$000's)	2021	2020	Change
Security deposits	\$ 84,096	\$ 74,977	\$ 9,119
Developer contribution	7,912	7,797	115
Damage deposits	5,793	5,589	204
Contract holdbacks	3,860	5,267	(1,407)
Other	4,380	3,815	565
Total deposits and holdbacks	\$ 106,041	\$ 97,445	\$ 8,596

## Deferred revenue

Deferred revenues are funds that are set aside for specific purposes by legislation, regulation or agreement, and may only be used for the specified work.

Deferred Revenue (\$000's)	2021	2020	Change
Taxes and utilities	\$ 25,116	\$ 23,221	\$ 1,895
Building permits / development	14,265	14,117	148
Oval	1,551	1,216	335
Capital grants	6,074	2,219	3,855
Other	9,180	8,251	929
Total deferred revenue	\$ 56,186	\$ 49,024	\$ 7,162

# Liabilities

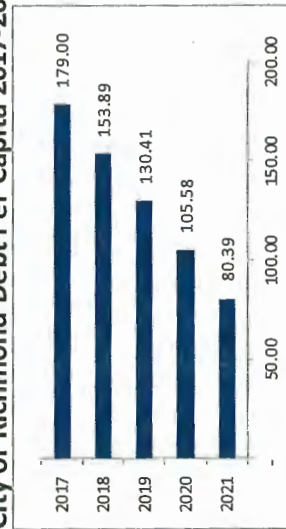
Deferred revenues decreased due to capital grants, Oval's deferred revenue, building permits/developments and other revenues, resulting in an overall \$7.2M increase compared to 2020.

## Debt, net of MFA sinking fund deposits

Debt decreased by \$5.4M to \$17.4M as a result of the annual repayment made in 2021 towards the borrowing for the construction of the Minoru Center for Active Living facility. The debt has a 10 year term and was obtained in 2014 at a rate of 3.30% for the duration of the term.

The debt per capita decreased to \$80.39 per person in 2021 from \$105.58 as of December 31, 2020. The decrease in debt per capita is the combined result of principal payments reducing the outstanding balance along with an increase in population.

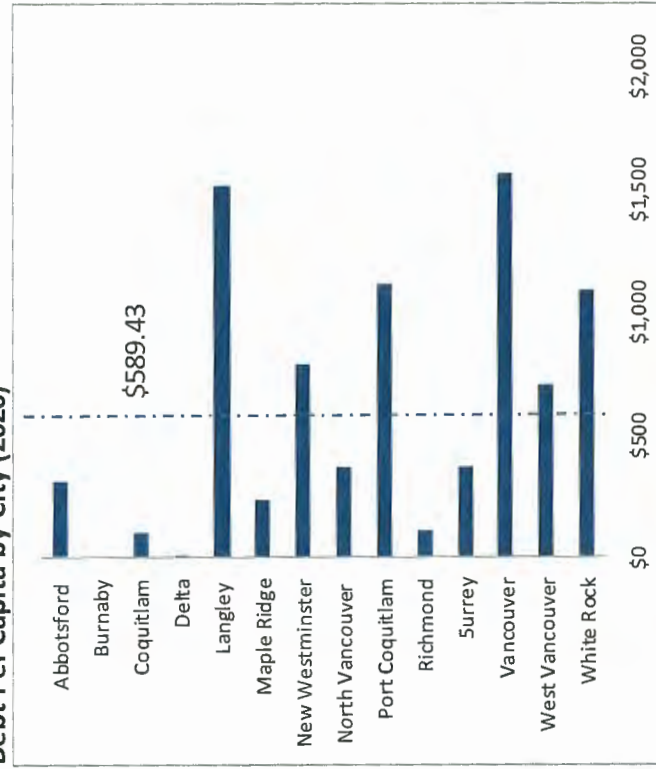
## City of Richmond Debt Per Capita 2017-2021



Graph has been updated with population estimates from BC Stats, Demographic Analysis Section, Jan 2022.

The 2020 values for the other municipalities are the most current figures available from the Local Government Statistics. For comparative purposes, Richmond's 2020 debt per capita of \$105.58 is included below and is well below the 2020 regional average of \$589.43.

## Debt Per Capita by City (2020)



Long-Term debt data obtained from the Ministry of Municipal Affairs and Housing - 2020 Local Government Statistics. Population estimates for 2019 obtained from BC Stats, Demographic Section, Jan 2022.

## 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 12 of the consolidated financial statements.

TCA increased by \$51.1M to \$2.54B. The change is a result of \$104.9M of asset additions and current year amortization expense of \$68.5M.

<b>Tangible Capital Assets</b> (\$000's)	<b>2021</b>	<b>2020</b>	<b>Change</b>
Land	\$1,077,254	\$1,060,180	\$ 17,074
Buildings and building improvements	347,319	335,282	12,037
Infrastructure	996,033	950,219	45,814
Vehicles, machinery and equipment	54,915	56,005	(1,090)
Library's collections, furniture and equipment	3,056	2,861	195
Assets under construction	60,690	83,592	(22,902)
<b>Total</b>	<b>\$2,539,267</b>	<b>\$2,488,139</b>	<b>\$ 51,128</b>

Land increased by \$17.1M mainly due property acquisitions of contributed assets received through development e.g. Seedlings Early Child Development Hub and Sprouts Early Child Development Hub.

Buildings increased by \$12.0M mainly due to \$33.2M increase in additions offset by \$19.3M of amortization expenses. Net disposal in 2021 was \$1.8M. The additions in 2021 included \$22.6M of developer contributed buildings for Seedlings Early Child Development Hub and Sprouts Early Child Development Hub.

Infrastructure increased by \$45.8M mainly due to \$83.8M increase in additions offset by \$37.4M of amortization expenses. Net disposal in 2021 was \$0.6M. The additions in 2021 included \$20.8M of contributed assets received through development and \$8.7M for No. 7 Road South Pump Station upgrade.

Vehicles, machinery and equipment decreased by \$1.1M mainly due to \$9.9M increase in additions offset by \$10.8M of amortization expenses. Net disposal in 2021 was \$0.1M. The additions in 2021 include \$2.6M for various vehicle purchases and \$1.5M of traffic cameras at various locations.

Library's collections, furniture and equipment increased by \$0.19M mainly due to \$1.15M of additions, offset by \$0.96M of amortization expenses

Assets under construction decreased by \$22.9M mainly due to the capitalization of three pump station upgrades (\$15.3M) and River Parkway Road Extension (\$4.7M).

## Non-Financial Assets

### Inventory of materials and supplies

Inventory increased by \$0.4M to \$4.7M based on timing of materials issued.

### Prepaid expenses

Prepaid expenses increased by \$1.1M to \$3.9M due to timing of expense utilization and increases to insurance premium costs.



## Accumulated Surplus

The accumulated surplus increased by \$103.7M to \$3.5B. The annual increase is presented on the Consolidated Statement of Operations.

Accumulated Surplus (\$'000's)	2021	2020	Change
Investment in TCA	\$ 2,521,629	\$ 2,465,108	\$ 56,521
Reserves	647,209	609,533	37,676
Appropriated surplus	256,020	253,790	2,230
Investment in LIEC	33,647	32,736	911
Surplus	24,826	18,908	5,918
Other equity	4,556	4,131	425
Total	\$ 3,487,887	\$ 3,384,206	\$ 103,681

### 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.

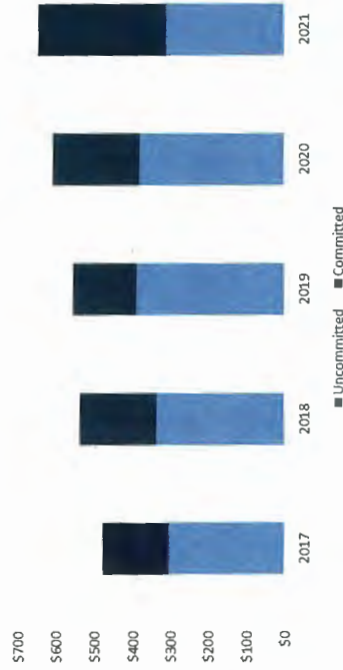
In accordance with accounting standards, this balance is accounted for using the cost method, net of accumulated amortization. It does not reflect market value or replacement value of the assets.

The investment in TCA balance increased by \$56.5M. 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 \$647.2M includes amounts that have been approved for expenditure but remain unspent as at December 31<sup>st</sup>. The uncommitted reserve balance is \$313.7M (2020 - \$382.7M).

#### Reserve Balance 2017-2021



The increase in the reserve balance is mainly attributable to the timing of capital expenditures. There are several facility construction projects approved including the Animal Shelter, strategic land acquisitions and the Phoenix Net Loft that have reserve funds allocated towards the project but have not been spent as of the reporting date December 31<sup>st</sup>, 2021.

From the available \$313.7M at December 31<sup>st</sup>, 2021, \$62.1M has been approved for the City's 2022 Capital Budget included in the Consolidated 5 Year Financial Plan (2022-2026) Bylaw

# Accumulated Surplus

No. 10327. An additional \$328.6M is estimated for the remaining 4 years (2022-2026) of the 5 Year Capital Plan.

## Appropriated Surplus

Appropriated surplus is internally restricted for future commitments and potential liabilities. The balance increased by \$2.2M to \$256.0M primarily due to the \$7.0M appropriation for future RCMP costs and offset by use of Council approved allocations from the Rate Stabilization Account.

## 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<sup>st</sup>, 2021 at \$33.6M, an increase of \$0.9M from the 2020 balance of \$32.7M.

## Surplus

The consolidated surplus increased by \$5.9M to \$24.8M in 2021. The increase is mainly attributed to the 2021 operating surplus for the City of \$5.8M.

## Other Equity

Other equity relates to the City's inventory. The balance increased by \$0.4M to \$4.6M in 2021.



# 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 2021 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 23 outlines the adjustments to the approved budget, particularly the exclusion of transfers to reserves and other funds, and 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, investment 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.

# Revenues

## 2021 Budget to Actual Comparison

Total consolidated revenues are \$576.7M compared to the budgeted revenues of \$575.7M. 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)	2021 Budget	2021 Actual	Variance
Taxation and levies	\$ 255,366	\$ 255,837	\$ 471
Utility fees	117,674	118,144	470
Sales of services	40,000	35,601	(4,399)
Payments-in-lieu of taxes	12,142	14,789	2,647
Provincial and federal grants	10,855	12,704	1,849
Development cost charges	24,669	16,223	(8,446)
Other capital funding sources	75,943	64,695	(11,248)
Investment income	13,290	14,968	1,678
Gaming revenue	-	5,700	5,700
Licences and permits	11,403	13,995	2,592
Other	12,808	23,131	10,323
Equity income	1,538	911	(627)
Total	\$ 575,688	\$ 576,698	\$ 1,010

Taxation and levies had a favourable variance of \$0.5M mainly due to higher than expected new growth and the tax rate increase.

Utility Fees had a favourable variance of \$0.5M mainly due to higher than budgeted garbage utility and recycling revenues and unbudgeted construction revenues offset against lower metered quarterly billings.

Sales of services had an unfavourable variance of \$4.4M mainly due to the decrease in facility and program revenues impacted by the COVID 19 pandemic and significantly lower receivable income.

Payments in lieu of taxes had a favourable variance of \$2.6M due to a higher than expected payment from other agencies.

Provincial and federal grants were favourable by \$1.8M mainly due to more traffic fine revenue and BC Hydro and UBCM grants.

Development cost charges had an unfavourable variance of \$8.4M due to the timing of capital expenditures. The revenue recognized in 2021 matches the total expenditures spent in the year, whereas the budgeted revenue reflects the total available revenue of all 2021 approved projects, assuming they will be completed within the year. 2021 actuals may also relate to projects that were approved in prior years.

The other capital funding had an unfavourable variance of \$11.2M is due to lower than budgeted amounts relating to contributed assets received through development and the timing of the capital expenditures. The revenue recognition relating to these contributed assets is based on the timing of

## Revenues

the development and when the ownership of assets are transferred to the City.

Investment income had a favourable variance of \$1.7M due to the timing of capital expenditures. The delay in capital expenditures has resulted in higher than projected investment balance, thus leading to slightly higher than projected investment income.

Gaming revenue had a favourable variance of \$5.7M due to the re-opening of the River Rock Casino in July 2021. No gaming revenues were included in the original budget which is presented in the financial statements, but included in the budget amendment was an adjustment of gaming revenue to \$7.0m to reflect the mid-year re-opening.

Licences and permits had a favourable variance of \$2.6M due to a conservative building permits budget and unbudgeted underpinning fees.

Other revenue had a favourable variance of \$10.3M due to the unbudgeted external developer contributions and general recoveries.

Equity income relates to the City's investment in LIEC and represents LIEC's net income for the year. LIEC's net income for 2021 decreased by \$0.6M.



# Revenues

## 2021 to 2020 Actual Comparison

Total 2021 consolidated revenues were \$576.7M compared to \$579.1M in 2020.

Revenues (\$'000's)	2021 Actual	2020 Actual	Change
Taxation and levies	\$255,837	\$239,991	\$ 15,846
Utility fees	118,144	114,335	3,809
Sales of services	35,601	29,090	6,511
Payments-in-lieu of taxes	14,789	16,820	(2,031)
Provincial and federal grants	12,704	16,953	(4,249)
Development cost charges	16,223	16,737	(514)
Other capital funding sources	64,695	71,051	(6,356)
Investment income	14,968	20,175	(5,207)
Gaming revenue	5,700	2,705	2,955
Licences and permits	13,995	19,407	(5,412)
Other	23,131	30,466	(7,335)
Equity income	911	1,322	(411)
<b>Total</b>	<b>\$576,698</b>	<b>\$579,052</b>	<b>\$(2,354)</b>

Taxation and levies increased by \$15.8M due to the higher than expected new growth and the tax rate increase.

Utility Fees increased by \$3.8M due to higher usage rates of the metered billings and due to the regional sewer debt levy.

Sales of services increased by \$6.5M due mainly due to the reopening of facilities and new rental leases.

Payments in lieu of taxes decreased by \$2.0M due to decreases in assessment values for certain properties.

Grant revenues decreased by \$4.2M mainly due to COVID 19 safe restart grant not recurring in 2021 offset against other grants received in 2021.

Development cost charges decreased by \$0.5M due to timing of capital expenditures as DCC revenue is recognized when the amounts are spent.

The other capital funding decreased by \$6.4M mainly due to decrease in capital funding from external sources offset against increase in contributed assets by developers.

Investment income decreased by \$5.2M due to investments being renewed at a significantly lower market-driven interest yield upon investment term expiration. The extreme low interest rate environment persisted into year 2021 due to the COVID 19 pandemic.

Gaming revenue increased by \$3.0M due to the reopening of the River Rock Casino in July 2021. In 2020, the Attorney General temporarily closed of all gambling facilities in mid-March on the advice of the Provincial Health Officer

Licences and permits decreased by \$5.4M mainly due to building permits revenue recognized on large scale development construction completed in 2020.

## Revenues

Other revenue decreased by \$7.3M due to gain on sale of land in 2020 and lower developer reserve contributions.

Equity income relates to the City's investment in LIEC and represents LIEC's net income for the year. LIEC's net income for 2021 decreased by \$0.4M.

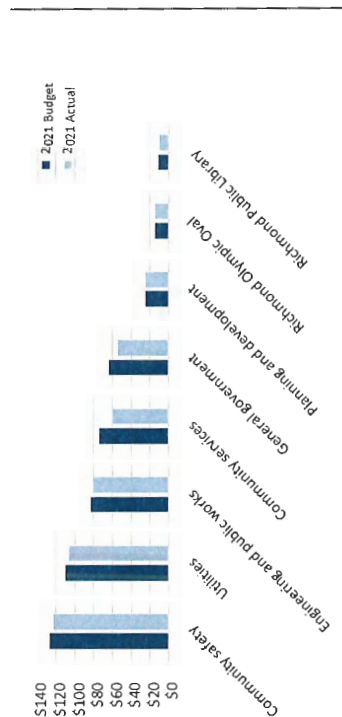


# Expenses

## 2021 Budget to Actual Comparison

Total consolidated expenses are \$473M compared to the budget of \$507.7M.

### 2021 Expenses by Function



The following comparisons are before transfers to provisions and/or reserves:

Community Safety had a favourable variance of \$3.9M mainly due to salary savings resulting from vacancies and time required to fill new firefighter and officer positions approved in 2021 and lower amortization than budgeted due to less assets capitalized.

Utilities had a favourable variance of \$3.3M mainly due to lower than budgeted public works maintenance expenses partially related to less receivable work.

Engineering and public works has a favourable variance of \$2.8M mainly due to less public works expenses for roads and building maintenance projects and lower operating expenses.

Community Services had a favourable variance of \$13.7M mainly due to staff vacancies and lower operating expenses as the City gradually reopened facilities resulting from the COVID 19 pandemic.

General Government had a favourable variance of \$9.7M mainly due to staff vacancies.

Planning and Development had an unfavourable variance of \$0.8M mainly due to capital expenditures that did not meet criteria for capitalization for the payment of the Canada Line Capstan Station which were offset against staff vacancies.

Library services had a favourable variance of \$1.4M mainly due to staff vacancies.

Oval had a favourable variance of \$0.8M mainly due to lower than expected general and administration expenses due to the gradual reopening of the facility.

# Expenses

## 2021 to 2020 Actual Comparison

Total 2021 consolidated expenses were \$473M compared to \$434.2M in 2020.

Expenses (\$000's)	2021 Actual	2020 Actual	Change
Community safety	\$ 123,232	\$ 112,895	\$ 10,337
Utilities: water, sewer and sanitation	106,519	102,824	3,695
Engineering, public works and project development	80,083	75,314	4,769
Community services	59,873	50,833	9,040
General government	54,249	51,495	2,754
Planning and development	25,166	19,201	5,965
Richmond Olympic Oval	14,079	12,586	1,493
Richmond Public Library	9,816	9,040	776
<b>Total</b>	<b>\$ 473,017</b>	<b>\$ 434,188</b>	<b>38,829</b>

Community Safety expenses increased by \$10.3M mainly due to the RCMP unionization wage increase, collective agreement and step increases for City staff and vacancies being filled in 2021.

Utilities expenses increased by \$3.7M mainly due to increased debt levy for GVSD&D, water purchases and more contract expenses due to more tonnage collected.

Engineering, Public Works and Project Development expenses increased by \$4.8M mainly due to expenditures that did not meet the criteria under generally accepted accounting principles for capitalization, higher amortization in 2021 due to more assets being placed into service and more public works maintenance projects done in 2021.

Community services increased by \$9.0M mainly due to costs associated with the reopening of facilities and Parks programs that were delayed in 2020, non-capital expenditures for Phoenix Net Loft and higher amortization in 2021.

General government expenses increased by \$2.7M mainly due to the hiring freeze and staff redeployment in 2020.

Planning and development costs increased by \$6.0M mainly due to the payment for Canada Line Capstan Station expenditures that did not meet criteria for capitalization under generally accepted accounting principles, increase in contract work for maintenance, salary increases in accordance with the collective agreement and vacant staff positions being filled in 2021.

Library services expenses increased by \$0.8M mainly due to filling staff vacancies.

Oval expenses increased by \$1.5M mainly due to rehiring staff as a result of facility reopening.

# Expenses

## Expenses by Object

Expenses (\$000's)	2021 Actual	2020 Actual	Change
Wages and salaries	\$180,507	\$ 164,788	\$15,719
Public works maintenance	\$13,016	13,343	(327)
Contract services	\$89,086	81,642	7,444
Supplies and materials	\$68,056	64,437	3,619
Interest and finance	\$30,301	29,779	522
Transfer from (to) capital for tangible capital assets	\$21,096	13,568	7,528
Amortization of tangible capital assets	\$68,519	66,254	2,265
Loss on disposal of tangible capital assets	\$2,436	377	2,059
<b>Total</b>	<b>\$ 473,017</b>	<b>\$ 434,188</b>	<b>\$38,829</b>

Wages and salaries increased by \$12.0M due to collective agreement salary increases, vacancies being filled and rehiring staff for the gradual reopening of facilities relating to the impact of the COVID 19 pandemic. Public Works salary increased by \$3.7M due to collective agreement salary increases and seasonal labour hired for catch-up of maintenance projects that were delayed due to the COVID 19 pandemic.

Public Works non-salary decreased by \$0.3M mainly due to timing and distribution of expenses.

Contract services increased by \$7.4M mainly due to higher policing costs and higher contracts expenses as facilities gradually re-opened in 2021

Supplies and materials increased by \$2.8M due to more water purchases as rate and consumptions had increased and increase in fuel usage. Other operating expenses increased by \$0.8M mainly due to higher insurance and utilities expenses.

Interest and finance increased by \$0.5M mainly due to the increased debt payment to Greater Vancouver Sewerage & Drainage District offset.

Transfer from (to) capital for tangible capital assets increased by \$7.5M mainly due to capital expenses incurred in 2021 that did not meet the capitalization criteria including the payment for Canada Line Capstan Station projection, demolition of Minoru Aquatic Centre, and deconstruction of heritage building Phoenix Net Loft.

Amortization of tangible capital assets increased by \$2.3M due to more capital assets added and full year amortization for assets that were capitalized in 2021.

Loss on the disposal of tangible capital assets increased by \$2.1M mainly due to disposal of assets related to Minoru Aquatic Centre and various mechanical upgrades.

## Annual Surplus

The 2021 consolidated annual surplus of \$103.7M 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 \$103.7M annual surplus is the change in investment in capital assets of \$56.5M. This is the net activity of asset additions \$122.2M offset by amortization expense of \$68.5M, disposals and debt reduction.

Investment in LIEC increased by \$0.9M which relates directly to the LIEC net income in 2021.

Appropriated surplus increased by \$2.2M relating to future commitments and potential liabilities.

Reserves increased by \$37.7M due to the timing of capital expenditures. Included in the total reserve balance is \$333.5M committed towards active capital projects.

Surplus increased by \$5.9M due to 2021 operating surplus of \$5.7M and LIEC income.

Other surplus increased by \$0.4M.



# 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<sup>st</sup>, 2021 increased by \$51.0M to \$940M (2020 - \$889M).

# 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 increased by \$142.0M to \$672.0M and investments decreased by \$137.1M to \$696.9M.

In 2021, cash provided by operating activities was \$70.6M, compared to \$211.0M in 2020.

Cash used in capital activities was \$60.4M, compared to \$62.2M in 2020.

Cash used in financing activities was \$5.4M compared to \$5.2M in 2020, and was used to pay down MFA debentures.

Cash earned from investing activities was \$137.1M, compared to cash spent on investing activities was \$3.1M in 2020.

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, settles 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 2019-2021:

### Assessment of sustainability

<b>Sustainability ratios:</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Assets to liabilities (times)	7.6	6.8	7.3
Financial assets to liabilities (times)	2.8	2.5	2.6
Net debt to total revenues	3.0%	3.9%	4.8%
Net debt to the total assessment	0.02%	0.02%	0.03%
Expenses to the total assessment	0.5%	0.6%	0.5%
<b>Flexibility ratios:</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Debt charges to revenues	0.3%	0.3%	0.3%
Net book value of capital assets to cost	66.8%	67.3%	67.8%
Net book value of capital assets (excluding land) to cost	53.6%	54.1%	55.0%
Own source revenue to the assessment	0.5%	0.5%	0.5%
<b>Vulnerability ratios:</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Government transfers to total revenues	3.2%	3.4%	4.4%
Government transfers (excluding gaming revenue) to total revenues	2.2%	2.9%	1.8%

An explanation of each of the ratios is provided below.

- 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 revenue, 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.
- Net debt to 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 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 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 revenue, indicates the degree to which the local government is dependent on provincial or federal grants. A higher ratio indicates a higher proportion of grants.



# Environmental Analysis

The City provides a wide array of services to residents, businesses and visitors. The Council Strategic Plan help guide the development and implementation of the City's work programs and operations.

The following section highlights:

- Council Strategic Plan 2018-2022
- Environment
  - Business Licences
  - Housing Activity
  - Population
- City Services

# Strategic Focus

Council decisions guide and influence the City's social and physical development, the quality of life and lifestyle choices available to residents, the relative safety and protection of residents and businesses, and the role the City plays within the region. To help Council manage this important agenda, the "Council Strategic Plan" process is undertaken at the start of each new term of office to determine Council's desired focus and priorities in order to ensure City work programs are appropriately aligned. This process forms an integral part of City operations, and helps to ensure a focused and productive workforce that makes the most effective use of public resources. In alphabetical order, the eight strategic focus areas for the Council Strategic Plan 2018-2022 include:

- 1. A Safe and Resilient City**  
Continue enhancing and protecting the safety and well-being of Richmond.
- 2. A Supported Economic Sector**  
Continue facilitation of diversified economic growth through innovative and sustainable policies, practices, and partnership.
- 3. A Sustainable and Environmentally Conscious City**  
Adapt environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

## **4. An Active and Thriving Richmond**

Support an active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

## **5. An Engaged and Informed Community**

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.



## Strategic Focus

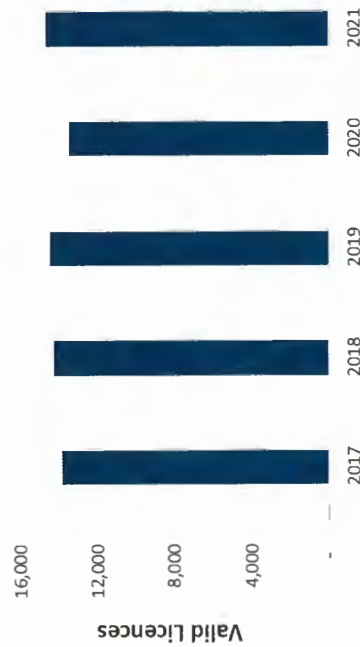
- 6. One Community Together**  
Continue support on vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.
- 7. Sound Financial Management**  
Maintain the City's strong financial position with clear accountability through transparent budgeting practices and effective public communication that supports the needs of the community into the future.
- 8. Strategic and Well-Planned Growth**  
Continue leadership in effective and sustainable growth that supports the City's physical and social needs.



## Business Licences

The total number of business licences issued increased to 14,685 in 2021 compared to 13,481 licences issued in 2020.

### Business Licences 2017-2021



## Housing Activity

In 2021, the total number of building permits issued was 1,139 which was a 11.2% increase from 2020. The year over year changes are cyclical. The increase is a result of increases in all types permits issued including single family dwellings, multi-family developments, commercial and industrial. The actual permit fees collected for 2021 was \$13.7M.

### Building Permits 2017-2021



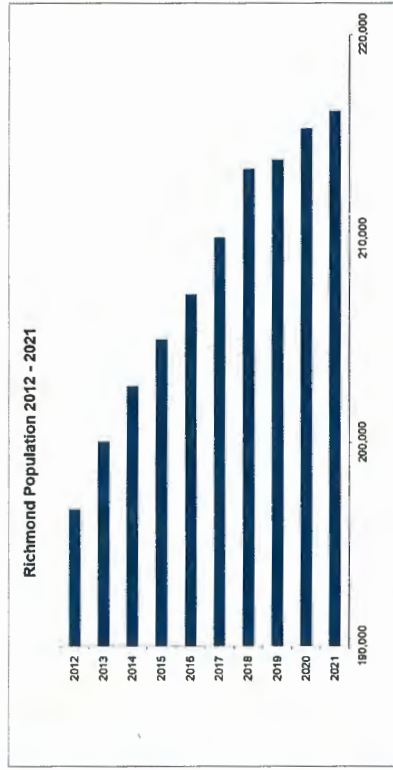
The construction value of building permits issued in 2021 was \$719.1M, which increased by approximately 0.3% from 2020 of \$717.1M.

The number of development applications received in 2021 increased by 2.1% to 148 applications from 145 applications in 2020. Total fees collected in 2021 increased by 33.8%.

## Population

Richmond's current population is estimated at 216,280 which is a 0.4% increase from 2020. According to the 2016 Census, Richmond is the fourth most populous municipality in the Greater Vancouver region.

### Richmond Population 2012-2021



*Graph has been updated with population figures from BC Stats, Demographic Analysis Section, updated Jan 2022.*

# Services

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 for the 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 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.
- Administering 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 2021 operating, capital and utility budgets.

