



**City Council
Electronic Meeting**

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

**Monday, June 10, 2024
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|---------|--|
| CNCL-11 | (1) <i>adopt the minutes of the Regular Council meeting held on May 27, 2024;</i> |
| CNCL-24 | (2) <i>adopt the minutes of the Special Council meeting held on June 3, 2024; and</i> |
| CNCL-29 | (3) <i>receive for information the Metro Vancouver 'Board in Brief' dated May 31, 2024.</i> |



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Commander's Citation - Colonel Scott Raesler, Commander of 39 Canadian Brigade Group

COMMITTEE OF THE WHOLE

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

☐

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 14.

4. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- No. 3 Road Bark Park Proposed Enhancements Update
- Bowling Green Community Activity Centre Public Art Concept Proposal
- Richmond Community Wellness Strategy (2018–2023) Progress Update 2022–2023

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Pg. # ITEM

- FCM Feasibility Study On Financing Options For Energy Retrofits To Existing Ground-Oriented Housing
- Richmond Response: YVR Airport Zoning Regulations
- 2023 Annual Report and 2023 Annual Report Highlights
- Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)

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



Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-43 (1) the **Parks, Recreation and Cultural Services Committee** meeting held on May 28, 2024;
- CNCL-49 (2) the **General Purposes Committee** meeting held on June 3, 2024; and
- CNCL-53 (3) the **Finance Committee** meeting held on June 3, 2024;
be received for information.



Consent
Agenda
Item

7. NO. 3 ROAD BARK PARK PROPOSED ENHANCEMENTS UPDATE
(File Ref. No. 06-2345-20-N3RP1) (REDMS No. 7666041)

CNCL-58

See Page CNCL-58 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That staff proceed with Option E of the Core Area Enhancement Options and Option D of the West Entrance Enhancement Options, as outlined in the staff report titled "No. 3 Road Bark Park Proposed Enhancements Update", dated April 29, 2024, from the Director, Parks Services, be approved;*

- (2) *That staff immediately address safety issues and enhance them by installing fences and gates on the east and west sides of Bark Park, install signage that marks the cycling path in Bark Park, signage to inform the public of upcoming projects and contact information for bylaw officers; and*
- (3) *That staff further analyze the impacts and costs of widening the existing trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, and report back.*



Consent
Agenda
Item

8. **BOWLING GREEN COMMUNITY ACTIVITY CENTRE PUBLIC ART CONCEPT PROPOSAL**

(File Ref. No. 11-7000-09-20-283) (REDMS No. 7598942)

CNCL-85

See Page CNCL-85 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the concept proposal Welcome by artist Luke Ramsey, as presented in the report titled “Bowling Green Community Activity Centre Public Art Concept Proposal,” dated April 11, 2024, from the Director, Arts, Culture and Heritage Services, be approved.



Consent
Agenda
Item

9. **RICHMOND COMMUNITY WELLNESS STRATEGY (2018–2023) — PROGRESS UPDATE 2022–2023**

(File Ref. No. 11-7000-01) (REDMS No. 7653971)

CNCL-102

See Page CNCL-102 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the staff report titled, “Richmond Community Wellness Strategy (2018–2023) —Progress Update 2022–2023”, dated April 17, 2024, from the Director, Recreation and Sport Services, be received for information; and*

- (2) *That the achievements document, Richmond Community Wellness Strategy (2018–2023)— Progress Update 2022–2023 be posted on the City website and distributed to key community partners and organizations including, but not limited to, Richmond School District No. 38, Vancouver Coastal Health, Community Associations and Societies, and the Aquatic Advisory Board for their information.*



Consent
Agenda
Item

10. FCM FEASIBILITY STUDY ON FINANCING OPTIONS FOR ENERGY RETROFITS TO EXISTING GROUND-ORIENTED HOUSING

(File Ref. No. 10-6000-01) (REDMS No. 7562606)

CNCL-172

See Page CNCL-172 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Council endorse a funding application in the amount of \$175,000, to be submitted to the Federation of Canadian Municipalities (FCM), to conduct a feasibility study on a low-interest energy retrofit financing program for existing ground-oriented residential buildings;*
- (2) *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with FCM, should the application be successful; and*
- (3) *That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*



Consent
Agenda
Item

11. RICHMOND RESPONSE: YVR AIRPORT ZONING REGULATIONS

(File Ref. No. 01-0153-01) (REDMS No. 7686776)

CNCL-179

See Page CNCL-179 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That as described in the staff report titled “Richmond Response: Proposed Airport Zoning Regulations for YVR”, dated May 23, 2024, from the Director, Policy Planning, staff comments be endorsed and submitted to Transport Canada as part of their Canada Gazette public consultation process on the proposed Vancouver International Airport Zoning Regulations;*

Pg. # ITEM

- (2) *That a letter be prepared outlining the City of Richmond’s concerns on Transport Canada’s proposed Vancouver International Airport Zoning Regulations and request a review of the proposed Airport Zoning Regulations for the Vancouver International Airport to the following:*
 - (a) *Minister of Transport and Quebec Lieutenant;*
 - (b) *Minister of Environment and Climate Change;*
 - (c) *Minister of Fisheries, Oceans and the Canadian Coast Guard;*
 - (d) *Minister of Environment and Climate Change Strategy;*
 - (e) *Minister of Agriculture and Food;*
 - (f) *Members of Parliament for Richmond;*
 - (g) *Members of the Legislative Assembly for Richmond;*
 - (h) *Provincial Agricultural Land Commission Chair; and*
 - (i) *YVR Board Chair; and*
- (3) *That staff be directed to initiate dialogue with the Vancouver Airport Authority to re-affirm their commitment to applying to Transport Canada to increase building heights in select portions of the City, in particular the south end of the City Centre Area Plan.*



Consent
Agenda
Item

12. **2023 ANNUAL REPORT AND 2023 ANNUAL REPORT HIGHLIGHTS**
(File Ref. No. 01-0375-01) (REDMS No. 7671605)

CNCL-188

See Page CNCL-188 for full report

FINANCE COMMITTEE RECOMMENDATION

That the reports titled, “2023 Annual Report” and “2023 Annual Report – Highlights” be approved.



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Pg. # ITEM

Consent
Agenda
Item

13. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2024)**

(File Ref. No. 03-0900-01) (REDMS No. 7654741)

CNCL-291

See Page CNCL-291 for full report

FINANCE COMMITTEE RECOMMENDATION

- (1) *That the proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558, as recommended in the staff report titled “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)” dated May 6, 2024 from the Director, Finance, be introduced and given first reading; and*
- (2) *That the staff report titled “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)” dated May 6, 2024 from the Director, Finance, be endorsed as the basis for public consultation in establishing the amended Development Cost Charges Imposition Bylaw.*



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

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Pg. #	ITEM	
CNCL-297	Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10261 (10340, 10360, 10380, 10400 and 10420 No. 4 Rd, RZ 18-831725) Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-300	Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10423 (6851 and 6871 Elmbridge Way, RZ 17-782750) Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-305	Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10452 (4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road, RZ 21-942276) Opposed at 1 st 2 nd /3 rd Readings – Cllr. Wolfe	<input type="checkbox"/>
CNCL-308	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10453 (4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road, RZ 21-942276) Opposed at 1 st / 2 nd /3 rd Readings – Cllr. Wolfe	<input type="checkbox"/>
CNCL-314	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10454 (10611 and 10751 River Dr., RZ 21-941625) Opposed at 1 st / 2 nd /3 rd Readings – Cllr. Wolfe	<input type="checkbox"/>
CNCL-319	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10465 (8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the Spires Rd and Cook Crescent Road Allowance, RZ 22-012904) Opposed at 1 st / 2 nd /3 rd Readings – Cllrs. Day, Gillanders and Wolfe	<input type="checkbox"/>

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CNCL-324	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10562 Opposed at 1st 2nd/3rd Readings – None	<input type="checkbox"/>
CNCL-325	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10472 (7520 Ash Street, RZ 21-945951) Opposed at 1st 2nd/3rd Readings – None	<input type="checkbox"/>
CNCL-327	Housing Agreement (Market Rental Housing) Bylaw No. 10522 (8880 Cook Rd and 8751 Citation Dr.) Opposed at 1st 2nd/3rd Readings – None	<input type="checkbox"/>
CNCL-347	Housing Agreement (Moderate Market Rental Housing) Bylaw No. 10528 (8880 Cook Rd and 8751 Citation Dr.) Opposed at 1st 2nd/3rd Readings – None	<input type="checkbox"/>
CNCL-371	Housing Agreement (Affordable Housing) Bylaw No. 10557 (8911, 8931, 8951, and 8991 Patterson Road.) Opposed at 1st 2nd/3rd Readings – None	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

14. RECOMMENDATION

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

CNCL-396	(1) <i>That the minutes of the Development Permit Panel meeting held on</i>
CNCL-414	<i>May 29, 2024, and the Chair's report for the Development Permit</i>
CNCL-419	<i>Panel meetings held on June 28, 2023 and April 24, 2024, and</i>
	<i>May 15, 2024, be received for information; and</i>

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- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 21-936427) for the 10340, 10360, 10380, 10400 and 10420 No. 4 Road; and*
 - (b) *a Development Permit (DP 23-024119) for the property at 8635, 8655, 8675 and 8695 Cook Crescent;*
 - (c) *a Development Permit (DP 21-945917) for the properties located at 6851 and 6871 Elmbridge Way; and*
 - (d) *a Development Permit (DP 23-034544) for the properties at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road.*
- be endorsed, and the Permits so issued.*

☐

ADJOURNMENT

☐



Regular Council

Monday, May 27, 2024

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

MINUTES

- R24/10-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on May 13, 2024, be adopted as circulated; and*
 - (2) *the minutes of the Regular Council meeting for Public Hearings held on May 21, 2024, be adopted as circulated.*

CARRIED



Regular Council
Monday, May 27, 2024

COMMITTEE OF THE WHOLE

- R24/10-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

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

- R24/10-3 4. It was moved and seconded
That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

- R24/10-4 5. It was moved and seconded
That Items No. 6 through No. 12 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on May 14, 2024;*
- (2) the General Purposes Committee meeting held on May 21, 2024;*
- (3) the Planning Committee meeting held on May 22, 2024; and*
- (4) the Public Works and Transportation Committee meeting held on May 22, 2024*

be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, May 27, 2024

**7. MUNICIPAL TOP-UPS FOR HEAT PUMP RETROFITS IN
EXISTING GROUND-ORIENTED RESIDENTIAL HOMES**

(File Ref. No. 10-6000-01) (REDMS No. 7611425)

- (1) *That the report titled “Municipal Top-Ups for Heat Pump Retrofits in Existing Ground-Oriented Residential Homes” from the Director, Sustainability and District Energy, dated May 6, 2024, be endorsed;*
- (2) *That the City enter into a Municipal Contribution Agreement with the Province of BC and BC Hydro to offer top-up incentives for heat pump and electrical service upgrades for ground-oriented residential homes in Richmond, and the General Manager, Engineering and Public Works/Deputy Chief Administrative Officer or Chief Administrative Officer be authorized to execute the agreement; and*
- (3) *That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*

ADOPTED ON CONSENT

**8. 2024 CHILD CARE PROFESSIONAL AND PROGRAM
DEVELOPMENT GRANTS – SECOND INTAKE**

(File Ref. No. 07-3070-04) (REDMS No. 7650132, 6466775, 7658593, 7657815)

- (1) *That the Child Care Professional and Program Development Grants be awarded for the total recommended amount of \$10,000 as identified in the staff report titled “2024 Child Care Professional and Program Development Grants – Second Intake” dated April 22, 2024, from the Acting Director, Community Social Development; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 27, 2024**

9. **HOUSING AGREEMENT (MODERATE MARKET RENTAL HOUSING) BYLAW NO. 10528 AND HOUSING AGREEMENT (MARKET RENTAL HOUSING) BYLAW NO. 10522 TO PERMIT THE CITY OF RICHMOND TO SECURE MODERATE MARKET RENTAL AND MARKET RENTAL UNITS AT 8880 COOK ROAD AND 8751 CITATION DRIVE**

(File Ref. No. 12-8060-20-010528; 12-8060-20-010522; 08-4057-05) (REDMS No. 7595158, 7497036, 7624169, 7497032, 7625226)

- (1) *That Housing Agreement (Moderate Market Rental Housing) (8880 Cook Road and 8751 Citation Drive) Bylaw No. 10528 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by Rezoning Application RZ 21-932698; and*
- (2) *That Housing Agreement (Market Rental Housing) (8880 Cook Road and 8751 Citation Drive) Bylaw No. 10522 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Units required by Rezoning Application RZ 21- 932698, be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

10. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10557 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW END MARKET RENTAL (LEMR) UNITS AT 8911, 8931, 8951, AND 8991 PATTERSON ROAD**

(File Ref. No. 12-8060-20-010557; 08-4057-05) (REDMS No. 7633263, 7624035, 7648235)

That Housing Agreement (Affordable Housing) (8911, 8931, 8951 and 8991 Patterson Road) Bylaw No. 10557 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Low End Market Rental (LEMR) units required by rezoning application RZ 20-919113, be introduced and given first, second and third readings.

ADOPTED ON CONSENT



**Regular Council
Monday, May 27, 2024**

11. ICBC-CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM – 2024 UPDATE

(File Ref. No. 01-0150-20-ICBC1-01; 03-1000-03-006) (REDMS No. 7605882)

- (1) *That the proposed road safety improvement projects, as described in Attachment 2 of the staff report titled “ICBC-City of Richmond Road Improvement Program – 2024 Update,” dated April 19, 2024 from the Director, Transportation, be endorsed for submission to the ICBC 2024 Road Improvement Program for consideration of cost-share funding; and*
- (2) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the cost-share agreements on behalf of the City, and that the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*

ADOPTED ON CONSENT

12. CAMBIE ROAD AND NO. 5 ROAD INTERSECTION UPGRADE, NO. 2 ROAD MULTI-USE PATHWAY AND ACTIVE TRANSPORTATION IMPROVEMENT PROGRAM 2022 – PROJECT UPDATE

(File Ref. No. 10-6500-01) (REDMS No. 7618994)

- (1) *That the increase in project budgets for the Cambie Road and No. 5 Road Intersection Upgrade, No. 2 Road Multi-Use Pathway and Active Transportation Program 2022 be approved as presented in the report “Cambie Road and No. 5 Road Intersection Upgrade, No. 2 Road Multi-Use Pathway and Active Transportation Improvement Program 2022 –Project Update” dated April 24, 2024 from the Director, Transportation and Director, Engineering; and*
- (2) *That the 5 Year Financial Plan (2024-2028) be amended accordingly.*

ADOPTED ON CONSENT

Council highlighted supplemental information provided by staff that includes a detailed map outlining the intersection upgrades (attached to and forming part of these minutes as Schedule 1).



Regular Council
Monday, May 27, 2024

PUBLIC ANNOUNCEMENTS

Mayor Brodie announced that:

As a result of the Provincial Government's imposition of Bill 44 which requires the City to allow up to six units for most single-family or duplex zoned lots within the Steveston neighbourhood, with no onsite parking requirements, the City is applying for an extension from the Province's June 30, 2024 deadline to amend zoning to allow small-scale multi-unit housing in the area bound by Steveston Highway to the north, No. 1 Road to the east, Chatham Street to the south, and 7th Avenue to the west. The extension is required due to the ongoing Steveston sanitary sewer replacement program and the need to ensure this infrastructure work is completed prior to allowing small-scale multi-unit housing in the area. The extension will also provide time to consult with the Steveston community on the potential impacts of Bill 44 to the character of this historic neighbourhood as no stakeholder or public consultation was conducted by the Province prior to the adoption of Bill 44 and there was no consideration of the impact and consequences of a 'one size fits all' approach for increasing housing supply on the character of distinct historical neighbourhood such as Steveston.

BYLAW FOR 1st/2nd/3rd READINGS

R24/10-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10562 be introduced and given first, second and third readings.

CARRIED

BYLAWS FOR ADOPTION

R24/10-6

It was moved and seconded

That the following bylaws be adopted:



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Monday, May 27, 2024

Housing Agreement (Affordable Housing) (4651, 4671, 4691 Smith Crescent, and 23301, 23321, 23361, 23381 Gilley Road) Bylaw No. 10512;

Housing Agreement (Affordable Housing) (10611 and 10751 River Drive) Bylaw No. 10524; and

Housing Agreement (Market Rental Housing) (10611 and 10751 River Drive) Bylaw No. 10525.

CARRIED

DEVELOPMENT PERMIT PANEL

- R24/10-7 13. It was moved and seconded
That the minutes for the Development Permit Panel meeting held on May 15, 2024 be received for information.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R24/10-8 14. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:17 p.m.).

CARRIED

Alex Sagert, Richmond resident, spoke on the issue of addiction, noting a concern regarding the lack of drug and mental health treatment options and accessible resources in Richmond.

Discussion ensued regarding the role of Vancouver Coastal Health and the Ministry of Health in providing access to mental health and addictions services.



Regular Council
Monday, May 27, 2024

- R24/10-9 15. It was moved and seconded
That Committee rise and report (7:23 p.m.).

CARRIED

ADJOURNMENT

- R24/10-10 It was moved and seconded
That the meeting adjourn (7:25 p.m.).

CARRIED

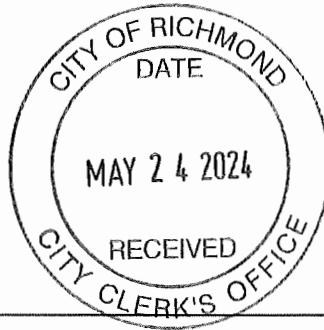
Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Monday, May 27, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



City of
Richmond



Schedule 1 to the Minutes of the
Regular (Open) Council meeting
held on Monday, May 27, 2024

Memorandum

Engineering and Public Works
Engineering

To: Mayor and Councillors **Date:** May 23, 2024
From: Eric Sparolin, P.Eng. **File:** 10-6050-01/2024-Vol 01
Manager, Engineering Design and Construction
Re: **Supplemental Information - Cambie Road and No. 5 Road Intersection Upgrade,
No. 2 Road Multi-Use Pathway and Active Transportation Improvement Program
2022 – Project Update**

The purpose of this memorandum is to provide supplemental information relating to the staff report titled "Cambie Road and No. 5 Road Intersection Upgrade, No. 2 Road Multi-Use Pathway and Active Transportation Improvement Program 2022 – Project Update" dated April 24, 2024 for Committee's consideration at the Public Works and Transportation meeting held on May 22, 2024.

Supplemental information relating to the project locations and project extents is included in Attachments 1 to 4 of this memorandum for the following locations noted in the staff report:

- Cambie Road and No. 5 Road Intersection Upgrade;
- No. 2 Road Multi-Use Pathway Project (between Steveston Highway and Williams Road);
and
- Active Transportation Improvement Program 2022
 - Francis Road and McCutcheon Place Cycling Improvement; and
 - Garden City Road MUP (between Francis Road and Williams Road).

If you have any questions regarding the supplemental information, please contact me at:
604-247-4915.

Eric Sparolin, P.Eng.
Manager, Engineering Design and Construction

ES:es

Att. 1: Cambie Road and No. 5 Road Intersection Improvement Project
Att. 2: No. 2 Road MUP – Steveston Highway to Williams Road
Att. 3: Francis Road and McCutcheon Place Cycling Improvement Project
Att. 4: Garden City Road MUP – Williams Road to Francis Road

pc: SMT
Milton Chan, P. Eng., Director, Engineering
Lloyd Bie, P. Eng., Director, Transportation

PHOTOCOPIED

MAY 24 2024



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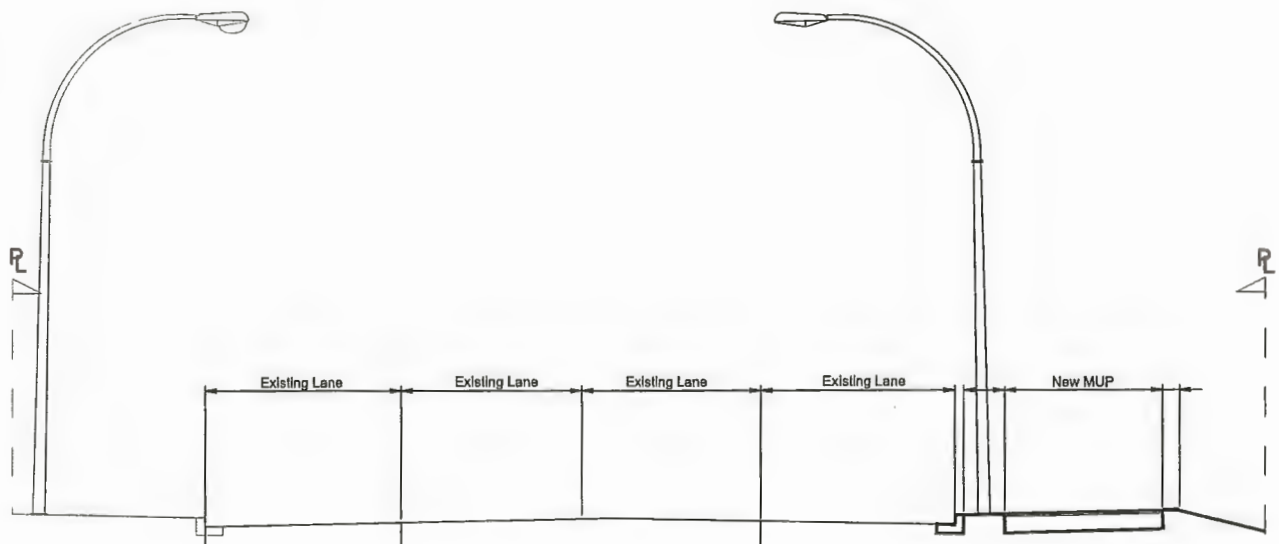
Cambie Road and No. 5 Road intersection Improvement Project



No. 2 Road MUP - Steveston Highway to Williams Road

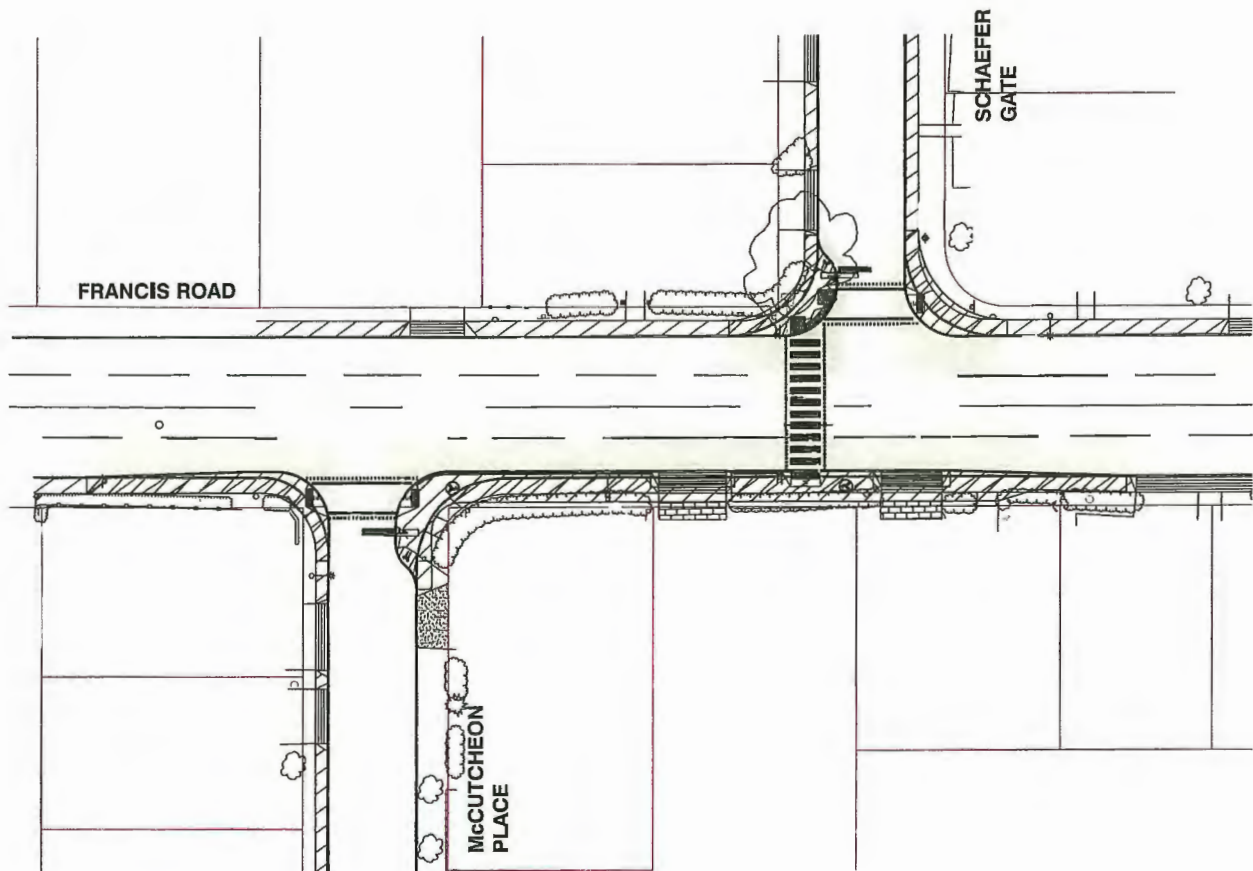


Project Location



Typical Cross Section

Francis Road and McCutcheon Place Cycling Improvement Project



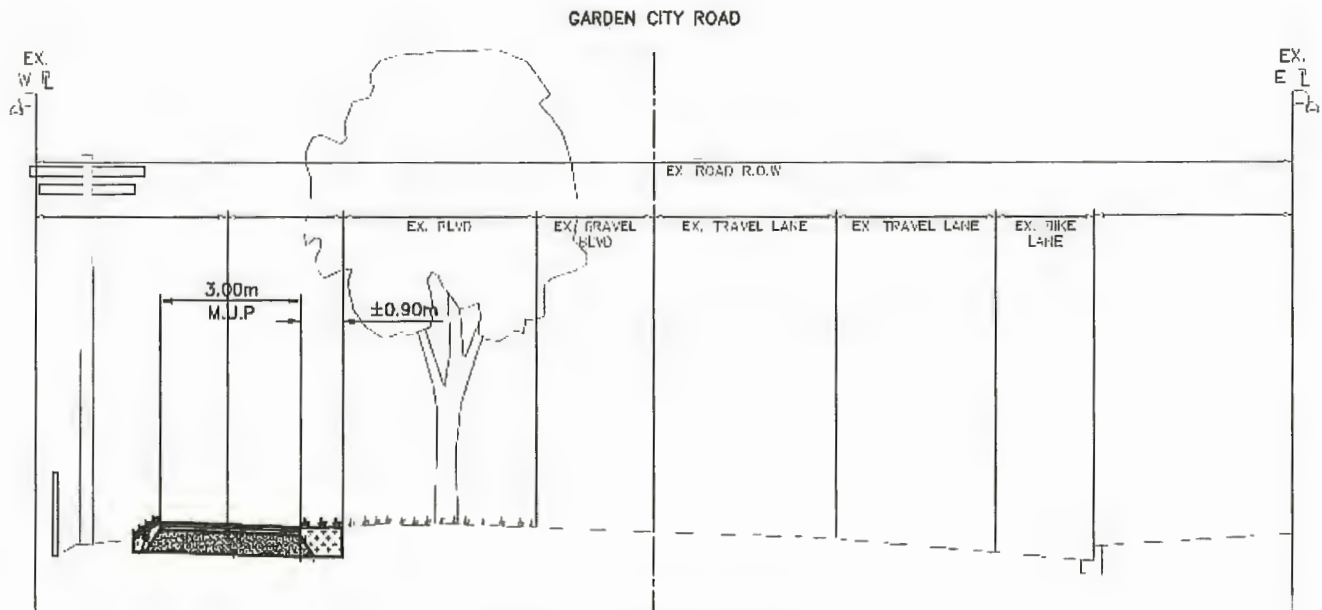
Project scope includes:

- Cycling and pedestrian safety enhancements at intersections and landing areas
- Improved north-south cycling connection on the Midtown Neighbourhood Bike Route
- New marked crosswalks, widened sidewalks and improved signage

Garden City Road MUP - Williams Road to Francis Road



Project Location



Typical Cross Section



**Special Council
Monday, June 3, 2024**

Place: Anderson Room
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

Mayor Brodie recessed the meeting at 4:01 p.m. for the Open General Purposes Committee and the Open Finance Committee meetings.

The meeting reconvened at 4:19 p.m. following the Open General Purposes Committee and the Open Finance Committee meetings with all members of Council present.

RES NO. ITEM

SP24/2-1 It was moved and seconded
That the appointment to the Games Operating Trust Society Board be added to Item 1 as Part (6).

CARRIED

1.



Special Council
Monday, June 3, 2024

RES NO. ITEM

RICHMOND OLYMPIC OVAL CORPORATION

**1. UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER
 OF RICHMOND OLYMPIC OVAL CORPORATION**

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

There was agreement to deal with Parts (1), (3), (4) and (5) together, Part (2) separately, and Part (6) separately.

SP24/2-2

It was moved and seconded

BE IT RESOLVED THAT:

- (1) the Shareholder acknowledges and confirms the previous receipt of financial statements of the Company for the period from January 1, 2023 to December 31, 2023, together with the auditor's report on such financial statements, which financial statements were approved by the Company's board of directors on April 24, 2024 and presented to the Shareholder at the Finance Committee meeting of Richmond City Council on May 6, 2024;***
- (3) KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;***
- (4) The 2023 Annual Report of the Company is hereby received; and***
- (5) June 3, 2024 be and is hereby selected as the annual reference date for the Company for its current annual reference period.***

CARRIED

Councillor Alexa Loo left the meeting (4:21 p.m.).



Special Council
Monday, June 3, 2024

RES NO. ITEM

SP24/2-3

It was moved and seconded

BE IT RESOLVED THAT:

- (2) *In accordance with the Company's Articles, the following persons, who have consented to be directors of the Company, are hereby elected as directors of the Company, to hold office for the term ending immediately prior to the annual general meeting of the Company held in 2026:*

<u>Name</u>	<u>Term</u>
i. Rick Hansen	2026
ii. Axel Hovbrender	2026
iii. Helmut Pastrick	2026
iv. Gina Fernandez	2026
v. Judith Hutson	2026

CARRIED

SP24/2-4

It was moved and seconded

BE IT RESOLVED THAT:

- (6) *That Glenn Kishi be confirmed as Richmond's nominee for appointment to the 2010 Games Operating Trust Society Board for the term 2024 - 2025.*

CARRIED

Councillor Alexa Loo returned to the meeting (4:23 p.m.).

LULU ISLAND ENERGY COMPANY

2. UNANIMOUS RESOLUTIONS OF THE SHAREHOLDER OF LULU ISLAND ENERGY COMPANY LTD.

(File Ref. No.: 01-0060-20-LIEC1) (REDMS No. 7240852)

3.



Special Council
Monday, June 3, 2024

RES NO. ITEM

SP24/2-5

It was moved and seconded

RESOLVED THAT:

- (1) *the shareholder acknowledges that the financial statements of the Company for the period ended December 31, 2023, and the report of the auditors thereon, have been provided to the shareholder in accordance with the requirements of the British Columbia Business Corporations Act;*
- (2) *all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;*
- (3) *the number of directors of the Company is hereby fixed at 7;*
- (4) *the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:*
 - i. *Jerry Ming Chong*
 - ii. *John David Irving*
 - iii. *Kirk Taylor*
 - iv. *Anthony Capuccinello Iraci*
 - v. *Wayne Craig*
 - vi. *Peter Russell*
 - vii. *Venus Ngan*
- (5) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and*



Special Council
Monday, June 3, 2024

RES NO. ITEM

- (6) *June 3 2024 is hereby selected as the annual reference date for the Company for its current annual reference period.*

CARRIED

ADJOURNMENT

SP24/2-6

It was moved and seconded
That the meeting adjourn (4:24 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Monday, June 3, 2024.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, May 31, 2024

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@metrovancover.org.

Special Joint Board Meeting

B1 May 31, 2024 Board Budget Workshop: 2025 Budget and 5-Year Financial Plan Scenarios for Consideration — Separated Motion **APPROVED**

The MVRD Board directed staff to prepare the 2025 Budget and 2025-2029 Financial Plan.

B1 May 31, 2024 Board Budget Workshop: 2025 Budget and 5-Year Financial Plan Scenarios for Consideration — Separated Motion **APPROVED**

The MVHC Board directed staff to prepare the 2025 Budget and 2025-2029 Financial Plan.

B1 May 31, 2024 Board Budget Workshop: 2025 Budget and 5-Year Financial Plan Scenarios for Consideration — Separated Motion **APPROVED**

The GVWD Board directed staff to prepare the 2025 Budget and 2025-2029 Financial Plan.

B1 May 31, 2024 Board Budget Workshop: 2025 Budget and 5-Year Financial Plan Scenarios for Consideration — Separated Motion **APPROVED**

The GVS&DD Board directed staff to prepare the 2025 Budget and 2025-2029 Financial Plan by allocating the \$2.8 billion required to complete the NSWWTP Program according to Option 3 from Table 6 in the report. The GVS&DD Board also directed staff to phase in the costs over five years for the North Shore Sewerage Area and over one year for the remaining sewerage areas.

Metro Vancouver Regional District

E1.1 Regional Parks 2023 Annual Report **RECEIVED**

In 2023, Regional Parks continued to protect natural areas and connect people to nature, progressing towards the vision of a resilient network of regional parks and greenways that continues to provide important climate, health, and other benefits to park visitors and the wider region. There were 14.5 million visits to regional parks and greenways with records set at four locations.

In 2023, 49,828 people took part in 578 programs, events, and outreach activities, while 4,747 volunteers and park partners contributed 18,022 hours to stewardship, education activities, and interpretive programs

and events. Ninety-nine hectares of land were added to the regional parks system while staff advanced numerous planning, design, and asset management initiatives.

The Board received the report for the information.

E2.1 Reducing Regional Air Contaminant Emissions from Small Non-Road Equipment

APPROVED

Small non-road equipment used in landscaping and light industrial applications — such as leaf blowers and lawn mowers — generates air contaminants that are harmful to human health and the environment. Across the region, the amount of health-harming air contaminants produced from this sector is about half as much as the nearly 1.5 million light-duty vehicles in the region. Staff have had initial conversations with industry associations, equipment manufacturers, member municipalities, and the provincial government about reducing air contaminant emissions from small non-road equipment through the transition to emission-free alternatives. By July 2023, over 1,200 residents and professionals had responded to an information-gathering questionnaire from Metro Vancouver.

Electric equipment is growing in popularity, availability, and performance, and has the benefit of reducing harmful emissions and noise. A feasibility study is under way to identify types of equipment ready for the transition. Metro Vancouver's member jurisdictions have expressed interest in a regional approach based on Metro Vancouver's authority to manage air quality. Engagement with interested audiences would inform the development of a supportive framework for this transition, and would include a dialogue on a potential regulatory approach that could expedite the transition. After the engagement, staff will present a summary of feedback and recommendations for the Board's consideration and further direction.

The Board directed staff to engage with interested audiences on options for developing a supportive framework and potential requirements to reduce health-harming air contaminant emissions from small non-road equipment.

E2.2 BC Utilities Commission Decisions and Local Government Interests in the Energy Transition

RECEIVED

Decisions recently issued by the BC Utilities Commission (BCUC) for three proceedings in which Metro Vancouver participated (FortisBC's long-term resource plan, BC Hydro's long-term resource plan, and FortisBC's renewable natural gas (RNG) program) were generally aligned with the positions taken by the local government interveners. In these proceedings Metro Vancouver advocated for fairness in energy rates and coordinated long-term planning. Both of the utilities' long-term plans were accepted, but the BCUC did not resolve the need for coordinated energy planning between BC Hydro and FortisBC.

The BC Government has communicated, in responses to letters from the Board, that a forthcoming Climate Aligned Energy Framework for BC is expected to address this concern. In the RNG proceeding, the BCUC denied a RNG connections service for new construction due to an unfair rate subsidized by existing ratepayers.

Metro Vancouver's participation in this proceeding highlighted the value of local government input to provincial energy planning. Staff will continue to seek opportunities for provincial input and advocacy to encourage alignment with regional policies.

The Board received the report for information and directed staff to forward a copy of the report to the mayors and council members of each Metro Vancouver member jurisdiction.

E2.3 Best Practices in Energy and Emissions Benchmarking and Reporting for Existing Large Buildings

REFERRED

At its January 2024 meeting, the Board chose not to proceed with engagement on a potential regulatory approach to phase in emissions limits for existing large buildings. In response to the Board's expressed concerns about the approach, including impacts on affordability, staff have been exploring alternative means to support large buildings in the energy transition with an aim to protecting human health and reducing energy waste and associated costs. With the rise in extreme heat events and cold snaps in the region in recent years, every building needs a plan to improve energy efficiency, safeguard occupant health and comfort, and reduce emissions.

Experience in over 60 North American jurisdictions demonstrates that building benchmarking and reporting requirements are a well-accepted practice that can enable these benefits. Benchmarking consists of tracking a building's energy and emissions performance over time and comparing it with other similar buildings so that owners have more information about their building's performance. Benchmarking and reporting requirements have become a common approach for jurisdictions seeking to support building owners to retrofit their buildings. Staff will use feedback on this report to seek future direction from the MVRD Board on exploring options for energy and emissions benchmarking and reporting requirements in existing large buildings.

The Board referred the report to the September MVRD Board meeting

E3.1 Metro 2050 Climate Policy Enhancement Study – Recommendations

APPROVED

The Board directed staff to prepare a bylaw to amend *Metro 2050* for consideration based on the following recommendations:

- develop a revised definition for the regional Rural land use designation
- encourage the development of local hazard and risk data that meets key requirements
- add new climate-related performance monitoring metrics
- increase intersection density and permeability of the urban street grid

E3.2 2024 Agriculture Awareness Grant Recommendations

APPROVED

The Board awarded the annual Agriculture Awareness Grants in the total amount of \$55,000 as follows:

- BC Agriculture in the Classroom, for "Take a Bite of BC" in the amount of \$4,725
- BC Agriculture Council, for "Speak Up Training" in the amount of \$3,000
- Delta Farmland and Wildlife Trust, for "Day at the Farm" in the amount of \$2,000
- Earthwise Society, for "Tomato Festival" in the amount of \$2,500
- Environmental Youth Alliance, for "Plant Gifts for Community Project" in the amount of \$4,725

- Farm Folk/City Folk, for “Days on the Farm” in the amount of \$4,725
- Fraser North Farmers Market Society, for “The Farmers Who Feed You” in the amount of \$3,400
- Growing Chef’s Society, for “Classroom Gardening & Cooking Program” in the amount of \$3,000
- Hives for Humanity, for “Knowing Our Soils” in the amount of \$5,500
- KPU Foundation, for “Productive Agroforestry Demonstrations Serving Metro Vancouver” in the amount of \$2,500
- Langley Environmental Partners Society, for “Langley Eats Local” in the amount of \$3,000
- BC Chicken Growers, for “Poultry in Motion School and PNE Attendance” in the amount of \$3,500
- Public Health Association of BC, for “Farm to School BC Celebration Farm Field Trips” in the amount of \$1,375
- The Sharing Farm, for “14th Annual Garlic Fest” in the amount of \$3,000
- Trinity Grace, for “Farm-to-Plate Marketplace” in the amount of \$5,050
- UBC Centre for Sustainable Food Systems, for “Agriculture, Food Systems and Food Justice: A Leadership Program for Youth” in the amount of \$3,000

E3.3 Metro 2050 Implementation Guideline – Regional Liquid Waste Services Planning **APPROVED**

Metro Vancouver is developing and updating a suite of implementation guidelines to support the interpretation and implementation of *Metro 2050*. A new Regional Liquid Waste Services Planning Implementation Guideline has just been completed; it is intended to help planners and engineers from member jurisdictions better understand the relationship between anticipated population growth and regional liquid waste infrastructure planning. The implementation guideline provides guidance on when and what type of growth-related data from Regional Planning and member jurisdictions is required to better plan for long-term regional liquid waste infrastructure needed to service such growth.

The Board endorsed the implementation guideline as presented.

E4.1 Alternative Funding Models for E911 and NG911 **APPROVED**

At the Mayors Committee meeting on February 1, 2023, members directed staff to explore potential funding options through the Canadian Radio Telecommunications Commission to offset increased E-Comm costs, including mobile phone user fees. Staff have reviewed this issue and recommend working with the Union of British Columbia Municipalities (UBCM) to explore alternative funding models to cover all costs associated with E911 and NG911.

The Board directed staff to work with UBCM to explore alternative funding models for E911 and NG911 services including, but not limited to, a cellphone levy.

E5.1 Electoral Area A Community Wildfire Resiliency Plan **APPROVED**

Metro Vancouver is the local authority responsible for emergency management in Electoral Area A. The majority of rural and remote communities in Electoral Area A (those outside of UBC and the University Endowment Lands) are either within or adjacent to vegetated/forested landscapes that are susceptible to wildfires. None of these areas are covered by a fire service. To help Metro Vancouver understand how to

reduce the wildfire risk to these communities, B.A. Blackwell & Associates Ltd. was contracted in June 2023 to complete a *Community Wildfire Resiliency Plan* that follows a standard provincial template based on FireSmart disciplines. The Plan contains 35 recommendations for Metro Vancouver to consider. The recommendations fall into the following categories:

- Education (residents, administration, visitors)
- Legislation, Planning, and Development
- Interagency Cooperation
- Cross-Training and Wildfire Response Resources (training and equipment)
- Emergency Planning
- Vegetation Management

The recommendations and action items should be considered a toolbox of options to help reduce the wildfire risk and consequence to the rural and remote communities within Electoral Area A. Considering limited Metro Vancouver staff and budget resources, staff recommend seeking grant funding from the Province and preparing an implementation plan to prioritize the plan's recommendations.

The Board:

- Endorsed the *Community Wildfire Resiliency Plan* for Electoral Area A (excluding UBC and the University Endowment Lands) for the purposes of *MVRD Open Burning Emission Regulation Bylaw No. 1355, 2022*
- Directed staff to apply for a FireSmart Community Funding and Support grant to help implement the plan, and to confirm Metro Vancouver will provide overall grant management
- Directed staff to prioritize the proposed recommendations and action items in the *Electoral Area A Community Wildfire Resiliency Plan*, and to bring an implementation plan back to the Electoral Area Committee and MVRD Board for consideration.

E5.2 Electoral Area A Zoning Bylaw Amendment – Provincial Housing Legislation

APPROVED

In November 2023, the Province passed legislation to stimulate the infill and intensification of housing in single-detached neighbourhoods and transit-oriented areas throughout BC. For the rural and remote areas of Electoral Area A where Metro Vancouver has local land-use planning jurisdiction (i.e. zoning and official community plan bylaws), the *Housing Statutes (Residential Development) Amendment Act, 2023* requires all single-family and duplex residential zones to allow for secondary suites and/or accessory dwelling units. The *Electoral Area A Zoning Bylaw* already allows this, and therefore complies with the new housing legislation. However, staff have identified revisions to related regulations in the zoning bylaw that would improve alignment with provincial policy guidance for zoning bylaw regulation best practices, and therefore propose the minor amendments summarized in this report. Because no public hearing will be held for this bylaw, Metro Vancouver is required to give notice and allow for the public to submit comments prior to consideration of first reading.

The Board directed staff to prepare a bylaw and give notice that a public hearing will not be held in accordance with section 464(2) of the *Local Government Act*.

E6.1 Regional Talent Accelerator: Workforce Development Needs Assessment and Opportunities

APPROVED

It is essential that a strong pipeline of skilled workers is readily available to support investment growth and prosperity in the Metro Vancouver region. The region's workforce must meet the immediate and future talent needs of a global economy. It is reported that the province is facing a labour market shortage in key industries. Addressing the risks associated with a skills shortage is crucial for the region's economic prosperity.

A regional talent accelerator is intended to be a workforce development centre of excellence that will work with employers, investors, levels of governments, and training providers to deliver customized real-time training solutions to build the workforce and provide a foundation for a stronger economy. The concept for a regional talent accelerator was developed as a result of research, stakeholder engagement, industry feedback, and a direction from the Invest Vancouver Management Board. To execute this workforce development solution, this report proposes that a business plan and an outreach and engagement strategy are needed to further develop the workforce development strategy, secure external partnerships, and identify a sustainable funding model.

The Board directed staff to develop a business plan for a regional talent accelerator with the support of additional resources contingent through the budget process, and directed staff to develop an outreach and engagement strategy to secure external support and identify a sustainable funding model for the regional talent accelerator.

E6.2 High-Tech Sector in the Metro Vancouver Region

RECEIVED

The Metro Vancouver Region's High-Tech Engine: Boosting the Economic Landscape report is complete. The region is home to an emerging technology hub, which encompasses digital media and entertainment, life sciences, high-tech goods, and high-tech services. The sector's employment grew by 75 per cent from 2009 to 2021, faster than the 33 per cent growth in the broader regional economy during the same period. Investment activity highlights the array of specializations thriving in the region. Occupations data confirms the presence of concentrations of skilled workers and provide compelling evidence of regional competitive advantages.

The report found that while scoring well on many factors critical to international firms looking to expand, including access to talent, established clusters, and competitive costs, these advantages are still not widely recognized globally, underscoring the need to promote the region's technology sector. The adoption of Artificial Intelligence could create further competitive advantages and spur economic development in the region if combined with expertise in domains such as mining, construction, and health care.

The Board received the report for information.

E6.3 Investment Attraction Update

RECEIVED

In the first quarter of 2024, Invest Vancouver received 32 new expressions of interest in the Metro Vancouver region. The net result is a current roster of 112 companies that have expressed an interest in the region, representing 2,612 jobs and \$2.8 billion in potential direct investment. In the first quarter, Wayve, a UK-based company, announced that it has chosen the region to expand its international operations, bringing over \$18 million in direct investment to the regional economy and generating 20 local jobs. They are considering Vancouver for their first office. Companies that expressed an interest came from a variety of sources, including partner referrals and Invest Vancouver's in-market activities. The second quarter is expected to include similar activity.

The Board received the report for information

E6.4 Global Promotion and Regional Collaboration

RECEIVED

Invest Vancouver continues to grow its reach through various promotional channels and collaboration initiatives. Aligned with the Invest Vancouver Management Board 2024 Work Plan and the 2024 Annual Plan, Invest Vancouver continues to leverage digital platforms and foster partnership opportunities to bolster economic development. Overall, Invest Vancouver's strategic approach to global promotion and regional collaboration underscores its commitment to fostering economic growth and global connectivity in the region.

Invest Vancouver effectively uses owned digital channels, including social media, website, and newsletter, to reach both a local and global audience. In 2023, Invest Vancouver achieved growth across its digital channels, including a doubling of LinkedIn followers, a 39 per cent increase in website visits, and an email open rate that doubles the industry average. Additionally, Invest Vancouver engaged in 20 regional collaborations, driving awareness and engagement, enhancing the regional economic development ecosystem, elevating industry hubs, increasing capacity and global connectedness, and catalyzing innovation.