	2019	2020	2021
Population growth (per annum) <sup>1</sup>	0.22%	0.71%	0.41%
Capital construction costs (\$mil) <sup>2</sup>	\$97.59	\$158.88	\$210.56
City Grants Program (\$mil)	\$0.84	\$0.82	\$0.85
Other grants (\$mil) <sup>3</sup>	\$1.64	\$1.59	\$1.54
RCMP calls for services	75,573	55,085	57,888
Fire Rescue Responses	9,491	6,412	9,494

<sup>1</sup> Annual growth based on updated population figures from BC Stats, Demographic Analysis Section, Jan 2022.

<sup>2</sup> This reflects the amended capital budget excluding internal transfers, debt repayment and contributions.

<sup>3</sup> 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 to carry out and meet 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<sup>st</sup> 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 2022 – 2026 Five Year Financial Plan combines the Operating, Utility and Capital 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:

<http://www.richmond.ca/cityhall/finance/reporting/fiveyear.htm>





# City of Richmond

## Report to Committee

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**To:** Finance Committee  
**From:** Ivy Wong  
Acting Director, Finance  
**Date:** April 8, 2022  
**File:** 03-0900-01/2022-Vol  
01  
**Re:** **Municipal Security Issuing Resolution**

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### Staff Recommendation

1. That a 20-year term \$96 million borrowing with a 20-year amortization period from the Municipal Finance Authority of British Columbia's (MFA's) 2022 Fall Borrowing Session, as authorized through Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334, be approved;
2. That the Metro Vancouver Regional District (MVRD) be requested to consent and to include the City of Richmond's 20-year term \$96 million borrowing with a 20-year amortization period in MVRD's Security Issuing Bylaw; and
3. That the Consolidated 5-Year Financial Plan (2022-2026) be amended accordingly.

Ivy Wong  
Acting Director, Finance  
(604-276-4046)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
 Acting GM, F&CS	
SENIOR STAFF REPORT REVIEW	INITIALS:
	
APPROVED BY CAO	
	

## **Staff Report**

### **Origin**

On April 4, 2022, the Inspector of Municipalities granted the Certificate of Approval to the City of Richmond's (City's) Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334. The City may now proceed with the Municipal Security Issuing Resolution (MSIR) in order to participate in the MFA Fall 2022 Long-Term Debt Program.

This report seeks Council's approval for the proposed MSIR for a 20-year term \$96 million borrowing with a 20-year amortization period from the MFA.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

*Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*

*5.1 Maintain a strong and robust financial position.*

### **Background**

On December 12, 2016, Council identified the Steveston Community Centre and Branch Library as a priority Phase 2 Major Facilities project for 2016-2026. Since then, Council has made a number of critical decisions that led to the enabling works of this major facility project.

On July 26, 2021, Council approved a capital budget of \$95 million for the Steveston Community Centre and Branch Library Capital Project from the following reserve funds:

- \$63.0 million from the Capital Building and Infrastructure Reserve;
- \$21.3 million from the Capital Reserve (Revolving Fund);
- \$5.7 million from the Steveston Community Amenity Provision; and
- \$5.0 million in contingency from the Capital Reserve (Revolving Fund).

On November 29, 2021, staff presented alternative funding source options to Council where a 20-year term borrowing of \$95 million with a 20-year amortization period was endorsed.

On February 14, 2022, the \$96 million<sup>1</sup> Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334 was adopted.

Upon receipt of the Certificate of Approval from the Inspector of Municipalities, the City may now proceed with the MSIR in order to participate in the upcoming MFA Fall 2022 Long-Term Debt Program.

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<sup>1</sup> The authorized loan amount of \$96 million is higher than the approved budget of \$95 million due to a 1% debt reserve fund that is required to be held by the MFA as security against loan default.

## Analysis

The timing of the maturity of the City's current 10-year long-term debt for the Minoru Centre for Active Living (Minoru Centre) allows the City to borrow for the Steveston Community Centre and Branch Library and to avoid any additional tax impact.

### Borrowing Interest Rate and Loan Term

The borrowing rate and term for the proposed Steveston Community Centre and Branch Library \$96 million loan are unknown at this time and will be determined by the MFA closer to the time of debt funding.

The actual loan term and interest rate of the City's borrowing request will depend on how the MFA structures the financing based on requests from its members, conditions of the capital markets and the interest rate environment at the time of debt funding. The final borrowing rate, once set upon debt issuance, will remain unchanged over the approved term of the loan.

The MFA long-term debt rates for the recent Spring 2022 debt issue were set at 3.36% for 10-year term and 3.71% for 20-year term respectively.

### Projected Debt Servicing Costs

The proposed \$96 million loan is intended to replace the City's existing debt servicing costs without any additional tax impact to the taxpayers. The City's current annual debt servicing cost for the \$50 million Minoru Centre loan is \$6 million. The Minoru Centre debt will be fully repaid and extinguished by April 2024.

The projection of future interest rates remain highly volatile and unpredictable due to economic conditions, interest rate movements, political issues, as well as other unforeseen external factors. Table 1 below provides an illustration of the estimated annual debt servicing costs for the proposed \$96 million MFA loan (20-year term with 20-year amortization period) at various levels of MFA borrowing rates. An average of \$0.5 million in annual debt servicing cost is anticipated for every additional 0.25% in borrowing interest rate.

MFA Borrowing Rate	Estimated Annual Debt Servicing Cost
2.25%	\$6.0 million
2.75%	\$6.5 million
3.25%	\$7.0 million
3.75%	\$7.5 million

Table 1. Estimated Annual Debt Servicing Costs at different MFA borrowing rates

### No Anticipated Tax Impact

The actual annual debt servicing cost of the proposed \$96 million MFA loan will not be known until closer to the time of debt funding. For the Fall 2022 MFA debt issue, debt funding is set to take place during October 2022.

Future interest rate conditions may cause the City's borrowing rate (thus the annual debt servicing cost) to be higher than projected. As illustrated in Table 2 below, the positive correlation between MFA long-term debt rates and the long-term market investment yields can mitigate the financial impact should interest rates go up. When such condition arises, it is anticipated that any potential debt servicing costs in excess of the current debt servicing level will be sufficiently covered by any incremental increase in income that the City will be earning on its investment portfolio. Thus, no additional tax impact is anticipated.

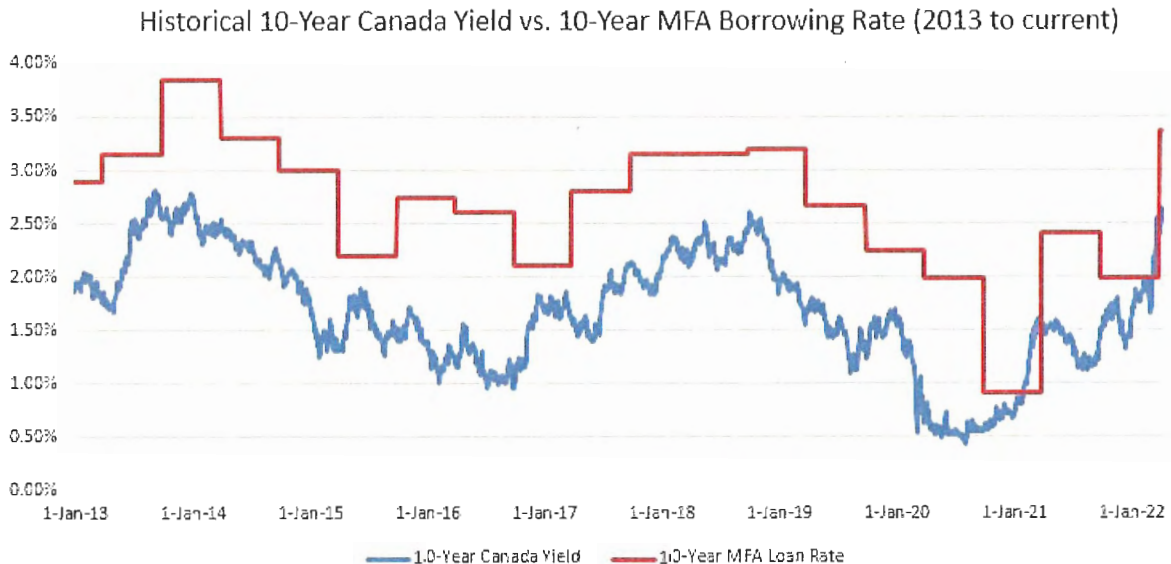


Table 2. Government of Canada 10-Year Bond Yields and 10-Year MFA Borrowing Rates

There are other ways to adjust the debt perimeters to maintain the current debt servicing level, such as reducing the borrowing amount by around \$25 million or extending the loan amortization to 25 or 30 years, etc. Staff believe that as long as no tax impact is resulted from the proposed borrowing, it remains advantageous for the City to undertake the full borrowing amount in order to lock in the interest rate (with anticipation that interest rate will continue to rise) by participating in the upcoming MFA debt issue.

If the City participates in the Fall 2022 MFA debt issue, the annual debt repayment will commence in year 2023. Since the current Minoru Centre debt is not going to be fully repaid until April 2024, the City will use any available debt provision balance and arising surplus to fund the excess debt repayment costs until such time the Minoru Centre debt is fully repaid.

### Recommendation

Staff recommend that the following Municipal Security Issuing Resolution be approved by Council:

1. That a 20-year term \$96 million borrowing with a 20-year amortization period from the Municipal Finance Authority of British Columbia's (MFA's) 2022 Fall Borrowing Session, as authorized through Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334, be approved;
2. That the Metro Vancouver Regional District (MVRD) be requested to consent and to include the City of Richmond's 20-year term \$96 million borrowing with a 20-year amortization period in MVRD's Security Issuing Bylaw; and

If the above is approved by Council, staff will forward the necessary information package to Metro Vancouver by June 1, 2022 in order for the City's loan request to be included in the Metro Vancouver Regional District Security Issuing Bylaw. The Metro Vancouver Committee and Board meetings to approve the loan requests for MFA Fall debt issue is anticipated to take place in July 2022.

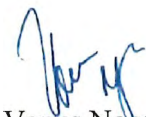
Upon final approval by the Inspector of Municipalities of the MVRD Security Issuing Bylaw, the loan request will be forwarded to MFA for consideration at its Annual General Meeting on September 13, 2022. Loan proceeds will be disbursed to the requesting municipalities by October 2022.

### **Financial Impact**

The Consolidated 5-Year Financial Plan (2022-2026) will be amended accordingly to include the net loan proceeds of \$95.04 million for the proposed \$96 million loan as authorized under the Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334. Future annual debt repayments of the proposed MFA borrowing will commence in year 2023 with the first payments to be funded from any debt provision balance and arising surplus until the expiry of the Minoru Centre debt.

### **Conclusion**

Staff recommend that the Municipal Security Issuing Resolution be approved in order to allow the City to obtain consent from Metro Vancouver to proceed with the MFA loan request for a 20-year term \$96 million borrowing with a 20-year amortization period, as authorized through the City's Steveston Community Centre and Branch Library Loan Authorization Bylaw No. 10334.



Venus Ngan, CPA, CA  
Manager, Treasury and Financial Services  
(604-276-4217)



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** March 28, 2022

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

**File:** 08-4055-01/2022-Vol 01

**Re:** Social Development Strategy (2013–2022): Progress Report for 2021

### Staff Recommendations

1. That the Building our Social Future – Social Development Strategy (2013–2022): Progress Report for 2021, as outlined in the staff report titled “Social Development Strategy (2013–2022): Progress Report for 2021”, dated March 28, 2022, from the Director, Community Social Development, be received for information; and
2. That the Building our Social Future - Social Development Strategy (2013–2022): Progress Report for 2021, be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

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

Att. 2

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

## **Staff Report**

### **Origin**

The City of Richmond's Building Our Social Future – A Social Development Strategy for Richmond (2013–2022), was adopted by City Council on September 9, 2013. The strategy provides a vision, three goals, nine strategic directions and 53 recommended actions that guide the City on social development matters and acts as a resource for external stakeholders. The City's role with respect to each action is defined in the strategy as are timelines and proposed partners.

The purpose of this report is to provide an update on the implementation of the Social Development Strategy for 2021.

This report supports Council's Strategic Plan 2018–2022 Strategy #1 A Safe and Resilient City:

*Enhance and protect the safety and well-being of Richmond.*

This report supports Council's Strategic Plan 2018–2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

This report supports Council's Strategic Plan 2018–2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

This report supports Council's Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

### **Analysis**

The Social Development Strategy provides a roadmap for the City, community partners, residents and other stakeholders to improve the quality of life for Richmond residents. The City regularly publishes progress reports outlining achievements towards the strategy's short, medium, long term and ongoing actions. The overarching goals of the strategy: to enhance social equity and inclusion, to engage Richmond's diverse citizens, and to build on social assets and community capacity, continue to be of critical importance.

The Building Our Social Future – A Social Development Strategy for Richmond (2013–2022): Progress Report for 2021 (Attachment 1) highlights the significant progress and achievements undertaken throughout the past year to address the goals, strategic directions and actions outlined in the strategy. In addition to reaching notable milestones on many actions, the City and the community continued to work together in 2021 to support Richmond residents in navigating changing needs brought on by the pandemic.

### Highlighted Achievements in 2021

In 2021, significant advancement and achievements towards the Social Development Strategy's goals, strategic directions and actions were completed, including:

- The first two Early Childhood Development (ECD) Hubs, Sprouts and Seedlings, secured through community amenity contributions, were transferred to the City in 2021. The Sprouts ECD Hub located in Capstan Village is leased to the YMCA of Greater Vancouver and the Seedlings ECD Hub located in Brighthouse Village is leased to Richmond Society for Community Living. These ECD Hubs are the City's 11th and 12th City-owned, purpose-built child care facilities and provide Richmond families with support services, community programming and access to 199 new licensed child care spaces.
- City Council approved an increase to the Low-End Market Rental contribution rate from 10% to 15% for developments with more than 60 units located within the City Centre. This change ensures that the City maximizes the number of affordable housing units built in new developments. Council also approved increases to the Low-End Market Rental cash-in-lieu rates to reflect current construction costs and sale prices.
- The City took steps towards the 94 Calls to Action from the Truth and Reconciliation Commission (TRC) of Canada. The City initiated a mandatory staff training program about the history and culture of Indigenous communities in Canada, the history of residential schools and treaties within the country. The training covered a basic foundation regarding the relationship between Indigenous Peoples and Canada, and the TRC.
- The City received \$3.35 million in provincial funds through the Union of BC Municipalities (UBCM) Strengthening Communities' Services grant program to address the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Initial projects under this initiative are related to food delivery, a new training program for City staff, and a public education and awareness initiative. Highlights include:
  - In partnership with Turning Point Recovery Society, the City opened an enhanced drop-in centre for people experiencing homelessness. Located at the Brighthouse Pavilion, this initiative ensures that individuals experiencing homelessness have access to necessities, including showers, laundry, meals, counselling, and referrals to other services and supports.
  - In partnership with The Salvation Army, the City provided additional capacity for winter shelter beds by opening a warming centre at South Arm Outdoor Pool. The warming centre provided individuals experiencing homelessness a place to stay dry and warm during nights of extreme cold weather.
- Over 235 individuals throughout BC, Canada and internationally participated virtually in the annual City of Richmond Diversity Symposium. The Symposium consisted of eight engaging sessions over five days on a diverse array of topics including decolonizing practices, transgender resiliency, the dementia and disability community's inclusion in decision-making, anti-racist organizational change, and utilizing co-design for strategy and program development with diverse communities. The Symposium featured new accessibility measures for participants with visual or hearing impairments.

- City Council adopted the Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (Collaborative Action Plan). Developed using a UBCM grant, the Collaborative Action Plan builds on the City's ongoing commitment to increase social equity. In collaboration with the community, it will guide the City's approach to reducing and preventing poverty in Richmond over the next ten years.

All 53 actions outlined in the strategy are either in progress or completed. A complete list of actions and the current status of each is available in Attachment 2. With Council's approval, the progress report for 2021 will be distributed to key stakeholders, including local Members of Parliament, local Members of the Legislative Assembly and posted on the City's website.

In 2022, the City will continue to implement actions in the Social Development Strategy and initiate preparation to develop a new 10 year Social Development Strategy.

### **Financial Impact**

None.

### **Conclusion**

The Social Development Strategy continues to be an important and effective guide for responding to and addressing social matters in Richmond. The progress report for 2021 highlights the implemented actions and initiatives outlined in the Social Development Strategy and informs City Council and the community about the status of the strategy's short, medium, long term and ongoing actions. Ongoing and collaborative work in advancing actions within the strategy continues to contribute to enhanced social equity and inclusion, strengthened social assets and increased community engagement and capacity in Richmond.



Claire Adamson  
Manager, Community Social Development  
(604-247-4482)

- Att. 1: Building Our Social Future – A Social Development Strategy for Richmond (2013–2022):  
Progress Report for 2021
- 2: Building Our Social Future – A Social Development Strategy for Richmond (2013–2022):  
All Actions – Status as of December 31, 2021

# Building Our Social Future A Social Development Strategy for Richmond (2013–2022)

Progress Report for 2021



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## Introduction

Building Our Social Future – A Social Development Strategy for Richmond (2013–2022) was adopted by City Council on September 9, 2013. The strategy was prepared following extensive engagement with the community and consists of a vision, three major goals, nine strategic directions, and 53 recommended actions. The actions are divided into short-term (0–3 years), medium-term (4–6 years), long-term (7–10 years), and ongoing timelines. A summary of the strategy actions is presented in Appendix A.

When the Social Development Strategy was adopted, five key areas emerged as priorities:

1. Cultural Diversity
2. Aging of the Population
3. Social Capital and Infrastructure
4. Children, Families, and Youth
5. Affordable Housing and Affordable Living

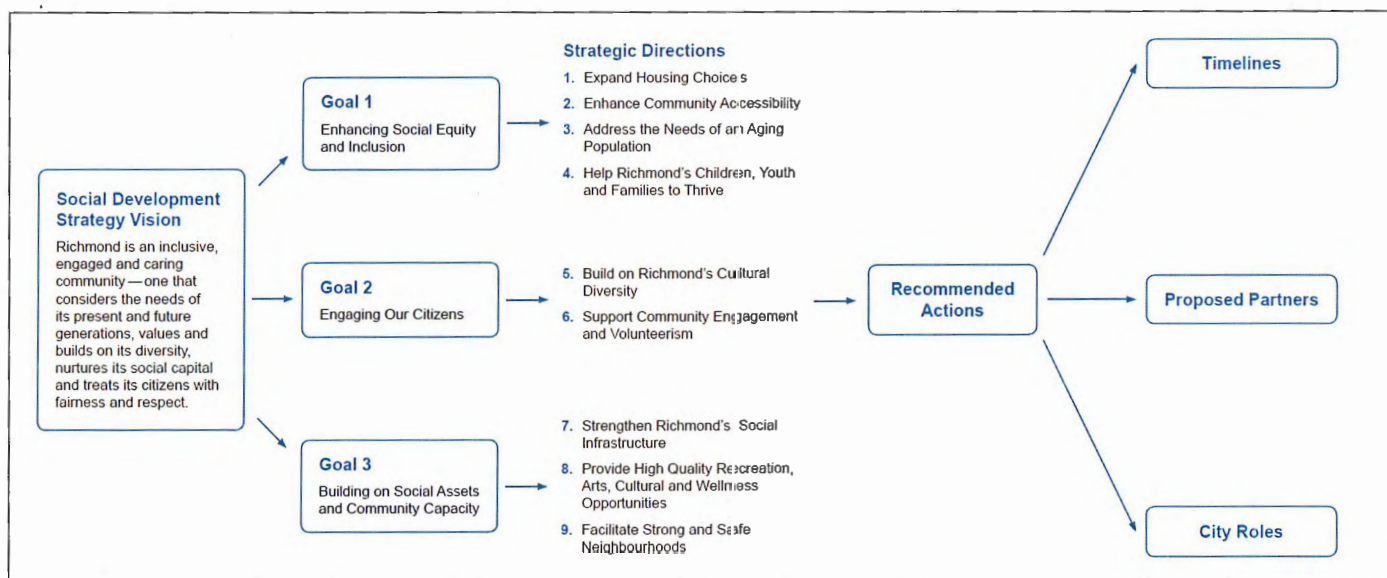
These areas continue to be relevant today and significant progress in addressing the actions has been made since the strategy was adopted. Achievements are detailed in previous progress reports, which are available on the City's website. This report highlights achievements by the City and community in advancing the goals, directions, and actions of the strategy in 2021.

As Richmond and the region continue to grow and develop, social issues become increasingly complex and challenging. In addition to social concerns related to predictable community growth and change, 2021 saw the continuation of the COVID-19 pandemic and multiple extraordinary weather events that affected individuals, families and businesses in Richmond, with vulnerable populations experiencing the most severe impacts. The safety and well-being of the community remained a significant priority. Many services continued to operate remotely, where possible, while community facilities expanded in-person and hybrid program delivery options while adhering to strict health guidelines and protocols.

The COVID-19 pandemic has profoundly affected the daily lives of Richmond residents and specific populations in particular, including children, youth, families, seniors and isolated or otherwise vulnerable populations. It has impacted employment, social and recreational activities, access to programs and services, and notably, mental health. The impact of the pandemic on the social sector in Richmond has been significant and persistent. Continued research and monitoring of the short and longer-term implications of the pandemic on residents and businesses in Richmond will be critical to the planning and provision of social development services for the foreseeable future.

## About the Strategy

### Social Development Strategy Framework



## Progress Snapshot for 2021

Strategic Direction	Indicator(s)	2020	2021
1. Expand Housing Choices	Number of Low-End Market Rental (LEMR) Units Secured with Housing Agreements	47	91
	New Cash-in-Lieu Contributions to the Affordable Housing Reserve Fund	\$565,749	\$840,073
2. Enhance Community Accessibility	Number of Individuals Receiving Subsidy for the Recreation Fee Subsidy Program (RFSP) <sup>1</sup>	1,880	1,241 <sup>2</sup>
	Number of new and retrofit Accessible Pedestrian Features added to Traffic Signals and Special Crosswalks <sup>3</sup>	8 (new)	8 (new)
3. Address the Needs of an Aging Population	Number of Participants in 55+ Recreation and Sport Registered Programs	5,878	10,442
	Number of 55+ Fitness, Sports, Aquatics and Games Room Passes Scanned at Community Centres	116,354	219,568
	Number of 55+ Wellness Clinic Participants	778	232 <sup>4</sup>
4. Help Richmond's Children, Youth and Families to Thrive	Number of Operational Licensed Child Care Spaces in Purpose Built City-Owned Child Care Facilities	368	583
	Number of Operational Licensed Child Care Spaces in Community Centres	781 <sup>5</sup>	801
	Number of Youth Week Participants	3,955	261 <sup>6</sup>
5. Build on Richmond's Cultural Diversity	Number of Diversity Symposium Participants	318	235 <sup>7</sup>
	Attendance at City Festivals, showcasing Richmond's Cultural Diversity	68,500	56,100 <sup>8</sup>
6. Support Community Engagement and Volunteerism	Number of Hours of Volunteer Service Contributed Through the <i>I Can Help</i> Volunteer Database	17,123	18,203
	Number of People Engaged on LetsTalkRichmond.ca on the City of Richmond Website	1,803	5,843

1 The RFSP is administered from September 1 to August 31 annually.

2 Due to the COVID-19 pandemic, in-person programming was disrupted beginning in March 2020. Though facilities safely reopened and provided in-person programming at reduced capacities throughout 2021, the RFSP received fewer applications, potentially due to hesitancy in participating amidst evolving health guidelines.

3 A multi-year program to retrofit all City-owned traffic signals and special crosswalks was completed in 2020. As of 2021, any added accessible pedestrian features are associated with the installation of new devices.

4 In 2020, regular programming was offered from January through March. In 2021, Wellness Clinics were offered beginning in mid-fall at only three locations with limited services.

5 The preschool at Sea Island Community Centre, which provides 20 child care spaces, was closed in 2020 due to the COVID-19 pandemic.

6 2020 participation was based on social media interactions and engagement in virtual events. 2021 participation was based on in-person attendance at programs and events.

7 The Diversity Symposium was held virtually in 2020 and 2021. The symposium featured nine sessions in 2020 and eight sessions in 2021.

8 Attendance in 2020 was based on online event views. Attendance in 2021 was based on a combination of online views and in-person attendance.

Strategic Direction	Indicator(s)	2020	2021
7. Strengthen Richmond's Social Infrastructure	Value of Health, Social and Safety Grants	\$593,133	\$626,970
	Value of Child Care Grants	\$54,000	\$47,019
	Value of Parks, Recreation, and Community Event Grants	\$107,828	\$112,828
	Value of Arts and Culture Grants	\$114,315	\$116,815
8. Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities	Participation in Recreation	643,245	1,255,111 <sup>9</sup>
	Participation in Arts Education Programs	23,800	11,492 <sup>10</sup>
	Number of New Public Art Installations (Permanent and Temporary)	35	31
	Number of Pop-up Library Interactions with Community Members	42,000	28,000 <sup>11</sup>
9. Facilitate Strong and Safe Neighbourhoods	Total Kilometres of Bike Routes	79.4	86.8
	Number of Community Policing Volunteers	197	147 <sup>12</sup>



<sup>9</sup> Includes total visits to registered and drop-in programs, school programs, and non-major special events (in-person and virtual) for all ages at all Recreation and Sport facilities and locations. Attendance in programs was disrupted significantly in 2020 due to impacts of the COVID-19 pandemic. Facilities expanded program offerings with reduced capacities throughout 2021.

<sup>10</sup> Includes in-person participation in registered arts, dance, music, and performing and visual arts programs for all ages. Programs in 2020 were held in-person until March and virtual for the remaining months of the year.

<sup>11</sup> Interactions in 2020 reflect virtual participation in 880 online programs between March and December. Interactions in 2021 included participation in 1,150 online and in-person (outdoor and indoor) programs, with reduced capacities at in-person events.

<sup>12</sup> Community policing volunteer activities were suspended in March 2020 and resumed in June 2020; however, the scope of these activities remained limited throughout 2021.

# Social Development Strategy Progress in 2021

## Goal 1: Enhancing Social Equity and Inclusion

### Strategic Direction 1: Expand Housing Choices

Affordable housing is fundamental to individuals and families' physical, economic and social well-being, and is a crucial component of diverse and inclusive communities. The City remains committed to playing a leadership role in increasing housing choices for low and moderate-income households in Richmond. Using a range of tools, including land contributions, funding, City policies, and partnerships, the City has approved more than 1,500 affordable housing units since 2007.

While the City has achieved considerable success, housing affordability is a complex issue that cannot be solved by one level of government alone. In particular, the federal and provincial governments must provide dedicated, sustained sources of funding for affordable housing developments. On an ongoing basis, the City meets with BC Housing and Canada Mortgage and Housing Corporation to advocate for additional funding commitments to support new developments in Richmond.

### Highlighted Achievements

- In November 2021, City Council approved an increase to the Low-End Market Rental contribution rate from 10% to 15% for developments with more than 60 units located within the City Centre. This change ensures that the City maximizes the number of affordable housing units built in new developments. In November, Council also approved an update to the Low-End Market Rental cash-in-lieu rates to reflect current construction costs and sale prices.
- The Low-End Market Rental program secured 91 additional affordable housing units for Richmond residents and \$840,073 in cash-in-lieu contributions in 2021, which will support new affordable housing developments in the future.
- Construction began on the Bridgeport Supportive Housing development, which will provide 40 temporary supportive units for people experiencing homelessness in Richmond. The building, located on City-owned land and in partnership with BC Housing, is scheduled to open in summer 2022.



- Throughout 2021, the City responded to challenges associated with the COVID-19 pandemic, particularly for the most vulnerable members of the community. The Emergency Response Centre, in partnership with BC Housing and Turning Point Recovery Society, provides up to 45 safe spaces for individuals experiencing homelessness to be sheltered and physically distanced during the pandemic, reducing the spread of the virus in the community.
- In August 2021, the City received \$3.35 million through the Union of BC Municipalities (UBCM) Strengthening Communities' Services grant program to address the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Projects under this initiative include actions related to food delivery, a new training program for City staff, and a public education and awareness initiative. Highlights include:
  - In partnership with Turning Point Recovery Society, the City opened an enhanced drop-in centre and shower program for people experiencing homelessness. Located at the Brighthouse Pavilion, this initiative ensures that individuals experiencing homelessness have access to necessities, including showers, laundry, meals, counselling and referrals to other services and supports.