The Board received the report for information

E7.1 Metro Vancouver External Agency Activities Status Report – May 2024

RECEIVED

The Board received for information the following submissions from Metro Vancouver representatives to external organizations:

- Agricultural Advisory Committee
- Delta Heritage Airpark Management Committee
- Fraser Valley Regional Library Board
- Ocean Watch Action Committee
- ąíćăý (Katzie First Nation) Treaty Negotiation Table
- Lower Mainland Local Government Association
- Municipal Finance Authority of BC
- National Zero Waste Council
- Metro Vancouver Regional Parks Foundation

- Sasamat Volunteer Fire Department Board of Trustees
- Solid Waste and Recycling Industry Advisory Committee
- Solid Waste Management Plan Public/Technical Advisory Committee
- Union of BC Municipalities – Indigenous Relations Committee
- Union of BC Municipalities
- Western Transportation Advisory Council
- Zero Emissions Innovation Centre

E7.2 Alternative Approval Process for MVRD Loan Authorization Bylaw No. 1381, 2024 **APPROVED**

On May 3, 2024, the Vancouver Sun failed to publish the first of two statutorily required notices for the alternate approval process (AAP) for *MVRD Loan Authorization Bylaw No. 1381, 2024*. Notices must now be published on June 4 and June 11, with a new certification date of July 12, 2024.

The Board re-established the deadline for receiving responses for the AAP and approved the revised elector response form.

G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1384, 2024 – Amends Bylaw No. 1177, 2012 **APPROVED**

In February 2024, the Board approved a pilot program to permit alcohol consumption in designated areas of six regional parks from Friday, June 28 to Monday, October 14, during park hours.

Staff prepared a bylaw amendment to enable the implementation of the pilot program to permit alcohol consumption in regional parks.

The Board gave first, second, and third readings to *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1384, 2024*; then adopted it.

G1.2 MVRD Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024 **APPROVED**

In March 2024, the Board approved a pilot program to permit alcohol consumption in designated areas of six regional parks from Friday, June 28, 2024 to Monday, October 14, 2024, during park hours.

The Province of British Columbia has jurisdiction over possession and consumption of liquor. The *Liquor Control and Licensing Act* makes it unlawful for people to possess open liquor or consume liquor in a number of places, including parks, that are not private places; however, the province has delegated authority to regional districts and other local governments to, by bylaw, designate public places where liquor may be consumed, and it has prescribed how this must be done.

This bylaw ensures compliance with the Province’s requirements and enables the implementation of the Board-approved pilot program to permit alcohol consumption in six regional parks in 2024.

The Board gave first, second, and third readings to *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024*; then adopted said bylaw.

G2.1 Metro Vancouver Regional District Remuneration Bylaw Update

RECEIVED

The current remuneration bylaw was adopted in 2007 and includes outdated references to the Greater Vancouver Regional District and the one-third non-accountable allowance for elected officials' work-related expenses, which was eliminated by federal legislation enacted in 2017, and in effect since January 1, 2019. A new remuneration bylaw is proposed to repeal and replace Greater Vancouver Regional District Regional Board and Committee Remuneration Bylaw Number 1057, 2007 to ensure consistency with current legislation and improve ease of interpretation and application. Changes also include to meeting fee caps and meeting eligibility for the Board Chair and Board Vice Chair. There are no changes to remuneration rates or the method or schedule for determining remuneration rates.

The Board received the bylaw for information.

G3.1 Regional Growth Strategy Amendment Bylaw No. 1376, 2024 – City of Maple Ridge (Yennadon Lands)

APPROVED

In January 2024, the Board initiated a Type 2 amendment to *Metro 2050*, and gave first, second, and third readings to an amending bylaw to redesignate 22913 127 Avenue, 22992 127 Avenue, 22870 127 Place, 22948 128 Avenue, 22990 128 Avenue, 23008 128 Avenue, 23154 128 Avenue, 12640 228 Street, 12639 232 Street, 12685 232 Street, 12759 232 Street, 12761 232 Street, and 12791 232 Street from General Urban and Agricultural to Industrial and Conservation and Recreation to accommodate future industrial uses and protect an area for nature on a 25.4 hectare site. The bylaw would also adjust the Urban Containment Boundary to include 23154 128 Avenue and 12791 232 Street (approximately two hectares).

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, and other regional agencies of the proposed amendment to provide an opportunity for comment. Eleven responses were received, with a majority expressing either support or no objection. One public comment was also received through the Metro Vancouver website expressing support.

The Board received for information the comments from the affected local governments and agencies as presented, then adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1376, 2024*.

H1 Notice of Motion

RECEIVED

Director Buchanan provided the following Notice of Motion on May 17, 2024 for consideration at the May 31, 2024 MVRD Board Meeting:

That the MVRD Board direct staff to:

- create a substantive budget engagement process that includes:
 - newspaper ads
 - direct mailers
 - online submissions portal
 - a comprehensive budget information page on Metro Vancouver’s website
 - community stakeholder and resident sessions on the budget for all areas served by Metro Vancouver
 - community stakeholder and resident sessions explaining the budget impacts of the WWTP to those most heavily impacted
- before completion of the budget, report back to the Board with a summary of the engagement activities and feedback by sewer region, including how public engagement changed and improved the budget, Metro’s work plan, and budget allocations

I 1 Committee Information Items and Delegation Summaries

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

Regional Planning Committee – May 10, 2024

Delegation Summaries:

C1 Greg Moore

Subject: *Metro 2050* Climate Policy Enhancement Study – Recommendations

Mayors Committee – May 16, 2024

Information Items:

E2 Smart Waste Program and Draft Tipping Fee Bylaw Updates

Metro Vancouver’s robust policy and regulatory framework is a key contributor to Metro Vancouver’s North America-leading waste reduction and recycling success, and its competitive, tipping-fee-funded, cost-effective solid waste system.

In 2023, Metro Vancouver introduced two initiatives to support compliance with the generator levy’s provisions: the smart waste program and draft updates to the *Tipping Fee Bylaw*. Since 2018, the generator levy ensures that all generators of garbage in the region contribute to the cost of the regional solid waste system, and encourages the use of Metro Vancouver and City of Vancouver solid waste facilities where recycling is promoted through disposal bans.

Metro Vancouver engaged interested parties on the draft *Tipping Fee Bylaw* updates and the smart waste program. Feedback informed further revisions to the draft bylaw updates, as well as the development of a smart waste program implementation plan. Next steps include initiating the smart waste program annual device testing, and bringing the proposed *Tipping Fee Bylaw* updates to the Zero Waste Committee and GVS&DD Board for consideration.

Metro Vancouver Housing

H1 Notice of Motion

RECEIVED

Director Buchanan provided the following Notice of Motion on May 17, 2024 for consideration at the May 31, 2024 MVHC Board Meeting:

That the MVHC Board direct staff to:

- create a substantive budget engagement process that includes:
 - newspaper ads
 - direct mailers
 - online submissions portal
 - a comprehensive budget information page on Metro Vancouver’s website
 - community stakeholder and resident sessions on the budget for all areas served by Metro Vancouver
 - community stakeholder and resident sessions explaining the budget impacts of the WWTP to those most heavily impacted
- before completion of the budget, report back to the Board with a summary of the engagement activities and feedback by sewer region, including how public engagement changed and improved the budget, Metro’s work plan, and budget allocations

Greater Vancouver Water District

H1 Notice of Motion

RECEIVED

Director Buchanan provided the following Notice of Motion on May 17, 2024 for consideration at the May 31, 2024 GVWD Board Meeting:

That the GVWD Board direct staff to:

- create a substantive budget engagement process that includes:
 - newspaper ads
 - direct mailers
 - online submissions portal
 - a comprehensive budget information page on Metro Vancouver’s website
 - community stakeholder and resident sessions on the budget for all areas served by Metro Vancouver
 - community stakeholder and resident sessions explaining the budget impacts of the WWTP to those most heavily impacted
- before completion of the budget, report back to the Board with a summary of the engagement activities and feedback by sewer region, including how public engagement changed and improved the budget, Metro’s work plan, and budget allocations

I 1 Committee Information Items and Delegation Summaries

The Board received information items from a standing committee.

Water Committee – May 8, 2024

Information Items:

E1 Water Services Annual Wildfire Preparedness Update

Metro Vancouver provides high-quality drinking water through its member jurisdictions for 2.8 million residents in the Lower Mainland. An integral component of protecting source water quality is ensuring the forested lands surrounding the Capilano, Seymour, and Coquitlam reservoirs remain intact and protected from wildfires. The water supply areas have a historically low incidence of wildfire largely due to maintaining a restricted access management approach. With this approach, the primary risk of wildfire remains lightning strikes during periods of moderate to extreme fire danger. To ensure fires are discovered and extinguished quickly, staff use patrols, near real-time lightning maps, local smoke reports from the public or air traffic, and rapid crew deployment and response.

Water Services Wildfire Protection Program staff have expertise in wildfire management, specialized equipment for monitoring and strategic deployment, and proven, strong interagency relationships with the provincial wildfire service and local fire departments to ensure fire season readiness.

E2 Water Supply Update for Summer 2024

Metro Vancouver's source reservoirs get filled every winter and spring by precipitation and snowmelt, and the water needs to last through the summer and into fall. The reservoirs are currently at normal seasonal levels and Metro Vancouver has taken proactive steps, including beginning summer water storage operations earlier than usual, to maximize water storage ahead of the dry season. In the summer, daily water use in Metro Vancouver can increase by more than 50 per cent, largely due to lawn watering. Reducing outdoor water use saves water for drinking, cooking, and cleaning, and makes it less likely that restrictions will have to be escalated. Metro Vancouver will continue to proactively monitor the snowpack, weather, and regional drinking water use trends, and manage the infrastructure that delivers the drinking water supply as needed.

The overall rate of decline of the region's average daily water use has slowed in recent years, emphasizing that water conservation remains vitally important. Proactive public education supported by robust local government enforcement is also key to managing the increased demand on the drinking water system in the summer, which is driven by outdoor use.

E3 GVWD Supply System 2023 Annual Update

This report summarizes key initiatives undertaken in 2023 by the GVWD, and was prepared following the Ministry of Health's Guide for Communicating with Water Users and provides transparent and proactive communication with water users. It also promotes awareness of the drinking water program, one of the six elements of Health Canada's Multi-Barrier Approach to Safe Drinking Water.

It takes a tremendous amount of effort to ensure the continued and uninterrupted delivery of billions of litres of high-quality drinking water to the 2.8 million residents and businesses that call this region home. The report includes information about the extensive water quality sampling and testing done annually, water system risk mitigation, long-term infrastructure planning, and water conservation programs. In addition, the report summarizes some of GVWD's priority maintenance and capital projects completed to increase resiliency and accommodate the region's growing population.

Greater Vancouver Sewerage and Drainage District

G1.1 GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw APPROVED

This proposed bylaw introduces the option of issuing financial penalties for select bylaw contraventions and is designed to change behaviours and encourage compliance with the existing GVS&DD bylaws that protect our regional wastewater system. Metro Vancouver has sought this authority for decades. Affected stakeholders have been informed of the proposed bylaw.

This bylaw allows enforcement officers to issue Notices of Bylaw Violation as an additional enforcement mechanism to encourage compliance with Metro Vancouver's six liquid waste regulatory bylaws. The change brings the GVS&DD in line with the Metro Vancouver Regional District, which has had authority to enforce its regional parks, air quality, and electoral area bylaws since 2010.

The Board gave first, second, and third readings to *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw 378, 2024*, then passed and finally adopted said bylaw.

H1 Notice of Motion RECEIVED

Director Buchanan provided the following Notice of Motion on May 17, 2024 for consideration at the May 31, 2024 GVS&DD Board Meeting:

That the GVS&DD Board direct staff to:

- create a substantive budget engagement process that includes:
 - newspaper ads
 - direct mailers
 - online submissions portal
 - a comprehensive budget information page on Metro Vancouver's website
 - community stakeholder and resident sessions on the budget for all areas served by Metro Vancouver
 - community stakeholder and resident sessions explaining the budget impacts of the WWTP to those most heavily impacted
- before completion of the budget, report back to the Board with a summary of the engagement activities and feedback by sewer region, including how public engagement changed and improved the budget, Metro's work plan, and budget allocations

I 1 Committee Information Items and Delegation Summaries

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

Zero Waste Committee – May 9, 2024

Delegations:

C1 Sue Maxwell – Chair, Zero Waste BC

Subject: Case Study on Results of the Previous Integrated Solid Waste & Resource Management Plan

Information Items:

E1 North Surrey and Langley Recycling Depots – Project Update

Metro Vancouver is building two new recycling depots at existing recycling and waste centres. Free recycling depots will be added ahead of the scales at the North Surrey and Langley recycling and waste centres. These new facilities will complete the implementation of consistent free recycling service across all the Metro Vancouver recycling and waste centres.

E2 2024 Food Scraps Recycling Campaign “Food Scraps Aren’t Garbage” Results

The 2024 “Food Scraps Aren’t Garbage” campaign ran from January 15 to March 10. The campaign’s objective is to increase the diversion of organic waste into the green bin. The target audience is people living in apartments and condos (couples age 25 – 34 and men 65+), who tend to use their greens bin less than people living in houses. Knowing that people tend to conform to the perceived norm in their community, the strategy was to communicate that using the green bin is now the common and accepted behaviour in the region. The campaign performed strongly, with 16.1 million impressions, over 640,000 reach, 4,350 social media engagements, and high recall among the target audience segments (17 – 25 per cent). The campaign will run again in early 2025.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, May 28, 2024

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe, (by teleconference)
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on April 23, 2024, be adopted as circulated.

CARRIED

AGENDA ADDITIONS AND DELETIONS

The Chair advised of the following additions:

- 3316 Sidaway Road Property be added as Item 3A; and
- Outdoor Pools be added as item 3B.

COMMUNITY SERVICES DIVISION

1. **NO. 3 ROAD BARK PARK PROPOSED ENHANCEMENTS UPDATE**
(File Ref. No. 06-2345-20-N3RP1) (REDMS No. 7666041)

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2024

Jesse Li, HUB Cycling, spoke to the need for keeping a cycling connection through Bark Park, noting the multi-use trail has been present along the South Dyke Trail before the establishment of Bark Park in 2001. Mr. Li further noted that this is a high demand trail for all types of cyclists and until the Steveston Multi-use pathway is complete, this is the only commuter route to the George Massey bike shuttle.

Jerome Dickey, Richmond resident, spoke on his support for the Core Area Enhancement Option E and the West Entrance Enhancement Option D noting that a new multi-use path along the north side will provide physical segregation of dogs and bikes and improve safety at Bark Park.

Michele Cloete, Richmond resident, spoke on the volume of park users, cyclists traveling at high speeds, and altercations between dog owners and cyclists. Ms. Cloete supports the physical separation of dogs and cyclists so that everyone can safely enjoy the park. She further expressed that the temporary barriers are a good step to increase safety but observed that the barriers are being emptied and moved.

Mark Smith, Richmond resident, spoke to the impact of the temporary traffic calming barriers in helping to reduce the number of cyclists with some using alternate routes. Mr. Smith supports the separation of cyclists and dogs using fencing and gates, adding that the option to build a new multi-use trail on the north side of Bark Park will eliminate the safety concerns.

In response to queries from Committee, staff advised that (i) the temporary water barricades and a-frame wooden barriers were installed, (ii) e-bikes are allowed on the trail systems but e-scooters are not allowed on non-paved pathways, (iii) the West Entrance Enhancement Option D would retain more trees, (iv) bike speed enforcement is the responsibility of the RCMP and staff will liaise with the RCMP on Bark Park, (v) safety options include physical separation of the user groups, including the potential to add check-in gates to slow down cyclists and speed bumps, (vi) HUB Cycling has been informed of our safety concerns and options, (vii) adjusting chicanes and/or adding in speed bumps is dependent on the location within the park, and (viii) there is no plan to add more trees to Bark Park at this time.

A brief discussion ensued with respect to the options brought forward, geotechnical requirements and timelines.

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

It was moved and seconded

That staff proceed with Option E of the Core Area Enhancement Options and Option D of the West Entrance Enhancement Options, as outlined in the staff report titled "No. 3 Road Bark Park Proposed Enhancements Update", dated April 29, 2024, from the Director, Parks Services, be approved.

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2024

The question on the motion was not called as discussion ensued on the following:

- the conflicts point on the east and west sides of Bark Park need to be addressed to make it as safe as possible;
- installing a cyclist only pathway may exacerbate the already known speed and safety issues;
- the east and west side pathways of Bark Park are multi-use pathways and are for all users including dogs on leash; and
- the consideration of a cyclist dedicated bike lane for commuter cyclists along the road.

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

Discussion then took place on the addition of fencing and gates on-site, and as a result the following **motion** was introduced:

It was moved and seconded

That staff immediately address safety issues and enhance them by installing fences and gates on the east and west sides of Bark Park, install signage that marks the cycling path in Bark Park, signage to inform the public of upcoming projects and contact information for bylaw officers.

CARRIED

Discussion ensued with regard to cycling lanes in the area, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff investigate the feasibility and cost to establish a single or bi direction cyclist lane from the Dyke on No. 3 Road, north to Finn Road, east on Finn Road to Garden City Road, south on Garden City Road to Dyke Road with the current speed limit of 50 km/hr and at the proposed reduced 30 km/h speed limit. To be brought back as soon as possible.

CARRIED

Discussion ensued with regard to motor vehicle speed limits in the area, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff investigate the process to reduce the motor vehicle speed along No. 3 Road, north to Finn Road, east on Finn Road to Garden City Road, south on Garden City Road to Dyke Road from the current 50 km/h to 30 km/h.

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2024

It was moved and seconded

That staff investigate the process to reduce the motor vehicle speed to 30 km/h along Dyke Road from No. 2 Road to No. 5 Road.

CARRIED

Discussion then took place on the staff recommendation to analyze potential trail enhancements around the Crown Packaging site, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff further analyze the impacts and costs of widening the existing trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, and report back.

CARRIED

Councillor Carol Day left the meeting (5:22 p.m.) and did not return.

2. BOWLING GREEN COMMUNITY ACTIVITY CENTRE PUBLIC ART CONCEPT PROPOSAL

(File Ref. No. 11-7000-09-20-283) (REDMS No. 7598942)

It was moved and seconded

That the concept proposal Welcome by artist Luke Ramsey, as presented in the report titled “Bowling Green Community Activity Centre Public Art Concept Proposal,” dated April 11, 2024, from the Director, Arts, Culture and Heritage Services, be approved

The question on the motion was not called as a brief discussion ensued in regard to the artist selection process and the shortlisted artists submissions.

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

3. RICHMOND COMMUNITY WELLNESS STRATEGY (2018–2023) — PROGRESS UPDATE 2022–2023

(File Ref. No. 11-7000-01) (REDMS No. 7653971)

Staff presented the Community Wellness Strategy 2018-2023 video (copy on file, City Clerk’s Office), highlighting achievements on improving wellness of Richmond residents.

In reply to queries from Committee, staff advised that (i) the five Focus Areas are relevant and will continue in 2025, (ii) collaborations and partnerships with several organizations are key to implementing wellness initiatives, (iii) staff will report back on the Richmond COVID-19 SPEAK 2 Survey metrics, and (iv) an event plan with recommendations for 2025 as well as a report highlighting this year’s events is forthcoming.

4.

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2024

It was moved and seconded

- (1) *That the staff report titled, “Richmond Community Wellness Strategy (2018–2023) —Progress Update 2022–2023”, dated April 17, 2024, from the Director, Recreation and Sport Services, be received for information; and*
- (2) *That the achievements document, Richmond Community Wellness Strategy (2018–2023)— Progress Update 2022–2023 be posted on the City website and distributed to key community partners and organizations including, but not limited to, Richmond School District No. 38, Vancouver Coastal Health, Community Associations and Societies, and the Aquatic Advisory Board for their information.*

CARRIED

3A. 3316 SIDAWAY ROAD PROPERTY

Discussion ensued with regard to potential property use of 3316 Sidaway Road, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff examine the potential use of the Go Kart Track property for the purpose of sport and report back as soon as possible.

CARRIED

3B. OUTDOOR POOLS

Discussion ensued on waiving user fees for the City’s outdoor pools in the Summer, and as a result the following **referral motion** was introduced:

It was moved and seconded

That staff investigate the cost to the city of offering free admission to all participants for the two outdoor pools during the months of June to September.

CARRIED

4. MANAGER’S REPORT

(i) Greg Walker Celebration of Life

A celebration of life will be held on Saturday June 22, 2024 at 2:00 p.m. at South Arm United Church.

(ii) Dolphin Neighbourhood Park – Basketball Court Upgrades

In response to query from Committee, staff advised that they are working on measures to improve the basketball nets and backboards. Staff also noted that chain nets are used to deter vandalism and/or theft and are installed depending on the park’s location.

5.

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:53 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, May 28, 2024.

Councillor Chak Au
Chair

Andrea Mizuguchi
Legislative Services Associate



General Purposes Committee

Date: Monday, June 3, 2024

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:25 p.m.

MINUTES

That the minutes of the meeting of the General Purposes Committee held on May 21, 2024, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

1. **FCM FEASIBILITY STUDY ON FINANCING OPTIONS FOR ENERGY RETROFITS TO EXISTING GROUND-ORIENTED HOUSING**

(File Ref. No. 10-6000-01) (REDMS No. 7562606)

It was moved and seconded

General Purposes Committee
Monday, June 3, 2024

- (1) That Council endorse a funding application in the amount of \$175,000, to be submitted to the Federation of Canadian Municipalities (FCM), to conduct a feasibility study on a low-interest energy retrofit financing program for existing ground-oriented residential buildings;*
- (2) That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with FCM, should the application be successful; and*
- (3) That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*

The question on the motion was not called as discussion ensued regarding (i) feasibility and costs associated with energy-related improvements for homeowners, (ii) the Local Government Climate Action Program that provides initiatives in reducing community wide green house gas emissions while addressing equity issues; and (iii) reviewing various studies to determine the range of energy efficient measures.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. RICHMOND RESPONSE: YVR AIRPORT ZONING REGULATIONS
(File Ref. No. 01-0153-01) (REDMS No. 7686776)

In reply to queries to Committee, staff noted that (i) staff will follow up with Vancouver Airport Authority (VAA) on the flight path changes impacting building heights, (ii) staff will explore public awareness opportunities to advise residents and stakeholders of changes in zoning regulations, (iii) Transport Canada's wildlife hazard provisions do not take into account our local habitat, adding the guidelines are vague and updates are needed, and (iv) a memo is forthcoming that will outline in detail the airport zoning regulations.

Discussion ensued with respect to (i) VAA operations, including flight paths, (ii) aircraft bird-strike numbers, (iii) re-routing flights to other airports in the region, and (iv) future runway options.

It was moved and seconded

- (1) That as described in the staff report titled "Richmond Response: Proposed Airport Zoning Regulations for YVR", dated May 23, 2024, from the Director, Policy Planning, staff comments be endorsed and submitted to Transport Canada as part of their Canada Gazette public consultation process on the proposed Vancouver International Airport Zoning Regulations;*

2.

General Purposes Committee

Monday, June 3, 2024

- (2) *That a letter be prepared outlining the City of Richmond's concerns on Transport Canada's proposed Vancouver International Airport Zoning Regulations and request a review of the proposed Airport Zoning Regulations for the Vancouver International Airport to the following:*
- (a) *Minister of Transport and Quebec Lieutenant;*
 - (b) *Minister of Environment and Climate Change;*
 - (c) *Minister of Fisheries, Oceans and the Canadian Coast Guard;*
 - (d) *Minister of Environment and Climate Change Strategy;*
 - (e) *Minister of Agriculture and Food;*
 - (f) *Members of Parliament for Richmond;*
 - (g) *Members of the Legislative Assembly for Richmond;*
 - (h) *Provincial Agricultural Land Commission Chair; and*
 - (i) *YVR Board Chair; and*
- (3) *That staff be directed to initiate dialogue with the Vancouver Airport Authority to re-affirm their commitment to applying to Transport Canada to increase building heights in select portions of the City, in particular the south end of the City Centre Area Plan.*

CARRIED

COUNCILLOR LAURA GILLANDERS

A brief discussion ensued with respect to (i) funding qualifications, (ii) operations and best practices of the Salvation Army House, (iii) duration of stay, and (iv) the continuum of care and the transition to other services.

It was moved and seconded

- (1) *Staff research and advise options for obtaining the federal grant money available for costs associated with housing refugees and asylum seekers; and*
- (2) *Staff review the policies of Salvation Army House to analyze how we can make the shelter more available to Richmond residents such as by looking at access to emergency rooms, lengths of stay, and wait times.*

CARRIED

General Purposes Committee
Monday, June 3, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday, June
3, 2024.

Mayor Malcolm D. Brodie
Chair

Andrea Mizuguchi
Legislative Services Associate



Finance Committee

Date: Monday, June 3, 2024

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:55 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on May 6, 2024, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. 2023 ANNUAL REPORT AND 2023 ANNUAL REPORT HIGHLIGHTS

(File Ref. No. 01-0375-01) (REDMS No. 7671605)

In response to queries from the Committee, staff noted (i) both the 2023 Annual Report and the 2023 Annual Report – Highlights will be posted online for the public inspection period in advance of adoption by Council, and that a copy of the reports will be forwarded to the Richmond Chamber of Commerce, as requested, and (ii) decreasing housing starts could be attributed to factors such as interest rates, the availability of labour, and uncertainties surrounding recent Provincial residential housing legislation.

It was moved and seconded

That the reports titled, “2023 Annual Report” and “2023 Annual Report – Highlights” be approved.

CARRIED

2. ACTIVE CAPITAL PROJECTS FINANCIAL UPDATE – 1ST QUARTER MARCH 31, 2024

(File Ref. No. 03-0975-01) (REDMS No. 7658433)

It was moved and seconded

That the staff report titled, “Active Capital Projects Financial Update – 1st Quarter March 31, 2024”, dated May 6, 2024 from the Director, Finance, be received for information.

The question on the motion was not called as staff responded to queries from the Committee, noting that (i) at this time there are no plans for additional parking at the Minoru Centre for Active Living, (ii) the Capital Building Program is on target and on budget, and (iii) the canal stabilization works for Sidaway Road is typical of the scope of work undertaken annually.

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

3. FINANCIAL INFORMATION – 1ST QUARTER MARCH 31, 2024

(File Ref. No. 03-0905-01) (REDMS No. 7654482)

It was moved and seconded

That the staff report titled, “Financial Information – 1st Quarter March 31, 2024”, dated May 3, 2024 from the Director, Finance, be received for information.

CARRIED

Finance Committee
Monday, June 3, 2024

4. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2024)**

(File Ref. No. 03-0900-01) (REDMS No. 7654741)

It was moved and seconded

- (1) *That the proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558, as recommended in the staff report titled "Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)" dated May 6, 2024 from the Director, Finance, be introduced and given first reading; and*
- (2) *That the staff report titled "Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)" dated May 6, 2024 from the Director, Finance, be endorsed as the basis for public consultation in establishing the amended Development Cost Charges Imposition Bylaw.*

The question on the motion was not called as a brief discussion ensued with respect to Development Cost Charges (DCC). Staff noted that not all infrastructure costs are born by the developers; depending on the burden of growth, a portion of infrastructure costs are partially paid by taxpayers.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

5. **RICHMOND OLYMPIC OVAL CORPORATION – 1ST QUARTER 2024 FINANCIAL INFORMATION**

(File Ref. No. 03-1200-09) (REDMS No. 7689869)

A revised Richmond Olympic Oval Corporation Balance Sheet (page FIN – 161), dated March 31, 2024, was distributed on table (attached to and forming part of these minutes as Schedule 1)

It was moved and seconded

That the report on the first Quarter 2024 Financial Information for the Richmond Olympic Oval Corporation from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

CARRIED

Finance Committee
Monday, June 3, 2024

**6. LULU ISLAND ENERGY COMPANY - 2024 1ST QUARTER
FINANCIAL INFORMATION**

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 7689972)

It was moved and seconded

That the Lulu Island Energy Company report titled “Lulu Island Energy Company – 2024 1st Quarter Financial Information”, dated May 17, 2024, from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, June 3, 2024.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate

RICHMOND OLYMPIC OVAL CORPORATION

Balance sheet

As at Mar 31, 2024

Unaudited, prepared by management

		Mar 31 2024
ASSETS		
Financial Assets		
Cash	\$	1,470,877
Investments		16,600,001
Inventory		224,198
GOT receivable		800,000
Accounts receivable		1,229,537
		<u>20,324,613</u>
Financial Liabilities		
Accounts payable and accrued liabilities		1,401,726
Post-employment benefits		1,183,650
Deferred revenue		10,970,100
Rental deposits		11,781
		<u>13,567,257</u>
Net financial assets		6,757,356
Non-Financial Assets		
Tangible capital assets		14,219,286
Prepaid expenses and other deposits		958,084
		<u>15,177,371</u>
Accumulated Surplus (Note 1)	\$	21,934,726

Note 1 - Breakdown of accumulated surplus account is as follows:	
Investment in capital assets	8,218,015
Reserves/Provisions	12,870,524
Common Shares	1
Surplus	846,186
	<u>21,934,727</u>

The Accumulated Surplus shown above represents the Corporation's Shareholder's Equity. The investment in capital assets represents funding that has already been spent on existing capital assets currently being depreciated. The reserves/provisions balance primarily includes committed funding for approved capital projects as well as funding required for future minor capital expenditures. In addition, at the end of each year, the majority of the surplus balance is transferred to the capital reserves to primarily fund the Oval's future minor capital program, which has averaged \$2.07M annually over the past 5 years. The amount transferred each quarter varies and the final amount is determined by the Capital Works Committee in accordance with the operating agreement.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Todd Gross
Director, Parks Services
Date: April 29, 2024
File: 06-2345-20-
N3RP1/Vol 01
Re: No. 3 Road Bark Park Proposed Enhancements Update

Staff Recommendations

1. That the recommended enhancements to provide a separated multi-use path connection, as outlined in the staff report titled "No. 3 Road Bark Park Proposed Enhancements Update", dated April 29, 2024, from the Director, Parks Services, be approved; and
2. That staff further analyze the impacts and costs of widening the existing trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, and report back.

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

Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Sustainability and District Energy	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
	CT	

Staff Report

Origin

At the Regular Council meeting held on July 24, 2023, a delegation expressed concerns for dogs, pedestrians and cyclists at the No. 3 Road Bark Park and, as a follow-up, a petition was submitted titled “Safety Improvements to Bark Park” on September 26, 2023 at the Parks, Recreation and Cultural Services Committee meeting. In response to these concerns and petition, public engagement focused on gaining insight into site user concerns and input on various safety enhancement options was conducted from November 2023 to January 2024. A staff report that summarized the public engagement process, community input and resulting recommended enhancements was presented at the Parks, Recreation and Cultural Services meeting held on March 26, 2024. At that same meeting, a referral motion was put forward and adopted:

That the staff report titled “No. 3 Road Bark Park Proposed Enhancements”, dated March 4, 2024, from the Director, Parks Services, be referred back to staff for the following:

- (1) parking lot/west entry improvements, which may include but not limited to:
slowing and directing cyclists off the southern dike raised portion with permanent bike barriers, enhanced blackberry control, enhanced fencing and a gravel trail on the northern most side where cars park;*
- (2) staff analysis with costed budget impacts for two additional options:*
 - (a) with an exclusive bike route on the northern-most side of the existing tree line (where it is grass then sloping to the ditch/fence); and*
 - (b) with a widening of the existing lower/future “middle” trail with a chain-link or other appropriate fence separation with bike only traffic on the northern half of the trail, and all other modes to the south;*
- (3) staff be directed to immediately put appropriate barriers, then install wooden barriers that prevent cyclists from using the southern dike raised portion from both entry ends of the Bark Park; and*
- (4) staff be directed to prioritize the two new requested options so that a Committee decision can come in May, design can occur this spring/summer, and work can occur in the summer/fall.*

In relation to the referral, staff also committed to the following: (i) implementing immediate measures to address safety concerns including signage and additional barricades on both the dyke trail and north trail; (ii) following up on-site with Committee/Council to discuss the referral items, the Riparian Management Area (RMA); and discussing options for moving forward.

The purpose of this report is to respond to the referrals as well as options identified at the site visit and recommend No. 3 Road Bark Park enhancements for Council consideration.

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

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

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

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

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

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

6.2 Enhance the City's network of parks, trails and open spaces.

Background

The No. 3 Road Bark Park is located at 13900 No. 3 Road, on the east side of the very south end of No. 3 Road. It is bordered by a privately owned agricultural site to the north, a privately-owned industrial site to the east and the south arm of the Fraser River to the south. Due to its relatively remote location along the river, vegetated drainage ditch to the north and heavily treed environmentally sensitive area to the northeast, the site is rural and natural in character. See Attachment 1: No. 3 Road Bark Park Site Boundaries and Context.

The No. 3 Road Bark Park was designated as a dogs off-leash area in 2001 and combines multiple uses such as dogs off-leash, walking, jogging, rolling (wheelchairs and strollers), and cycling without formal delineation or separation. The site includes gravel trails, benches, picnic tables, a gathering area referred to as the "living room", a drinking fountain, waste receptacles, extensive signage, shade trees, open lawn and public art. There is a wood post and mesh fence along the north property boundary, which prevents dogs from entering the vegetated drainage ditch while also marking the top of bank of the watercourse. The boundary of the dogs off-leash area extends roughly to the parking lot to the west, the pathway junction to the east, the outside edge of the dike trail to the south and the existing fence to the north. See Attachment 2: Existing Site Inventory, Areas and Uses. Signage is used to direct cyclists to the multi-use path, which is the pathway located north of the dike trail, within the site.

The No. 3 Road Bark Park was recently upgraded as a result of the dike raising which took place between August 2021 to November 2022, with maintenance and the addressing of deficiencies continuing into 2023. Site enhancements included upgrades to the west entry area, new plant beds, refurbishment of the existing public art, introduction of new public art, additional seating, a renewed location for the gathering area and a raised and widened dike trail. In addition, general improvements were made to site grading, lawn areas, pathway surfacing and directional signage. A kiosk with a bulletin board was added during this time for site users to share information and build community connections. Upon request by site user groups and in consultation with the public, additional shade trees were planted by volunteers in October 2022. Site user group representatives and the public were consulted throughout the 2021–2023 site improvement process.

No alterations were made to the use or operations of the site as part of the 2021–2023 site upgrades.

Interim Safety Measures

In response to concerns received via email from local residents and the referrals stemming from the Parks, Recreation and Cultural Services meeting held on March 26, 2024, interim safety enhancements were implemented. On March 15, 2024, preliminary measures were put in place that consisted of barricades intended to raise awareness of the area being designated as a dogs off-leash area and to slow cyclists as they enter the site. In early April, new, more robust barriers and enhanced, more legible signage was put in place at the entrances and along the pathways at the No. 3 Road Bark Park and around the Crown Packaging site's statutory right of way. All of these enhancements are temporary and will be removed once the permanent enhancements are implemented.

Analysis

Enhancement Options

In response to the referrals stemming from the Parks, Recreation and Cultural Services meeting held on March 26, 2024, as well as discussions that took place at the site meeting held on April 12, 2024, several enhancement options for the No. 3 Road Bark Park have been explored and analyzed. All of the options are aimed at improving safety at the site by providing physical separation between the dogs off-leash area and the multi-use path, as per best management practices. Each option involves a varying degree of physical and operational change to the site, cost implications, process (e.g., design, procurement and/or permitting) and associated required timeframes. The enhancement options, as discussed in the following sections, have been analyzed and organized in alignment with the referrals – (1) access and entry improvement options, and (2) options for a separated multi-use path through the site.

West Entrance Enhancement Options

One of the key components to enhancing safety and providing better separation between the multi-use path and dogs off-leash area at the No. 3 Road Bark Park is transitioning cyclists, pedestrians and rollers from the multi-use dike trail on the west side of the site to the multi-use path within the site. Based on the referral motion and discussions on site, four different options for a bi-directional multi-use path connection around the parking lot, at the west entry of the site, have been explored and analyzed. All of these options would result in a separated multi-use path connection from the dike trail to the multi-use path on site. These options include:

- Option A: a multi-use path connection to the north of the parking lot within the existing landscape area.
See Attachment 3: West Entrance Enhancements: Option A.
- Option B: a multi-use path connection located along the north edge of the parking lot, within the footprint of the existing parking lot.
See Attachment 4: West Entrance Enhancements: Option B.
- Option C: a multi-use path connection to the south of the parking lot, within the existing landscape area.
See Attachment 5: West Entrance Enhancements: Option C.
- Option D: a multi-use path connection that uses the existing dike trail and diagonal pathway within the site.
See Attachment 6: West Entrance Enhancements: Option D.

Comparative Analysis of the West Entrance Enhancement Options

Options A through D for a multi-use path connection around the parking lot at the west entry of the No. 3 Road Bark Park, have varying cost, site impact, as well as design and potential permitting implications. The options are organized in descending order. For example, Option A would result in the highest cost, site and timing impacts, and potential permitting requirements. Option B would result in mid-range cost, site and timing impacts, and potential permitting requirements. Options C and D would generally result in the lowest cost, site and timing impacts, and potential permitting requirements and could be implemented in the near future. See Table 1. Comparative Analysis of the West Entrance Multi-use Path Connection Options, below for further details.

Table 1. Comparative Analysis of the West Entrance Enhancement Options				
Option	Site Impacts	Cost (for implementation only, excludes consultant fees)	Design and permitting requirements	Potential conflict points
Option A: (Attachment 3)	Highest impacts	Highest cost	Extensive consultation services and permitting requirements expected	High risk
	<ul style="list-style-type: none"> Removal of 2 trees Retention of watercourse embankment 	<ul style="list-style-type: none"> Approximately \$150K 	<ul style="list-style-type: none"> Detailed design with Geotechnical, Civil and Qualified Environmental Professional input required. More involved permitting requirements and process are expected. Estimated timeframe: 1–2 years. 	<ul style="list-style-type: none"> Potential conflict between vehicles and pedestrians, cyclists and rollers where the multi-use path crosses the parking lot entry/exit
Option B: (Attachment 4)	Mid-range impacts	Mid-range cost	Mid-range consultation services and permitting requirements expected	High risk
	<ul style="list-style-type: none"> Modifications to the parking lot 	<ul style="list-style-type: none"> Approximately \$105K 	<ul style="list-style-type: none"> Detailed design with Civil and Qualified Environmental Professional input required. Some permitting requirements and process are expected. Estimated timeframe: 1 year. 	<ul style="list-style-type: none"> Potential conflict between vehicles and pedestrians, cyclists and rollers where the multi-use path crosses the parking lot entry/exit
Option C: (Attachment 5)	Mid-range impacts	Low cost	Minimal to no consultation services and permitting required	Medium risk
	<ul style="list-style-type: none"> Relocation of 3–4 trees Removal of planting Modifications to parking lot 	<ul style="list-style-type: none"> Approximately \$50K 	<ul style="list-style-type: none"> No permitting requirements expected. No consultants required for detailed design. Could be implemented in the near future. Estimated implementation: September or October 2024. 	<ul style="list-style-type: none"> Potential conflict between dogs on-leash and cyclists, pedestrians and rollers where the multi-use path crosses the connection to the dogs off-leash area

Table 1. Comparative Analysis of the West Entrance Enhancement Options				
Option	Site Impacts	Cost (for implementation only, excludes consultant fees)	Design and permitting requirements	Potential conflict points
Option D: (Attachment 6) Recommended	Lowest impacts	Lowest cost	Minimal to no consultation services and permitting required	Medium risk
	<ul style="list-style-type: none"> Pushes boundary of dogs off-leash area slightly east 	<ul style="list-style-type: none"> Approximately \$25K 	<ul style="list-style-type: none"> No permitting requirements expected. No consultants required for detailed design. Could be implemented in the near future. Estimated implementation: September or October 2024. 	<ul style="list-style-type: none"> Potential conflict between dogs on-leash and cyclists, pedestrians and rollers where the multi-use path crosses the connection to the dogs off-leash area

Core Area Enhancement Options

Another key component of enhancing safety and providing better separation between the varied uses at the No. 3 Road Bark Park, is the creation of a separated multi-use path through the site. Based on the referral motion and discussions on site, three different options for a separated multi-use path through the core area of the site have been explored and analyzed. These options include:

- Option E: introduction of a new multi-use path along the north edge of the site, with a fence placed along it to separate it from the dogs off-leash area.
See Attachment 7: No. 3 Road Bark Park Enhancements: Option E.
- Option F: increasing the width of the existing multi-use path, with a new fence placed along it to separate it from the dogs off-leash area. In this option, a portion of the path would be located within the dogs off-leash area in order to provide a looped trail for dogs off-leash and their owners.
See Attachment 8: No. 3 Road Bark Park Enhancements: Option F.
- Option G: retention of the existing multi-use path as-is, with a new fence placed along it to separate it from the dogs off-leash area. In this option, the pathway would be fully located outside of the dogs off-leash area.
See Attachment 9: No. 3 Road Bark Park Enhancements: Option G.

Comparative Analysis of the Core Area Enhancement Options

Like Options A through D, Options E through G, for a multi-use path through the No. 3 Road Bark Park, have varying cost, site and timing impacts, as well as design and potential permitting implications. These options are generally organized in descending order. For example, Option E would result in the highest cost, site and timing impacts, and potential permitting requirements. Options F and G would result in lower cost, site and timing impacts, and potential permitting

requirements and could be implemented in the near future. See Table 2. Comparative Analysis of the Core Area Enhancement Options.

Table 2. Comparative Analysis of the Core Area Enhancement Options				
Option	Site Impacts	Cost (for implementation only, excludes consultant fees)	Design and permitting requirements	Potential conflict points
Option E (Attachment 7)	Highest impacts	Highest cost	Mid-range consultation services and permitting requirements expected	Medium risk
	<ul style="list-style-type: none"> Removal of 7–13 trees required Relocation of 9 trees required Some site furnishing relocations required 	<ul style="list-style-type: none"> Approximately \$440K 	<ul style="list-style-type: none"> Detailed design with Geotechnical and Qualified Environmental Professional input required. Potential permitting requirements and process. Estimated timeframe: 1–2 years. 	<ul style="list-style-type: none"> Potential conflict between dogs on-leash and cyclists, pedestrians and rollers near the east dogs off-leash entry/exit
Option F (Attachment 8) Recommended	Mid-range impacts	Mid-range cost	Minimal to no consultation services and permitting required	Medium risk
	<ul style="list-style-type: none"> Pathway widening to be performed to minimize tree impacts Some site furnishing relocations required 	<ul style="list-style-type: none"> Approximately \$360K 	<ul style="list-style-type: none"> Minimal to no permitting requirements expected. Minimal to no consultant input required for detailed design. Could be implemented in the near future. September or October 2024. 	<ul style="list-style-type: none"> Potential conflict between dogs on-leash and cyclists, pedestrians and rollers near the east and west dogs off-leash entries/exits
Option G (Attachment 9)	Mid-range impacts	Lowest cost	Minimal to no consultation services and permitting required	Medium risk
	<ul style="list-style-type: none"> Removes a north pathway from the dogs off-leash area altogether More extensive site furnishing relocations required 	<ul style="list-style-type: none"> Approximately \$170K 	<ul style="list-style-type: none"> Minimal to no permitting requirements expected. Minimal to no consultant input required for detailed design. Could be implemented in the near future. September or October 2024. 	<ul style="list-style-type: none"> Potential conflict between dogs on-leash and cyclists, pedestrians and rollers near the east and west dogs off-leash entries/exits

Note that all of these options include minor impacts to the dike, which will be further reviewed during detailed design and managed according to current regulations.

Recommended Enhancements

The recommended No. 3 Road Bark Park enhancements combine Option D and F and provide a separated multi-use path connection to and through the site. These enhancements balance cost, site and timing impacts, as well as design and potential permitting implications. They require minimal to no consultant input and permitting during the detailed design process and could be

implemented in September or October 2024. The recommended enhancements are keeping within best management practices and will result in separation between the dogs off-leash area and other uses, improving safety and comfort for all site users. Together, these options retain the majority of the site as a dogs off-leash area and incorporate the dike trail, with views of the river, within it. The recommended enhancements also align with components of Option 2, as described in the *Safety Improvements to Bark Park* petition.

The recommended No. 3 Road Bark Park enhancements include:

- Retention of the majority of the site as a dogs off-leash area.
- Incorporation of the dike trail into the dogs off-leash area.
- Provision of a looped trail within the dogs off-leash area.
- A multi-use path connection between the dike trail and site that provides a safe and separated transition.
- Widening of the existing gravel trail that is located in the central area of the site north of the dike trail, in order to create a four-metre-wide multi-use trail that is separated from a 1.5-metre-wide trail within the dogs off-leash area.
- A fence with access gates around the perimeter of the dogs off-leash area that provides safety and separation and is in a style suited to the rural and natural character of the site.
- Enhanced directional and etiquette signage.

The proposed enhancements also include:

- A connection located just east of the No. 3 Road pump station, to allow cyclists using Dyke Road to safely transition to the multi-use dike trail and bypass parking lots.
- New directional and etiquette signage that would include reminders for e-scooters that they are not permitted on unpaved trails.

Existing Statutory Right of Way and Trail around Crown Packaging

The pathway located around the Crown Packaging site, to the east of the No. 3 Road Bark Park, has come into question regarding its permitted use and the potential to widen it. This trail serves as a continuation of the multi-use trail function beyond the No. 3 Road Bark Park and plays a part in enhancing safety for the varied users of the greater South Dike Trail area, which includes pedestrians, joggers, rollers, cyclists and dogs on-leash. It also serves as a recreational and major regional commuter route used by people biking the dike trail system and connecting to and from the George Massey Tunnel shuttle for cyclists.

The pathway around Crown Packaging is primarily gravel with an average width of 1.5 metres. It permits multiple uses including walking, jogging, rolling (wheelchairs and strollers) and dogs on-leash. The pathway is located within a statutory right of way over the property located at 13800 No. 3 Road and is adjacent to an environmentally sensitive area in the lower southwest corner. The width of the existing statutory right of way, which is approximately 10 metres, would allow for trail widening. Trail widening, however, would result in impacts to existing drainage ditches, tree removals and may impact environmentally sensitive areas. The drainage ditch located on the west side of Crown Packaging provides a key function for the active farming use at 13800 No. 3 Road. Any proposed changes and impacts within the statutory right of way, in order to widen the trail, need to be further analyzed, understood and discussed with the property

owner. It is recommended that staff further review the impacts and costs of widening the existing trail and report back to Council with potential options and next steps.

Next Steps

Should Council approve the updated proposed No. 3 Road Bark Park enhancements, staff will develop detailed designs, with implementation expected to take place in September or October 2024. Implementation of the enhancements can be funded from previously Council approved projects, 2024 Parks General Development and 2024 Parks Ageing Infrastructure Replacement Program. Any existing capital projects that are shifted as a result of prioritizing implementation of the No. 3 Road Bark Park enhancements, will be brought forward again as part of the 5 year capital planning process.

The community and key stakeholders that represent a broad range of site users, including pedestrians (walkers, joggers, runners), dog walkers and cyclists (recreational, commuter, roadies), will be consulted and regularly communicated with throughout the detailed design and implementation stages. Updates and consultations will be conducted via letters to *Safety Improvements to Bark Park* petitioners, on Let's Talk Richmond, signs on site, the City's website, and the City's social media platforms. In addition, the Bark Park Richmond Facebook group, Richmond Active Transportation Committee and Walk Richmond and HUB Cycling – Richmond/YVR Local Committee will continue to be regularly contacted via email throughout the process.

It should also be noted that replacement of the No. 3 Road Pump Station, which is located just west of the No. 3 Road Bark Park, is planned to begin within the next five years. This major infrastructure replacement project will include raising the adjacent dike trail, which will impact the west entrance to the No. 3 Road Bark Park and provide opportunities for landscape improvements. Staff will aim to minimize negative impacts to the No. 3 Road Bark Park when this project takes place and regularly communicate with key site user groups throughout the process.