- In partnership with The Salvation Army, the City provided additional capacity to support winter shelter beds by operating a warming centre at South Arm Outdoor Pool. The warming centre provided individuals experiencing homelessness a place to stay dry and warm during nights of extreme cold weather.
- The City continued to work with BC Housing and local non-profit organizations to deliver enhanced winter services for Richmond residents experiencing homelessness. During the winter season, a total of 90 shelter spaces were available for those in need.
- In December 2021, the City completed the 2021 Housing Needs Report, which summarizes the housing needs of Richmond residents. The report will inform the development of future housing policies and programs.
- The City continued to work with various organizations, stakeholders and committees on ongoing issues that impact the housing choices for the community, including Urban Development Institute, Richmond Centre for Disability and Richmond small home builders.



## Strategic Direction 2: Enhance Community Accessibility

Enhancing accessibility and reducing barriers to participation in community life are fundamental to creating inclusive communities. Accessibility refers to physical factors (such as the design or modification to the built environment) and non-physical factors (such as financial barriers or limiting attitudes and beliefs).

Richmond is considered a leader in building an inclusive and accessible community. This is made possible through community partners, including community associations and societies, to ensure that facilities, programs and services are accessible, have low or no barriers to participation, and are designed for the needs of all individuals, regardless of ability or means.

### Highlighted Achievements

- In December 2021, City Council adopted the 2021—2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond. Developed using a UBCM grant, the Collaborative Action Plan builds on the City's ongoing commitment to increase social equity and is intended to guide the City's approach, in collaboration with the community, to reducing and preventing poverty in Richmond over the next 10 years.
- The Recreation Fee Subsidy Program (RFSP) continued to provide residents of all ages, who are experiencing financial hardship, with financial support to access a wide range of parks, recreation, and cultural programs offered by the City and community associations and societies. The RFSP provided 1,241 residents with increased access to 1,106 registered programs and 25,705 drop-in opportunities at Richmond community facilities between September 2020 and August 2021.
- The City received the prestigious 2021 Architecture Prize for Accessibility from the International Olympic Committee, International Paralympic Committee, and International Association for Sports and Leisure Facilities for the Minoru Centre for Active Living. The facility received the honour for its integration of accessible design features, including:
  - Easy and dignified access to the various pools;
  - Multiple drop-off areas to facilitate accessible transportation modes;
  - Barrier-free front doors and accessible reception centres; and
  - Adequately sized change room and shower facilities to accommodate families or individuals using an assistive device.
- In 2021, the City upgraded 20 bus stops by installing a landing pad to provide accessibility for those using a mobility device. Now 85.9% of bus stops (620 of 722) are accessible in Richmond, compared to the regional average of 81.3%.
- The City's Engineering Design Specifications were updated to increase sidewalk width requirements from 1.5 m to 2.0 m on arterial roadways. The increased width provides appropriate pedestrian facilities in coordination with adjacent land uses redeveloped at higher densities and enhanced accessibility for persons using mobility devices.
- New special crosswalks with enhanced accessibility features were installed on Shell Road at Thomas Kidd Elementary School and on No. 5 Road at Jacobson Way.
- The Library Board Trustees unanimously voted to permanently remove late fines in February 2021 to ensure Richmond Public Library resources remain accessible for everyone in the community throughout their lifetime, regardless of circumstance.
- In 2021, there were over 2.5 million visits to the Library's website and over 7,200 new library cards were issued. To relieve social isolation for homebound library customers and ensure they remained connected to the Library, Library staff delivered over 3,200 items to over 50 Home Services customers.



## Strategic Direction 3: Address the Needs of an Aging Population

The senior population in Richmond is incredibly diverse and heterogeneous. The term ‘senior’ describes adults aged 55 years and older, encompassing several life stages and ages. In Richmond, seniors are the fastest growing segment of the population. Supporting seniors to age well requires collaboration between the City and many organizations and groups, including community associations and societies, community service organizations, health agencies and the private sector.

City Council-adopted strategies and plans guide the program and service delivery for Richmond’s vibrant, healthy and engaged senior population. In 2021, COVID-19 related grant funding supported the development of new safe and accessible program opportunities for seniors.



### Highlighted Achievements

- In February 2021, the City received a \$10,000 COVID-19 Response Grant from the United Way’s Safe Seniors, Strong Communities (SSSC) initiative to expand existing virtual programming available for seniors during the COVID-19 pandemic to include phone-in programming options. The City, community associations and societies, and the Richmond Public Library collaborated with Richmond Cares, Richmond Gives to deliver over 30 phone-in programs to 150 participants who may not have had access to virtual programs.
- In fall 2021, Minoru Seniors Society received a \$1,000 grant from the ICBC Provincial Community Grants Program for a Road Safety Series for seniors. The in-person series was a collaboration between the City, Minoru Seniors Society and several community partners, including ICBC; the Richmond RCMP;

Richmond Cares, Richmond Gives; Walk Richmond and TransLink. Topics included accessing transit, driving transitions, pedestrian safety, safe driving in the weather, and safe walking in poor weather.

- For seniors week in June 2021, the City, community associations and societies, and other community partners offered seven days of free outdoor, virtual and phone-in activities to celebrate and recognize the contributions seniors bring to the community. More than 285 seniors participated in programs themed *Reconnect, Restore and Reactivate*. The week featured the one-day biennial *Activate! Health and Wellness Fair* consisting of healthy living and active aging virtual workshops.
- As part of National Seniors Day on October 1, the City showcased positive images of seniors in Richmond through a Positive Aging Campaign aiming to reduce ageism and existing stereotypes. The theme, *How Aging Positively Spreads*, highlighted the impact and rippling effect one person can have in creating positivity across a community. The Richmond News featured the campaign in the article, *Richmond community members share advice on ‘aging positively,’* which was shared on the City’s social media platforms, online and in-person at various City facilities.
- Together with the Minoru Seniors Society, the Library offered a Pen Pals program that paired local seniors with a youth letter writer. This program provided teens with valuable writing experience and supported seniors experiencing social isolation. Twelve youths and nine seniors exchanged 109 letters between June and December 2021. One pair (youth/senior) has noted a lasting friendship resulting from this project.

## Strategic Direction 4: Help Richmond's Children, Youth and Families to Thrive

The City, other levels of government, community partners and organizations, and individual residents play a crucial role in helping Richmond's children, youth and families to thrive. A positive start to life and a nurturing environment are critical factors for the health and well-being of our community. It is vital to provide opportunities to be physically active, experience nature, enjoy learning and form positive relationships with others in appealing, safe and accessible settings.

Children and youth are an integral part of Canadian society. They need to be involved in planning neighbourhoods, amenities and services that help to ensure Richmond remains a place where diverse families can flourish. Investing in child and youth development includes fostering the provision of child care and early learning experiences, and delivering programming and supports for youth and their families.

### Highlighted Achievements

- In April 2021, City Council adopted the 2021–2031 Richmond Child Care Action Plan utilizing a \$25,000 Child Care Planning Grant from UBCM. The Plan updates the inventory of child care spaces in Richmond and outlines space creation targets for the next 10 years.
- In partnership with the Richmond Child Care Resource and Referral, the City delivered a virtual Child Care Symposium on May 1, 2021, celebrating the start of May as Child Care Month. The online symposium, titled *Not Just Surviving – But Thriving – In These Exceptional Times*, was presented by Dr. Vanessa Lapointe and provided free and accessible professional development for participants.
- In January 2021, the City launched the Youth Civic Engagement Program. This free eight-week education-to-action program creates opportunities for youth to engage with one another, develop new skills, and learn about local government. The final session allowed participants to present project ideas to the Mayor and Council Members at a virtual mock City Council Meeting. Two cohorts completed the program in 2021, consisting of a total of 20 youth between the ages of 15 and 23 years.
- On February 24, 2021, the City, the Richmond School District and the Library recognized ERASE (Expect Respect and a Safe Education) Bullying Day by raising awareness about the issue of bullying and encouraging everyone to wear pink to show support for the cause. Through collaboration, education and celebration, the City and its partners created opportunities for citizens to feel safe, connected, and empowered.
- During Youth Week, the first week in May, the City hosted a virtual U-ROC (Richmond Outstanding Community) Youth Awards ceremony to celebrate the achievements and dedication of Outstanding Youth and Asset Champions in the community. Youth Week initiatives took place over seven days, with 13 virtual and in-person activities held for youth.
- The City provided cycling education courses to Grade 6 and 7 students at 18 elementary schools and a total of 1,600 students. The remaining 20 elementary schools will participate in 2022, so that all Grade 6 and 7 students in Richmond will receive training over two years.
- The Library offered a three-part virtual program series designed to help parents and caregivers learn ways to help their children and youth respond to depression, anxiety and other mental health issues during the pandemic and times of crisis. Approximately 150 people attended these programs, which were made possible by a Democracy Spark Grant.



## Goal 2: Engaging Our Citizens

### Strategic Direction 5: Build on Richmond's Cultural Diversity

Richmond is one of the most diverse cities in Canada, with residents from over 150 different ethnic and cultural backgrounds. Richmond's diversity goes beyond race and culture, and encompasses age, income, ability, and sexual and gender identity and expression, among other dimensions. Greater diversity contributes to increased community vibrancy, creativity and economic growth regarding skills, backgrounds and experiences.

Attention was placed on education and awareness related to diversity, equity and inclusion in 2021; particularly to the history and culture of Indigenous communities in Canada.

#### Highlighted Achievements

- Over 235 individuals throughout BC, Canada and internationally participated in the City's annual Diversity Symposium, held virtually for the second year in 2021. The Symposium consisted of eight engaging sessions over five days on a diverse array of topics, including decolonizing practices, transgender resiliency, anti-racist organizational change, and utilizing co-design for strategy and program development with diverse communities. This year, the Symposium featured new accessibility measures for participants with visual or hearing impairments, including providing voiceover welcome information for sessions, live closed captioning, and screen-reader compatible instructions during the registration process.
- The City and Library took steps towards the 94 Calls to Action from the Truth and Reconciliation Commission (TRC) of Canada:
  - The City initiated a mandatory staff training program about the history and culture of Indigenous communities in Canada, the history of residential schools and treaties around the country. Training also covered the basic foundation on the relationship between Canada and Indigenous Peoples, and the TRC.
  - The Library developed a diversity, equity and inclusion training initiative for all staff in 2021. Topics covered included gender identity, reconciliation and Indigenous rights, and anti-racism.
  - The Library created a dedicated Indigenous Resources webpage on its website, designed for acknowledgement, inclusion and education.
  - The Library partnered with Connections Community Services Society to offer a 10-installment podcast series that featured various Indigenous Storytellers. In 2021, the Library provided several online events and learning opportunities in honour of National Indigenous Peoples Day, which encouraged participants to listen, reflect and learn about the history, heritage and contributions of vibrant and diverse First Nations, Inuit, and Métis communities.
- Richmond celebrated Pride Week through a combination of virtual and in-person activities, including:
  - An online youth poetry workshop;
  - A drag queen storytime (offered virtually and in-person through the Library);
  - A presentation by Brock McGillis, a former professional hockey player who shared his coming out journey along with messages of self-empowerment, mental health and inclusivity; and
  - The unveiling of "Signs of Pride," a collaborative community-engaged art project at West Richmond Community Centre by a group of youth and professional artists Sam McWilliams, Paige Gratland and Phranc.



- To create awareness about the history and contributions of Black community members, the Library recognized Black History Month in February 2021 with a series of programs. One program was a panel discussion acknowledging and exploring the Canadian Black Family theme. Panellists from diverse backgrounds and demographics shared how their history has informed their lives and lived experiences.
- Together with Connections Community Services Society, the Library received a Province of BC Multiculturalism Grant to purchase podcasting kits and develop a podcasting program to reduce barriers for BIPOC youth and young adults looking to enter the world of podcasting. The kits and training provided participants with the technology and skills needed to start their own podcast.
- Doors Open Richmond is an annual event that celebrates cultural diversity and raises civic awareness by offering a look inside places of worship, cultural centres, ethnic and local businesses, as well as museums, heritage sites and civic spaces. Participating locations provide free access to activities that promote intercultural understanding. The virtual event took place over one week in June, with 35 partner sites featuring new videos and behind-the-scenes footage. The 2021 event included an Indigenous smudging ceremony for the first time and new partnerships intended to increase the visibility of cultural groups, including the Fairchild Media Group.

## Strategic Direction 6: Support Community Engagement and Volunteerism

The City recognizes volunteering and community engagement as foundational elements of a healthy and strong community. Volunteers and engaged citizens provide the City with valuable perspectives in the community by participating on advisory committees and providing input to community planning initiatives. Through meaningful engagement opportunities, Richmond residents help shape critical decisions. This results in improvements to accessibility and a greater understanding of community needs and interests.

Volunteers also play a critical role in providing services directly to community members and supporting initiatives led by the City and other organizations, enhancing overall capacity to deliver effective programs. Volunteer opportunities allow interested individuals to be of service to the community and their neighbours and provide valuable life and learning experiences.



### Highlighted Achievements

- In 2021, 443 volunteers provided 18,203 volunteer hours by engaging in over 150 opportunities coordinated through the City's *I Can Help* volunteer database. While the overall number of volunteers and volunteer hours are lower than pre-pandemic levels, a large contingent of the Richmond community continues to volunteer and contribute to a healthy and connected community.
- Public engagement opportunities in 2021 resulted in valuable community input on a variety of initiatives related to planning and development, transportation, sustainability, parks, capital projects and affordable housing, including:
  - The 2021–2031 Richmond Child Care Action Plan
  - The development of a new Youth Strategy
  - The development of a new Seniors Strategy
  - City's Cycling Network Plan update: Phase 1 (June 2021) and Phase 2 (November 2021)
  - The City's 5-Year Financial Plan
  - The Public Space Patio Program
- Richmond Fire-Rescue (RFR) continued to advance public safety awareness, education and community connections by providing training activities, participating in community events, and providing social media video updates. Notably in 2021, RFR launched the department's official Instagram page, which garnered approximately 800 followers with over 360 posts.
- In 2021, the Richmond Block Watch program consisted of 303 groups totalling 7,089 participants. The Block Watch program encourages neighbours to connect and create community as areas strive towards the common goal of vigilance and cooperation.

## Goal 3: Building on Social Assets and Community Capacity

### Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Social infrastructure refers to the various assets that accommodate and support social services and social development in the community. In addition to taking a lead role, the City collaborates with other levels of government, various non-profit agencies, public partners and private organizations to leverage funding opportunities and support service delivery in the community.



### Highlighted Achievements

- The City provided support to many non-profit organizations that enhance the quality of life in Richmond through the City Grant Program. These organizations play an integral role in providing programs and services to community members that contribute to the well-being of residents. City funding also helps build organizational capacity and encourages partnerships to align resources across the community.
  - \$626,970 was allocated through the Health, Social and Safety Grants program to 25 community service organizations providing valuable programs and services in the community.
  - \$47,019 was approved for Child Care Grants to seven non-profit organizations that deliver or support licensed child care in Richmond.
  - \$116,815 was awarded to 20 arts and culture organizations through the annual Richmond Arts and Culture Grants program, which supports not-for-profit arts and culture organizations through funding for operating and project assistance.

- \$112,828 was awarded to nine community service organizations. The annual Parks, Recreation and Community Events Grant program assists non-profit community organizations in delivering programs and services that support the health, well-being and community connection of Richmond residents.

- The first two Early Childhood Development (ECD) Hubs, Sprouts and Seedlings, secured through development as community amenity contributions, were transferred to the City in 2021. The Sprouts ECD Hub located in Capstan Village is leased to the YMCA of Greater Vancouver, and the Seedlings ECD Hub located in Brighthouse Village is leased to Richmond Society for Community Living. These ECD Hubs are the City's 11th and 12th City-owned, purpose-built child care facilities and will provide Richmond families with support services, community programming, and access to 199 new licensed child care spaces.
- The City's Child Care Development Reserve received \$22,978 in developer amenity contributions in 2021. These funds will assist the City in the creation of new child care spaces and support the operations of child care within the city.
- To support economic recovery for Richmond residents, the Library offered two Job Fairs in 2021, one virtual, presented in partnership with WorkBC Employment Services, and one in-person, presented in partnership with WorkBC and the British Columbia Hotel Association (BCHA). Over 450 people attended the two events.



## Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

Active involvement in recreation, arts, cultural and wellness opportunities leads to healthier lives and better connection to the community. These activities promote fun, physical activity and lifelong learning.

Despite the continued uncertainty brought about by the COVID-19 pandemic, community facilities remained open, with 1,255,111 visits to facilities through registered programs, drop-in admissions and membership scans in 2021. Indicators suggest that the community has a strong interest in returning to programs and services, as drop-in and program registration were approximately 88% of 2019 (pre-pandemic) participation levels. The numerous opportunities offered through community facilities engage residents with a wide range of interests and ways to lead healthy and active lifestyles.

### Highlighted Achievements

- The Richmond Food Recovery Network, created in partnership with FoodMesh, was the recipient of the 2021 British Columbia Economic Development Association Community Project Award in recognition of an organization that has implemented various economic development initiatives that provide economic benefits to a community or region. The Richmond Food Recovery Network exceeded expectations by nearly doubling all target goals and provided the community with over 644,000 meals while diverting 414,555 kg of food from waste streams. The total donation value of these goods was \$2.2 million. Over 60 local businesses, charities and farmers joined the network to divert surplus food to those in need.
- The Richmond Museum Society received a 2020 Richmond Heritage Award in 2021 for the Self-Guided Historical Walking Tours in the Terra Nova and Brighouse neighbourhoods. An addition to the walking tour series in 2021 featured the history of Sea Island and Burkeville, including points of interest about the Vancouver International Airport (YVR) and Richmond's aviation history. The Self-Guided Historical Walking Tour map series was developed to engage the community during the COVID-19 pandemic in learning about Richmond's past while being physically active outdoors.
- Richmond Culture Days returned, between September 24 – October 24, 2021, with 63 unique in-person and virtual activities.
- With the support of 40 volunteers and many Richmond's local arts organizations, an estimated 1,500 patrons safely participated in hands-on workshops, demonstrations and performances during the opening weekend. The Culture Days national organization, once again, recognized Richmond as one of the Top 5 most engaged mid-size cities and Top 10 in Canada overall.
- The Engaging Artists in Community Public Art program invites artists to engage the community in innovative ways in the making of art, to foster individual creative expression, multigenerational and cross-cultural exchange and community building. In 2021, the Engaging Artists in Community program facilitated 1,662 hours of community participation through projects such as:
  - Exploring Ecology Through Place, by artist Rachel Rozanski;
  - Stories of Home – Past and Present; and
  - Whimsical Garden, a project by J Peachy, supported by Pat Calihou, Melissa West Morrison, Yolanda Weeks and Tiffany Yang.



## Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Strong and safe neighbourhoods connect people to their neighbours, foster a sense of inclusion and belonging, and support a more enriched quality of life. Enhancing the overall safety of our public spaces encourages active living and promotes economic vitality.

The COVID-19 pandemic has highlighted the importance of safe and connected neighbourhoods to community and social resilience. The City partnered with various organizations on new and continued initiatives that focused on facilitating strong, safe neighbourhoods.

### Highlighted Achievements

- During the extreme heat events in summer 2021, community cooling centres were provided at Cambie and South Arm community centres, Minoru Centre for Active Living, all four operating Library locations, and the Richmond Cultural Centre. Tents for additional shade were set up at several parks; Steveston, King George, and Burkeville spray parks operated seven days a week; and misting stations were in place at six key locations around the city. Extreme heat safety tips and resources were posted on the City of Richmond website and shared on the City's social media channels.
- The Expedited Temporary Outdoor Patio program and online application process was launched to allow restaurants, cafés and pubs to expand outdoor seating to private property, parking lots or approved space on City sidewalks, following health and safety guidelines. A total of 66 businesses took advantage of the program, which has been extended until June 1, 2022.
- City Council endorsed, and the Province approved, Richmond's participation in the Province's Electric Kick Scooter Pilot Project. When launched (in early 2022), Richmond will be the only municipality in Metro Vancouver to have a shared e-scooter system. The contract for a public shared e-scooter pilot project that includes e-bikes was awarded to Lime Technology Inc. Privately-owned e-scooters are legal on selected roads (20 km/h maximum speed) and shared pathways (15 km/h maximum speed) as of July 2021.
- Following consultation with residents, traffic calming measures were implemented in three neighbourhoods to address speed-related concerns:
  - Monteith Road: Two speed humps were installed.
  - Shell Road East: Three speed humps were installed, two of which are raised crosswalks.
  - Fundy Drive: The speed limit was reduced to 30 km/hr along the frontage of the park between dawn and dusk, three speed humps and three crosswalks were installed and in-pavement markers were installed at two of the crosswalks.
- In September 2021, the Richmond RCMP Detachment Strategic Plan 2021–2025 was approved by City Council. The RCMP Strategic Plan is themed, *Our Community, Your RCMP*. This document forms the foundational building blocks of the Richmond RCMP's planning process for the next five years.
- Six new community murals were painted in public spaces in 2021 through the City's Community Mural Program. The program connects artists, students, community groups, and local businesses to add vibrancy to highly visible public spaces. The program fosters community dialogue and cross-cultural exchange. A total of 10 murals have been created since the program's inception in 2018.
- The #RichmondHasHeart program, initiated in Spring 2020 in response to the rapidly evolving COVID-19 pandemic, builds community spirit and amplifies actions happening organically across the community to show support for front line and essential workers. In 2021, using this unifying hashtag, City and community partners developed, promoted and showcased virtual and neighbourhood-scale activities that engaged residents in a manner consistent with provincial health guidelines while supporting local artists, businesses and community organizations. Activities included:
  - Eating in the Time of COVID, by Cristy Fong and Denise Fong. This online collection of stories, quotes, photos, poems and illustrations captures culturally diverse and multigenerational experiences with food during the pandemic. The website, [richmondfoodstories.ca](http://richmondfoodstories.ca), will function as the online exhibition and as a legacy piece to document the voices, feelings and visual representations of the COVID-19 experience.
  - No. 3 Road Art Columns featured Exhibit 15, Part II Hope, Resilience and Strength from August 16, 2021, to January 31, 2022. This six-month exhibition showcased the work of Richmond artists Aman Aheer, Anja Novkovic and Manuel Axel Strain, who created work in response to the theme.

## Next Steps

Building Our Social Future – A Social Development Strategy for Richmond (2013–2022) outlines the focus and strategic directions for addressing the social issues and opportunities that exist within our community. Since it was adopted, significant progress and achievements have been made towards furthering the Strategy’s goals. Regular updates on the Strategy are prepared for City Council, key stakeholders and the public as part of the City’s ongoing commitment to monitor progress and review changing needs. The 2021 progress report will be shared on the City’s website, where updates from previous years can also be found.

## Conclusion

The Social Development Strategy is a roadmap to guide the City in achieving its vision to be the most appealing, livable and well-managed community in Canada. The collaborative efforts of the City, community organizations, key stakeholders and Richmond residents are essential to address the increasingly complex social challenges faced by our growing city and region. The Strategy remains a valuable asset in guiding priorities and allocating resources to best support the community and improve the overall well-being of Richmond residents.



# Appendix A: Social Development Strategy 2013–2022

## Goals, Strategic Directions and Actions

### Goal 1: Enhance Social Equity and Inclusion

#### Strategic Direction 1: Expand Housing Choices

**ACTION 1: Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on:**

- 1.1 Developing a Housing Action Plan that incorporates ongoing monitoring, revisions and housing targets for people living on limited income (e.g. older adults, people on social assistance and youth-at-risk). **Short term (0-3 years)**
- 1.2 Exploring options for increasing the supply of workforce housing (e.g. helping people who work in Richmond to be able to afford to live in the city). **Short term (0-3 years)**
- 1.3 Enhancing policies and mechanisms for facilitating affordable homeownership in Richmond. **Short term (0-3 years)**
- 1.4 Pursuing development of an emergency shelter for women and children. **Short term (0-3 years)**
- 1.5 Updating the Homelessness Strategy, in collaboration with other Community Partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond. **Short term (0-3 years)**
- 1.6 Exploring creative financing options, to supplement developer contributions to augment the City's Affordable Housing Reserves. **Long term (7-10 years)**
- 1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing. **Ongoing**

- 1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior government to pursue innovation funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services. **Ongoing**
- 1.9 Continuing participation in local and regional homelessness initiatives. **Ongoing**
- 1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs. **Ongoing**

**ACTION 2: Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes, through such means as:**

- 2.1 Continuing to accommodate a variety of housing forms, with designs that facilitate aging in place, through the Official Community Plan (OCP), Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within high density developments, diverse unit sizes). **Ongoing**
- 2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing and other desired housing forms in Richmond neighbourhoods. **Ongoing**
- 2.3 Encouraging development of housing and community spaces that incorporate physical, socioeconomic and cultural accessibility features that support liveability and aging in place. **Ongoing**
- 2.4 Continuing to pursue opportunities to increase the public's understanding of housing challenges for people with addictions, physical disabilities and mental health issues. **Ongoing**

## Strategic Direction 2: Enhance Community Accessibility

**ACTION 3: Continue to play a leadership role with respect to physical accessibility, consulting with people with disabilities and other partners in efforts to:**

- 3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility. **Short term (0-3 years) then Ongoing**
- 3.2 Establish cost-effective accessibility design specifications for affordable housing developments. **Short term (0-3 years)**
- 3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments. **Medium term (4-6 years)**
- 3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities. **Medium term (4-6 years)**
- 3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. continued participation with the Rick Hansen Foundation and others on the promotion and enhancement of the Planat online venue accessibility rating tool). **Ongoing**
- 3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities. **Long term (7-10 years)**
- 3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible. **Ongoing**

**ACTION 4: Conduct a comprehensive review of the Recreation Fee Subsidy Program to ensure it continues to address priority needs, within the City's means, with consideration being given to:**

- 4.1 Exploring program expansion to assist more low income residents (e.g. adults, older adults, and people with disabilities). **Short term (0-3 years)**
- 4.2 Using technological improvements to enhance customer service and program administration. **Short term (0-3 years)**

- 4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities. **Short term (0-3 years)**
- 4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients. **Short term (0-3 years)**
- 4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines). **Short term (0-3 years)**

**ACTION 5: Acknowledging that income data from Statistics Canada and other sources alone do not present a complete or fully reliable picture of poverty in Richmond, work with community-based organizations, senior governments and other partners to initiate a culturally-sensitive process to:**

- 5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond. **Short term (0-3 years) then Ongoing**
- 5.2 Support initiatives to help individuals and families move out of poverty, specifying the roles that the City and other partners and jurisdictions can play in pursuing viable solutions (e.g. job readiness programs, affordable housing measures). **Short term (0-3 years) then Ongoing**

**ACTION 6: Support and encourage community-based initiatives that promote independence and reduce the cost of living for low income households (e.g. community gardens, community kitchens, low income resource directory, social enterprises, and community-based life skills workshops). **Ongoing****

## Strategic Direction 3: Address the Needs of an Aging Population

**ACTION 7: Implement, monitor and update the Older Adults Service Plan, placing priority attention on:**

- 7.1 Pursuing approaches that involve planning with, not for, the older adult population. **Short term (0-3 years)**
- 7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults. **Short term (0-3 years)**
- 7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, library, wellness and health promotion opportunities in the community. **Short term (0-3 years)**
- 7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible. **Ongoing**
- 7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes. **Medium term (4-6 years)**
- 7.6 Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults. **Short term (0-3 years)**
- 7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups). **Ongoing**
- 7.8 Developing a communication strategy to increase the awareness of the young-old (55-65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults. **Short term (0-3 years)**

**ACTION 8: Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond's growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time. **Short term (0-3 years)****

**ACTION 9: Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through such actions as:**

- 9.1 Pursuing the City of Richmond's designation as an Age-friendly City, joining the World Health Organizations Global Network of Age-friendly Cities and Communities. **Short term (0-3 years)**
- 9.2 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs. **Long term (7-10 years)**
- 9.3 Collaborating with senior governments, Vancouver Coastal Health, and Community Partners in planning and delivery of programs (e.g. community wellness clinics, elder abuse prevention initiatives) which help older adults continue to live independently in their community for as long as possible. **Ongoing**
- 9.4 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently. **Ongoing**
- 9.5 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm features which encourage physical activity and social connections). **Ongoing**