Financial Impact

The total estimated capital cost for the implementation of the recommended enhancements is \$385,000. Given the urgency of these enhancements, projects within the existing Parks General Development and Parks Ageing Infrastructure Replacement Program will be reprioritized, and implementation of the No. 3 Road Bark Park enhancements can be funded by previously Council approved projects, with approximately \$165,000 coming from 2024 Parks General Development and \$220,000 coming from 2024 Parks Ageing Infrastructure Replacement Program. Any existing capital projects that are shifted as a result of prioritizing implementation of the No. 3 Road Bark Park enhancements, will be brought forward again as part of the 2025 capital budget process.

Conclusion

The No. 3 Road Bark Park was designated as a dogs off-leash area in 2001 and blends multiple uses without fixed delineation or separation. Since it was created, it has been highly valued by the people who use it as a unique dogs off-leash area in Richmond, regional and recreational cycling connection, and area to walk, run and/or roll near the riverfront.

Several user group representatives and individuals have raised safety concerns for dogs, pedestrians, rollers and cyclists who frequent the park. Several additional options for enhancements at the No. 3 Road Bark Park, as described in this report, were analyzed in response to the staff referrals coming out of the Parks, Recreation and Cultural Services meeting held on March 26, 2024, and discussion at a follow-up site meeting with staff on April 12, 2024. The resulting proposed No. 3 Road Bark Park Enhancements strike a balance between cost, site impact, as well as design and potential permitting implications. They can be implemented in the near future, and will improve safety and comfort for the broad range of people that use the park. The recommended enhancements also align with Option 2 as described in the *Safety Improvements to Bark Park* petition.

Should Council approve the recommended enhancements, they can be funded by previously Council approved projects, with approximately \$165,000 coming from 2024 Parks General Development and \$220,000 coming from 2024 Parks Ageing Infrastructure Replacement Program.



Miriam Plishka, BCSLA, CSLA
Park Planner
(604-204-8917)

- Att. 1: No. 3 Road Bark Park Site Boundaries and Context
- 2: Existing Site Inventory, Areas and Uses
 - 3: West Entrance Enhancements: Option A
 - 4: West Entrance Enhancements: Option B
 - 5: West Entrance Enhancements: Option C
 - 6: West Entrance Enhancements: Option D
 - 7: No. 3 Road Bark Park Core Area Enhancements: Option E
 - 8: No. 3 Road Bark Park Core Area Enhancements: Option F
 - 9: No. 3 Road Bark Park Core Area Enhancements: Option G

No. 3 Road Bark Park Site Boundaries and Context

LEGEND

- | | |
|---|--|
|  City-owned property |  Drainage ditch |
|  Statutory right of way |  Environmentally sensitive area |



No. 3 Road Bark Park Site Boundaries and Context



Existing Site Inventory, Areas and Uses (West)



Waterfront trail – dogs off-leash, cyclists and pedestrians

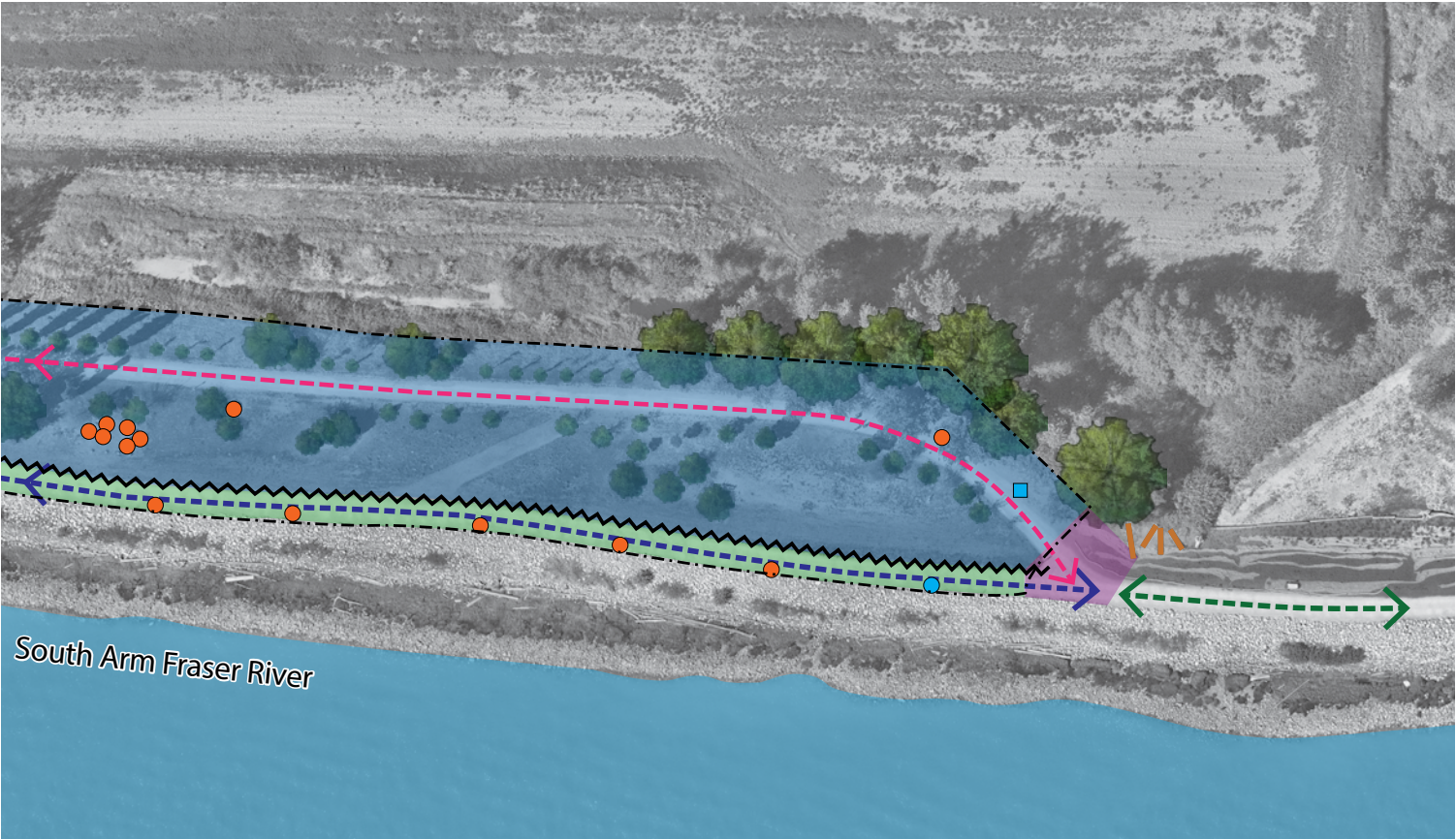


Secondary trail – dogs off-leash, cyclists and pedestrians

Key Considerations:

- The No. 3 Road Bark Park was designated as a dogs off-leash area in 2001.
- Multiple user groups, including dog-owners, dogs off leash, pedestrians (walkers and joggers), rollers (wheelchairs and strollers), and cyclists, share the space without formal delineation or separation.
- The trail located north of the dike trail, within the site, is multi-use and currently permits cycling, dogs off-leash, walking, jogging, and rolling (wheelchairs and strollers).
- There are concerns about the lack of separation between site user groups and a strong desire to enhance safety.

Existing Site Inventory, Areas and Uses (East)



LEGEND

Existing Dike Trail (Multi-use)
Dogs On-Leash, Pedestrians + Cyclists

Bark Park Dike Trail (4-5 metre wide)
Currently Dogs Off-Leash + Pedestrians
(Cyclists not permitted)

Bark Park North Multi-use Trail (4 metre wide)
Currently Dogs Off-Leash, Pedestrians + Cyclists

Site Entry Area

Open Landscape Area

Raised Dike and Trail

Slope

Extent of existing dog off-leash area

Seating (Picnic Tables and Benches)

Waste Receptacles

Drinking Fountain with Dog Bowl

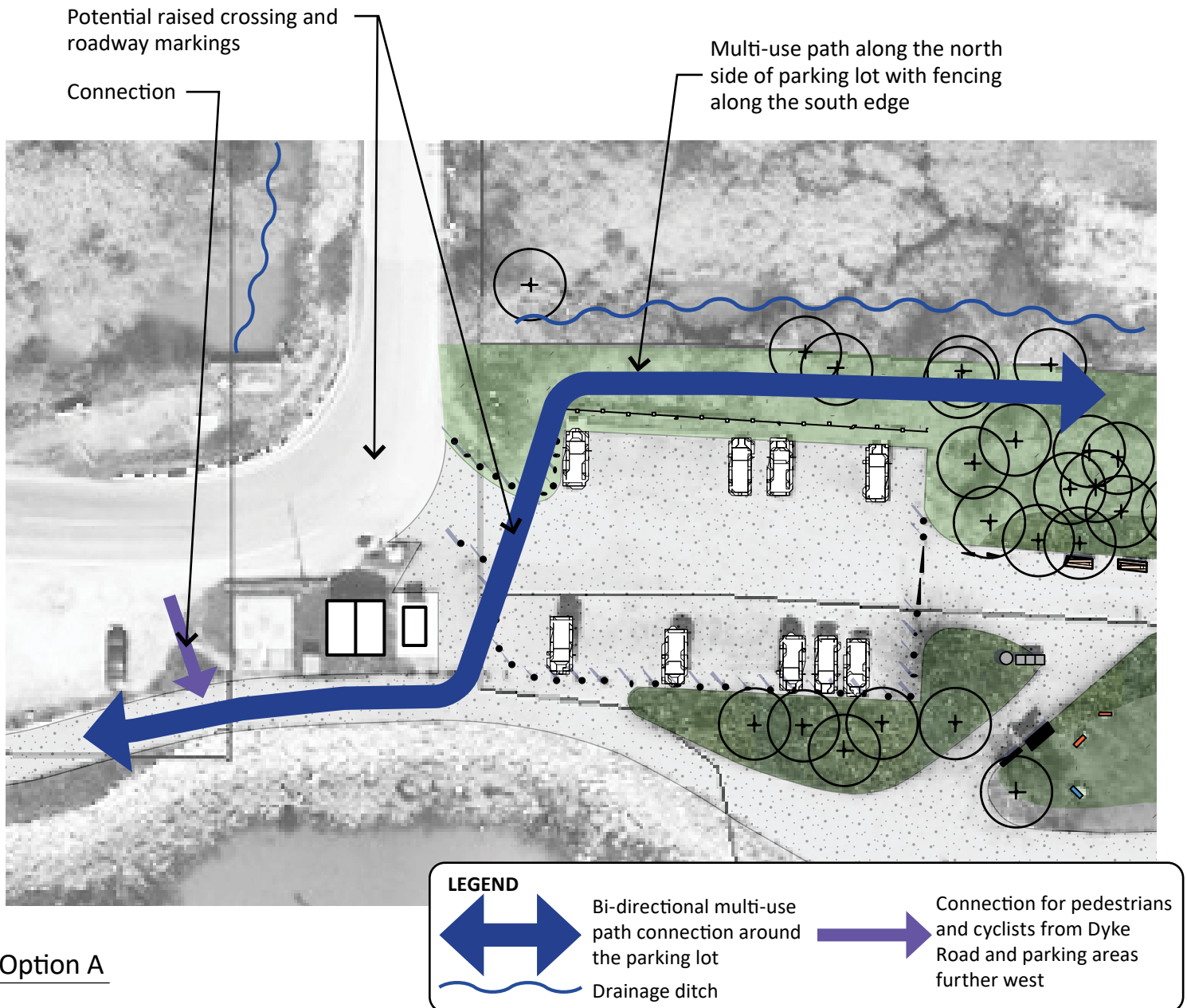
Bike Racks

Site Signage + Kiosk + Bulletin Board

CNCL - 71

2

West Entrance Enhancements: Option A

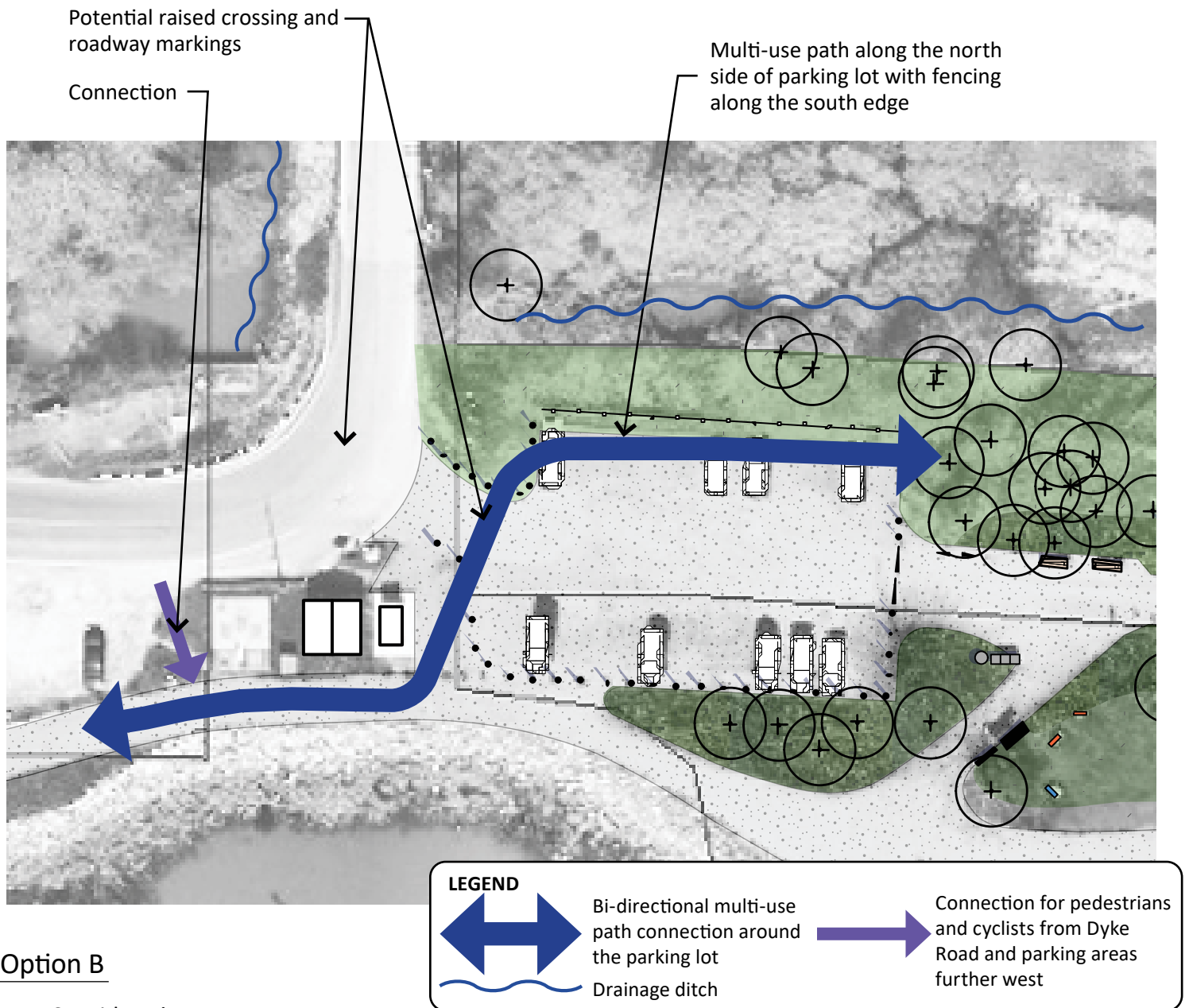


Option A

Key Considerations:

- Located near the top of bank of the drainage ditch which would trigger potential permitting requirements.
- Would require Geotechnical, Structural, Civil and Qualified Environmental Professional (QEP) involvement.
- Would require structural retention/reinforcement of the drainage ditch embankment (e.g., gabion walls).
- Removal of two trees required.
- Modifications to the parking lot, particularly at the driveway and west parking stalls required to allow for safe transition of pedestrians and cyclists to/from the dike trail.
- Provides opportunities for habitat enhancement along the drainage ditch.
- Provides a separated multi-use path connection.

West Entrance Enhancements: Option B

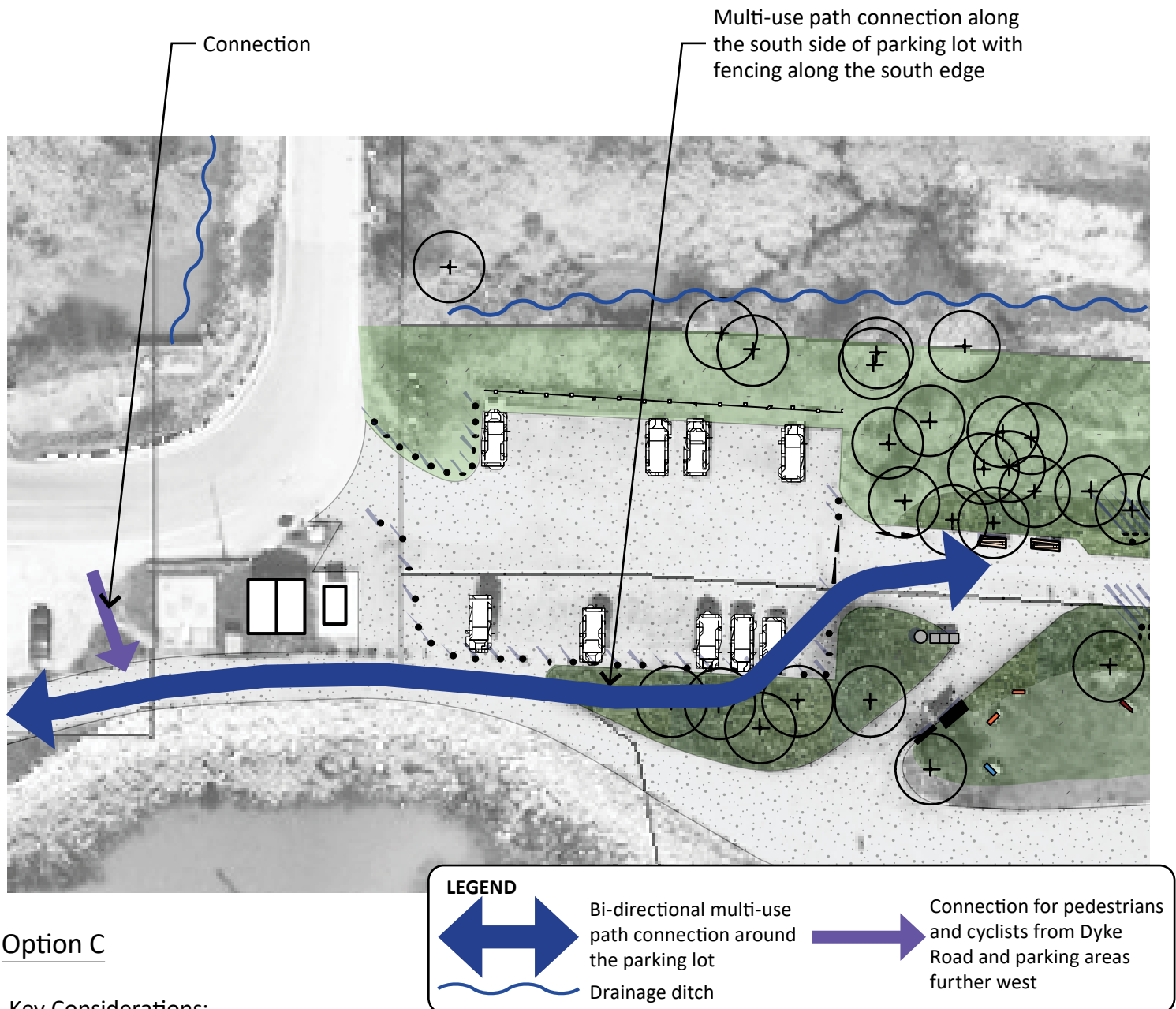


Option B

Key Considerations:

- Located near the top of bank of the drainage ditch which could trigger permitting requirements.
- Would require Civil input for changes in and around the parking lot.
- Would require Qualified Environmental Professional (QEP) involvement for bird nest monitoring.
- Would require modifications to the parking lot to accommodate the multi-use path.
- Provides opportunities for habitat enhancement along the drainage ditch.
- Provides a separated multi-use path connection.

West Entrance Enhancements: Option C

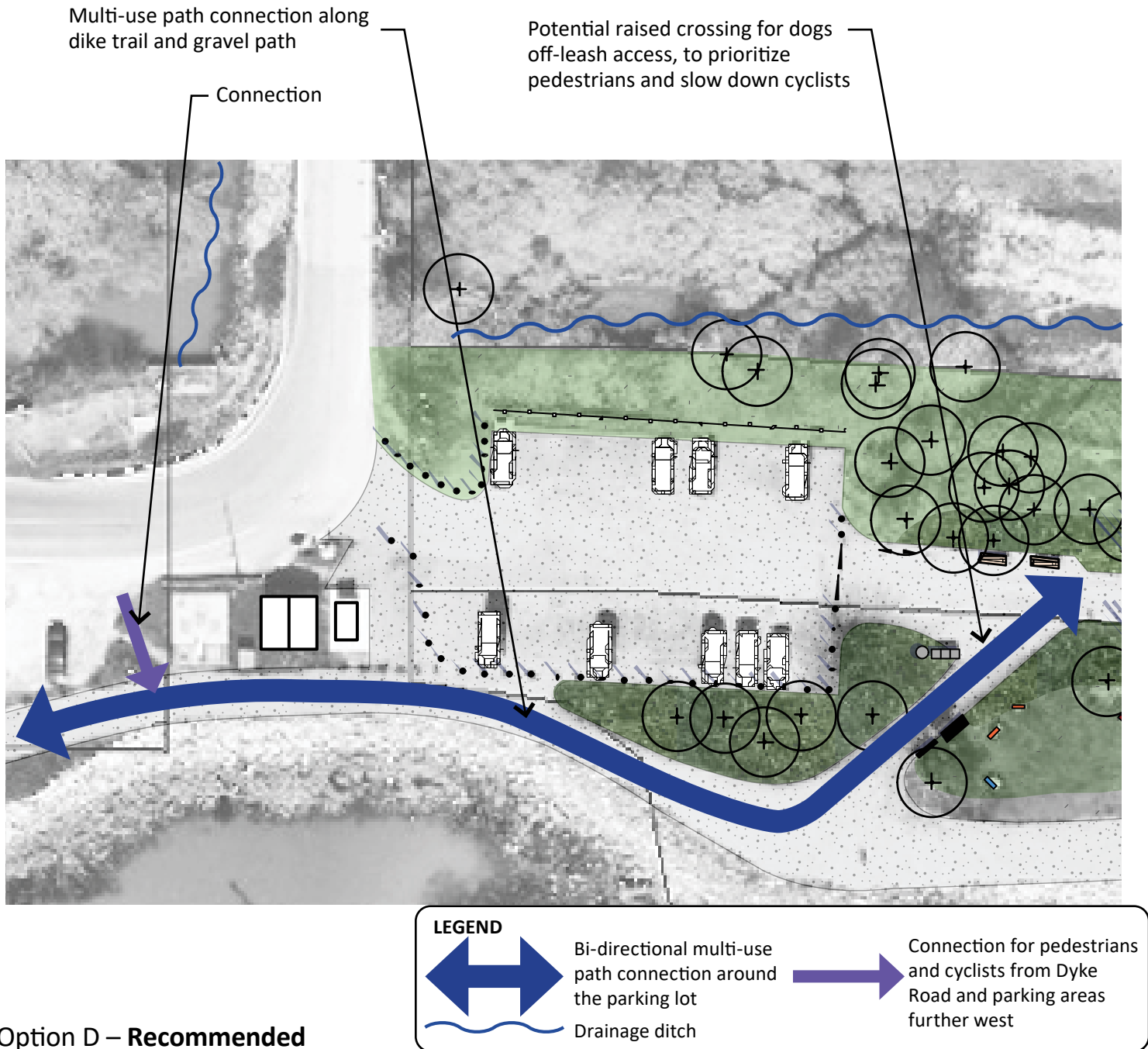


Option C

Key Considerations:

- Would require relocation of two to four trees.
- Modifications at the southeast corner of the parking lot and adjacent plant bed would be required in order to route the multi-use path around the existing large tree.
- Provides a separated multi-use path connection.
- Would result in the multi-use path connection crossing over the access to the dogs off-leash area from the parking lot.

West Entrance Enhancements: Option D – Recommended

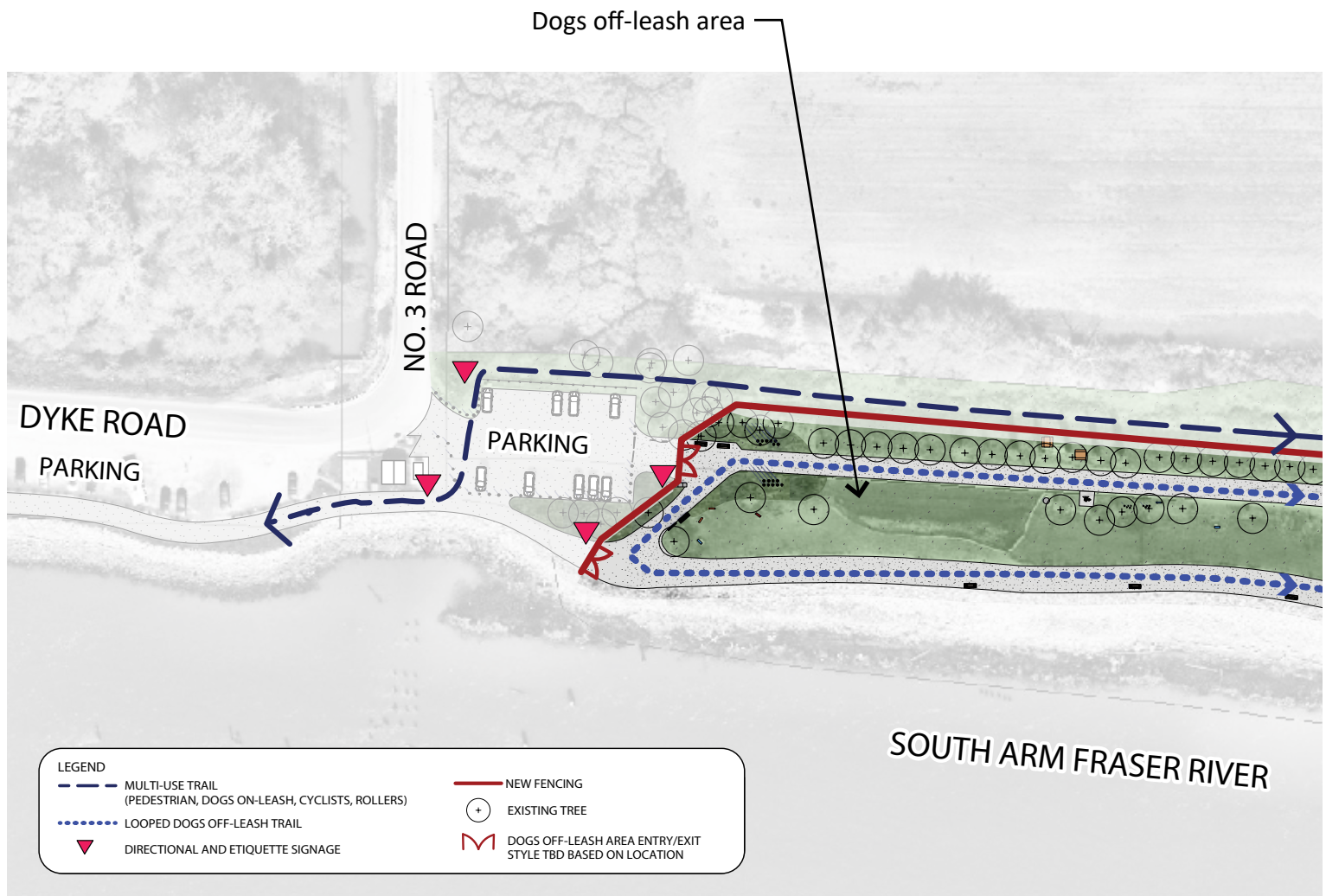


Option D – Recommended

Key Considerations:

- Utilizes the existing dike trail and gravel pathway to provide a multi-use path connection.
- Would push the boundary of the dogs off-leash area slightly east.
- Would require a new trail connection between the dike and north trail within the dogs off-leash area.
- Provides a separated multi-use path connection.
- Would result in the multi-use path connection crossing over the access to the dogs off-leash area from the parking lot.

No. 3 Road Bark Park Core Area Enhancements: Option E (West)

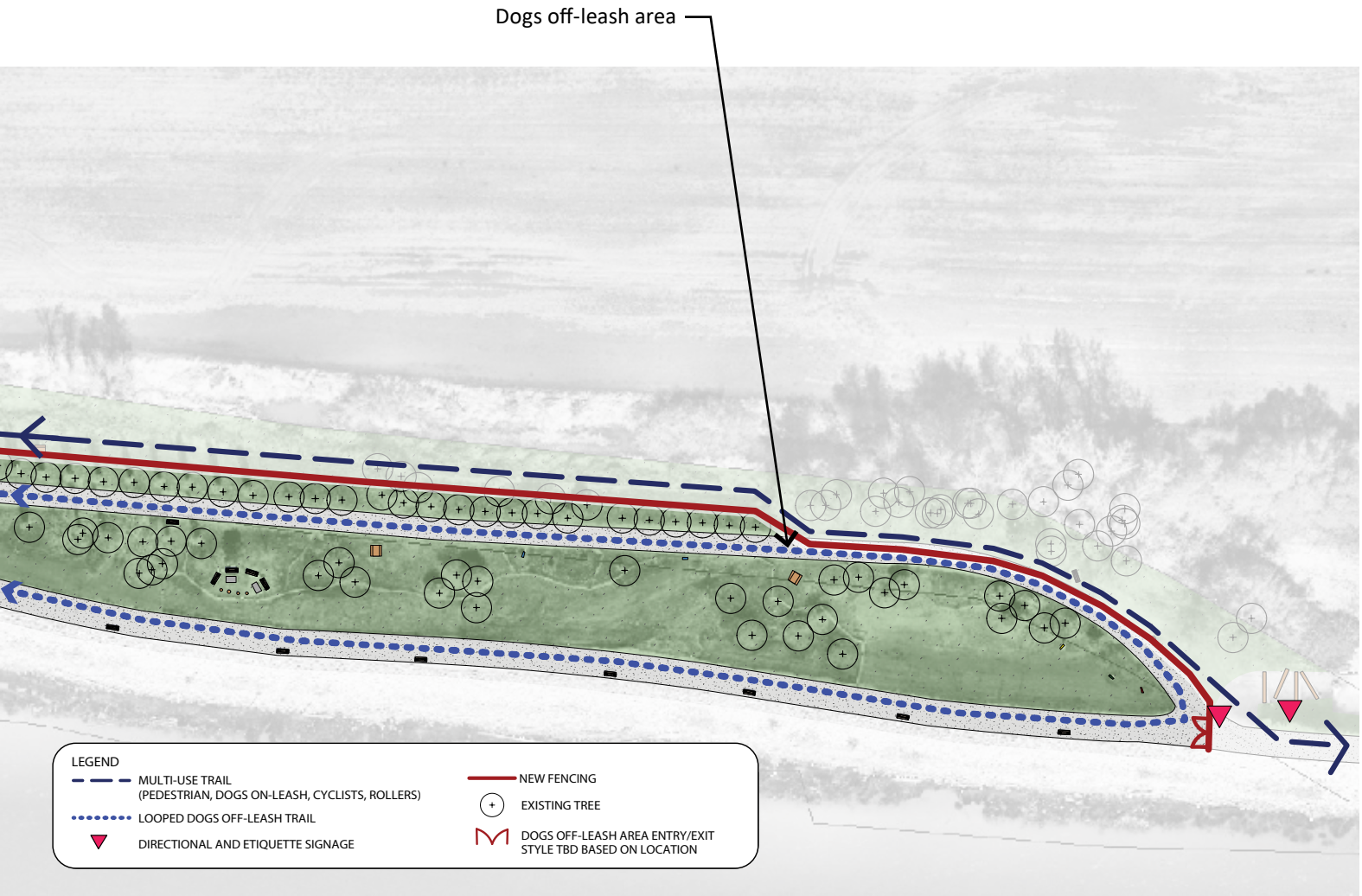


Option E

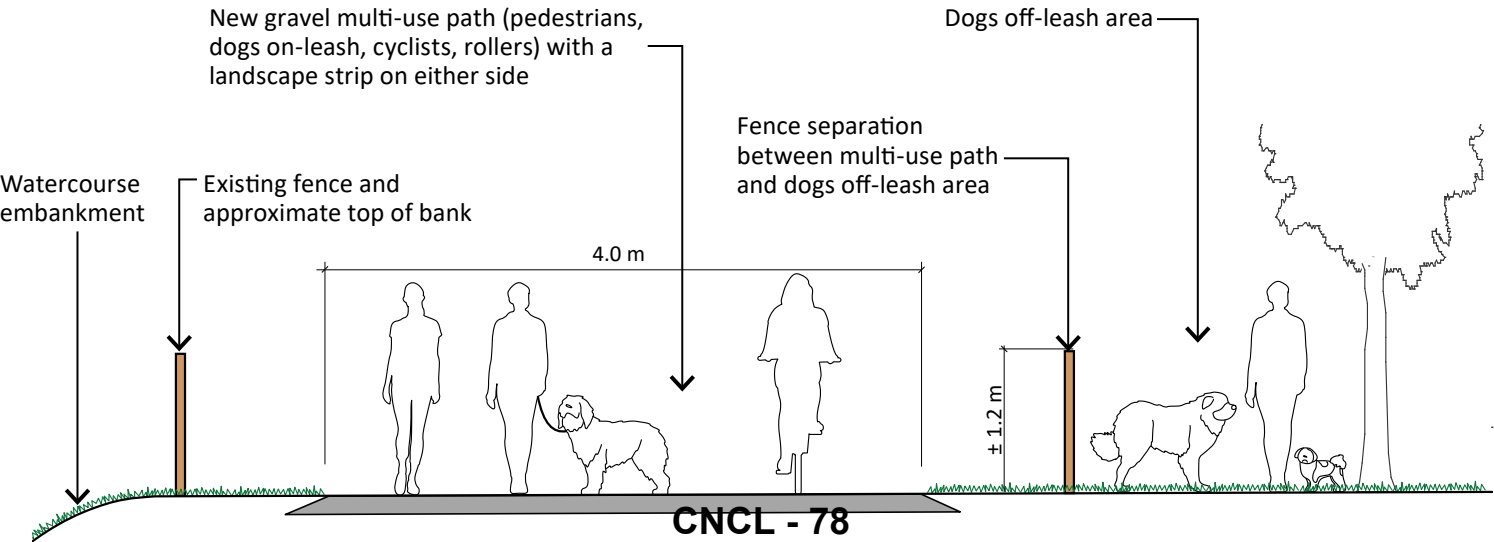
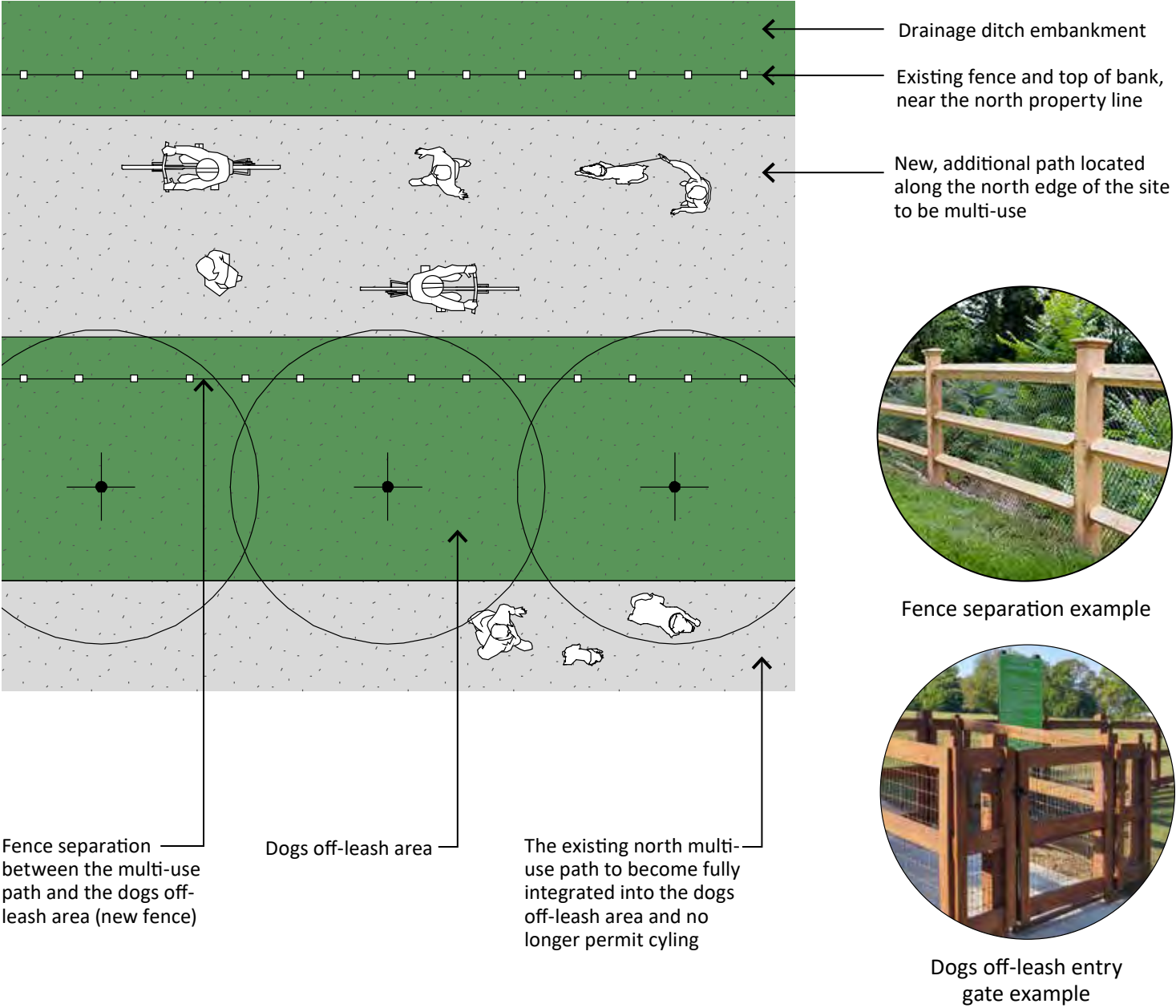
Key Considerations:

- The multi-use path would be located near the top of bank of the drainage ditch which could trigger permitting requirements.
- Geotechnical and Qualified Environmental Professional (QEP) involvement would be required.
- Removal of seven to 13 trees and relocation of nine trees would be required.
- Provides opportunities for habitat enhancement and tree replacement planting along drainage ditch.
- Provides a separated multi-use path.
- The dike trail is incorporated into the dogs off-leash area
- Includes a looped trail within the dogs off-leash area.
- Retains the majority of the site as a dogs off-leash area.
- Aligns with Option 1 as described in the *Safety Improvements to Bark Park* petition.

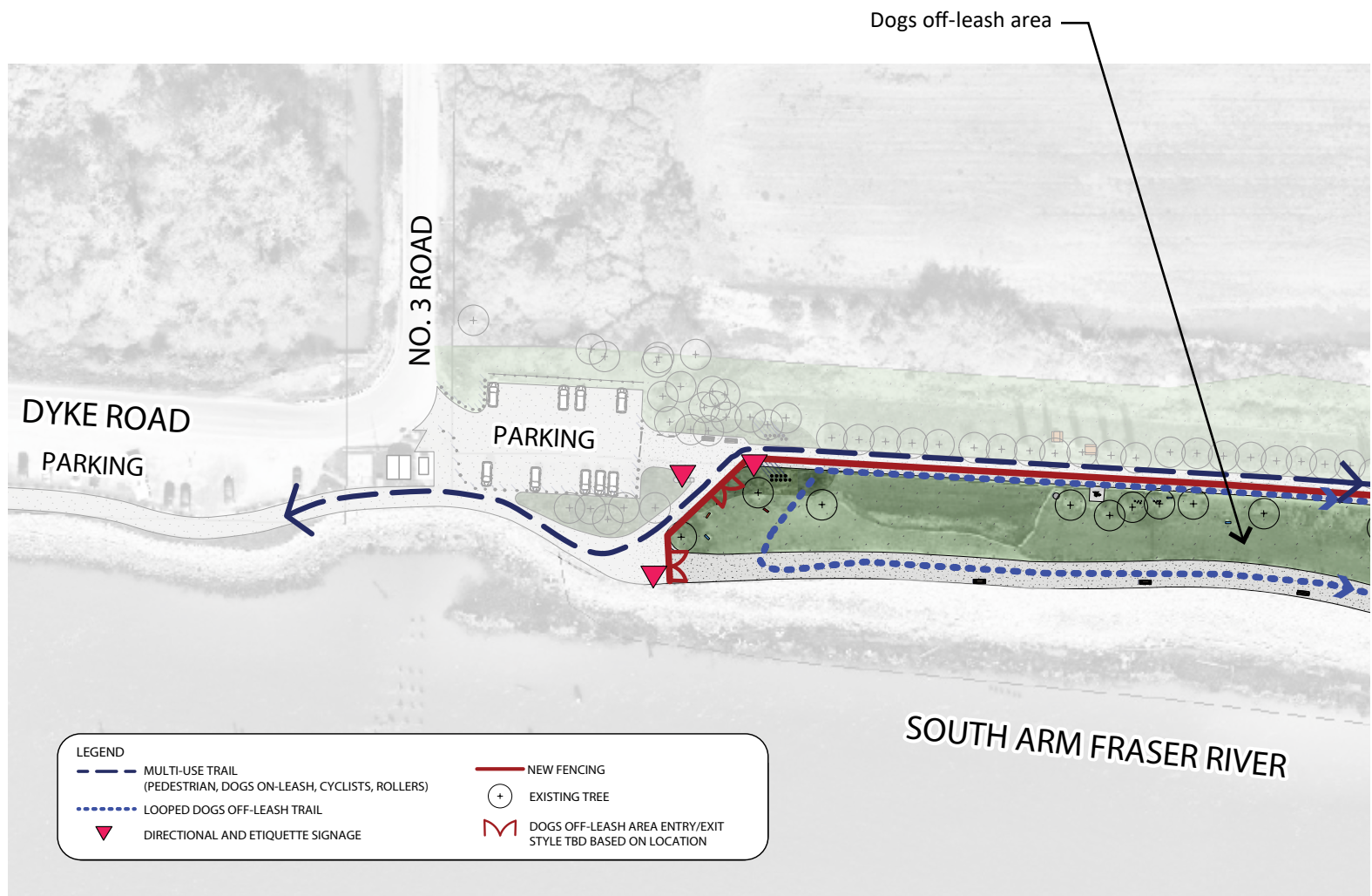
No. 3 Road Bark Park Core Area Enhancements: Option E (East)



Option E: Plan Enlargement and Typical Cross Section at Multi-use Trail



No. 3 Road Bark Park Core Area Enhancements: Option F (West) – Recommended

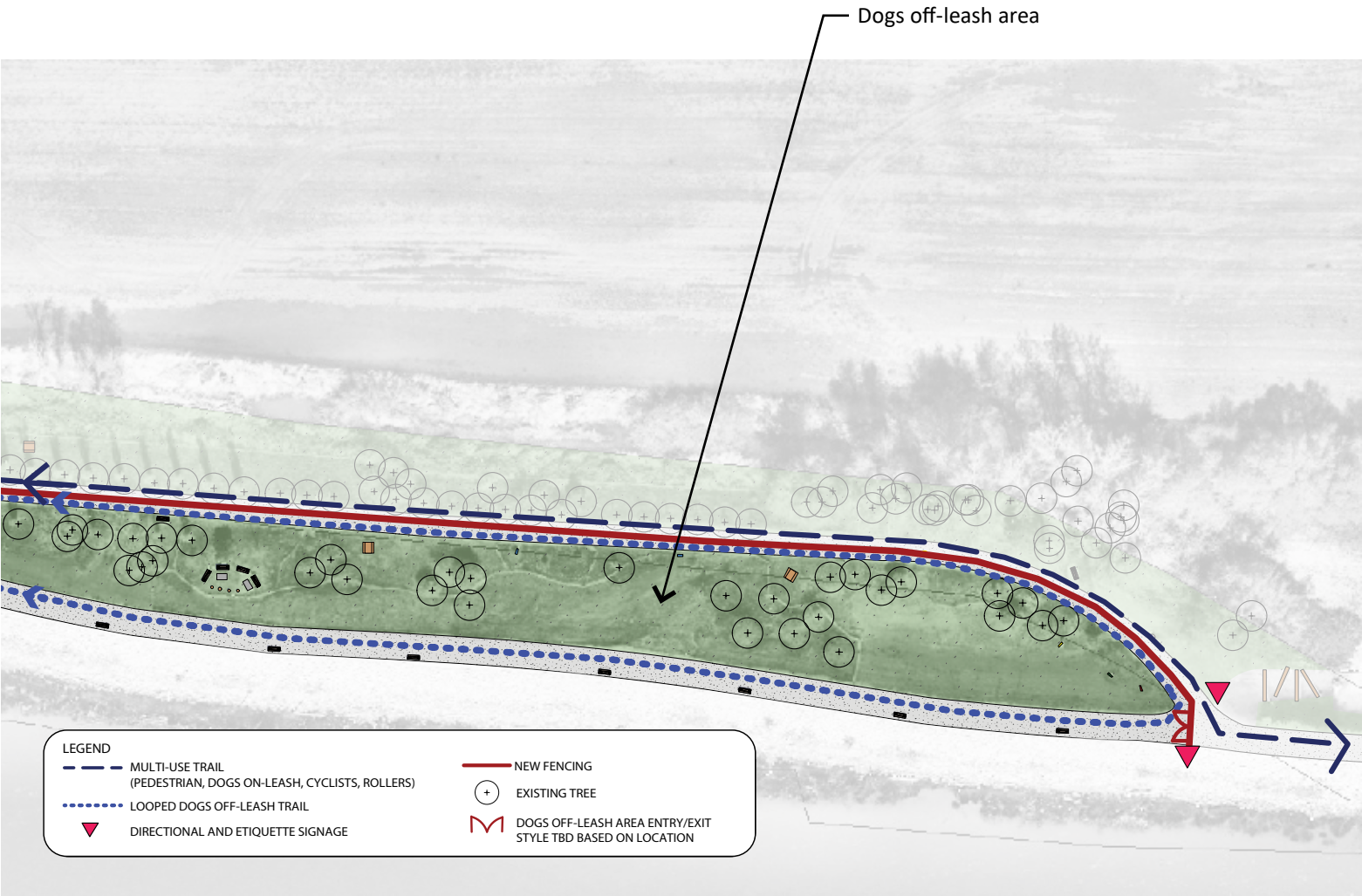


Option F – Recommended

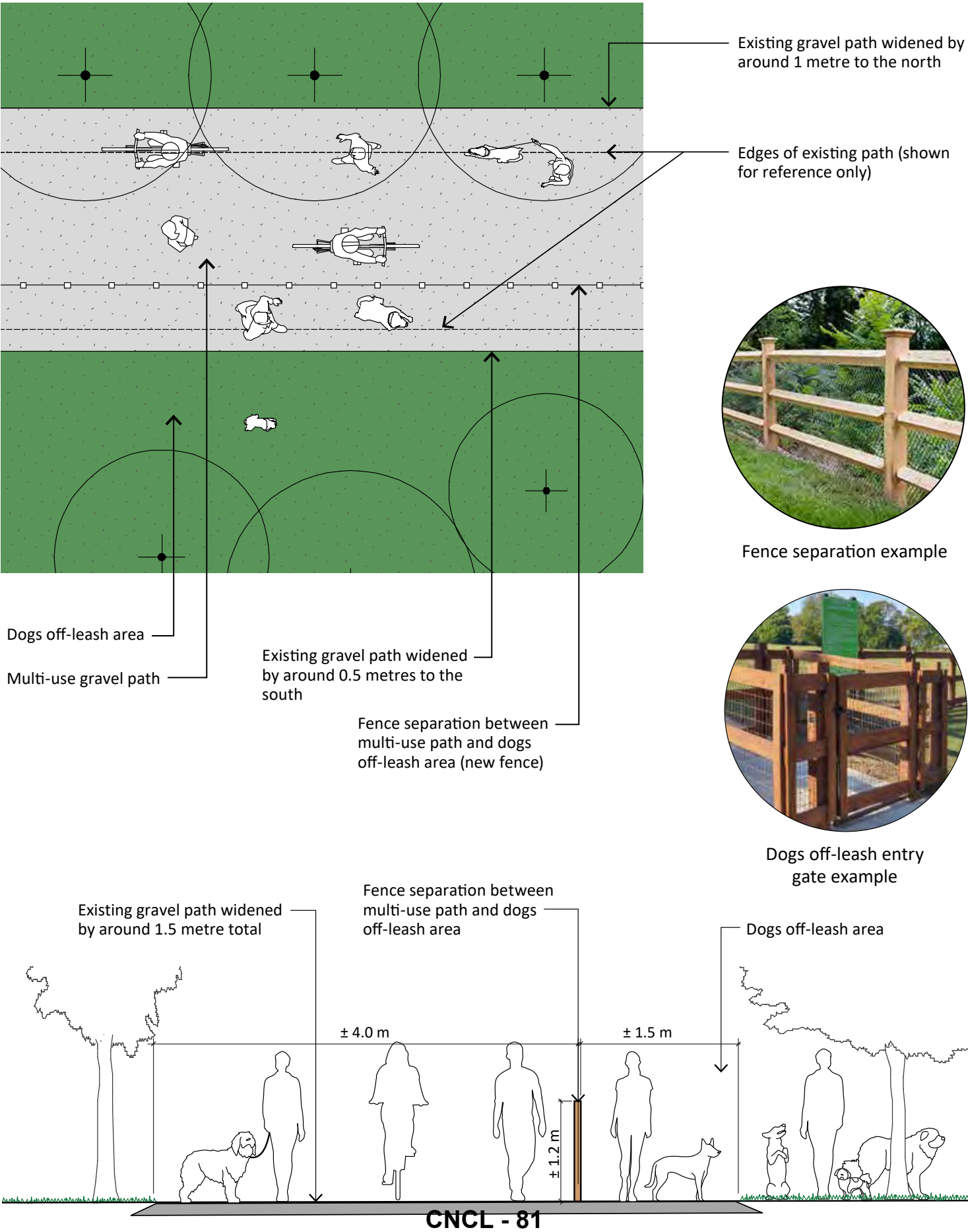
Key Considerations:

- Widened path would be built up to minimize impacts to existing trees.
- No tree removals required.
- Drainage improvements along either side of pathway required.
- Provides a separated multi-use path.
- The dike trail is incorporated into the dogs off-leash area.
- Includes a looped trail within the dogs off-leash area.
- Retains the majority of the site as a dogs off-leash area.
- Aligns with Option 2 as described in the *Safety Improvements to Bark Park* petition.