## Strategic Direction 4: Help Richmond's Children, Youth and Families to Thrive

**ACTION 10: Support the establishment of high quality, safe child care services in Richmond through such means as:**

- 10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need. **Medium term (4-6 years)**
- 10.2 Exploring creative financing options to supplement developer contributions to augment the City's Child Care Development Reserves. **Long term (7-10 years)**
- 10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers. **Ongoing**
- 10.4 Encouraging the establishment of child care facilities near schools, parks and community centres. **Ongoing**
- 10.5 Encouraging private developers to contribute to the City's Child Care Development Reserve Fund, as appropriate. **Ongoing**
- 10.6 Consulting and collaborating with child care providers and other community partners on child care issues. **Ongoing**
- 10.7 Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond. **Ongoing**
- 10.8 Advocating for senior governments to contribute funding and improve policies to address local child care needs. **Ongoing**

**ACTION 11: Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system. *Ongoing***

**ACTION 12: Seek opportunities to provide support for children and families through:**

- 12.1 Working with Richmond Children First and other partners to:
  - Advance the objectives of Richmond's Children's Charter; and
  - Develop and implement strategies to best support children and families. **Short term (0-3 years)**
- 12.2 Seeking opportunities to negotiate space for family-oriented community service hubs through the rezoning process (e.g. co-location of child care, family support and health services). **Ongoing**
- 12.3 Providing children and families with the opportunity to participate, as appropriate, in plans, policies, and programs affecting them and the community. **Ongoing**
- 12.4 Making Richmond an increasingly child and family friendly community through progressive City land use planning and design practices. **Ongoing**
- 12.5 Supporting the establishment of family-oriented affordable housing. **Ongoing**
- 12.6 Providing community grants to organizations that offer services to support children and families. **Ongoing**
- 12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs and services. **Ongoing**
- 12.8 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions. **Ongoing**

**ACTION 13: Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:**

- 13.1 Expanding services for youth in the City Centre. **Short term (0-3 years)**
- 13.2 Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond. **Short term (0-3 years)**
- 13.3 Engaging youth in City and community-based planning processes. **Short term (0-3 years)**
- 13.4 Promoting and applying the 40 Developmental Assets based approach to programming for youth. **Ongoing**
- 13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community. **Ongoing**
- 13.6 Supporting efforts of community-based groups to give Richmond school children access to nutritious meals. **Ongoing**

**ACTION 14: Work with Police Services, the Richmond School District, youth serving agencies and youth groups on initiatives to:**

- 14.1 Increase awareness and education in efforts to reduce the prevalence of bullying. **Short term (0-3 years)**
- 14.2 Improve information and referral amongst youth serving agencies in the City. **Short term (0-3 years)**
- 14.3 Reduce the lure for young people to join gangs. **Ongoing**

## Goal 2: Engaging Our Citizens

### Strategic Direction 5: Build on Richmond's Cultural Diversity

**ACTION 15:** Implement, monitor and update the Intercultural Strategic Plan and Work Program.  
*Medium term (4-6 years)*

**ACTION 16:** Improve the City's cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary to:

- 16.1 Establish clear guidelines for providing translation and interpretation services to conduct City business. *Short term (0-3 years)*
- 16.2 Devise and implement a comprehensive cultural diversity training program for City and community partner staff. *Medium term (4-6 years)*
- 16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements.  
*Long term (7-10 years)*
- 16.4 Recognize and reduce barriers faced by new immigrants in accessing City services. *Ongoing*

**ACTION 17:** Improve employment opportunities for immigrants with foreign training and credentials, focusing on:

- 17.1 Exploring opportunities to develop a pilot apprenticeship type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors.  
*Medium term (4-6 years)*

**ACTION 18:** Increase awareness of and access to City employment opportunities by immigrant groups through:

- 18.1 Working with community agencies and other partners to publicize City employment opportunities to immigrant groups and improve mutual understanding of barriers and needs.  
*Medium term (4-6 years)*
- 18.2 Continuing to explore and develop outreach mechanisms to encourage individuals from cultural groups that are currently under-represented in the City workforce to apply for available employment opportunities. *Ongoing*

**ACTION 19:** Create opportunities to showcase Richmond's cultural diversity and facilitate intercultural dialogue by:

- 19.1 Encouraging collaborative approaches to ensure that Richmond remains a welcoming and integrated community, while respecting the desires of immigrant groups to maintain their own cultures. *Ongoing*
- 19.2 Facilitating the development and coordination of intercultural events that provide opportunities for active learning about the traditions of different cultures. *Ongoing*
- 19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond. *Ongoing*

**ACTION 20:** Consult with local First Nations and urban Aboriginal organizations and other partners to:

- 20.1 Gain a better understanding of the needs of Richmond's urban Aboriginal population, and opportunities for future collaboration. *Ongoing*
- 20.2 Support the Richmond National Indigenous Peoples Day event and Richmond School District Aboriginal Enhancement Agreement initiatives.  
*Ongoing*

**ACTION 21:** In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:

- 21.1 Funding levels for settlement services and English language training. *Short term (0-3 years) then Ongoing*
- 21.2 Licensing processes and accreditation for foreign-trained professionals. *Short term (0-3 years) then Ongoing*
- 21.3 Necessary adjustments to Federal immigration policies and recruitment campaigns. *Short term (0-3 years) then Ongoing*

**ACTION 22: Collaborate with Community Partners in:**

- 22.1 Developing services and strategies that recognize the needs, interests and safety of Richmond's Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit (LGBTQ2S) communities. **Ongoing**
- 22.2 Collaborating on developing cross-agency staff awareness training programs on LGTB issues.  
**Medium term (4-6 years)**

**ACTION 23: Establish targeted measures to prevent and respond to incidents of racism in Richmond by:**

- 23.1 Participating in the establishment of media watch mechanisms with stakeholders to *monitor* the local media, City and community communication and work to redress misperceptions created by inaccurate or insensitive references to particular cultural groups. **Short term (0-3 years)**
- 23.2 Developing an intercultural intervention resource package and subsequent training, within City and stakeholder structures, to respond to intercultural conflicts and incidents. **Medium term (4-6 years)**
- 23.3 Collaborating with the business sector and other partners to ensure racist graffiti is removed in a timely manner both from City and non-City properties in Richmond and that any wording on business signage and/or City documentation prominently includes the English language.  
**Ongoing**

## Strategic Direction 6: Support Community Engagement and Volunteerism

**ACTION 24:** Implement, monitor and update the Richmond Community Services Volunteer Management Strategy. **Short term (0-3 years)**

**ACTION 25:** Develop a comprehensive communication strategy for encouraging and supporting a cross section of Richmond residents, particularly those who may face barriers to participation (e.g. recent immigrants, people with disabilities, etc.) to participate in City planning and decision making processes, whereby the City:

- 25.1 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate. **Short term (0-3 years)**
- 25.2 Works with the media, including ethnic-specific media, to disseminate information and solicit ideas from the public. **Short term (0-3 years)**
- 25.3 Increases the use of social media and other innovative communication/engagement tools (e.g. study circles, online discussion forums). **Short term (0-3 years)**
- 25.4 Undertakes best practice research to develop tools to improve City community engagement practices (e.g. updating and enhancing the Public Participation Toolkit). **Long term (7-10 years)**

**ACTION 26:** Review the City's advisory committee structure to determine:

- 26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters. **Medium term (4-6 years)**

26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including:

- Clear Terms of Reference for each committee;
- Clear roles of elected officials and staff;
- Annual orientation program for new committee members;
- Consistent reporting procedures and feedback mechanisms;
- Mechanisms for information exchange amongst committees; and
- Work programs that reflect Council Term Goals. **Medium term (4-6 years)**

**ACTION 27:** Support and encourage community-based efforts to attract and develop the leadership potential of people who live or work in Richmond and, as appropriate, coordinate these efforts with the work of municipal advisory committees. **Ongoing**

**ACTION 28:** Expand the City's New Canadian Tours program by:

- 28.1 Seeking corporate sponsorships and expanding the partner base of the program. **Short term (0-3 years)**
- 28.2 Providing participants with additional information on opportunities for participation in municipal decision making processes and active involvement in civic life. **Short term (0-3 years)**

## Goal 3: Building On Social Assets and Community Capacity

### Strategic Direction 7: Strengthen Richmond's Social Infrastructure

**ACTION 29:** Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:

- 29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendation to Council on specific rezoning applications. **Short term (0-3 years)**
- 29.2 Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers for future amenity development in lieu of the provision of built amenity space. **Long term (7-10 years)**

**ACTION 30:** Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies. **Short term (0-3 years)**

**ACTION 31:** In consultation with community agencies and developers, establish a clear, consistent City policy framework for assisting community agencies to secure program and office space for their operations, with the framework specifying, among other things:

- Eligibility requirements and criteria for support;
- Application process with an emphasis on transparency, consistency and fairness;
- Timing requirements;
- Clarification of responsibilities of participating parties (e.g. agencies, developers, City);
- Examples of spaces that may be pursued (e.g. multi-service hubs, single agency spaces, strategic/specific agency groupings); and
- Alternative mechanisms for the securing or provision of space (e.g. lease of City premises, space secured through private rezonings as an amenity contribution, space secured for lease as part of a private development approvals process, space secured through City partnerships with other levels of government). **Short term (0-3 years)**

**ACTION 32:** Implement the City Centre Area Plan Policy of exploring opportunities to establish multi-use, multi-agency community service hubs in appropriate locations in the City Centre, while also pursuing other types of agency space, as appropriate, throughout Richmond. **Short term (0-3 years)**

**ACTION 33:** Develop mechanisms and guidelines to expand use of the City's communication channels (e.g. website) to help community agencies publicize their services, programs and events. **Short term (0-3 years)**

**ACTION 34:** Strengthen the City's already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input in the health implications of key City planning matters. **Ongoing**

**ACTION 35:** Strengthen the City's already strong collaborative relationship with the Richmond School District, consulting with the district on emerging children, youth and education issues facing the community, advocating for needed programs, and partnering on priority community and social development initiatives. **Ongoing**

**ACTION 36:** Encourage the Richmond School District to:

- 36.1 Expand community access and use of its schools. **Short term (0-3 years)**
- 36.2 Explore the potential for working together to establish a pilot community school in the city. **Long term (7-10 years)**

**ACTION 37:** Expand opportunities for partnering with Richmond Public Library on community engagement and social development initiatives. **Ongoing**

ACTION 38: Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee, participation in networking groups.) *Ongoing*

ACTION 39: Administer, monitor and enhance the City Grant Program, undertaking reviews as required to ensure that the program continues to have adequate resources, targets priority community needs and makes efficient use of staff resources. *Ongoing*

ACTION 40: Continue to improve mechanisms and enhance timely interdepartmental collaboration to ensure that in City planning and decision making, social factors are given appropriate consideration, in conjunction with economic and environmental factors. *Ongoing*

ACTION 41: Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues. *Ongoing*

ACTION 42: Participate in joint planning and networking initiatives with Community Partners (e.g. Richmond School District, Vancouver Coastal Health, Metro Vancouver, and non-profit agencies), working collaboratively to address social development concerns in the community. *Ongoing*

## Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

ACTION 43: Implement, monitor and update the Parks, Recreation and Cultural Services Master Plan, based on updated Community Needs Assessments, developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond. **Ongoing**

ACTION 44: Implement, monitor and update the Community Wellness Strategy including development of community wellness indicators in partnership with Vancouver Coastal Health. **Ongoing**

ACTION 45: Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:

- Education (e.g. increasing public awareness of social issues through theatre or visual media);
- Engagement (e.g. providing opportunities for people to become more involved in the community); and
- Employment (e.g. providing jobs for people in arts related fields). **Ongoing**

ACTION 46: Facilitate food security for Richmond residents by:

- 46.1 Supporting retention of agricultural lands and efforts to make these lands economically viable. **Ongoing**
- 46.2 Encouraging development of community gardens and farmers markets. **Ongoing**
- 46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region. **Ongoing**
- 46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives. **Ongoing**

ACTION 47: Explore opportunities for use of the Richmond Olympic Oval for social development initiatives. **Medium term (4-6 years)**

## Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

**ACTION 48:** Ensure that the City's land use planning and transportation policies and bylaws create neighbourhoods that support Richmond's active living, social development and wellness objectives through such measures as:

- 48.1 Identifying locations, funding options, and planning mechanisms for the development of community gathering spaces in various parts of the city. **Ongoing**
- 48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond. **Ongoing**
- 48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities. **Ongoing**

**ACTION 49:** Support local community building initiatives, focusing on:

- 49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program. **Ongoing**
- 49.2 Supporting community clean up events and community arts activities. **Ongoing**

**ACTION 50:** Continue to co-locate recreation and other community facilities with or near school sites. **Ongoing**

**ACTION 51:** Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs). **Ongoing**

**ACTION 52:** Collaborate with Police Services and Community Partners to promote Richmond as a safe and livable community. **Ongoing**

**ACTION 53:** Support the efforts of government and community-based partners to address mental health, substance abuse and addiction concerns in Richmond. **Ongoing**



## City of Richmond

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**CNCL - 235**

# Building Our Social Future – A Social Development Strategy for Richmond (2013–2022)

## All Actions—Status as of December 31, 2021

### Legend

Timeline	Status
<ul style="list-style-type: none"> <li><i>Ongoing</i></li> <li><i>Short Term</i>: 0–3 years</li> <li><i>Medium Term</i>: 4–6 years</li> <li><i>Long Term</i>: 7–10 years</li> </ul>	<ul style="list-style-type: none"> <li><i>Complete</i>: Identified work towards this Action is complete.</li> <li><i>Ongoing</i>: Work to support this Action is ongoing. Due to the changing community context, some Actions originally identified as Short, Medium, or Long Term are better suited as Ongoing.</li> <li><i>In Progress</i>: Work towards addressing this Action is in progress.</li> <li><i>Under Review</i>: This Action is Under Review. Due to the changing community context, some Actions require review.</li> </ul>

### Status of All Actions as of December 31, 2021

Action	Timeline	Status
<b>Goal #1 – Enhance Social Equity and Inclusion</b>		
<b>Strategic Direction #1 – Expand Housing Choices</b>		
<b>Action #1 – Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on:</b>		
1.1 Developing a Housing Action Plan that incorporates ongoing monitoring, revisions, and housing targets for people living on limited income (e.g. older adults, people on social assistance, and youth-at-risk).	Short Term	Complete
1.2 Exploring options for increasing the supply of “workforce housing” (e.g. helping people who work in Richmond to be able to afford to live in the city).	Short Term	Ongoing
1.3 Enhancing policies and mechanisms for facilitating affordable homeownership in Richmond.	Short Term	Ongoing
1.4 Pursuing development of an emergency shelter for women and children.	Short Term	Complete
1.5 Updating the Homelessness Strategy, in collaboration with other Community Partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond.	Short Term	Complete
1.6 Exploring creative financing options, to supplement developer contributions to augment the City’s Affordable Housing Reserves.	Long Term	Ongoing
1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing.	Ongoing	Ongoing
1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior governments to pursue innovative funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services.	Ongoing	Ongoing
1.9 Continuing participation in local and regional homelessness initiatives.	Ongoing	Ongoing
1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs.	Ongoing	Ongoing
<b>Action #2 – Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes, through such means as:</b>		
2.1 Continuing to accommodate a variety of housing forms, with designs that facilitate aging in place, through the OCP, Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within higher density developments; diverse unit sizes).	Ongoing	Ongoing
2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing and other desired housing forms in Richmond neighbourhoods.	Ongoing	Ongoing
2.3 Encouraging development of housing and community spaces that incorporate physical, socioeconomic and cultural accessibility features that support livability and aging in place.	Ongoing	Ongoing
2.4 Continuing to pursue opportunities to increase the public’s understanding of housing	Ongoing	Ongoing

Action	Timeline	Status
challenges for people with addictions, physical disabilities and mental health issues.		
<b>Strategic Direction #2 – Enhance Community Accessibility</b>		
<b>Action #3 – Continue to play a leadership role with respect to physical accessibility, consulting with people with disabilities and other partners in efforts to:</b>		
3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility.	Short Term then Ongoing	Ongoing
3.2 Establish cost-effective accessibility design specifications for affordable housing developments.	Short Term	Complete
3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments.	Medium Term	In Progress
3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities.	Medium Term	Ongoing
3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. continued participation with the Rick Hansen Foundation and others on the promotion and enhancement of the Planat online venue accessibility rating tool).	Ongoing	Ongoing
3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities.	Long Term	Ongoing
3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible.	Ongoing	Ongoing
<b>Action #4 – Conduct a comprehensive review of the Recreation Fee Subsidy Program to ensure it continues to address priority needs, within the City's means, with consideration being given to:</b>		
4.1 Exploring program expansion to assist more low income residents (e.g. adults, older adults, and people with disabilities).	Short Term	Complete
4.2 Using technological improvements to enhance customer service and program administration.	Short Term	Complete
4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities.	Short Term	Complete
4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients.	Short Term	Complete
4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines).	Short Term	Complete
<b>Action #5 – Acknowledging that income data from Statistics Canada and other sources alone do not present a complete or fully reliable picture of poverty in Richmond, work with community-based organizations, senior governments and other partners to initiate a culturally-sensitive process to:</b>		
5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond.	Short Term then Ongoing	Ongoing
5.2 Support initiatives to help individuals and families move out of poverty, specifying the roles that the City and other partners and jurisdictions can play in pursuing viable solutions (e.g. job readiness programs, affordable housing measures).	Short Term then Ongoing	Ongoing
<b>Action #6 – Support and encourage community-based initiatives that promote independence and reduce the cost of living for low income households (e.g. community gardens, community kitchens, low income resource directory, social enterprises, and community-based life skills</b>	Ongoing	Ongoing
<b>Strategic Direction #3 – Address the Needs of an Aging Population</b>		
<b>Action #7 – Implement, monitor and update the Older Adults Service Plan, placing priority attention on:</b>		
7.1 Pursuing approaches that involve planning with, not for, the older adult population.	Short Term	Ongoing
7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults.	Short Term	Ongoing
7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, library, wellness and health promotion opportunities in the community.	Short Term	Ongoing
7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible.	Ongoing	Ongoing

Action	Timeline	Status
7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes.	Medium Term	In Progress
7.6 Exploring partnerships with service providers, strata councils and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults.	Short Term	Ongoing
7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups).	Ongoing	Ongoing
7.8 Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults.	Short Term	Ongoing
<b>Action #8 – Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond’s growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time.</b>	Short Term	Complete
<b>Action #9 – Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through such actions as:</b>		
9.1 Pursuing the City of Richmond’s designation as an Age-friendly City, joining the World Health Organization’s Global Network of Age-friendly Cities and Communities.	Short Term	Complete
9.2 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs.	Long Term	Complete
9.3 Collaborating with senior governments, Vancouver Coastal Health, and Community Partners in planning and delivery of programs (e.g. community wellness clinics, elder abuse prevention initiatives) which help older adults continue to live independently in their community for as long as possible.	Ongoing	Ongoing
9.4 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently.	Ongoing	Ongoing
9.5 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm features which encourage physical activity and social connections).	Ongoing	Ongoing
<b>Strategic Direction #4 – Help Richmond’s Children, Youth and Families Thrive</b>		
<b>Action #10 – Support the establishment of high quality, safe child care services in Richmond through such means as:</b>		
10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need.	Medium Term	Ongoing
10.2 Exploring creative financing options to supplement developer contributions to augment the City’s Child Care Development Reserves.	Long Term	Ongoing
10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.	Ongoing	Ongoing
10.4 Encouraging the establishment of child care facilities near schools, parks and community centres.	Ongoing	Ongoing
10.5 Encouraging private developers to contribute to the City’s Child Care Development Reserve Fund, as appropriate.	Ongoing	Ongoing
10.6 Consulting and collaborating with child care providers and other Community Partners on child care issues.	Ongoing	Ongoing
10.7 Administering the City’s Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond.	Ongoing	Ongoing
10.8 Advocating for senior governments to contribute funding and improve policies to address local child care needs.	Ongoing	Ongoing
<b>Action #11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.</b>	Ongoing	Ongoing
<b>Action #12 – Seek opportunities to provide support for children and families through:</b>		

Action	Timeline	Status
12.1 Working with Richmond Children First and other partners to: <ul style="list-style-type: none"> <li>• Advance the objectives of Richmond's Children's Charter; and</li> <li>• Develop and implement strategies to best support children and families.</li> </ul>	Short Term	Ongoing
12.2 Seeking opportunities to negotiate space for family-oriented community service hubs through the rezoning process (e.g. co-location of child care, family support and health services).	Ongoing	Ongoing
12.3 Providing children and families with the opportunity to participate, as appropriate, in plans, policies, and programs affecting them and the community.	Ongoing	Ongoing
12.4 Making Richmond an increasingly child and family friendly community through progressive City land use planning and design practices.	Ongoing	Ongoing
12.5 Supporting the establishment of family-oriented affordable housing.	Ongoing	Ongoing
12.6 Providing community grants to organizations that offer services to support children and families.	Ongoing	Ongoing
12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs and services.	Ongoing	Ongoing
12.8 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions.	Ongoing	Ongoing
<b>Action #13 – Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:</b>		
13.1 Expanding services for youth in the City Centre.	Short Term	Complete
13.2 Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond.	Short Term	Ongoing
13.3 Engaging youth in City and community-based planning processes.	Short Term	Ongoing
13.4 Promoting and applying the 40 Developmental Assets based approach to programming for youth.	Ongoing	Ongoing
13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community.	Ongoing	Ongoing
13.6 Supporting efforts of community-based groups to give Richmond school children access to nutritious meals.	Ongoing	Ongoing
<b>Action #14 – Work with Police Services, the School District, youth serving agencies and youth groups on initiatives to:</b>		
14.1 Increase awareness and education in efforts to reduce the prevalence of bullying.	Short Term	Ongoing
14.2 Improve information and referral amongst youth serving agencies in the city.	Short Term	Ongoing
14.3 Reduce the lure for young people to join gangs.	Ongoing	Ongoing
<b>Goal #2 – Engaging Our Citizens</b>		
<b>Strategic Direction #5 – Build on Richmond's Cultural Diversity</b>		
<b>Action #15 – Implement, monitor and update the Intercultural Strategic Plan and Work Program.</b>	Medium Term	Complete
<b>Action #16 – Improve the City's cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary to:</b>		
16.1 Establish clear guidelines for providing translation and interpretation services to conduct City business.	Short Term	In Progress
16.2 Devise and implement a comprehensive cultural diversity training program for City and community partner staff.	Medium Term	In Progress
16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements.	Long Term	In Progress
16.4 Recognize and reduce barriers faced by new immigrants in accessing City services.	Ongoing	Ongoing
<b>Action #17 – Improve employment opportunities for immigrants with foreign training and credentials, focusing on:</b>		

Action	Timeline	Status
17.1 Exploring opportunities to develop a pilot “apprenticeship” type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors.	Medium Term	In Progress
<b>Action #18 – Increase awareness of and access to City employment opportunities by immigrant groups through:</b>		
18.1 Working with community agencies and other partners to publicize City employment opportunities to immigrant groups and improve mutual understanding of barriers and needs.	Medium Term	Under Review
18.2 Continuing to explore and develop outreach mechanisms to encourage individuals from cultural groups that are currently under-represented in the City workforce to apply for available employment opportunities.	Ongoing	Ongoing
<b>Action #19 – Create opportunities to showcase Richmond’s cultural diversity and facilitate intercultural dialogue by:</b>		
19.1 Encouraging collaborative approaches to ensure that Richmond remains a welcoming and integrated community, while respecting the desires of immigrant groups to maintain their own cultures.	Ongoing	Ongoing
19.2 Facilitating the development and coordination of intercultural events that provide opportunities for active learning about the traditions of different cultures.	Ongoing	Ongoing
19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond.	Ongoing	Ongoing
<b>Action #20 – Consult with local First Nations and urban Aboriginal organizations and other partners to:</b>		
20.1 Gain a better understanding of the needs of Richmond’s urban Aboriginal population, and opportunities for future collaboration.	Ongoing	Ongoing
20.2 Support the Richmond National Indigenous Peoples Day event and Richmond School District Aboriginal Enhancement Agreement initiatives.	Ongoing	Ongoing
<b>Action #21 – In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:</b>		
21.1 Funding levels for settlement services and English language training.	Short Term then Ongoing	Ongoing
21.2 Licensing processes and accreditation for foreign-trained professionals.	Short Term then Ongoing	Ongoing
21.3 Necessary adjustments to Federal immigration policies and recruitment campaigns.	Short Term then Ongoing	Ongoing
<b>Action #22 – Collaborate with Community Partners in:</b>		
22.1 Developing services and strategies that recognize the needs, interests and safety of Richmond’s Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirit (LGBTQ2S) communities.	Ongoing	Ongoing
22.2 Collaborating on developing cross-agency staff awareness training programs on LGBTQ2S issues.	Medium Term	Ongoing
<b>Action #23 – Establish targeted measures to prevent and respond to incidents of racism in Richmond by:</b>		
23.1 Participating in the establishment of media watch mechanisms with stakeholders to monitor the local media, City and community communication and work to redress misperceptions created by inaccurate or insensitive references to particular cultural groups.	Short Term	Complete
23.2 Developing an intercultural intervention resource package and subsequent training, within City and stakeholder structures, to respond to intercultural conflicts and incidents.	Medium Term	In Progress
23.3 Collaborating with the business sector and other partners to ensure racist graffiti is removed in a timely manner both from City and non-City properties in Richmond and that any wording on business signage and/or City documentation prominently includes the English language.	Ongoing	Ongoing
<b>Strategic Direction #6 – Support Community Engagement and Volunteerism</b>		
<del>Action #24 – Implement, monitor and update the Richmond Community Services Volunteer Management Strategy.</del>	Short Term	Complete
<b>Action #25 – Develop a comprehensive communication strategy for encouraging and supporting a cross section of Richmond residents, particularly those who may face barriers to participation (e.g. recent immigrants, people with disabilities, etc.) to participate in City planning and decision-making processes, whereby the City:</b>		

Action	Timeline	Status
25.1 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate.	Short Term	Ongoing
25.2 Works with the media, including ethnic-specific media, to disseminate information and solicit ideas from the public.	Short Term	Ongoing
25.3 Increases the use of social media and other innovative communication/ engagement tools (e.g. study circles, online discussion forums).	Short Term	Ongoing
25.4 Undertakes best practice research to develop tools to improve City community engagement practices (e.g. updating and enhancing the Public Participation Toolkit).	Long Term	Ongoing
<b>Action #26 – Review the City’s advisory committee structure to determine:</b>		
26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters.	Medium Term	Ongoing
26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including: <ul style="list-style-type: none"> <li>• clear Terms of Reference for each committee;</li> <li>• clear roles of elected officials and staff;</li> <li>• annual orientation program for new committee members;</li> <li>• consistent reporting procedures and feedback mechanisms;</li> <li>• mechanisms for information exchange amongst committees; and</li> <li>• work programs that reflect Council Term Goals.</li> </ul>	Medium Term	Complete
<b>Action #27 – Support and encourage community-based efforts to attract and develop the leadership potential of people who live or work in Richmond and, as appropriate, coordinate these efforts with the work of municipal advisory committees.</b>	Ongoing	Ongoing
<b>Action #28 – Expand the City’s New Canadian Tours program by:</b>		
28.1 Seeking corporate sponsorships and expanding the partner base of the program.	Short Term	Ongoing
28.2 Providing participants with additional information on opportunities for participation in municipal decision making processes and active involvement in civic life.	Short Term	Ongoing
<b>Goal #3 – Building on Social Assets and Community Capacity</b>		
<b>Strategic Direction #7 – Strengthen Richmond’s Social Infrastructure</b>		
<b>Action #29 – Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:</b>		
29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendation to Council on specific rezoning applications.	Short Term	In progress
29.2 Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers for future amenity development in lieu of the provision of built amenity space.	Long Term	Under Review
<b>Action #30 – Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies.</b>	Short Term	In Progress

Action	Timeline	Status
<b>Action #31 – In consultation with community agencies and developers, establish a clear, consistent City policy framework for assisting community agencies to secure program and office space for their operations, with the framework specifying, among other things:</b> <ul style="list-style-type: none"> <li>• eligibility requirements and criteria for support;</li> <li>• application process with an emphasis on transparency, consistency, and fairness;</li> <li>• timing requirements;</li> <li>• clarification of responsibilities of participating parties (e.g. agencies, developers, City);</li> <li>• examples of spaces that may be pursued (e.g. multi-service hubs, single agency spaces, strategic/specific agency groupings); and</li> <li>• alternative mechanisms for the securing or provision of space (e.g. lease of City premises, space secured through private rezonings as an amenity contribution, space secured for lease as part of a private development approvals process, space secured through City partnerships with other levels of government).</li> </ul>	Short Term	In Progress
<b>Action #32 – Implement the City Centre Area Plan Policy of exploring opportunities to establish multi-use, multi-agency community service hubs in appropriate locations in the City Centre, while also pursuing other types of agency space, as appropriate, throughout Richmond.</b>	Short Term	Ongoing
<b>Action #33 – Develop mechanisms and guidelines to expand use of the City's communication channels (e.g. website) to help community agencies publicize their services, programs and events.</b>	Short Term	Complete
<b>Action #34 – Strengthen the City's already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters.</b>	Ongoing	Ongoing
<b>Action #35 – Strengthen the City's already strong collaborative relationship with the Richmond School District, consulting with the district on emerging children, youth and education issues facing the community, advocating for needed programs, and partnering on priority community and social development initiatives.</b>	Ongoing	Ongoing
<b>Action #36 – Encourage the Richmond School District to:</b>		
36.1 Expand community access and use of its schools.	Short Term	In Progress
36.2 Explore the potential for working together to establish a pilot community school in the City.	Long Term	In Progress
<b>Action #37 – Expand opportunities for partnering with Richmond Public Library on community engagement and social development initiatives.</b>	Ongoing	Ongoing
<b>Action #38 – Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee, participation in networking groups.)</b>	Ongoing	Ongoing
<b>Action #39 – Administer, monitor and enhance the City Grant Program, undertaking reviews as required to ensure that the program continues to have adequate resources, targets priority community needs and makes efficient use of staff resources.</b>	Ongoing	Ongoing
<b>Action #40 – Continue to improve mechanisms and enhance timely interdepartmental collaboration to ensure that in City planning and decision making social factors are given appropriate consideration, in conjunction with economic and environmental factors.</b>	Ongoing	Ongoing
<b>Action #41 – Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues.</b>	Ongoing	Ongoing
<b>Action #42 – Participate in joint planning and networking initiatives with Community Partners (e.g. Richmond School District, Vancouver Coastal Health, Metro Vancouver, non-profit agencies), working collaboratively to address social development concerns in the community.</b>	Ongoing	Ongoing

Action	Timeline	Status
<b>Strategic Direction #8 – Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities</b>		
<b>Action #43 – Implement, monitor and update the Parks, Recreation and Cultural Services Master Plan based on updated Community Needs Assessments, developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond.</b>	Ongoing	Ongoing
<b>Action #44 – Implement, monitor and update the Community Wellness Strategy including development of community wellness indicators in partnership with Vancouver Coastal Health.</b>	Ongoing	Ongoing
<b>Action #45 – Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:</b> <ul style="list-style-type: none"> <li>• education (e.g. increasing public awareness of social issues through theatre or visual media);</li> <li>• engagement (e.g. providing opportunities for people to become more involved in the community);</li> <li>• employment (e.g. providing jobs for people in arts related fields).</li> </ul>	Ongoing	Ongoing
<b>Action #46 – Facilitate food security for Richmond residents by:</b>		
46.1 Supporting retention of agricultural lands and efforts to make these lands economically viable.	Ongoing	Ongoing
46.2 Encouraging development of community gardens and farmers markets.	Ongoing	Ongoing
46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region.	Ongoing	Ongoing
46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives.	Ongoing	Ongoing
<b>Action #47 – Explore opportunities for use of the Richmond Olympic Oval for social development initiatives.</b>	Medium Term	In Progress
<b>Strategic Direction #9 – Facilitate Strong and Safe Neighbourhoods</b>		
<b>Action #48 – Ensure that the City's land use planning and transportation policies and bylaws create neighbourhoods that support Richmond's active living, social development and wellness objectives through such measures as:</b>		
48.1 Identifying locations, funding options, and planning mechanisms for the development of community gathering spaces in various parts of the City.	Ongoing	Ongoing
48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond.	Ongoing	Ongoing
48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities.	Ongoing	Ongoing
<b>Action #49 – Support local community building initiatives, focusing on:</b>		
49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program.	Ongoing	Ongoing
49.2 Supporting community clean up events and community arts activities.	Ongoing	Ongoing
<b>Action #50 – Continue to co-locate recreation and other community facilities with or near school sites.</b>	Ongoing	Ongoing
<b>Action #51 – Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs).</b>	Ongoing	Ongoing
<b>Action #52 – Collaborate with Police Services and Community Partners to promote Richmond as a safe and livable community.</b>	Ongoing	Ongoing
<b>Action #53 – Support the efforts of government and community-based partners to address mental health, substance abuse and addictions concerns in Richmond.</b>	Ongoing	Ongoing



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** April 8, 2022

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

**File:** 08-4057-11-03/2022-Vol 01

**Re:** Homelessness Strategy 2019–2029: 2021 Update

### Staff Recommendations

1. That the Homelessness Strategy 2019–2029: 2021 Update (Attachment 1), as outlined in the staff report titled “Homelessness Strategy 2019–2029: 2021 Update”, dated April 8, 2022, from the Director, Community Social Development, be received for information; and
2. That the Homelessness Strategy 2019–2029: 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

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

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Facilities and Project Development	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

Adopted by City Council on September 9, 2019, the City of Richmond Homelessness Strategy 2019–2029 is an action-oriented framework that guides the City’s and stakeholders’ involvement in homelessness for the ten year period.

This report provides an update on the implementation of the Homelessness Strategy 2019–2029 for 2021, with particular emphasis on the progress made on short term, medium term and ongoing actions.

This report supports Council’s Strategic Plan 2018–2022 Strategy #3 One Community Together:

*Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.*

*3.3 Utilize an interagency and intercultural approach to service provision.*

This report supports Council’s Strategic Plan 2018–2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.5 Ensure diverse housing options are available and accessible across the housing continuum.*

*6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.*

### Analysis

Homelessness continues to be a critical challenge for many Richmond residents. It is an extreme form of poverty characterized by the instability of housing and the inadequacy of income, health care supports and social supports. Richmond’s homeless population is as diverse as its general population, comprised of people of different ages, household configurations, genders, racial identities, sexual identities, employment and income status. The routes to and causes of people’s homelessness can be equally diverse.

The Homelessness Strategy 2019–2029: 2021 Update highlights significant achievements and progress made throughout the past year that addressed many of the goals, strategic directions and actions outlined in the strategy. The City, in collaboration with its provincial and local homeless serving agency partners, drove community progress to address the many changing and increased needs of individuals and families experiencing homelessness in Richmond during the pandemic.

### Homelessness Strategy 2019–2029: 2021 Highlights

The Homelessness Strategy 2019–2029: 2021 Update highlights a variety of achievements accomplished during the strategy's second year of implementation. Highlights from 2021 include:

- In response to the continuing COVID-19 pandemic, the City, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). The ERC, located at the former Minoru Place Activity Centre, provides 45 shelter spaces, meals and basic supports for people experiencing unsheltered homelessness during the COVID-19 pandemic.
- The City worked in partnership with BC Housing to plan for Bridgeport Supportive Housing, a 40-unit temporary supportive housing development at 2520-2640 Smith Street. Bridgeport Supportive Housing will be the second temporary modular supportive housing development in Richmond. The project will be constructed on City-owned land with BC Housing funding and operated by Community Builders, an experienced non-profit housing provider. The development will provide housing and on-site services for individuals experiencing homelessness and is expected to open in summer 2022.
- In 2021, the City received a total of \$3.35 million in funding from the province through the Union of British Columbia Municipalities' (UBCM) Strengthening Communities' Services Program. This program addresses the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Highlighted initiatives include:
  - The City worked in partnership with Turning Point Recovery Society to open a Drop-In Centre, including a shower and laundry program that provides: day-time supports, such as computers and computer literacy training, access to the internet; programs including SMART addiction recovery, service navigation and referral; and warm drinks, snacks and lunches. Centrally located at the Brighthouse Pavilion, the Centre welcomes people experiencing homelessness on a drop-in basis.
  - Beginning in fall 2021, the City partnered with Vancouver Coastal Health to create a multidisciplinary, team-based approach to providing clinical supports to vulnerable individuals experiencing homelessness. The initiative supports clients' resiliency through intensive outreach services, occupational therapists' housing support and navigational assistance to access other programs.
  - The City opened Richmond's first Warming Centre at the South Arm Outdoor Pool building in November 2021. Operated by The Salvation Army, the Warming Centre is activated at night when extreme cold weather threatens the health of those who are unsheltered in the community. Up to 15 people can be accommodated at a time during periods of extreme winter weather. Participants are provided warm drinks, snacks and meals, and mats and chairs to sleep or rest. The Warming Centre offered services when activated from November 2021 to March 31, 2022.

The funding received by UBCM in 2021, resulted in the infusion of \$3.35 million into Richmond's services and supports, advancing the progress of several strategy actions that had not yet been addressed.

At the end of 2021, seven of the 32 actions outlined in the Homelessness Strategy were complete, eight were in progress, 14 were ongoing, and three were not yet initiated. A complete list of actions and their current implementation status is provided in Attachment 2. With Council's approval, the Homelessness Strategy 2019–2029: 2021 Update will be distributed to key stakeholders, including local Members of Parliament and local Members of the Legislative Assembly, and published on the City's website.

### **Financial Impact**

None.

### **Conclusion**

Significant progress was made by the City in collaboration with its partners in addressing the Homelessness Strategy's five strategic directions and actions in 2021. The Homelessness Strategy continues to provide an effective framework, guiding foundational work in supporting individuals in the community who are at risk or experiencing homelessness. Together, the City and its provincial and local homeless serving agency partners continue to address the needs of individuals and families experiencing homelessness in Richmond during the pandemic.



Claire Adamson  
Manager, Community Social Development  
(604-247-4482)

Att. 1: Homelessness Strategy 2019–2029: 2021 Update  
2: Homelessness Strategy 2019–2029 – Status of Actions (2021 Update)



CITY OF RICHMOND  
**HOMELESSNESS  
STRATEGY**  
2019–2029  
**2021 UPDATE**



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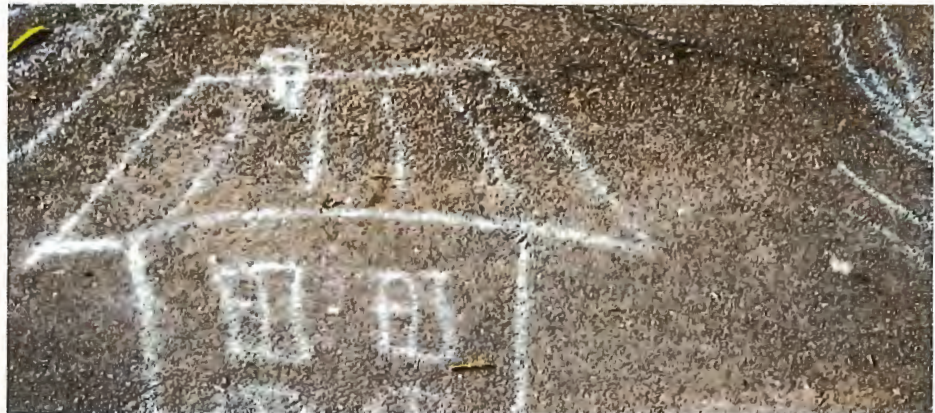
# INTRODUCTION

Homelessness continues to be a critical issue across Metro Vancouver, including in Richmond. The Metro Vancouver Homeless Count estimated that a minimum of 85 individuals were experiencing homelessness in Richmond in March 2020. Non-profit homeless serving agencies estimate this number to be much higher and that rates continue to increase.

The City of Richmond is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring and to ensure that Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services. Achieving this vision requires involvement from all sectors—public, non-profit and the private sector—so that all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives. The City of Richmond Homelessness Strategy 2019–2029 (Homelessness Strategy) provides an action-oriented framework to guide City and stakeholder involvement in homelessness initiatives in Richmond.

In 2021, Richmond's non-profit homeless serving agencies saw a marked increase in demand for their services. The COVID-19 pandemic contributed to a larger number of individuals experiencing homelessness staying in Richmond's emergency homelessness shelters. Despite more than doubled shelter capacity compared to winter and spring 2020, these shelters typically reported they were approaching or at capacity.

Throughout 2021, the City and key stakeholders continued to make progress in achieving the actions outlined in the Homelessness Strategy. The following report provides a high-level summary of the City of Richmond and its community partners' response to addressing homelessness over the past year.



CITY OF RICHMOND  
**HOMELESSNESS  
STRATEGY**  
2019–2029

ADOPTED SEPTEMBER 2019



## ABOUT THE STRATEGY

Adopted by City Council on September 9, 2019, the City of Richmond Homelessness Strategy is an action-oriented framework that guides City and stakeholder involvement in homelessness initiatives to 2029.

The strategy is guided by the following vision statement:

*By 2029, homelessness in Richmond is rare, brief and non-recurring.  
Richmond is an inclusive community that works in collaboration to  
provide a continuum of housing and support services.*

To achieve this vision, the strategy provides the following five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners; and
5. Communicate, research and monitor homelessness.

Under the strategic directions, the Homelessness Strategy identifies 32 recommended actions with associated timelines and priorities to be completed over the ten year time frame. The Homelessness Strategy, along with previous strategy updates, is available on the City's website at: [richmond.ca/homelessness](https://richmond.ca/homelessness).



## THE COVID-19 PANDEMIC

As the COVID-19 pandemic continues, ongoing pressures on Richmond's homeless serving agencies are evident. Homelessness presents significant risks of contracting COVID-19, including challenges related to infection prevention and access to health care for people who become ill. Public health guidance such as self-isolation and physical distancing refers mainly to access to private housing.

In addition, overcrowded drop-in centres and shelter sites, congregate housing environments, and inadequate resources to maintain proper hygiene and infection control practices exacerbate vulnerability for people who work, volunteer and reside in these settings.

At the onset of the pandemic, the City of Richmond, together with the provincial government and community partner organizations, pivoted quickly to deliver services in compliance with public health safety recommendations. While some programs moved to virtual delivery, others implemented the necessary safety measures in order to continue to deliver services in person. With additional safety measures in place, Richmond's homeless serving agencies ensured that individuals experiencing homelessness had adequate access to shelter and other essential resources during this challenging time.

In summer 2021, the City of Richmond, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). ERCs are temporary emergency shelters designed to enable people experiencing homelessness to access accommodation during the COVID-19 pandemic. Operated by Turning Point Recovery Society at the former Minoru Place Activity Centre, Richmond's ERC provides up to 45 shelter spaces and basic supports for people who would otherwise be living unsheltered on the street. The ERC also provides 24/7 staffing, daily meals, showers and access to other community services.



# STAKEHOLDER ROLES

## City of Richmond

The City of Richmond plays a proactive leadership role to address homelessness in the community. It is committed to working in partnership with senior levels of government and the private and non-profit sectors to create the right mix of housing and supportive services for a diverse population, including residents experiencing or at risk of homelessness. While recognizing that senior levels of government have the primary responsibility for funding homeless prevention programs, services and affordable housing, the City is committed to its local leadership role.

From a municipal standpoint, the role of the City is to:

- Ensure the right mix of affordable housing options are available to meet the diverse housing needs of vulnerable residents;
- Facilitate collaboration among community partners to develop prevention services; and
- Support the development of a community-wide system that streamlines the process for connecting people experiencing homelessness with housing and needed services.

## The Province of BC

BC Housing is the provincial crown corporation responsible for delivering funding and programs related to housing and homelessness. BC Housing delivers funding to a variety of services, including shelter operations, homelessness prevention, outreach supports and services, and supportive housing projects for individuals at risk of or experiencing homelessness. Current provincial funding programs include the Supportive Housing Fund, which provides capital and operating funding for new supportive housing developments.

## The Government of Canada

In 2019, the federal government released Reaching Home: Canada's Homelessness Strategy 2019–2029. Reaching Home is a community-based program aimed at reducing and preventing homelessness. The Government of Canada's homelessness program supports some of Metro Vancouver's most vulnerable residents by improving access to safe, stable and affordable housing. Reaching Home requires funded communities to develop and implement community-driven homelessness plans as well as coordinated access to services and homelessness management information systems that drive data-informed decisions to improve programs.

# METRO VANCOUVER HOMELESS COUNT

Due to the nature of homelessness, it is difficult to gather data on the number of people experiencing homelessness at any one point in time. People who may become temporarily or episodically homeless over the course of a year are not typically counted in 24-hour homeless counts. In addition, many individuals may be experiencing “hidden homelessness,” staying with family members, friends, or strangers and do not have a permanent or secure home of their own. The Metro Vancouver Homeless Count has been conducted regionally every three years since 2002. Homeless count statistics provide a summary of general trends, however they are known to undercount the number of individuals experiencing homelessness in communities. In the most recent Count (2020), a total of 85 individuals reported they were experiencing homelessness in Richmond. This number represents a 21% increase from the number of individuals counted in the city in 2017.

Of the 85 Richmond residents who self-identified as experiencing homelessness at the time of the 2020 Homeless Count:

- 60 individuals (71%) reported they stayed in a shelter that night. The remaining 25 individuals (29%) reported they were unsheltered. This suggests there was a slight decrease in the number of unsheltered individuals in Richmond in 2020 compared to 2017.
- Of the 68 individuals who provided their age, the majority (41) were between 25 and 41 years of age. Of the remaining individuals, 23 were 55 years and over and four were under 25 years of age.
- 14 out of 66 respondents (21%) identified as Indigenous. Since Indigenous peoples comprise only 1% of Richmond’s general population, Indigenous peoples are overrepresented among Richmond’s population who identify as homeless.



## PROGRESS MADE IN 2021

The City of Richmond Homelessness Strategy 2019–2029 outlines five strategic directions and 32 actions to accomplish during this ten year timeframe. The following section highlights the progress achieved in each of the five strategic directions in 2021.



## Strategic Direction 1:

### Prevent pathways into homelessness

### Why is this important?

Investments by all levels of government and the private sector in safe, affordable and stable rental housing with supports has been particularly successful for many households and is widely recognized as the most effective strategy to end homelessness. In recent years, there has been an emphasis nationally, provincially and locally on shifting funding and other resources from emergency, temporary responses to long-term, strategic investments in housing with supports and homelessness prevention. Tenants living in supportive housing units are provided the individualized supports they need to successfully maintain and retain their housing, preventing inflow into or returns to homelessness. Research indicates that individuals who have entered the homelessness services system (e.g. accessed shelter supports) are more likely to experience reoccurring instances of homelessness. Preventing people from ever entering the homelessness services system is the most effective and often the least resource intensive approach to reducing homelessness.

### Actions and Achievements

- In 2021, the City continued its collaboration with five non-profit organizations: Coast Mental Health, Pathways Clubhouse, S.U.C.C.E.S.S., Tikva Housing Society, and Turning Point Recovery Society, through Storeys, a 129-unit affordable housing development and social service hub. Storeys combines affordable rental housing with support services that stabilize housing for some of the community's most vulnerable residents.
- RainCity Housing and Support Society continued to assist tenants previously experiencing homelessness living at Alderbridge Supportive Housing. This temporary modular supportive housing development, which opened in 2019, provides residents who previously experienced homelessness with a place to live with wrap-around services as tenants move towards housing independence and improve their quality of life. Alderbridge Supportive Housing staff continue to report significant success in improving the health and well-being of their tenants.
- The City continued to work with BC Housing and Pathways Clubhouse to plan for the development of a six-storey, 80-unit affordable housing building at 5491 No. 2 Road. The low rental rates in this development will help provide housing stability for low-income residents who cannot afford market rental housing, including those who are or are at risk of experiencing homelessness. Construction is scheduled to begin in 2022.



## Strategic Direction 2:

Support residents who are experiencing homelessness

### Why is this important?

As each experience of homelessness is unique, it is important for a community to have a variety of services to respond to the needs of individuals experiencing homelessness. Homeless serving agencies have an important role in supporting residents by providing compassionate, non-judgmental services that work to support people and to create stability within their lives. The City's role within these actions is to facilitate partnerships and collaboration among service providers.

### Actions and Achievements

- In response to the continuing COVID-19 pandemic, the City, in partnership with BC Housing and Turning Point Recovery Society, supported the extension of the temporary Emergency Response Centre (ERC). The ERC, located at the former Minoru Place Activity Centre, provides 45 shelter spaces, meals and basic supports for people experiencing unsheltered homelessness during the pandemic.
- In 2021, the City received a total of \$3.35 million in funding from the province through the Union of British Columbia Municipalities' (UBCM) Strengthening Communities' Services Program. This program addresses the needs of Richmond residents experiencing homelessness during the COVID-19 pandemic. Highlighted initiatives include:
  - The City worked in partnership with Turning Point Recovery Society to open a Drop-In Centre, including a shower and laundry program that provides: day-time supports, such as computers and computer literacy training, access to the internet; programs, including SMART addiction recovery, service navigation and referral; and warm drinks, snacks and lunches. Centrally located at the Brighthouse Pavilion, the Centre welcomes people experiencing homelessness on a drop-in basis.
  - Beginning in fall 2021, the City partnered with Vancouver Coastal Health to create a multidisciplinary, team-based approach to providing clinical supports to vulnerable individuals experiencing homelessness. The initiative supports clients' resiliency through intensive outreach services, occupational therapists' housing support and navigational assistance to access other programs.

- The City opened Richmond's first Warming Centre at the South Arm Outdoor Pool building in November 2021. Operated by The Salvation Army, the Warming Centre is activated at night when extreme cold weather threatens the health of those who are unsheltered in the community. Up to 15 people can be accommodated at a time during periods of extreme winter weather. Participants are provided warm drinks, snacks and meals, and mats and chairs to sleep or rest. The Warming Centre offered services when activated from November 2021 to March 31, 2022.
- The City continued to work in partnership with BC Housing and The Salvation Army to support the operation of the Richmond House Shelter. The shelter provides 30 year-round beds, three meals a day, shower and laundry facilities, and support to locate housing, services and recreational opportunities to women and men experiencing unsheltered homelessness in Richmond, in a pet-friendly environment. An additional 15 winter shelter beds were provided from November 1, 2021 to March 31, 2022 to accommodate the winter season.



## Strategic Direction 3:

### Provide pathways out of homelessness

### Why is this important?

Individuals experiencing homelessness are better able to move forward with their lives if they are first housed then provided with services and supports. Supportive housing options include rent supplement units with individualized supports related to physical and mental health, education, employment, substance abuse or other needed services. The City's role within these actions is to support service provider organizations in coordinating service delivery and to advocate to the provincial and federal governments for increased funding for affordable housing in Richmond.

### Actions and Achievements

- The City worked in partnership with BC Housing to plan for Bridgeport Supportive Housing, a 40-unit temporary supportive housing development at 2520–2640 Smith Street. Bridgeport Supportive Housing will be the second temporary modular supportive housing development in Richmond. The project will be constructed on City-owned land with BC Housing funding and operated by Community Builders, an experienced non-profit housing provider. The development will provide housing and on-site services for individuals experiencing homelessness and is expected to open in summer 2022.
- The City continued to work in partnership with the Ministry of Social Development and Poverty Reduction (MSDPR) and the Richmond RCMP's Vulnerable Persons Unit to provide street outreach services to people experiencing homelessness on City land, including in public parks and public parking areas. Services included help to complete applications for MSDPR Financial Assistance and for access to housing units as well as support accessing a wide range of needed services for individuals experiencing homelessness.

## Strategic Direction 4:

Foster collaboration and capacity-building among community partners

### Why is this important?

Homelessness is a complex issue and cannot be solved by one organization or one level of government alone. Collaboration and service coordination is the most efficient and cost effective way to meet the needs of people experiencing homelessness and to build capacity within the non-profit sector to provide enhanced service provision. The role of the City within this strategic direction is to facilitate and support collaboration among non-profit housing and service providers to address agreed upon actions.

### Actions and Achievements

- The City hired a Program Lead, Homelessness in summer 2021, following Council's approval of this new position. The Program Lead, Homelessness plays a leadership role in advancing key initiatives in the Homelessness Strategy, coordinating inter-departmental actions relating to homelessness, and enhancing partnerships and collaboration with City departments and external organizations.
- The City met on an ongoing basis with BC Housing, Vancouver Coastal Health, the Richmond RCMP's Vulnerable Persons Unit, MSDPR staff and a range of other government departments and organizations to collaborate and share information. On a number of occasions, the City also met with housing providers, private developers and stakeholder groups to explore ideas for new affordable housing developments.
- After temporarily suspending meetings of the City's Community Homelessness Table in order to address the immediate pressures of the COVID-19 pandemic, City planning began in 2021 to re-establish regular meetings starting in January 2022. Non-profit agencies participating on the Table include RainCity Housing and Support Society, Chimo Community Services, The Salvation Army, Turning Point Recovery Society and Vancouver Coastal Health.

- The City continued to focus on sustaining partnerships with key stakeholders in the community. Staff continued to support and participate on two committees tasked with the successful integration of programs in their surrounding communities: the Alderbridge Housing Community Advisory Committee, which includes staff from the City, BC Housing, RainCity Housing and Support Society, neighbouring residents and local businesses; and The Salvation Army's Community Council, comprised of staff and board members and representatives of BC Housing, Richmond Women's Resource Centre, Vancouver Coastal Health, the Richmond RCMP and local businesses. The committees regularly review project goals, objectives, strategic plans, and program policies and procedures.
- The City collaborated with Lu'ma Native Housing Society (LNHS), the organization accountable for working with communities across Metro Vancouver to implement Reaching Home: Canada's Homelessness Strategy for preventing and reducing homelessness. City staff collaborated with LNHS representatives to plan a Richmond community stakeholder consultation to engage service providers in developing a community-wide homelessness services system that streamlines connecting people experiencing homelessness with housing and supports. The goal of the consultations, which begin in January 2022, is to inform the selection of Richmond's access points or key referral agencies through an environmental scan of Richmond's homeless serving agencies.



## Strategic Direction 5:

Communicate, research and monitor homelessness

### Why is this important?

Richmond is committed to fostering an inclusive and healthy community. Public perception can be a significant barrier to a community's ability to provide critical supportive housing and services for residents experiencing or at risk of homelessness. Positive changes in public perceptions can help people experiencing homelessness in the community feel accepted, safe and supported. The City's main role is to help facilitate awareness and education opportunities regarding homelessness and supportive services, and to share information.

### Actions and Achievements

- The City continued to liaise with local service providers to monitor ongoing trends related to homelessness, which has been particularly important during the COVID-19 pandemic. Based on feedback from local organizations, there was evidence that homelessness increased during the pandemic. This information was used to inform program design at the upcoming Bridgeport Supportive Housing development.
- Information from the Metro Vancouver Homeless Count was used by City and BC Housing staff in 2021 to plan for the Bridgeport Supportive Housing development. This Homeless Count information was also used to develop the City of Richmond's successful application for funding through the UBCM Strengthening Communities' Services Program. Many of the projects are highlighted in this report, including the following projects initiated in 2021:
  - The City began to develop a series of community homelessness dialogue sessions that will provide a forum to share real stories and perspectives from people with living and lived experience of homelessness in a safe, respectful and neutral environment. The dialogue sessions, anticipated for spring 2022, will provide an opportunity to address stigma and discrimination, and engage residents and businesses in a broader discussion about building an inclusive community.
  - The City engaged the Homelessness Services Association of BC to develop and deliver homelessness training to City staff who interface with the public. The purpose of the training is to educate and empower staff to work effectively with all Richmond residents, and for individuals experiencing or at risk of homelessness in Richmond to access life-changing supports through their interaction with City staff. Planning for the training is underway and is anticipated to be provided in spring 2022.



## CONCLUSION

In 2021, the collaborative projects described above contributed significantly towards achieving the vision of the City of Richmond Homelessness Strategy 2019–2029:

*By 2029, homelessness in Richmond is rare, brief and non-recurring. Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.*

Significant progress was made by the City in collaboration with its partners in addressing the Homelessness Strategy's five strategic directions and 32 recommended actions. At the close of 2021, seven activities were complete, eight were in progress, 14 were ongoing, and three were not yet initiated. Notably, over the next three years the Bridgeport and Pathways affordable housing projects will provide Richmond's lowest income residents a total of 120 new affordable housing units. The City and partner organizations' tenacity in bringing Richmond new, affordable housing stock with supports, will stabilize their tenants' lives, enabling them to maintain their housing and improve their quality of life. Prioritization of this work recognizes that housing with individualized supports is the primary evidence-informed route to reducing and ending homelessness.