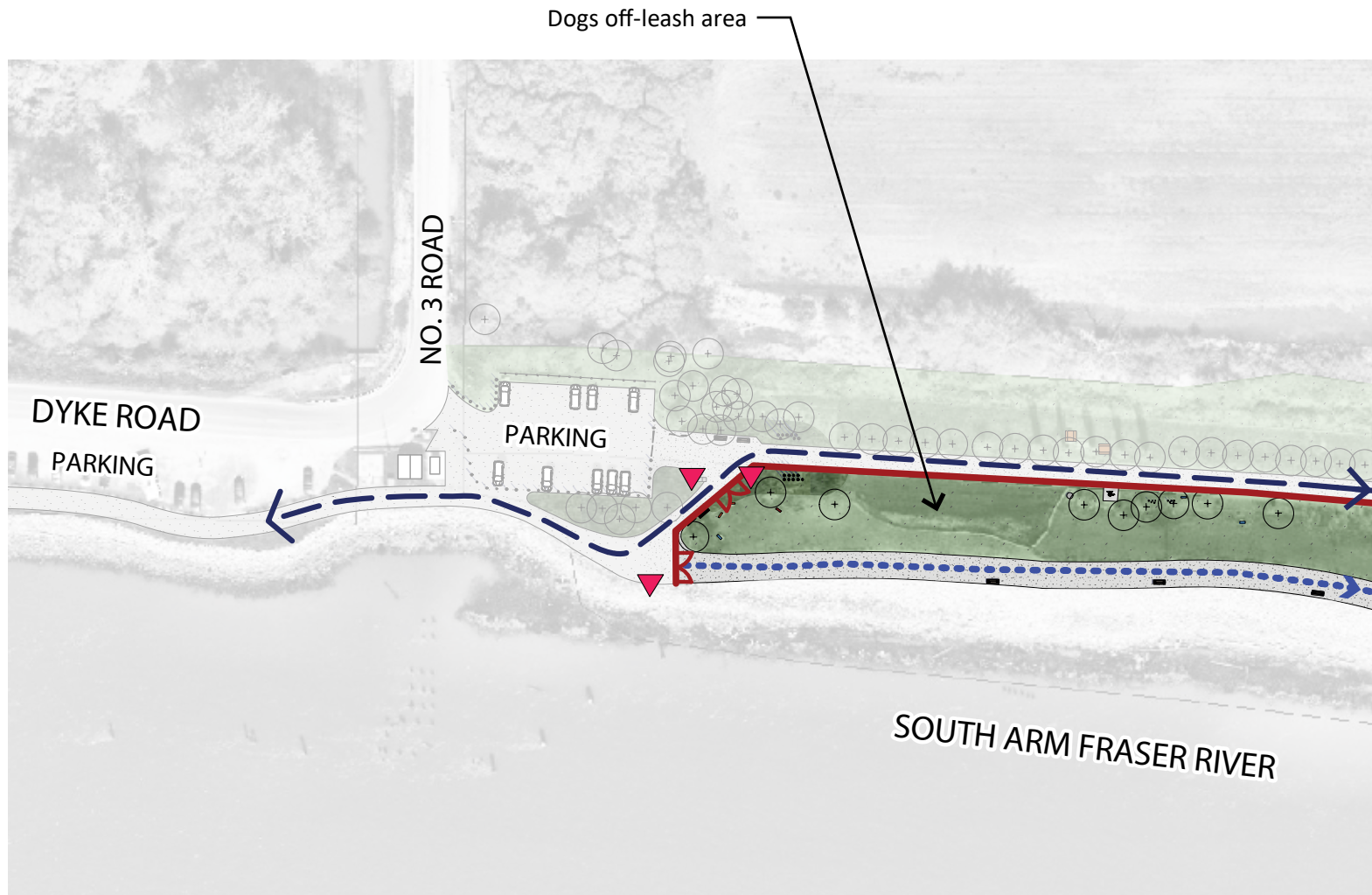
No. 3 Road Bark Park Core Area Enhancements: Option F (East) – Recommended



Option F: Plan Enlargement and Typical Cross Section at Multi-use Trail



No. 3 Road Bark Park Core Area Enhancements: Option G (West)

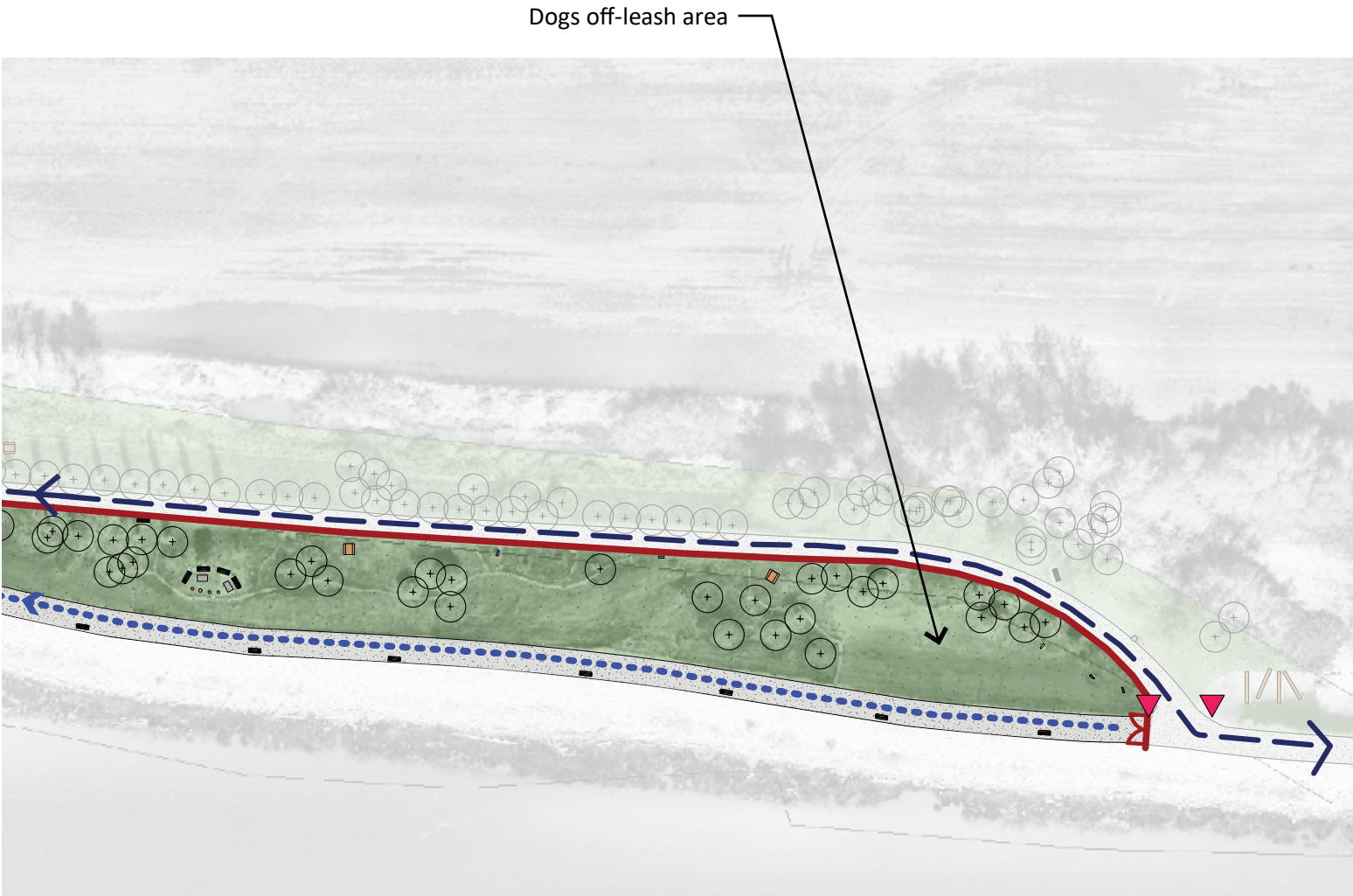


Option G

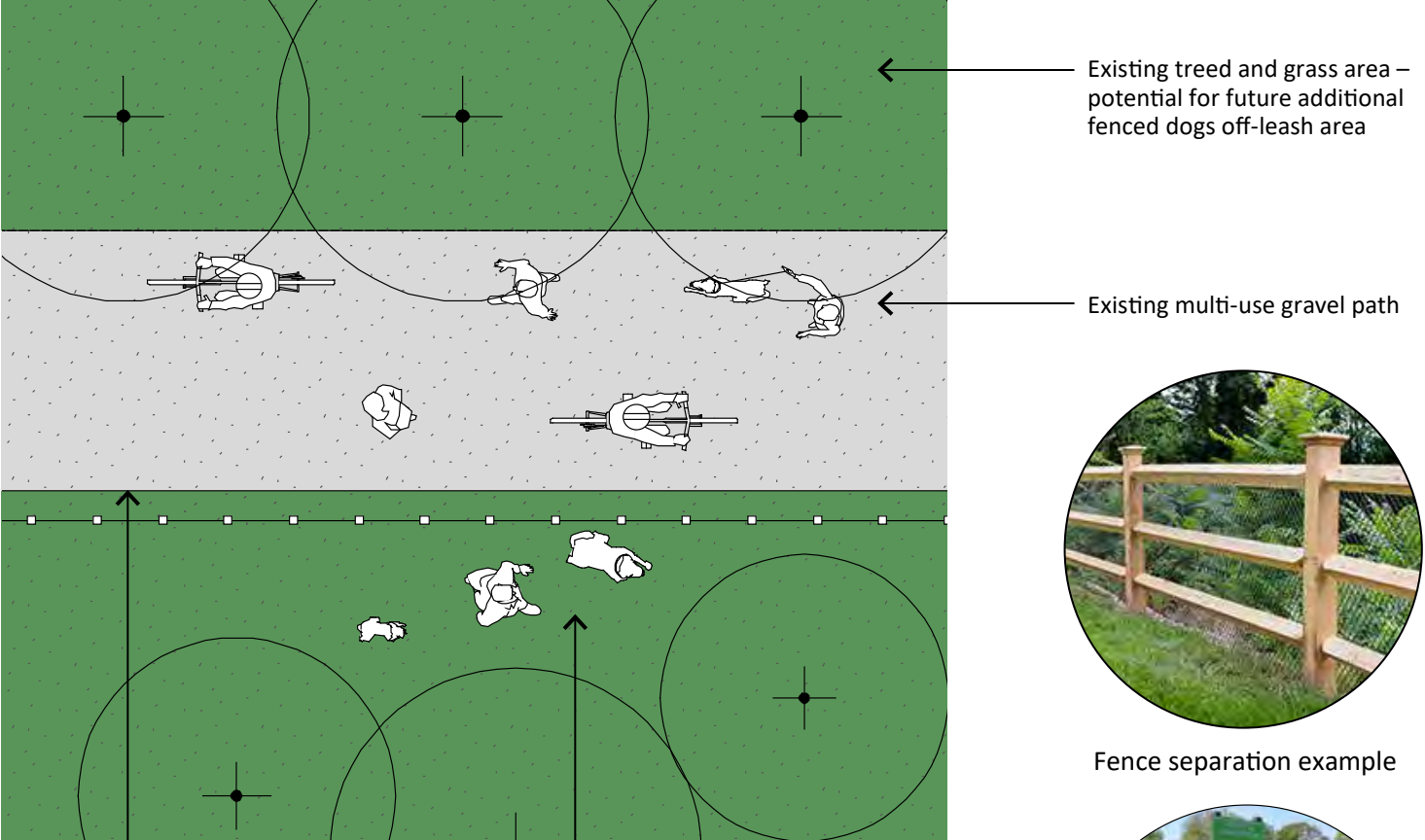
Key Considerations:

- Minimal site alterations required.
- No tree impacts.
- Provides a separated multi-use path.
- Site furnishings (e.g., drinking fountain, waste receptacles, and benches) to be relocated to accommodate the new fence along the multi-use path.
- The dike trail is incorporated into the dogs off-leash area.
- Retains the majority of the site as a dogs off-leash area.
- Could be implemented in the near future.

No. 3 Road Bark Park Core Area Enhancements: Option G (East)



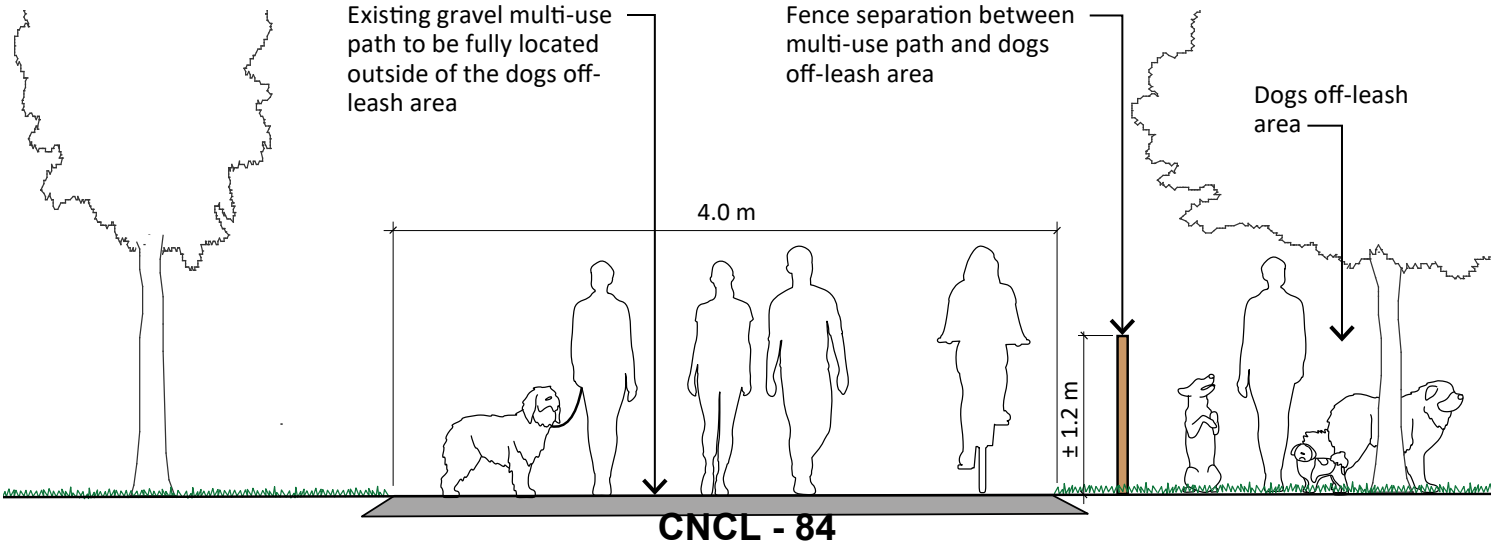
Option G: Plan Enlargement and Typical Cross Section at Multi-use Trail



Fence separation example



Dogs off-leash entry gate example





City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: April 11, 2024
File: 11-7000-09-20-283/Vol 01
Re: Bowling Green Community Activity Centre Public Art Concept Proposal

Staff Recommendation

That the concept proposal *Welcome* by artist Luke Ramsey, as presented in the staff report titled "Bowling Green Community Activity Centre Public Art Concept Proposal," dated April 11, 2024, from the Director, Arts, Culture and Heritage Services, be approved.

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

Att. 2

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

Staff Report

Origin

On December 11, 2023, Council approved the Artist Call Terms of Reference for the Bowling Green Community Activity Centre Public Art Project.

This report presents for Council's consideration the public art concept proposal *Welcome* by artist Luke Ramsey for the Bowling Green Community Activity Centre Public Art Project.

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

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

6.2 Enhance the City's network of parks, trails and open spaces.

6.5 Enhance and preserve arts and heritage assets in the community.

Analysis

Background

Minoru Park is located in Brighthouse Village, the traditional heart and civic focal point of Richmond's City Centre and a zone of high-density, mixed commercial and residential use. The Park is home to the Richmond Cultural Centre and Brighthouse Public Library, Richmond Cultural Centre Annex, Minoru Centre for Active Living, Brighthouse Fire Hall No. 1 and Gateway Theatre, all of which have public artworks amongst their immediate grounds and facilities. A new public artwork for the Bowling Green Community Activity Centre will complement the existing collection of artworks in the area to bring art, sport and nature together in the Minoru Civic Precinct.

Bowling Green Community Activity Centre - Terms of Reference

The Council-approved Public Art Terms of Reference for the Bowling Green Community Activity Centre Public Art Project (Attachment 1) describes the art opportunity, themes, site description, scope of work, budget, selection process, schedule and submission requirements. Artists were invited to respond to the theme "Honouring Yesterday, Celebrating Today, Building Tomorrow" as it relates to creating inclusive and welcoming spaces for all in Minoru Park. An artist call for submissions was issued on January 3, 2024, with a deadline of February 5, 2024. Eligibility was for professional artists residing in British Columbia.

Bowling Green Community Activity Centre – Public Art Artist Selection Process

There were 31 submissions received during the first stage of the selection process. On February 13, 2024, following the Public Art Program's administrative procedures for artist selection for civic public art projects, a five-person selection panel comprised of arts professionals, project

stakeholders and community representatives reviewed the submissions. The selection panel included the following individuals:

- Adriano Renzi, professional artist;
- Amy Leung, Richmond Bowling Club Society representative;
- Ana Himani, community representative;
- Carmen Levy Milne, professional artist; and
- Joan Le Drew, Richmond Fitness and Wellness Association representative.

City staff facilitated and attended the selection panel meetings to provide project background for the selection panel and to address technical questions.

In addition, a member of the Richmond Public Art Advisory Committee participated in the selection process as an observer.

In reviewing the submissions, the selection panel considered the applicants' experience, skillsets and past projects that responded to similar themes and objectives identified in the artist call. Applicants were also evaluated based on their potential to create a compelling work of art as evidenced in examples of previous projects. Following discussion and deliberations, the panel shortlisted three artists to develop a concept proposal and presentation for the second stage of the selection process.

The shortlisted artists were:

- Glen Andersen;
- Dolores Altin and Elvira Monteforte; and
- Luke Ramsey.

As per the terms of reference, the three finalists were invited to attend an artist orientation meeting with staff on February 20, 2024. The meeting provided an opportunity for staff to share additional information about the site context and design parameters. The artists also asked questions related to materials, procurement methods, project schedule and budget.

On March 21, 2024, the selection panel convened to interview the three finalists and review their concept proposals. Following deliberation, the panel recommended the concept proposal *Welcome* by artist Luke Ramsey for the Bowling Green Community Activity Centre Public Art Project (Attachment 2).

Recommended Artist

Luke Ramsey is a freelance illustrator, designer, painter, animator and muralist. In 2017, he was awarded a two-year Artist-in-Residence term with the City of Victoria. His work has a contemporary reverence for nature and is inspired by the West Coast Canadian landscape. Luke has completed a number of high profile murals in the Lower Mainland, including a ground mural in Vancouver's Mount Pleasant, at 201 East 14th Ave as part of the Vancouver Mural Festival, that has successfully transformed a simple road into a bright, public square.

Recommended Public Art Concept Proposal

Welcome aims to create a sense of arrival and home with the depiction of a welcome mat or living room rug that offers a gesture of warmth at the park entrance to Minoru Lakes and the Bowling Green Community Activity Centre. The design creates an inclusive and welcoming space for all visitors in Minoru Park, connecting to the theme outlined in the Terms of Reference for this public art opportunity. The symmetrical design invites entry from all directions and the abstracted depiction of orcas and fish moving in different directions represent Pacific West Coast marine ecology, suggesting movement. The weaving patterns also symbolize the texture and connectivity of community.

The recommended concept proposal will be further refined through the detailed design process and staff will ensure that the artwork design adheres to current safety and accessibility guidelines.

As per the Terms of Reference, the artwork design will be integrated into the northeast entrance plaza, using paving materials and colours consistent with the rest of the building project's landscape design. (Attachment 2).

The Selection Panel cited the following rationale in their recommendation:

- a simple and bold composition;
- straightforward design, easily executed by the paving sub-contractor;
- orcas and fish acknowledge Pacific West Coast;
- artwork as “welcome mat” to the park entrance is an accessible concept that will appeal to a wide audience; and
- appreciation of the artist's attention and conscientious detail working within the design parameters.

On April 16, 2024, the Public Art Advisory Committee reviewed and endorsed the selection process and the concept proposal.