In 2021, the City's successful application for UBCM Strengthening Communities' Services funds, resulted in the infusion of \$3.35 million into Richmond's services and supports, advancing the progress of several Homelessness Strategy actions that had not yet been initiated. With these and many other important City initiatives complete or underway, significant progress has been made towards achieving the Homelessness Strategy's strategic directions and vision. The City of Richmond Homelessness Strategy 2019–2029 continues to be an effective framework for preventing and addressing homelessness in Richmond.





## City of Richmond

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## Homelessness Strategy 2019–2029 - Status of Actions (2021 Update)

The following table provides a status update on the actions defined in the Homelessness Strategy 2019–2029 as of December 31, 2021.

### Legend

Timeframe for Actions		Status of Actions	
Short-term	1-3 years	Not Yet Initiated	Work towards this action has not yet begun.
Medium-term	4-6 years	In Progress	Work towards addressing this action is underway.
Long-term	7-10 years		
Ongoing	Work towards this action has been initiated and will be continuous.	Complete	Work towards this action has been accomplished.

Timeframe and Status of Actions		
<b>Strategic Direction 1: Prevent pathways into homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
1.1 Continue to create affordable housing rental options across the housing continuum. (Priority)	Ongoing	In Progress
1.2 Facilitate the creation of a collaborative homeless prevention program in Richmond.	Short-term	In Progress
1.3 Work with Vancouver Coastal Health and other community partners to explore opportunities to enhance wrap-around supports to increase housing stability.	Ongoing	In Progress
1.4 Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions.	Medium-term	Not Yet initiated
<b>Strategic Direction 2: Support residents who are experiencing homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
2.1 Ensure accurate and up-to-date information on supportive services is available.	Short-term	Complete
2.2 Coordinate a Front-line Service Provider Working Group to focus on coordination of supports for individuals experiencing homelessness or at risk of experiencing homelessness.	Short-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
2.3 Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at-risk of homelessness. (Priority)	Short-term	In Progress
2.4 Enhance coordination of food programs and outreach for residents experiencing homelessness.	Ongoing	In Progress
2.5 Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter.	Short-term	Complete
2.6 Monitor outreach services available in the community and advocate to senior levels of government for additional resources as needed.	Ongoing	In Progress
2.7 Explore the use of City spaces as Warming Centres.	Short-term	Complete
2.8 Dedicate appropriate resources in order to enhance service provision at City facilities for individuals experiencing homelessness.	Ongoing	In Progress
2.9 Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property.	Ongoing	In Progress
2.10 Explore opportunities to address storage needs for people experiencing homelessness.	Medium-term	Not Yet initiated
2.11 Create shelter and transitional beds for youth experiencing homelessness in the community.	Short-term	Not Yet initiated
2.12 Explore opportunities to address the need for culturally-appropriate supports, services, and housing for people experiencing homelessness.	Ongoing	In Progress
<b>Strategic Direction 3: Provide pathways out of homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
3.1 Enhance the existing coordinated access and referral system in Richmond.	Medium-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
3.2 Work with service providers to create a Supportive Housing Action Plan.	Short-term	In Progress
3.3 Explore the potential of creating a Housing First program in Richmond.	Short-term	Complete
3.4 Secure funding and a permanent site for supportive housing in Richmond. (Priority)	Short-term	Complete
3.5 Ensure that emergency housing services focus on achieving long term housing options.	Ongoing	In Progress
<b>Strategic Direction 4: Foster collaboration and community-building among community partners</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
4.1 Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond. (Priority)	Short-term	Complete
4.2 Develop a Community Homelessness Table for collaboration among agencies working to prevent or addressing homelessness. (Priority)	Short-term	Complete; (meetings ongoing)
4.3 Engage with residents with lived experience when designing and implementing significant policies or programs related to addressing homelessness in Richmond.	Ongoing	In Progress
4.4 Continue the annual Health, Social and Safety Grants to support local homelessness services.	Ongoing	Ongoing
4.5 Monitor and pursue funding opportunities for support services for residents at-risk or experiencing homelessness.	Ongoing	Ongoing
<b>Strategic Direction 5: Communicate, research and monitor homelessness</b>		
<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
5.1 Implement a local data system to track trends and the changing needs of individuals experiencing homelessness.	Short-term	In Progress
5.2 Provide training regarding homelessness service provision to City and community partner staff working in City facilities.	Short-term	In Progress

<i>Action</i>	<i>Timeframe</i>	<i>Status</i>
5.3 Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services. (Priority)	Short-term	In Progress
5.4 Work with community partners to ensure volunteer opportunities are communicated to the public.	Ongoing	In Progress
5.5 Advocate to senior governments regarding the changing needs of homelessness in Richmond and the need for additional funding. (Priority)	Ongoing	In Progress
5.6 Report out annually on the progress of the Homelessness Strategy 2019–2029.	Ongoing	In Progress



# City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** April 13, 2022  
**From:** Claudia Jesson **File:** 12-8060-01/2022-Vol  
Director, City Clerk's Office 01  
**Re:** Housekeeping Request - Abandonment of Unadopted Bylaws

---

### Staff Recommendation

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1 of the staff report titled "Housekeeping Request – Abandonment of Unadopted Bylaws", dated April 19, 2021, from the Director, City Clerk's Office, be abandoned.

Claudia Jesson  
Director, City Clerk's Office  
(604-276-4006)

CJ:jdr

Att. 1

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

## **Staff Report**

### **Origin**

Council Policy No. 5017 states that the City Clerk may bring forward to Council any Zoning or Official Community Plan (OCP) Amendment Bylaw, where one year or more has elapsed from the conclusion of the relevant Public Hearing, with a recommendation either to abandon the bylaw, to require another Public Hearing, or another recommendation if warranted.

The last time Council considered a report requesting the abandonment of unadopted bylaws was May 25, 2021. As a housekeeping matter to clean up the files, this report presents three unadopted bylaws for abandonment where the associated land use application has either been withdrawn at the applicant's request or closed by City staff due to inactivity.

Not included in the proposed list are bylaws for which more than one year has passed since a Public Hearing, and the applicant is continuing to take active steps to addressing the rezoning considerations. Staff do not recommend abandoning such bylaws at this time.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

### **Analysis**

Upon reviewing the OCP and Zoning Bylaw amendments which have been to a Public Hearing but have not yet been adopted, planning staff identified a number of applications that have had little or no subsequent activity. In some instances, applications have been closed due to inactivity, or withdrawn voluntarily by the applicant.

A letter was provided to applicants where there was no activity on a rezoning application, to request that staff be advised of their intentions with respect to the outstanding bylaw. The results of this survey indicate that applicants expressed no objection to their respective bylaw being abandoned, or the applicant specifically does not wish to proceed with their application.

### **Financial Impact**

None.

April 13, 2022

- 3 -

## **Conclusion**

Attachment 1 identifies three unadopted OCP and Zoning Amendment Bylaw amendments that are no longer applicable because either the related application has been withdrawn, the applicant does not wish to proceed, or the applicant has not made contact with staff for the purpose of proceeding with the requirements of the application. Staff therefore recommend that the noted unadopted bylaws identified in Attachment 1 be abandoned.



Matthew O'Halloran  
Manager, Legislative Services  
(604-276-4098)

MH: jdr

Attachment

Att. 1: List of Bylaws to be Abandoned

**Attachment 1****List of Bylaws to Be Abandoned - 2022**

<b><u>Bylaw No</u></b>	<b><u>File No</u></b>	<b><u>Bylaw Title</u></b>	<b><u>First Reading</u></b>	<b><u>Public Hearing Date</u></b>	<b><u>Status of Other Development</u></b>	<b><u>Reason for Action Taken</u></b>	<b><u>Bylaw Action Recommendation</u></b>
<b>9784</b>	16-738953	RZ – 7320, 7340 and 7360 Ash Street	Jan 15/18	Feb 19/18		Withdrawn by applicant	This bylaw should be abandoned
<b>9510</b>	14-678448	RZ – 6840, 6860 No 3 Rd and 8051 Anderson Rd	Jan 23/17	Feb 20/17		Withdrawn by applicant	This bylaw should be abandoned
<b>7992</b>	05-301611	RZ – 11001, 11011 Shell Road and 10700 Steveston Highway	July 27/09	Sept 9/09		Closed due to inactivity	This bylaw should be abandoned



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9676 (RZ 15-699647)  
8091 Capstan Way**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), is amended by repealing the second bullet in the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, and inserting the following:  
  
    “- the minimum net development site size to which the additional density may be applied shall be as follows, unless otherwise determined to the satisfaction of the City:  
    a) to achieve a maximum net density of 3 FAR or less: 4,000 m<sup>2</sup> (1 ac.);  
    b) to achieve a maximum net density greater than 3 FAR: 8,000 m<sup>2</sup> (2 ac.).”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9676”**.

FIRST READING

JUN 26 2017

PUBLIC HEARING

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

JUL 17 2017

ADOPTED

\_\_\_\_\_  
MAYOR

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



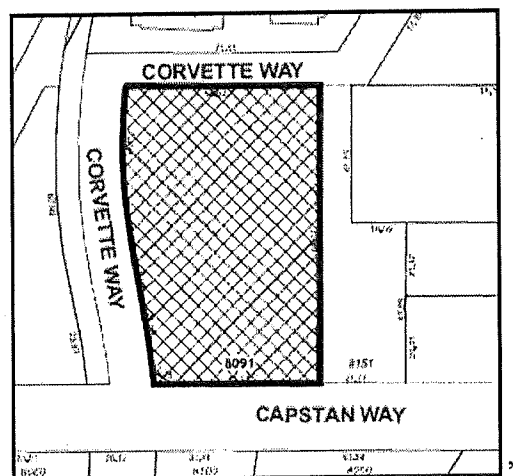


Richmond Zoning Bylaw 8500  
Amendment Bylaw 9677 (RZ 15-699647)  
8091 Capstan Way

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting section 9.4.4.8 as follows:
  - “8. For the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below, notwithstanding Section 9.4.4.4, the maximum **floor area ratio** for the RCL5 **zone** shall be 2.61 and, notwithstanding Section 9.4.4.5, the maximum **floor area ratio** for the RCL5 **zone** shall be 1.04, provided that the **owner**:
    - a) complies with the conditions set out in Section 9.4.4.4 and Section 9.4.4.5; and
    - b) dedicates not less than 183.9 m<sup>2</sup> of the **site** as **road**.

Figure 1



3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9677**”.

FIRST READING

JUN 26 2017

A PUBLIC HEARING WAS HELD ON

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

JUL 17 2017

OTHER CONDITIONS SATISFIED

APR 27 2022

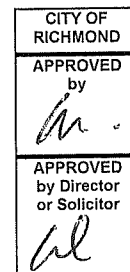
MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

DEC 05 2017

ADOPTED

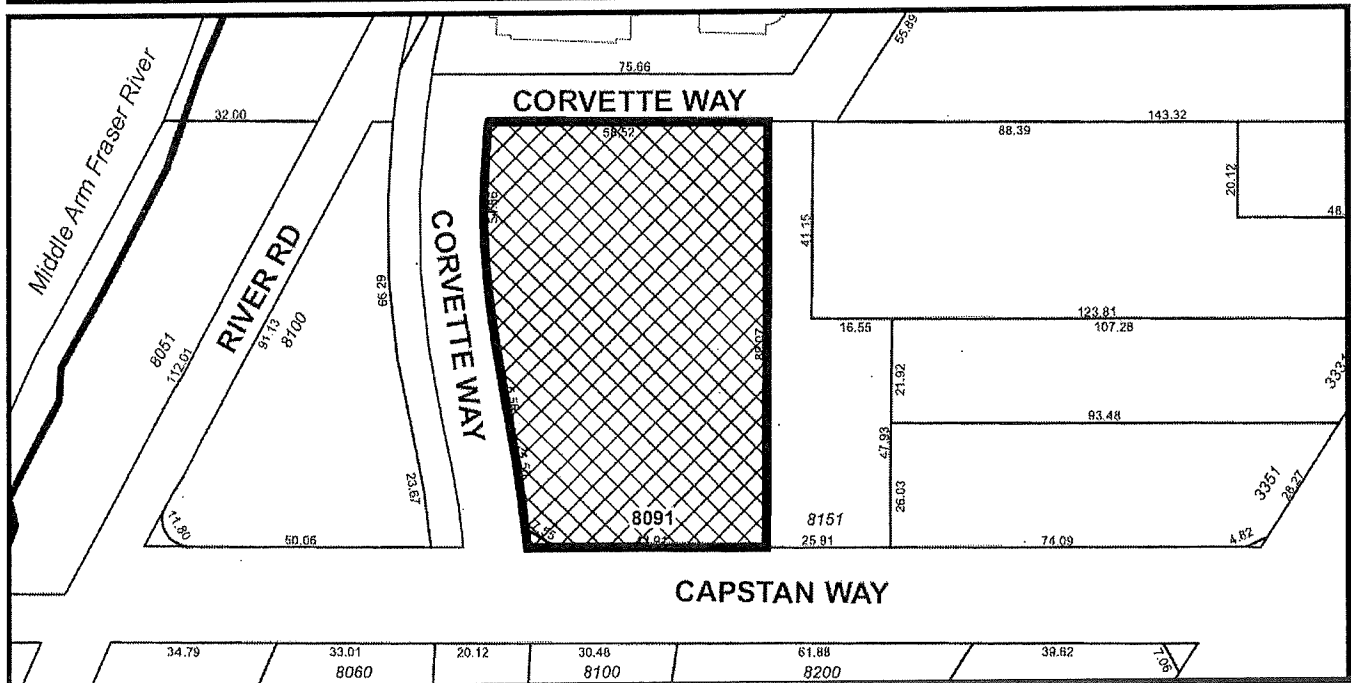
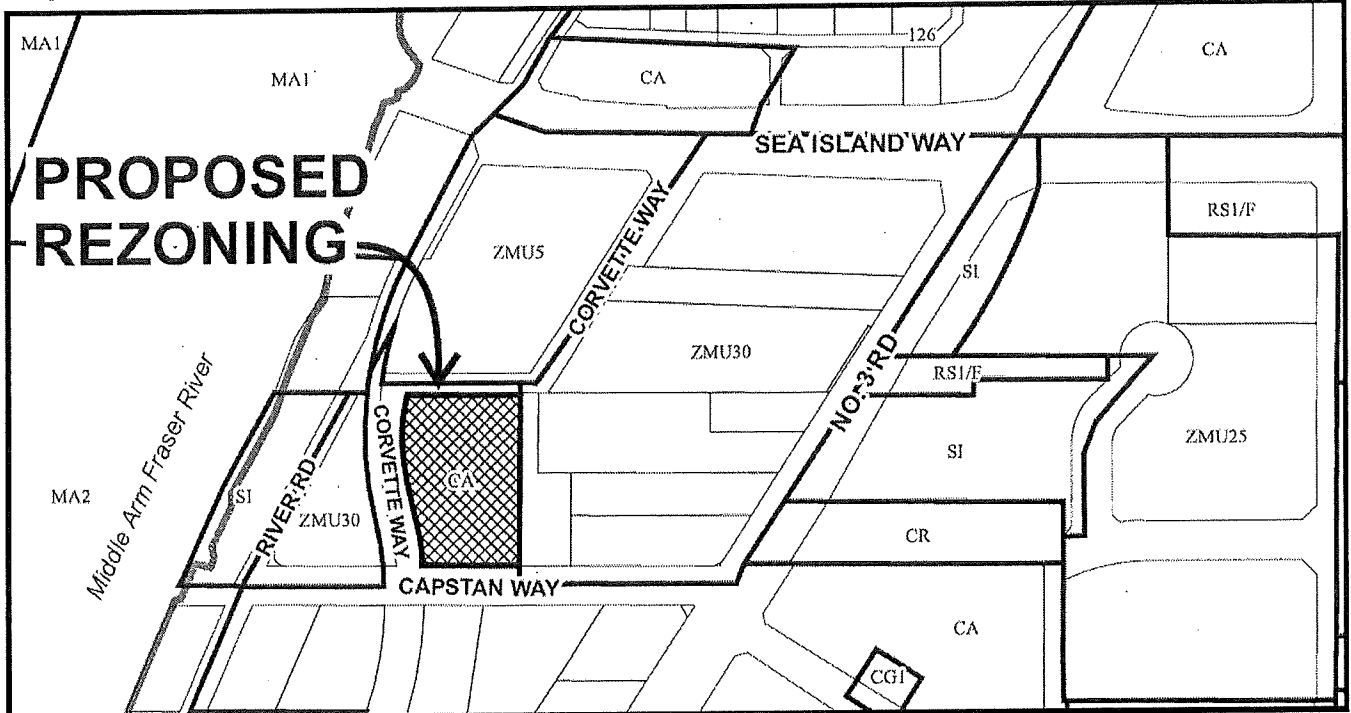
\_\_\_\_\_  
MAYOR

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





# City of Richmond



## RZ 15-699647

Original Date: 07/13/15

Revision Date: 06/09/17

Note: Dimensions are in METRES

CNCL - 279



**City Centre District Energy Utility Bylaw No. 9895  
Amendment Bylaw No. 10112**

The Council of the City of Richmond enacts as follows:

1. The **City Centre District Energy Utility Bylaw No. 9895** is further amended:
  - (a) by deleting Schedule A (Boundaries of Service Area) in its entirety and replacing it with a new Schedule A attached as Schedule A to this Amendment Bylaw; and
  - (b) by deleting Schedule E (Energy Generation Plant Designated Properties) in its entirety and replacing it with a new Schedule E attached as Schedule B to this Amendment Bylaw.
2. This Bylaw is cited as “**City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10112**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 25 2022

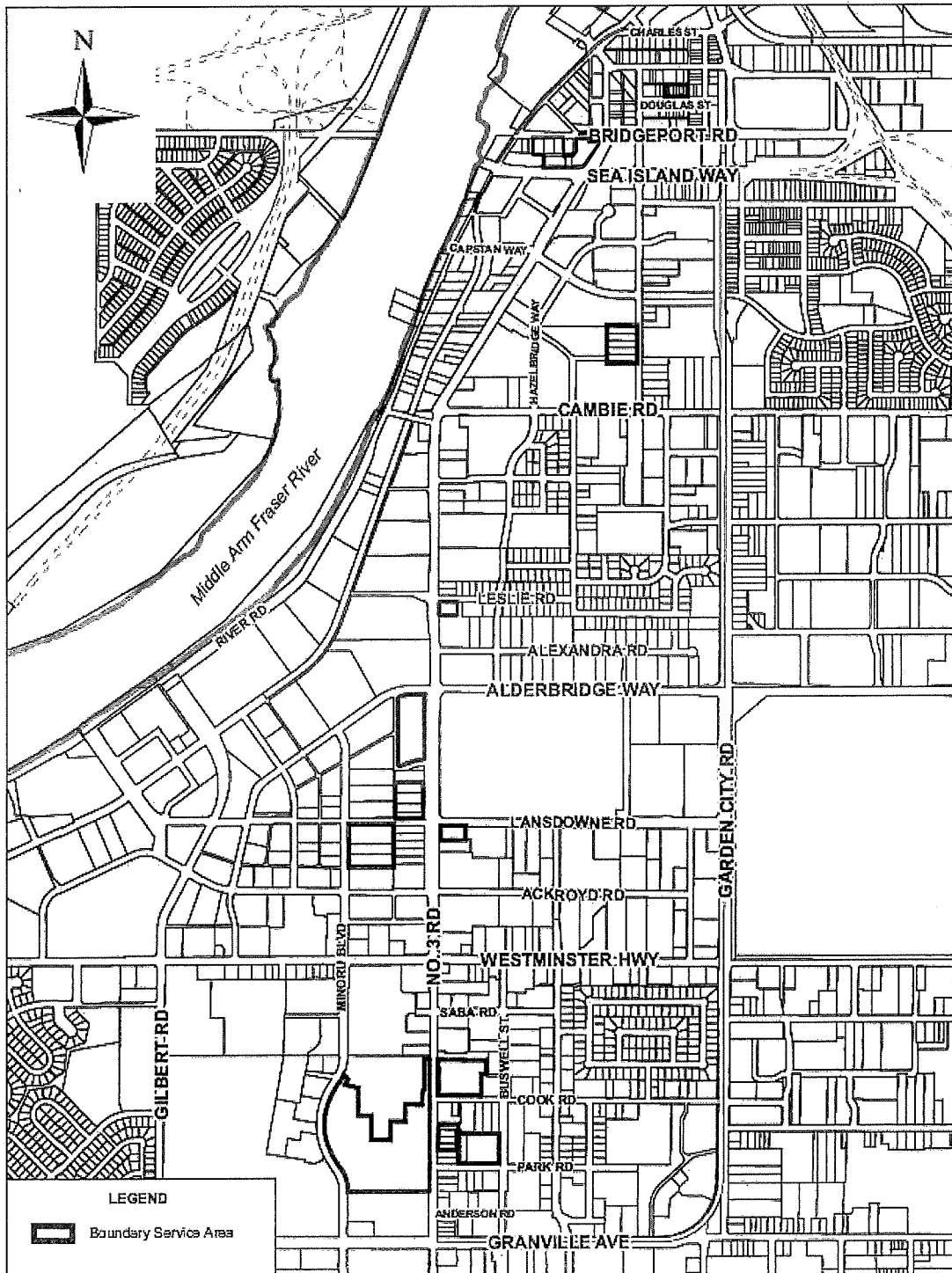
APR 25 2022

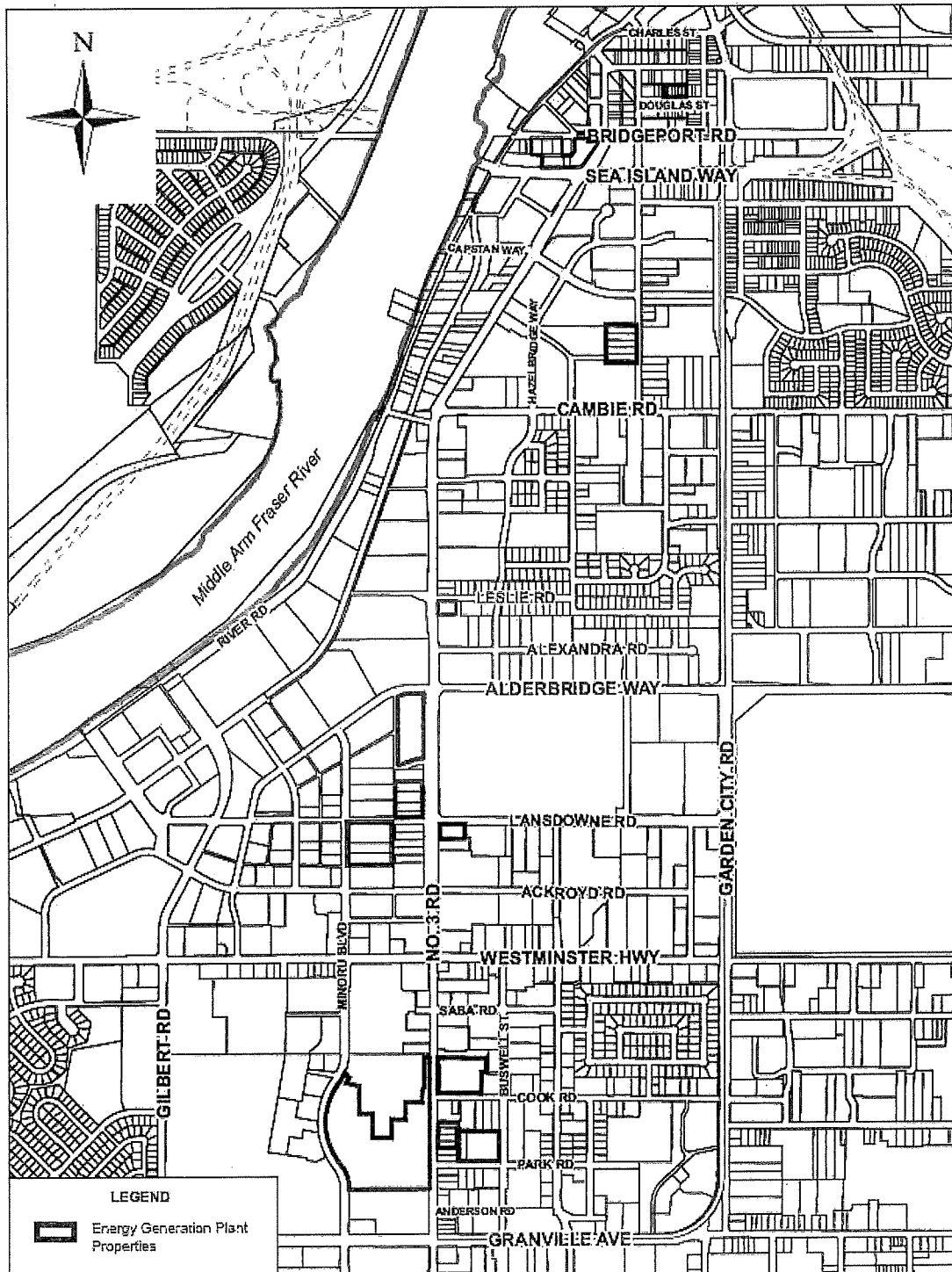
APR 25 2022

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

\_\_\_\_\_  
MAYOR

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

Schedule A to Amendment Bylaw No. 10112*SCHEDULE A to BYLAW NO. 9895**Boundaries of Service Area*

Schedule B to Amendment Bylaw No. 10112*SCHEDULE E to BYLAW NO. 9895**Energy Generation Plant Designated Properties*



**Traffic Bylaw No. 5870  
Amendment Bylaw No. 10301**

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended by adding a new Item 12 to Schedule B as follows:
  12. Barnes Drive and Flury Drive.
2. This Bylaw is cited as “**Traffic Bylaw No. 5870, Amendment Bylaw No. 10301**”.

FIRST READING

APR 25 2022

SECOND READING

APR 25 2022

THIRD READING

APR 25 2022

ADOPTED

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

\_\_\_\_\_  
MAYOR

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



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**Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment  
Bylaw No. 10361**

The Council of the City of Richmond enacts as follows:

1. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Section 2.1.1(c) in its entirety and replacing with the following:

(c) establish and maintain a recycling depot for use by **owners** and **occupiers** of both **residential properties** and **non-residential properties** for the deposit:

(i) of **yard and garden trimmings**;

(ii) of **upholstered furniture**; and

(iii) free of charge, of **recyclable material** and scrap metal and aluminum items,

and every owner of **residential property** and **non-residential property** must pay the applicable City recycling service fee specified in Schedule B, which is attached and forms part of this bylaw.

2. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Section 2.1.2 in its entirety and replacing with the following:

Notwithstanding the provisions of clause (c) and (d) of subsection 2.1.1,

(i) the **owner** or **occupier** of a **non-residential** property is limited to depositing one cubic yard of the material described in clause (c)(ii) and (c)(iii) per visit, per day; and

(ii) **regional customers** are limited to depositing one cubic yard of **base depot materials** per visit, per day.

3. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by adding the following definition to Section 15.1 in the appropriate alphabetical order and reordering the remaining definitions:

**“Upholstered Furniture”** means residential furniture intended for indoor use in a home and designed to be used for sitting, resting or reclining that is wholly or partially stuffed or filled with resilient cushioning materials enclosed within a covering consisting of fabric or related materials and does not include mattresses or box springs.

4. The **Solid Waste and Recycling Regulation Bylaw No. 6803**, as amended, is further amended by deleting Schedule B and substituting Schedule A attached to and forming part of this Bylaw. For greater certainty, any reference to Schedule B shall be interpreted as a reference to Schedule A of this Bylaw.
5. This Bylaw is cited as **“Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10361”**.

FIRST READING

APR 25 2022

SECOND READING

APR 25 2022

THIRD READING

APR 25 2022

ADOPTED

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

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MAYOR

---

CORPORATE OFFICER

**SCHEDULE A to BYLAW NO. 10361****BYLAW YEAR: 2022****SCHEDULE B to BYLAW NO. 6803**

<b>FEES FOR CITY RECYCLING SERVICE</b>	
Annual City recycling service fee:	
(a) For residential properties, which receive blue box service (per unit)	\$ 68.94
(b) For multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$ 53.50
Annual City recycling service fee:	
(a) For yard and garden trimmings and food waste from single-family dwellings and from each unit in a duplex dwelling (per unit)	\$ 176.94
(b) For yard and garden trimmings and food waste from townhome dwellings that receive City garbage or blue box service (per unit)	\$ 71.11
(c) For yard and garden trimmings and food waste from multi-family dwellings	
- Weekly Service	\$ 54.44
- Twice per week service	\$ 74.22
Cardboard bin recycling service for multi-family dwellings, collected once every 2 weeks	\$ 60.00/bin/month
Cardboard bin recycling service for multi-family dwellings, collected weekly	\$ 70.00/bin/month
Fee for yard/food waste cart replacement	\$ 25.00
Annual City recycling service fee for non-residential properties	\$ 6.23
Optional Monthly City organics collection service fee for Commercial customers	
- Weekly service	\$ 72.64
- Cost per additional cart	\$ 32.11
Optional Monthly City organics collection service fee for Commercial customers	
- Twice weekly service	\$ 100.16
- Cost per additional cart	\$ 61.11
City recycling service fee for the Recycling Depot:	\$25.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties	yard
(ii) for recyclable material from residential properties	\$ 0.00
(b) For yard and garden trimmings from non-residential properties	\$25.00 per cubic yard
(c) For recycling materials from non-residential properties	\$ 0.00
(d) For upholstered furniture from residential properties	
(i) office/dining chair, ottoman, bench	\$ 0.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$ 0.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$ 0.00
(e) For upholstered furniture from non-residential properties	
(i) office/dining chair, ottoman, bench	\$ 20.00
(ii) arm chair, loveseat, couch, recliner, chaise	\$ 35.00
(iii) sectional, sofabed, reclining loveseat/couch, massage chair	\$ 50.00



**Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10373**

The Council of the City of Richmond enacts as follows:

1. "Council Procedure Bylaw No. 7560", as amended, is further amended as follows:

- a) Delete Section 1.4.2 and insert new Section 1.4.2 as follows:

"1.4.2 A person or organization wishing to address a Special Council Meeting, a Regular Council Meeting, a Regular Council Meeting for Public Hearings or a Standing Committee Meeting as a delegation may be offered the option to be heard at that meeting by means of electronic or other communication facilities, provided the communication facilities are available and operational, and a resolution of Council authorizing communication in this manner is in effect and the person or organization pre-registers in advance with the City Clerk by 1:00 p.m. on the day of the meeting."

- b) Delete Section 13.8.3 and insert new Section 13.8.3 as follows:

"13.8.3 A delegation intending to use audio and audio-visual equipment or both in Council Chambers, for the purposes of making a submission to council, must advise the City Clerk prior to the council meeting of the intent to use such equipment, on the understanding that the City will assist with, but not be responsible for, the provision of the necessary equipment."

2. This Bylaw is cited as "Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10373"

FIRST READING

APR 11 2022

SECOND READING

APR 11 2022

THIRD READING

APR 11 2022

ADOPTED

\_\_\_\_\_  
MAYOR

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





## Annual Property Tax Rates (2022) Bylaw No. 10374

The Council of the City of Richmond enacts as follows:

1. Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*; and
2. Part 3 pursuant to section 100 of the *Municipalities Enabling and Validating Act*.

### PART ONE: GENERAL MUNICIPAL RATES

#### 1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A 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, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A 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, fire and rescue services and storm drainage 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 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: TRUNK SEWERAGE RATES**

**3.1** The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:

- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
- (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
- (a) Area C, being that part of the City contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area,

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agriculture Zone" in Section 14.1 of the **Zoning Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

### **PART FOUR: GENERAL PROVISIONS**

#### **4.1 Imposition of Penalty Dates**

4.1.1 All taxes payable under this bylaw must be paid on or before July 4, 2022.

#### **4.2 Designation of Bylaw Schedules**

4.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

**PART FIVE: INTERPRETATION**

5.1 In this bylaw, unless the context otherwise requires:

**CITY** means the City of Richmond.

**ZONING** means the Richmond Zoning Bylaw 8500, as amended from time to time.

**BYLAW**

**PART SIX: PREVIOUS BYLAW REPEAL**

6.1 Annual Property Tax Rates (2021) Bylaw No. 10249 is repealed.

**PART SEVEN: BYLAW CITATION**

7.1 This Bylaw is cited as “Annual Property Tax Rates (2022) Bylaw No. 10374”.

FIRST READING

APR 25 2022

SECOND READING

APR 25 2022

THIRD READING

APR 25 2022

ADOPTED

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

\_\_\_\_\_  
MAYOR

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

**SCHEDULE A to BYLAW NO. 10374**

<b>PROPERTY CLASS</b>	<b>COLUMN A GENERAL PURPOSES</b>	<b>COLUMN B POLICING SERVICES</b>	<b>COLUMN C FIRE &amp; RESCUE</b>	<b>COLUMN D STORM DRAINAGE</b>	<b>TOTAL</b>
1. Residential	0.93662	0.43416	0.27181	0.01486	1.65745
2. Utilities	21.77579	10.09393	6.31937	0.34550	38.53459
3. Supportive Housing	0.93662	0.43416	0.27181	0.01486	1.65745
4. Major Industry	4.24677	1.96855	1.23242	0.06738	7.51512
5. Light Industry	2.26076	1.04795	0.65607	0.03587	4.00065
6. Business/ other	2.26076	1.04795	0.65607	0.03587	4.00065
8. Recreation/ non profit	0.76635	0.35524	0.22240	0.01216	1.35615
9. Farm	8.83763	4.09659	2.56469	0.14022	15.63913

**SCHEDULE B to BYLAW NO. 10374**

<b>PROPERTY CLASS</b>	<b>REGIONAL DISTRICT</b>
1. Residential	0.05127
2. Utilities	0.17946
3. Supportive Housing	0.05127
4. Major Industry	0.17433
5. Light Industry	0.17433
6. Business/other	0.12562
8. Rec/non profit	0.05127
9. Farm	0.05127

**SCHEDULE C to BYLAW NO. 10374**

<b>AREA</b>		<b>RATES</b>
A, B & C	Sewer Debt Levy (land only)	0.04102



**Development Permit Panel  
Wednesday, April 27, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair  
Cecilia Achiam, General Manager, Community Safety  
James Cooper, Director, Building Approvals

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on April 13, 2022 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 21-933784**  
(REDMS No. 6733078)

APPLICANT: Don Dockstader Motors Ltd.

PROPERTY LOCATION: 10700 Cambie Road

**INTENT OF DEVELOPMENT PERMIT:**

Permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

## Development Permit Panel

### Wednesday, April 27, 2022

---

#### Applicant's Comments

Kori Chan, Principal, Proscenium Architecture + Interiors, introduced the project and Teague Shinkewski, Project Architect, Proscenium Architecture + Interiors, 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 project includes minor renovations of the building exterior and changes to interior building partitions to follow the brand guidelines of the new auto dealership tenant;
- enhancements are proposed to existing on-site landscaping;
- a new exterior curtain wall is proposed to wrap around the north, east and south façades of the building and the west façade of the building is proposed to be repainted;
- a new building entry feature is proposed on the north elevation of the building;
- a new commercial signage (as per the City's Sign Bylaw and not included in the DP) will be installed on the south corner of the building façade showing the brand and colour of the new auto dealership tenant;
- wheel stops will be installed adjacent to the new exterior curtain wall along the east elevation to provide protection to the exterior cladding of the building;
- there will be no changes to the existing site use, building massing and parking;
- there will be a small amount of additional floor area created as a result of pushing out the new exterior curtain walls to avoid conflict with existing building structures; however, the building's existing useable FSR will remain unchanged;
- the proposed site plan includes, among others, the enhancement of existing features of the subject development such as replacement of existing bicycle racks, repainting of pedestrian sidewalks, and retention of existing rooftop solar panels including the installation of new parapets on the rooftop as part of the curtain wall assembly; and
- the two existing electric vehicle (EV) charging stations on the site will be upgraded and two new EV charging stations will be added.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) the existing landscaping on the subject site have been well maintained and will be retained, (ii) additional shrub and tree planting is proposed along the south edge of the site fronting Highway 99, (iii) the existing green wall on the south façade of the building will be retained, (iv) the existing stamped asphalt walkway on the site will be repainted to enhance pedestrian safety and circulation; and (v) the outdoor surface parking in front of the dealership building will be treated with permeable pavers to enhance on-site stormwater management and provide differentiation from the surrounding asphalt area.

## **Development Permit Panel**

### **Wednesday, April 27, 2022**

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#### **Staff Comments**

Suzanne Smith, Program Manager, Development, noted the sustainability and landscaping features of the project that will be secured with a legal agreement between the City and the owner including (i) the retention of the existing photovoltaic system on the building rooftop, and (ii) upgrading of two existing EV charging stations and the addition of two new ones which will be available to customers and the public.

In addition, Ms. Smith noted other significant landscaping features of the project including (i) repainting of existing pedestrian crossing, (ii) installation of permeable pavers on a portion of the parking area, (iii) planting of additional trees and shrubs along the existing landscaping along Highway 99, and (iv) retention and maintenance of the existing green wall on the southwest façade of the building fronting Highway 99 through a private agreement between a landscaping company and the auto dealership tenant.

#### **Panel Discussion**

Discussion ensued with regard to enhancing the landscaping on the green triangle area adjacent to the new entrance proposed on the north side of the building. As a result of the discussion, staff was directed to work with the applicant to investigate opportunities for installing a tree to help identify the building entrance and provide visual interest to customers of the auto dealership.

It was noted that that in view of the proposed changes to the building façade design and materials, the applicant should consider doing an energy modeling at this stage of the project to ensure compliance with the current BC Energy Step Code requirement by the City.

In reply to queries from the Panel, the applicant advised that the energy generated by the photovoltaic panels on the building rooftop is utilized by the electrical system used in the building. In addition, the applicant confirmed that the retention and use of the existing photovoltaic system will be secured with a legal agreement.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

The Panel expressed support for the project, noting that the proposed renovation of the building façades would enhance the appearance of the building and mitigate the risk of bird strikes.

**Development Permit Panel**  
**Wednesday, April 27, 2022**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".*

**CARRIED**

**2. New Business**

The Panel agreed that the meeting tentatively scheduled on Wednesday, May 11, 2022 be cancelled as there are no agenda items for the said meeting.

**3. Date of Next Meeting: May 26, 2022**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:56 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 27, 2022.

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John Irving  
Acting Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
April 27, 2022.

# **Volvo Richmond**

## **DP PANEL PRESENTATION**

PROSCENIUM ARCHITECTURE + INTERIORS

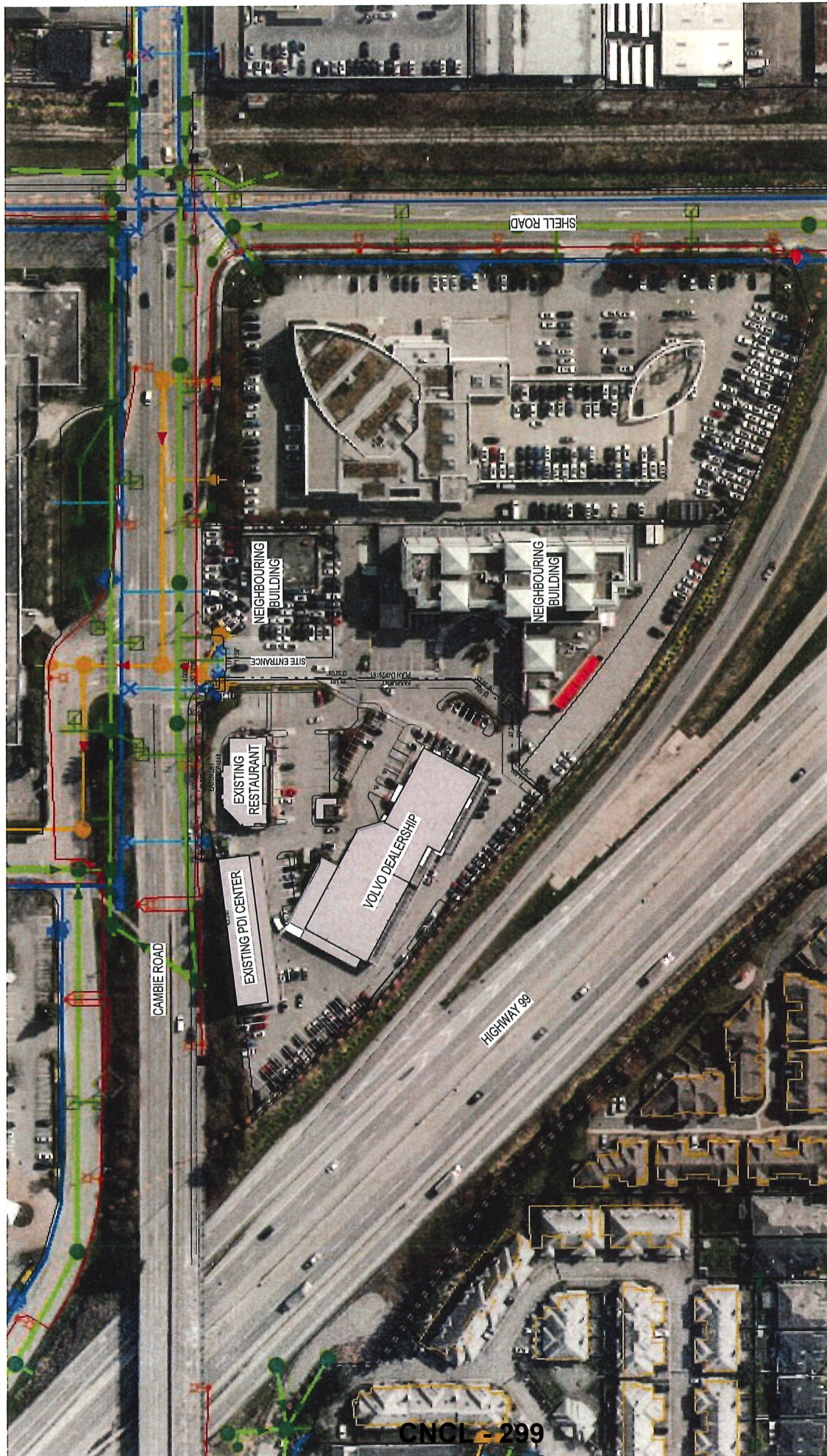
PMG LANDSCAPE ARCHITECTS

DILAWRI GROUP OF COMPANIES



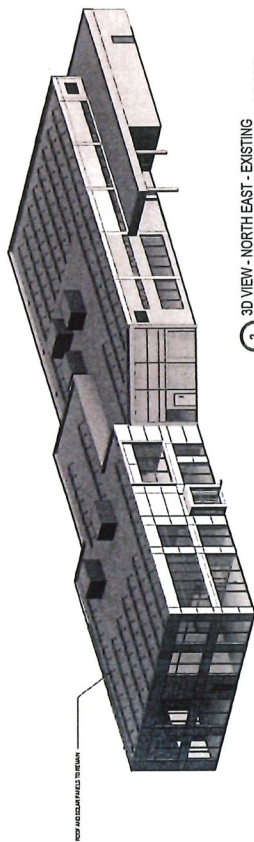
CNCL - 298

**INTRODUCTION**  
VOLVO RICHMOND

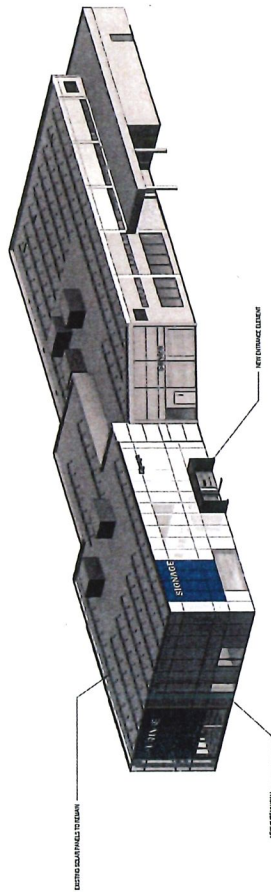


**CONTEXT PLAN**  
VOLVO RICHMOND

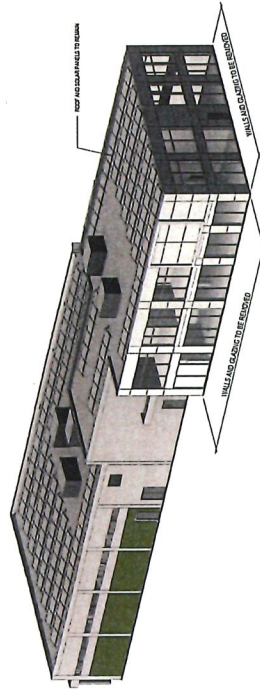




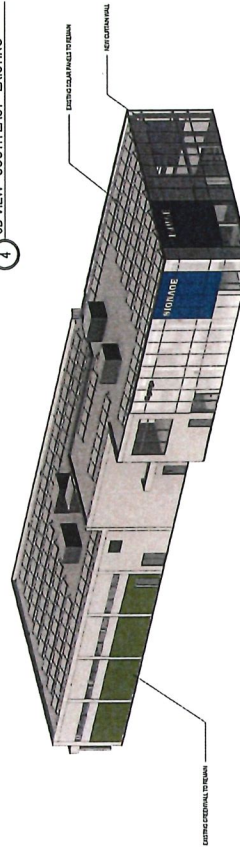
3 3D VIEW - NORTH EAST - EXISTING



1 3D VIEW - NORTH EAST - PROPOSED



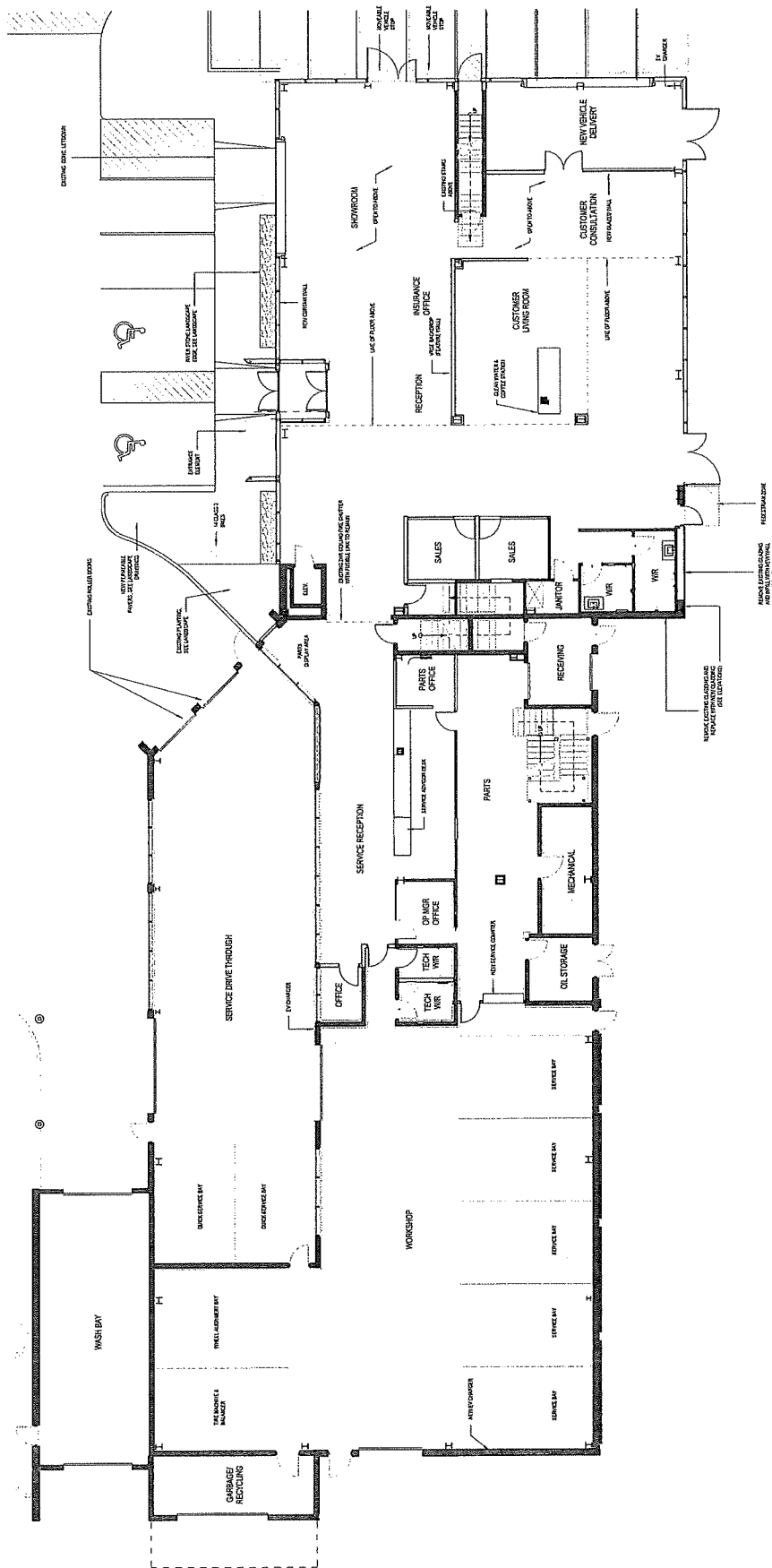
4 3D VIEW - SOUTH EAST - EXISTING



2 3D VIEW - SOUTH EAST - PROPOSED

## EXISTING & PROPOSED 3D ELEVATIONS

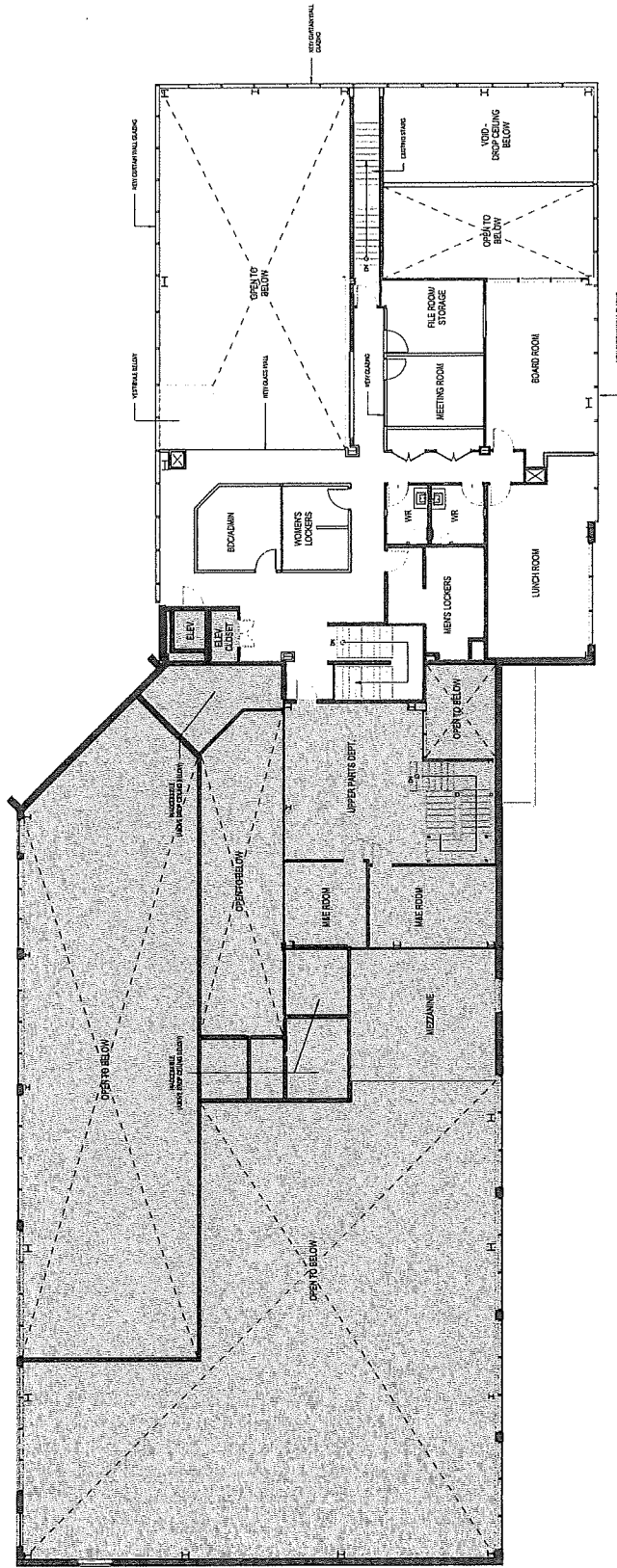
VOLVO RICHMOND



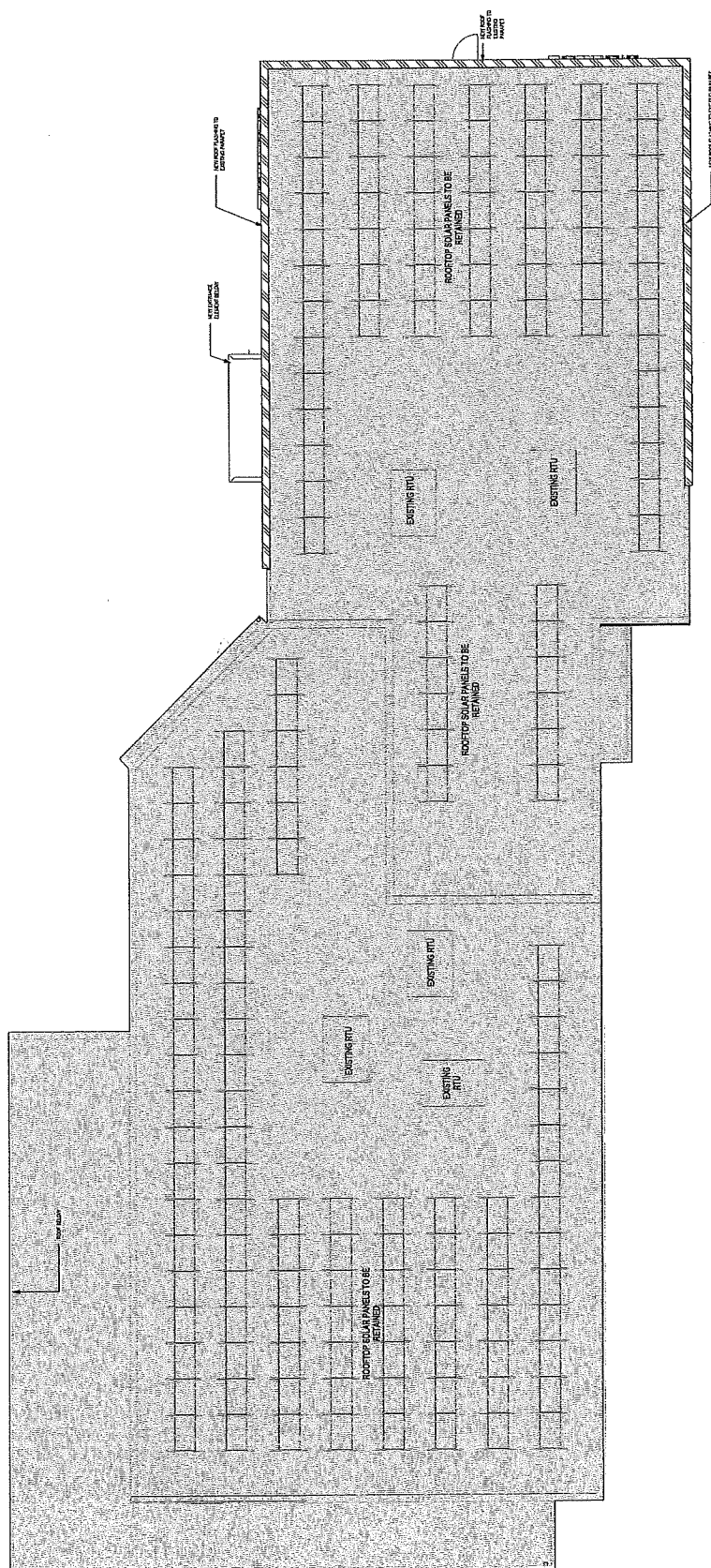
CNCL - 302

# LEVEL 1 FLOOR PLAN - PROPOSED

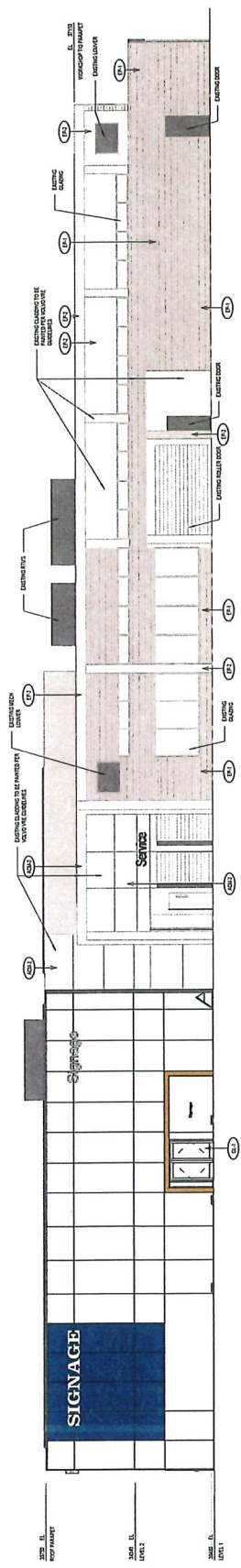
VOLVO RICHMOND



**LEVEL 2 FLOOR PLAN - PROPOSED**  
VOLVO RICHMOND

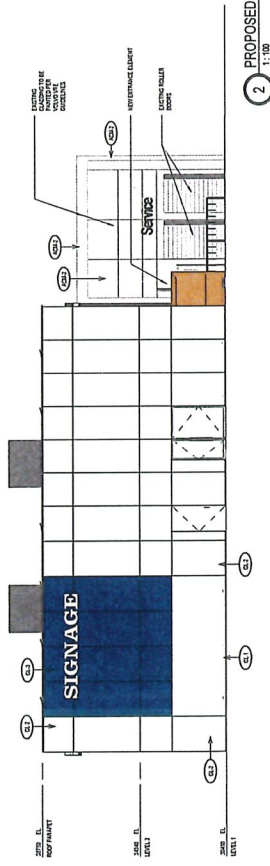


**CNCL - 304**

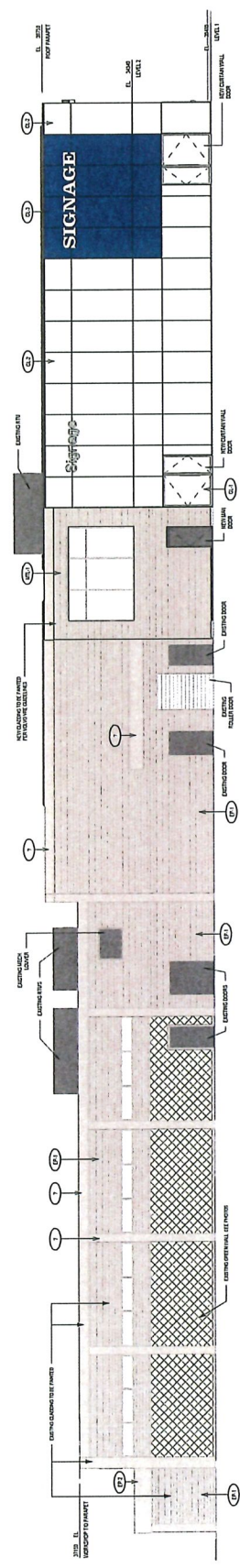


1 PROPOSED NORTH ELEVATION  
1:100

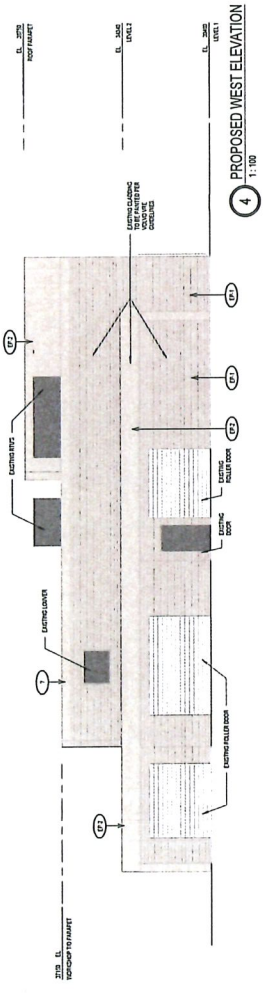
- (CL1) NEW ALUMINUM COMPOSITE PANELS (SILVER METALLIC)
- (CL2) EXISTING ALUMINUM COMPOSITE PANELS (REPAINTED SILVER METALLIC)
- (CL3) EXISTING HORIZONTAL CORRUGATED METAL (REPAINT SILVER METALLIC)
- (CL4) EXISTING METAL CLADDING FUSING (REPAINTED SILVER METALLIC)
- (CL5) VISION GLAZING (CLEAR)
- (CL6) LIGHT DIFFUSING INSULATED PANELS (SOLENA T PANELS - FROST WHITE FINISH)
- (CL7) INSULATED GLASS (VOLVO BLUE)
- (CL8) HORIZONTAL CORRUGATED METAL (SILVER)
- (CL9) NEW WOOD LOOK UP (TRESPA - ELEGANT OAK)



2 PROPOSED EAST ELEVATION  
1:100

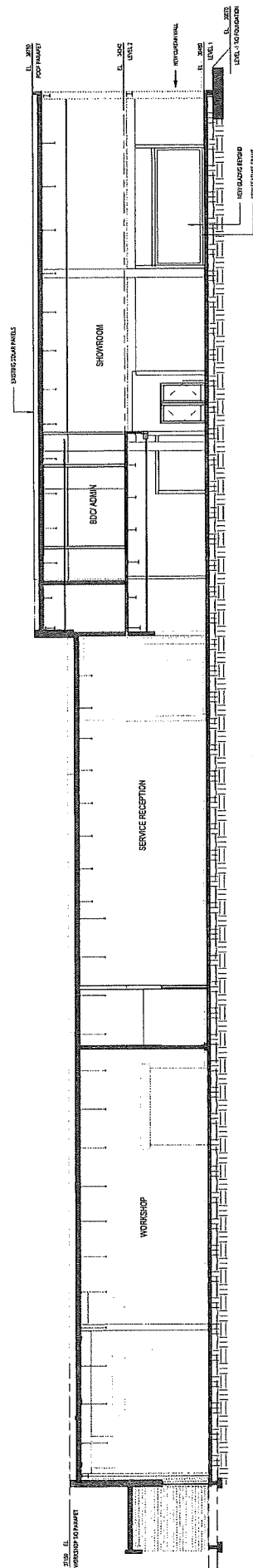


3 PROPOSED SOUTH ELEVATION  
1:100



4 PROPOSED WEST ELEVATION  
1:100

# PROPOSED ELEVATIONS VOLVO RICHMOND



**LONGITUDINAL SECTION**  
VOLVO RICHMOND



CNCL - 307

**NORTH ELEVATION RENDERING**  
VOLVO RICHMOND



CNCL - 308

**NORTH ELEVATION RENDERING**  
VOLVO RICHMOND



**MAIN ENTRANCE RENDERING**  
VOLVO RICHMOND



CNCL - 310

**NORTHEAST CORNER ELEVATION RENDERING**  
VOLVO RICHMOND

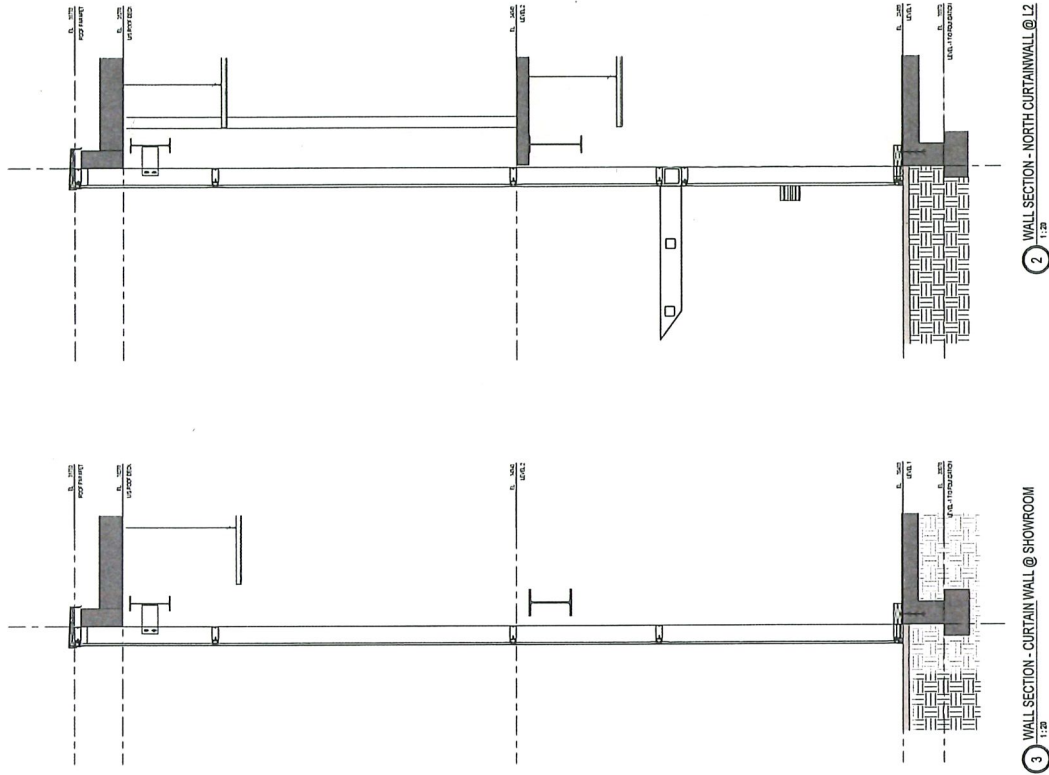


**SOUTH ELEVATION RENDERING**  
VOLVO RICHMOND

CNCL - 311

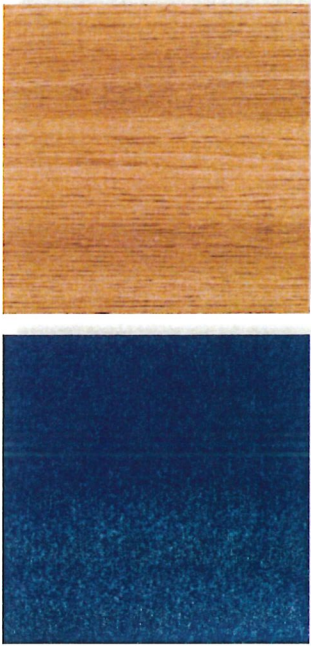


CNCL - 312



## TYPICAL WALL ASSEMBLIES

VOLVO RICHMOND



GL-3

WD-1



CNCL - 313



GL-2

GL-1



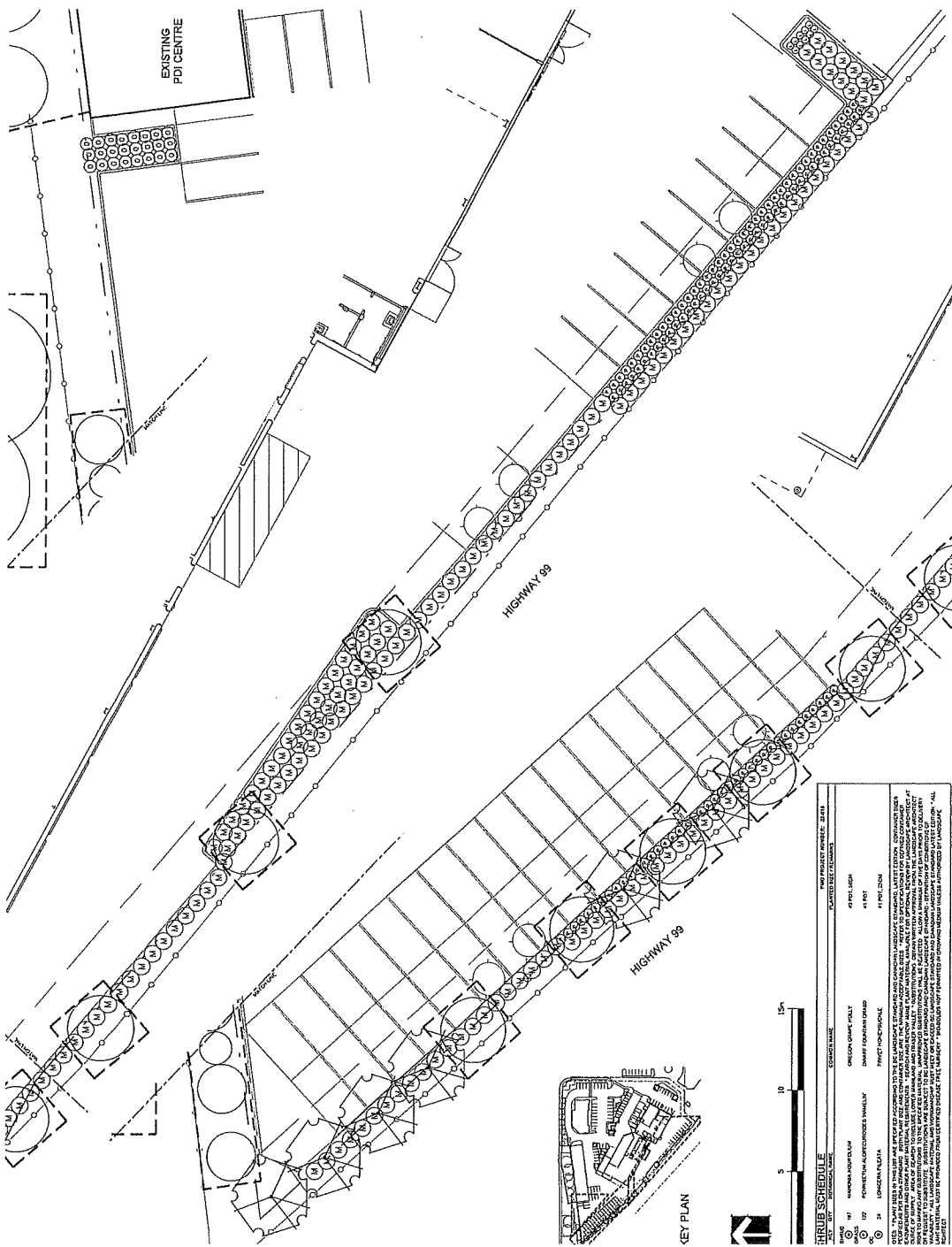
EP-1

EP-2

ACM-2

**MATERIALS**  
VOLVO RICHMOND





**SHRUBS ENLARGEMENT PLAN**  
VOLVO RICHMOND



# City of Richmond

## Report to Council

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<b>To:</b>	Richmond City Council	<b>Date:</b>	April 25, 2022
<b>From:</b>	Joe Erceg Chair, Development Permit Panel	<b>File:</b>	DP 18-835723 DP 16-747620
<b>Re:</b>	<b>Development Permit Panel Meetings Held on March 11, 2020 and June 16, 2021</b>		

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Permit (DP 18-835723) for the property located at 9500 Finn Road; and
  - b) a Development Permit (DP 16-747620) for the property located at 10333 River Drive;be endorsed and the Permits so issued.

Joe Erceg  
Chair, Development Permit Panel  
(604-276-4083)

SS/SB:blg

### **Panel Report**

The Development Permit Panel considered the following items at its meetings held on March 11, 2020 and June 16, 2021.

DP 18-835723 – PROSPER HOMES LTD. – 9500 FINN ROAD  
(March 11, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a single detached dwelling on a site zoned “Agriculture (AG1)” zone and designated as an Environmentally Sensitive Area (ESA).

Applicant, Chan Sandher, of Prosper Homes Ltd., and Mark Gollner, of Marlim Ecological Consulting Ltd., provided a brief presentation, including:

- The subject property includes Environmentally Sensitive Areas (ESAs) along the southwestern corner and eastern side of the property.
- Existing structures within the ESAs have been removed and the ESAs will be replanted with native species of trees, shrubs, and groundcovers.
- Temporary fencing will be installed to protect the ESAs during construction of the proposed development which includes a new single detached dwelling with attached garage and septic tank.
- There is a proposed ESA restoration and enhancement scheme as well as proposed ESA compensation scheme within the adjacent Riparian Management Area (RMA) to the east of the original boundary line.
- Monitoring during construction and ESA planting will be conducted by a Qualified Environmental Professional (QEP).

Staff noted that all existing trees on the site will be retained and there is a legal agreement to require three years of post-construction monitoring of the ESA restoration planting by a QEP.

In reply to a Panel query, Mark Gollner noted that the topped Birch tree will be retained, as it has wildlife habitat value.

Graeme Price, of 9460 Finn Road, stated that he lives near to the subject property and queried: (i) the required distance of the septic drain field from the ESA as he expressed concern that the size of the septic drain field might not be adequate and could potentially impact the ESA; and (ii) the elevation of the subject property.

In reply to the queries, staff advised that: (i) the design of the septic drain field will have to be certified by a qualified professional and reviewed and approved by the Vancouver Coastal Health (VCH); (ii) depending on the technology, different septic field drain sizes could be used; (iii) there will be a septic field licensing requirement that will be verified at Building Permit stage; and (iv) there are no retaining walls proposed along the common property lines and no grade changes are anticipated between the subject property and adjacent properties.

In addition, Chan Sandher confirmed that: (i) the foundation walls of the proposed single-family dwelling will be raised however, the elevation of the subject property will not be increased; and (ii) a septic engineer has been consulted by the applicant for the design of the septic system for the proposed development.

No correspondence was submitted to the meeting regarding the application.

The Panel expressed support for the proposed development and commended the applicant for their work on the project.

The Panel recommends the Permit be issued.

DP 16-747620 – PARC RIVIERA PROJECT INC. – 10333 RIVER DRIVE  
(June 16, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a low-rise residential development containing approximately 80 dwellings on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”. A variance is included in the proposal to permit upper floor building bay projections into the side yard limited to the northeast and northwest buildings only.

Architect, Wayne Fougere, of Fougere Architecture Inc., and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, including:

- The subject site is the fourth phase of the original four-phase Parc Riviera master plan.
- 80 units are proposed, including standard three-storey townhouses and two-storey upper units stacked over two-storey lower units.
- The design of the four-storey stacked townhouse buildings allows for natural lighting and ventilation on at least two sides of all the units.
- A hierarchy of walkways are proposed for the site, including the public walkways along the west and east edges of the site and the central walkway.
- The proposed walkways and private, semi-private, and public outdoor spaces provide physical and visual permeability to the project.
- Four units are barrier free and eight are convertible units, which allow for future installation of a stair lift.
- Each unit will be provided its own air source heat pump.
- Proposed building materials are consistent with the character of the neighbourhood.
- The Environmentally Sensitive Area (ESA) along the dike will be enhanced with native planting.
- Pedestrian pathways are lined with trees and provided with seating areas.
- All homes at ground level have semi-private outdoor spaces.
- The centrally located indoor amenity and common outdoor amenity spaces are adjacent to each other to provide good indoor-outdoor relationship.
- Lighting will be provided throughout the site, including wall mounted downward focused lighting for buildings and pole and bollard lighting for pedestrian walkways.

- Low maintenance planting is proposed for the site, which includes a mix of deciduous trees, shrubs and groundcovers.
- A variety of decorative paving treatment is proposed throughout the site.

In response to Panel queries, Wayne Fougere noted that: (i) air source heat pumps for individual units will be located on the roofs and in the underground parkade; (ii) the proposed pole lighting along the public walkways will not cause light pollution to adjacent developments; and (iii) public walkways are provided along the east and west edges of the subject site to access the dike.

Discussion ensued regarding the elevation of the underground parkade in relation to potential flooding due to long-term rise in sea levels and water tables. In reply to queries, Wayne Fougere advised that: (i) in general, the proposed height of the underground parkade is standard however, it is higher underneath the building as the building elevation is higher than the required grade level; (ii) the project's geotechnical consultant is currently working on the geotechnical details of the project; and (iii) the applicant would raise the elevation of the underground parkade should it be recommended by the geotechnical consultant.

Staff noted that: (i) there is a Servicing Agreement associated with the project for the design and construction of frontage improvements and public walkways on the subject site, including lighting; (ii) the dike in front of the proposed development has not yet been improved to its ultimate standard; (iii) improvements to the dike will be implemented through a Servicing Agreement; (iv) the ESA adjacent to the dike will be increased in area by approximately 25 percent; (v) invasive species within the ESA will be removed and native species will be planted through supervision by a Qualified Environmental Professional (QEP); (vi) planting within the ESA will be subject to a five-year monitoring agreement; (vii) the proposed development will be designed to achieve Step Code 3 of the BC Energy Step Code and the Canada Mortgage and Housing Corporation (CMHC) interior noise standards; (viii) four fully accessible units and eight convertible units will be provided in the proposed development; and (ix) the proposed setback variance is limited to the second and third floors of the northwest and northeast buildings, would not impact the walkway design, and not give rise to shadowing concerns for adjacent developments.

Discussion ensued regarding the timing of dike improvements. In reply to queries from the Panel, staff advised that the developer is responsible for the dike design through the Servicing Agreement and will coordinate the timing of dike improvements and landscaping for the project, including ESA planting. In addition, developer, Antony Heung, of Dava Development, noted that dike improvements are subject to external approvals and may take additional time as technical issues are addressed however, the intent is to coordinate on-site and off-site works if possible.

Stephen Cheung, of 19-10311 River Drive, addressed the Panel expressing concern regarding the proposed 0.75 m upper floor building bay projection into the west side yard of the northwest building of the subject site as it would block their view to the river.

In reply, Wayne Fougere referenced the project's site plan, noting that the proposed upper floor building bay projection would not impact the view of Stephen Cheung's townhouse to the river.

Howard Cheung, of 20-10311 River Drive, addressed the Panel expressing concern regarding the potential impact of the proposed development on their view to the dike and noted that Building 4-e of the subject property is set back closer to the west property line than the rest of the buildings along the west side.

In reply, Wayne Fougere referenced the project's site plan, noting that the ground floor of Building 4-e is actually set back six m from the west property line and would not negatively impact the view of Howard Cheung's townhouse unit to the dike.

Correspondence was submitted to the meeting regarding the application.

Staff noted that the correspondence from neighbouring residents expressed concern regarding (i) the height of the buildings in the proposed development which is higher than the existing adjacent townhouse development to the west; (ii) the potential impact on their views to the dike/river due to the proposed upper floor building setback from the west property line of the subject site; and (iii) narrowing of the dike pathway in front of the proposed development.

In reply to these concerns, staff noted that: (i) the building height of the proposed development is consistent with the zoning on the subject site; and (ii) the ultimate design of the dike would be consistent from No. 4 Road to Shell Road.

The Panel expressed support for the project, noting that the project is well designed, consistent with the zoning established by Council, and the applicant has addressed adjacency concerns.

Staff was then directed to work with the applicant to ensure that the underground parkade elevation will be as high as possible to address concerns regarding potential flooding due to future rise in sea levels and water tables.

Subsequent to the Panel meeting, the applicant revised the design to increase the underground parkade elevation by approximately 0.3 m. No changes were made to above ground elevations.

The Panel recommends the Permit be issued.



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** April 25, 2022

**From:** Cecilia Achiam  
Chair, Development Permit Panel

**File:** DP 15-699652

**Re:** Development Permit Panel Meeting Held on April 28, 2021

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 15-699652) for the property located at 8091 Capstan Way, be endorsed and the Permit so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
(604-276-4122)

SB:blg

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on April 28, 2021.

DP 15-699652 – GBL ARCHITECTS – 8091 CAPSTAN WAY  
(April 28, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a two-tower, mixed-use development consisting of ground floor retail, a 72-room hotel, and 137 dwelling units, including nine affordable low-end-of-market rental housing units and 128 market ownership units, on a site zoned “Residential/Limited Commercial (RCL5)”. Variances are included in the proposal for reduced setback to Corvette Way for the building, balconies and porches, and to provide two medium truck loading spaces.

Architect, Zora Katic, of GBL Architects; and Landscape Designer, Logan Cairns, of PWL Partnership Landscape Architects, provided a brief presentation, including:

- The proposed development includes a three-storey podium and two towers, with the above grade parkade wrapped by hotel, residential and commercial-retail uses.
- Residential tower balconies are staggered to provide variation and visual interest.
- The shared residential outdoor amenity area and indoor amenity area are located on the podium level (Level 4), as well as a hotel restaurant with outdoor seating.
- The project includes nine affordable low-end-of market rental housing units.
- Townhouses are strategically located on the north side to respond to neighbouring townhouses in nearby mixed-used developments.
- Entrances for different uses in the mixed-use development have distinctive designs.
- The focal point for the project is the weather-protected public plaza at the corner of Capstan Way and Corvette Way which includes, among others, an illuminated soffit with an art component, a Public Art piece, landscaping, public seating and private outdoor dining space.
- The three ground level edges of the subject site have been softened with planting, articulated with varied concrete and feature paving treatments, and activated with public seating and outdoor dining seating adjacent to the public plaza.
- Native and adapted species and drought-tolerant planting are proposed for the site.
- The podium level shared residential outdoor amenity area includes, among others, urban agriculture, barbeque area, a children’s play area, a large lawn space, and walkways.
- Landscaped patios are provided on Levels 5 and 7, and on penthouse levels.
- Green roofs will be installed over inaccessible roofs.
- Green screen trellis with climbing vines is proposed on the podium level to provide screening to the adjacent development to the east.

In reply to Panel queries, the design team acknowledged that: (i) the street trees proposed to be installed would be irrigated; (ii) trees will be installed on the podium level to provide separation between hotel and residential uses; (iii) the walkway along the eastern edge of the podium is limited to residential use and will allow pedestrian access to the indoor swimming pool; and (iv) the project's proposed lighting design and orientation will minimize light pollution to neighbouring residential developments.

Staff noted that: (i) the proposed setback variances to building were identified at rezoning stage; (ii) the balconies provide private outdoor spaces for residential units as well as provide articulation to the building; (iii) the proposed variance to the required number of medium truck loading spaces for the proposed development is consistent with similar variances granted to other projects of similar scale; (iv) the project has been designed to achieve Leadership in Energy and Environment Design (LEED) Silver equivalent, allow future connection to a City's District Energy Utility (DEU) system, and achieve the City's Aircraft Noise Policy and Canada Mortgage and Housing Corporation (CMHC) interior noise standards; (v) the project provides 65 Basic Universal Housing (BUH) units including all of the nine affordable housing units; (vi) there is a significant Servicing Agreement associated with the project for road and frontage improvements along the site's Capstan Way and Corvette Way frontages; (vii) extensive green roofs are proposed for the project; and (viii) the applicant is required to provide a Construction Parking and Traffic Management Plan prior to Building Permit issuance.

David Brind, representing Strata BCS 3718 of the neighbouring Wall Centre development at 3099, 3111 and 3333 Corvette Way, expressed appreciation for the design of the proposed development however, he expressed concerns related to: (i) the proposed building setback variance as it would adversely impact the sightline of motorists turning at the corner of east-west and north-south Corvette Way; and (ii) on-street parking and loading issues and traffic congestion in the area that could occur due to the proposed reduction of required medium truck loading spaces for the proposed development. David Brind also noted the unsightly premises on some properties along River Road and requested that the City's Bylaw Officers conduct inspections in the area.

In reply to Panel queries, staff confirmed that: (i) the proposed setback variances were dealt at the rezoning stage; (ii) the proposed setback at the corner of north-south and east-west Corvette Way was reviewed by the City's Transportation staff and was found to comply with the City's Traffic Safety Bylaw; (iii) Transportation staff support the proposed truck loading variance as a study has been submitted by a professional traffic consultant which showed that the proposed number of medium truck loading spaces for the proposed development would be adequate for its uses; (iv) there is currently no stop sign at the corner of east-west and north-south Corvette Way; (v) frontage works for the proposed development include traffic calming measures such as the provision of curb extensions to narrow down the street and slow down the vehicles at the Corvette Way intersection; and (vi) there will be a parking restriction on the inside corner of the Corvette Way bend to address sightline concerns of motorists.

Correspondence submitted to the Panel meeting regarding the application from neighbor, Mimi Ho, included concerns with regard to the proposed building setback and separation of the proposed development from the neighbouring Wall Centre development.

In response to the building separation concern, staff advised that the project complies with the City's guidelines with respect to separation of buildings within the proposed development as well as the separation of buildings on the subject site from adjacent existing and proposed developments.

The Panel expressed support for the project, noting that: (i) the project and surrounding public realm are well designed; (ii) the provision of public amenities in the project is appreciated; (iii) the project fits well with the neighbourhood; and (iv) the Panel looks forward to the completion the of proposed development including the public amenities to be provided.

Subsequent to the Panel meeting, the project is now required to meet the City's current Energy Step Code requirements. The project architect has confirmed that the Building Permit will achieve Step 2 of the BC Energy Step Code and include a low carbon energy plant. There are no proposed changes to the form and character of the building design as a result of meeting the newer energy requirement.

The Panel recommends the Permit be issued.