Financial Impact

The total public art budget for the Bowling Green Community Activity Centre public artwork is \$33,000, funded from the approved Bowling Green Community Activity Centre capital project. Any maintenance and repairs required for the artwork will be the responsibility of the Public Art Program and will be funded out of the Public Art Program's annual operating budget.

Conclusion

The new Bowling Green Community Activity Centre facility represents an opportunity to contribute to an inclusive, safe and welcoming public spaces for a culturally diverse and growing community of Minoru Park users. The public artwork will join a family of other unique artworks in creating a sense of vibrancy and identity in the Minoru Civic Precinct.

April 11, 2024

- 5 -

This project is consistent with the guiding principles and actions of the 2019-2024 Richmond Arts Strategy: to foster a built environment where one has spontaneous encounters with art, to identify and make creative use of the built environment and civic facilities, and to use public art and cultural programming to reimagine public spaces with an eye for creative placemaking.



Biliana Velkova
Public Art Planner
(604-247-4612)

Att. 1: Bowling Green Community Activity Centre, Artist Call, Terms of Reference
2: Public artwork *Welcome* Public Art Concept Proposal by Luke Ramsey

call to artists



Figure 1. Bowling Green Community Activity Centre. Architectural rendering.

Bowling Green Community Activity Centre Public Art Opportunity

Request for Qualifications, RFQ

OPPORTUNITY

The Richmond Public Art Program is seeking an artist or artist team to create a unique paving design to be integrated into a plaza located at the north-east entrance to Minoru Park at 6131 Bowling Green Road. This project is part of the Bowling Green Community Activity Centre construction project and will serve to create a sense of arrival to Minoru Park.

This is a two-stage open call to artists. Following review of the submissions, the Selection Panel will recommend up to three shortlisted artists. Shortlisted artists will be invited to develop concept designs and attend an interview. An artist fee of \$500.00, plus applicable taxes, will be paid to each of the shortlisted artists or artist teams. All information about the opportunity is contained herein.

Artist Fee:	\$5,000.00 CAD
Eligibility:	Professional artists residing in British Columbia
Deadline:	February 5, 2024.
Completion:	Fall 2025

call to artists

PUBLIC ART
RICHMOND

BACKGROUND

The Richmond Lawn Bowling Club was founded in 1963 with a mandate to promote the sport of lawn bowling and operate a social club. One 8-rink lawn bowling green served the club until 1989 when a second green was installed in Minoru Park to serve a growing club membership. Approximately 10–15 percent of its members compete at a provincial, national and international level and 28 club tournaments are organized annually from May to September. Social activities, including annual BBQs, club dinners and opening day celebrations, play a key role in creating a community-oriented facility for members to enjoy.

The new Bowling Green Community Activity Centre will serve as both a clubhouse and community amenity building for use by the larger public. The facility will be well-suited for workshops, programs and meetings.

MINORU PARK

Minoru Park is a vibrant social, cultural, recreational and community gathering place — a signature civic park located in Richmond's city centre. As one of the oldest parks in Richmond, Minoru Park has a rich history including its beginnings as the Minoru Race Track (1909) and hosting the first airplane flight in British Columbia (piloted by American Charles K. Hamilton in 1910).

The park contains several community-oriented facilities including the Gateway Theatre, Minoru Centre for Active Living, Minoru Arenas, and the Richmond Cultural Centre and Cultural Centre Annex, home of the Richmond Art Gallery, Richmond Arts Centre, Richmond Public Library, Richmond Archives and Richmond Museum.

The Bowling Green Community Activity Centre will be located on the existing site of the Richmond Lawn Bowling Clubhouse along the east edge of the Lakes District in Minoru Park, a place of tranquility and respite where visitors can quietly stroll or rest and connect with nature. This recently revitalized area provides environmental benefits and contributes significantly to Richmond's ecological network. Numerous trails connect the northern, peaceful Lakes District to the active, sporting areas to the south. The District's amenities can be enjoyed throughout the year, including picturesque walking routes with perennial floral displays and majestic trees (Figure 2).

BOWLING GREEN COMMUNITY ACTIVITY CENTRE

The new single storey, 3,200 sq.ft. Bowling Green Community Activity Centre will feature a multipurpose room, kitchen, change rooms with lockers, washrooms and storage. An arrival plaza located north-east of the building will connect and guide visitors to multiple public promenades in the park. The entrance plaza will have paving comprised of unit pavers mortared onto a concrete base.

call to artists

ARTIST OPPORTUNITY

The City Centre Public Art Plan aims to instill a sense of place and cultural identity within the urban core. Artists are invited to respond to the theme *"Honouring Yesterday, Celebrating Today, Building Tomorrow"* as it relates to creating inclusive and welcoming spaces for all in Minoru Park.

Shortlisted artists will be invited to propose a unique paving design to be integrated into a plaza located at the north-east entrance to Minoru Park at 6131 Bowling Green Road. More information regarding the type, size and colour options for the stone pavers will be provided to shortlisted artists prior to the second stage artist selection process. A \$500.00 artist honorarium will be provided to all shortlisted artists.

The commissioned artist will create and submit a digital artwork file and work with City staff and City contractors to implement their unique design to cover a portion of the north-east entrance plaza to Minoru Park.

The project will join a growing number of artworks as part of a civic public art trail linking artworks located at Richmond City Hall to Minoru Park, including the Richmond Cultural Centre, Gateway Theatre, Minoru Centre for Active Living, Brighthouse Fire Hall No.1, Minoru Arenas and, in 2024, the Cultural Centre Annex.

The public artwork will contribute to the City Centre's cultural identity and the Minoru Precinct's significance within the downtown core.

LOCATION

The artwork will animate the north-east entrance plaza into Minoru Park. Please refer to Figure 2 for artwork location.

To understand the site context, applicants are encouraged to visit Minoru Park and the Lakes District prior to submitting an application.

MATERIALS

The commissioned artist will be required to work with paver types and colours specified by the City of Richmond to develop and create a unique design. The installation of the paving artwork design will be carried out by City contracted professionals.

The commissioned artwork must work with the surrounding paving treatment, bearing in mind constructability, walkability, accessibility, safety and durability.

BUDGET

An artist fee of \$5,000.00 CAD, inclusive of all applicable taxes, excluding GST, is available for this project. The artist fee will include administration and coordination meetings with City staff and City contractors, submission of a digital artwork file, and documentation photography.

call to artists

PUBLIC ART
RICHMOND

ARTIST ELIGIBILITY

This opportunity is open to artists or artist teams residing in British Columbia. Qualified artists will have proven experience producing artworks for civic projects. City of Richmond staff, Public Art Advisory Committee members, selection panel members, project personnel and artists who are currently contracted by the Richmond Public Art Program are not eligible to apply.

SELECTION PROCESS

A selection panel comprised of artists, arts professionals and community representatives will recommend the artist/artist team through a two-stage process. An artist honorarium of \$500.00 CAD will be paid to each of the shortlisted artists or artist teams to develop a concept proposal and attend an interview with the selection panel.

Any concept proposals submitted as part of the Stage 1 application and selection process will not be accepted.

Shortlisted artists will be required to attend an artist orientation session prior to developing a concept proposal.

ARTIST SELECTION CRITERIA

Stage 1

- Artist response to the Artist Opportunity cited above
- Artist's demonstrated qualifications, skills and experience of past work
- Artist's demonstrated ability to respond to the existing character of a site by taking into account scale, colour, material, texture, content and physical characteristics of the location
- Artist's capacity to work with other design professionals and stakeholders
- Appropriateness of the submission to the Public Art Program goals: richmond.ca/culture/howartworks/publicart.

Stage 2

- Artist response to any feedback and follow-up questions from Selection Panel regarding Artist Statement of Intent
- Artist response to any feedback and follow-up questions from Selection Panel regarding ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location
- Artist response to any feedback and follow-up questions from Selection Panel regarding appropriateness of the proposal to the Public Art Program goals: richmond.ca/culture/howartworks/publicart

call to artists

- Artist visualizations, sketches or renderings to communicate how the artwork will respond to the site including scale, colour, material, subject matter, and physical characteristics of the location.

SUBMISSION REQUIREMENTS

E-mail all documentation as one PDF document, not to exceed a file size of 5 MB to: publicart@richmond.ca

- **INFORMATION FORM** – Please complete the information form attached to this document.
- **STATEMENT OF INTENT** – (one page maximum) a brief artist bio, demonstrated experience and past work, subject matter interest or exploration. If applying as a team, please address how team members will work together.
- **ARTIST CV** – (one page maximum) current professional CV. Artist teams will include a one page CV for each team member.
- **WORK SAMPLES** – Artists and artist teams can submit up to ten (10) samples of past work that best illustrate their qualifications for this project. One image per page. Please include artist name(s), title, year, location and medium information.
- **REFERENCES** – Three references who can speak to your abilities, skills and accomplishments. Please provide name, title and contact telephone number and/or email. Reference letters are not required. Teams should include two references for each member.

PROJECT TIMELINE

*Applicants are asked to reserve this date and time in their calendar.

Submission Deadline:	February 5, 2024
Artist Orientation: (for shortlisted artists)	February 20, 2024, 1:00pm* (Virtual Meeting)
Finalist Interviews:	March 21, 2024, 5:00 – 7:00pm*
Completion:	Summer 2025

call to artists

PUBLIC ART
RICHMOND

SOURCES FOR ADDITIONAL INFORMATION

[Minoru Park](#)

[City of Richmond Public Art Program](#)

[City of Richmond Archives](#)

[Richmond Public Art Program Policy](#)

[Minoru Lakes Renewal Project](#)

SUBMISSION GUIDELINES

1. All supporting documents must be complete and strictly adhere to the guidelines and submission requirements or risk not being considered.
2. All submissions must be formatted to 8.5 x 11 inch pages. Past work images and concept sketches would be best formatted to landscape format.
3. Submission files must be a single PDF file that is 5 MB or less.
4. If submitting as a team, the team should designate one representative to complete the entry form. Each team member must submit an individual resume/curriculum vitae. (See Submission Requirements)
5. All documents must be sent by e-mail to: publicart@richmond.ca

ADDITIONAL INFORMATION

1. Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the Artist Call as required.
2. All submissions to this Artist Call become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright in the concept proposal. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8671

E-mail: publicart@richmond.ca

call to artists



Figure 2. Context aerial site plan showing existing location of the Richmond Lawn Bowling Club (in red)

call to artists

PUBLIC ART
RICHMOND

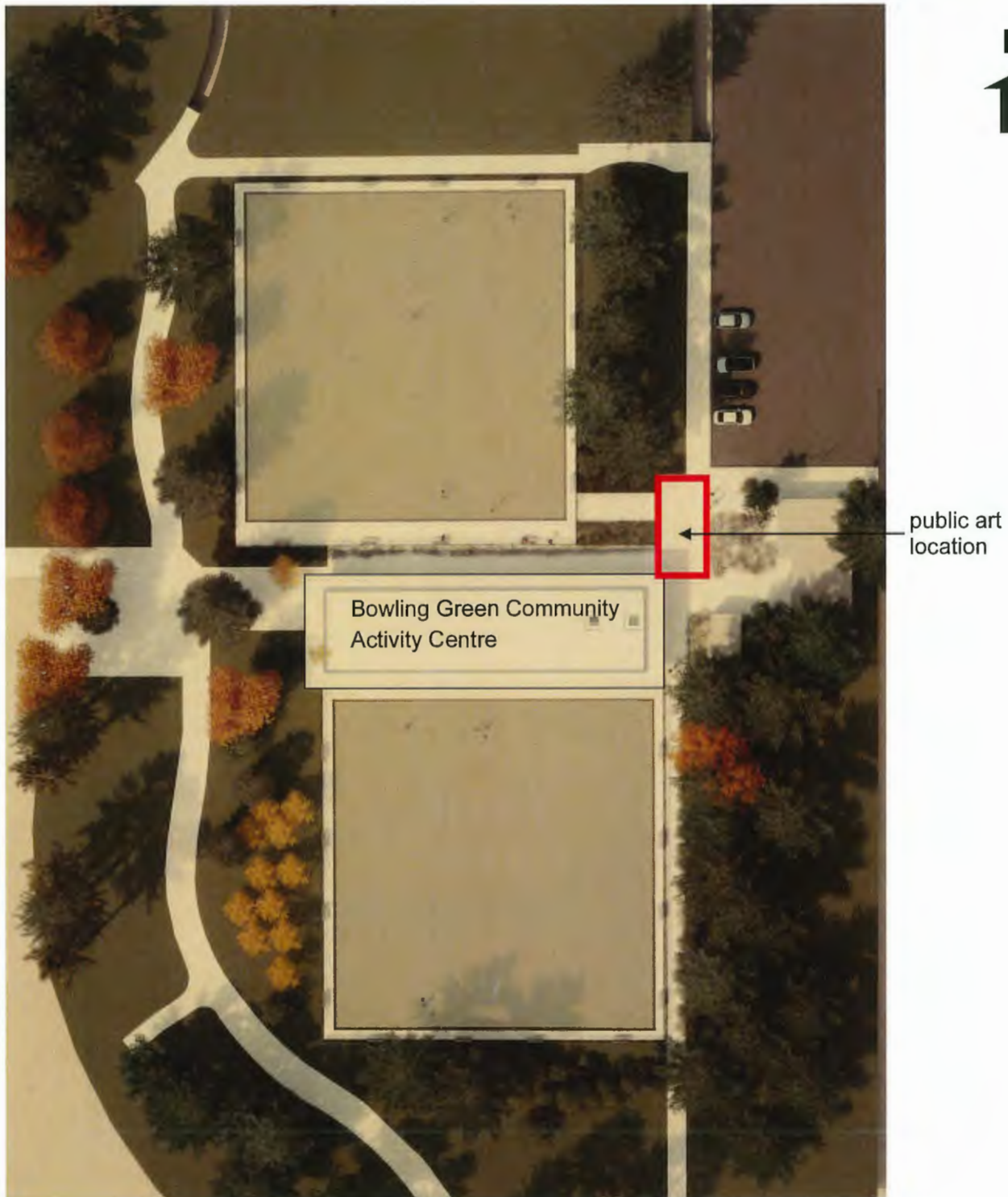


Figure 3. Site Plan showing location of the integrated paving artwork.

call to artists

PUBLIC ART
RICHMOND



Figure 4. Aerial view towards north-east entrance to Minoru Park. Architectural Rendering.



Figure 5. Bowling Green Community Activity Centre entrance plaza view from parking lot. Architectural Rendering.

call to artists

PUBLIC ART
RICHMOND

Attach one (1) copy of this form as the first page of the submission.

Name: _____

Address: _____

City: _____ Postal Code: _____

Primary Phone: _____ Secondary Phone: _____

E-mail: _____ Website: _____
(One website or blog only)

Incomplete submissions will not be accepted. E-mailed submissions over 5 MB will not be accepted. Information beyond what is listed in the checklist will not be reviewed.

If applicable, please indicate additional members of your artist team:

Optional: Do you self-identify as a member of an equity-seeking and/or underrepresented community?
(examples: Indigenous, person of colour, LGBTQ2S+, mixed ability, newcomer, deaf, hard of hearing, living with a disability, etc.) If so, please specify:

Please let us know how you found out about this opportunity:

Would you like to receive direct e-mails from the Richmond Public Art Program? ☐ Yes ☐ No

Signature: _____ **Date:** _____

Submit applications by e-mail to: publicart@richmond.ca

Additional Information

Please be advised that the City and the selection panel are not obliged to accept any of the submissions and may reject all submissions. The City reserves the right to reissue the EOI as required. All submissions to this EOI become the property of the City. All information provided under the submission is subject to the Freedom of Information and Protection of Privacy Act (BC) and shall only be withheld from release if an exemption from release is permitted by the Act. The artist shall retain copyright of the submitted documents. While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

*Welcome***Bowling Green Community Activity Centre Public Art Project**

by artist Luke Ramsey

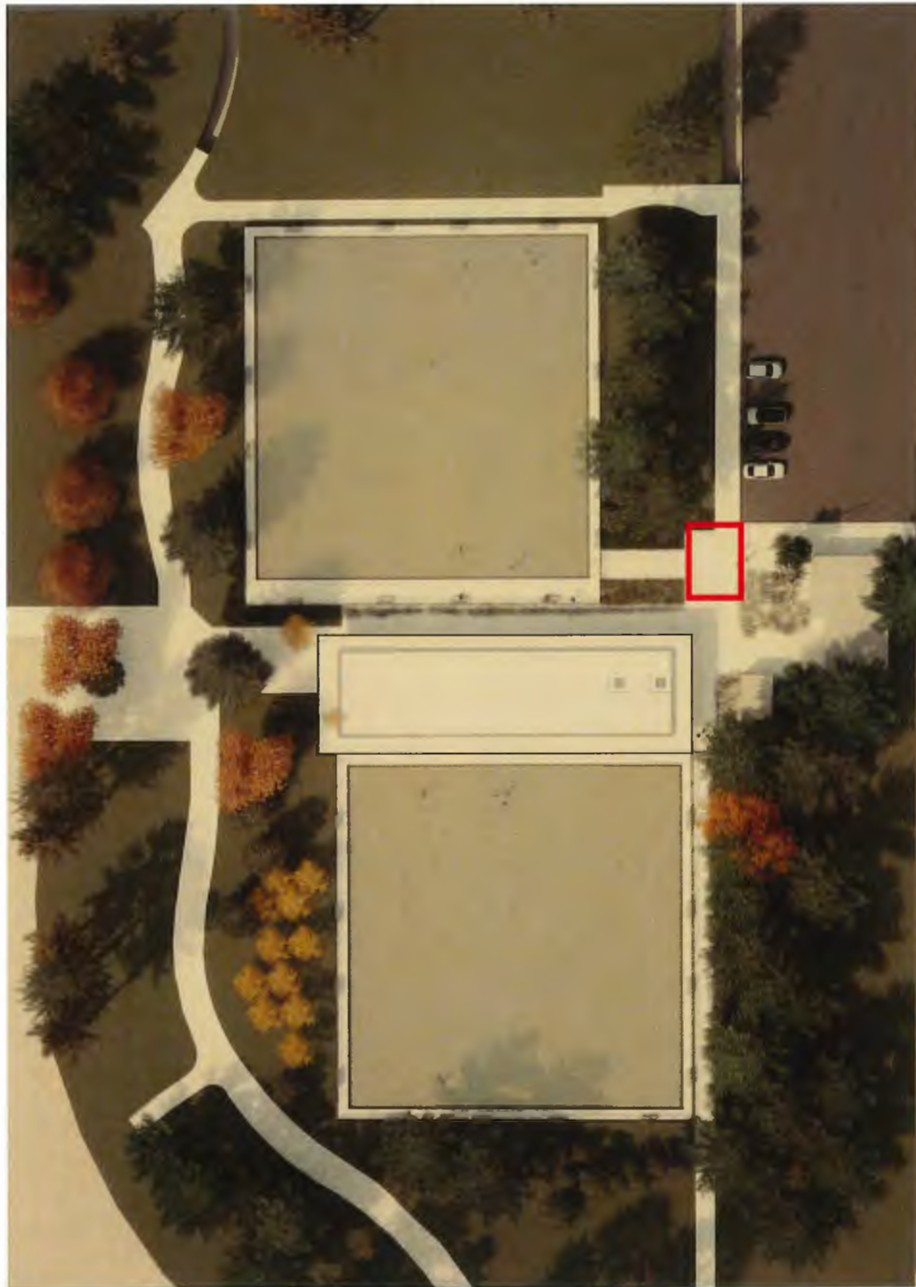
This integrated paving artwork will create a sense of arrival and welcome for Minoru Park.

Luke Ramsey is an artist based in Powell River, BC, whose work has a contemporary reverence for nature that is inspired by the Canadian West Coast landscape. He is a freelance illustrator, designer, painter, animator and muralist, and in 2017, was awarded a two-year Artist-in-Residence term with the City of Victoria.

Welcome aims to instill a sense of arrival and warmth at the entrance to Minoru Lakes and the Bowling Green Community Activity Centre. The artwork is inspired by the idea of a welcome mat and abstractly depicts orcas and fish of the Pacific West Coast. The design will be integrated into the northeast entrance plaza, using paving materials and colours consistent with the rest of the building project's landscape design.

Proposed Concept Proposal:

*Birds-eye view of artwork paving design**Mock-up perspective at park entrance showing artwork in-situ*



Location of artwork



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Keith Miller
Director, Recreation and Sport Services
Date: April 17, 2024
File: 11-7000-01/2024-Vol 01
Re: **Richmond Community Wellness Strategy (2018–2023) — Progress Update 2022–2023**

Staff Recommendations

- 1) That the staff report titled, “Richmond Community Wellness Strategy (2018–2023) — Progress Update 2022–2023”, dated April 17, 2024, from the Director, Recreation and Sport Services, be received for information; and
- 2) That the achievements document, *Richmond Community Wellness Strategy (2018–2023) — Progress Update 2022–2023* be posted on the City website and distributed to key community partners and organizations including, but not limited to, Richmond School District No. 38, Vancouver Coastal Health, Community Associations and Societies, and the Aquatic Advisory Board for their information.

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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Library Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On July 23, 2018, Council adopted the second iteration of the *Richmond Community Wellness Strategy (2018-2023)* (the Wellness Strategy), a collaborative strategy developed by the City of Richmond in partnership with Vancouver Coastal Health (VCH) and Richmond School District No. 38 (SD38). This five-year strategy guides a collaborative and holistic approach to improve wellness for Richmond residents and increase opportunities, as well as support, for active and healthy lifestyles throughout Richmond. At that meeting, staff received the following referral:

That staff report back at the mid-point and end of the implementation period of the Community Wellness Strategy (2018-2023).

The purpose of this report is to address this referral by providing Council with a summary of highlighted achievements and successes accomplished by the City of Richmond and its Wellness Strategy partners in 2022 and 2023.

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

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

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

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

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

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

5.2 Support the preservation and enhancement of Richmond's natural environment.

5.4 Support agriculture and local food systems to enhance food security.

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

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

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.2 Enhance the City's network of parks, trails and open spaces.

6.3 Foster intercultural harmony, community belonging, and social connections.

Analysis

Background

The Wellness Strategy demonstrates a commitment by the City of Richmond, VCH, and SD38 to work together to improve wellness and strive towards the vision of an active, caring, connected, healthy and thriving Richmond.

In the Wellness Strategy, the concept of wellness is understood to be multifaceted and is defined as:

... the ability of individuals and communities to reach their fullest potential. At an individual level, wellness means an optimization of and a balance among physical, mental, social and spiritual well-being. At a community level, wellness means living in harmony with others, respecting diversity, feeling safe, supported and included, and having a sense of belonging to one's neighbourhood and broader community.

The City of Richmond has a number of strategies and plans that interconnect and bolster the actions in the Wellness Strategy, guiding the City's overall approach to promoting community well-being, including: *2041 Official Community Plan; Social Development Strategy (2013-2022); Community Energy and Emissions Plan 2050; Recreation and Sport Strategy (2019-2024); ArtWorks: Richmond Arts Strategy (2019-2024); 2022 Parks and Open Space Strategy; Cultural Harmony Plan (2019-2029); Child Care Action Plan (2021-2031); Seniors Strategy (2022-2032); and Youth Strategy (2022-2032).*

This report focuses on highlights specific to identified actions in the Wellness Strategy, though there is synergistic work directed by other strategies that also aim to improve wellness outcomes across the community.

The Wellness Strategy guides a series of objectives and actions in five Focus Areas that aim to improve wellness in an effort to realize the vision of an active, caring, connected, healthy and thriving Richmond:

1. Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness;
2. Enhance physical and social connectedness within and among neighbourhoods and communities;
3. Enhance equitable access to amenities, services and programs within and among neighbourhoods;
4. Facilitate supportive, safe and healthy natural and built environments; and
5. Promote wellness literacy for residents across all ages and stages of their lives.

In the development of the second edition of the Wellness Strategy, the partner organizations recognized that collaboration and sustained coordinated efforts would be essential to the successful implementation of strategic actions and achievement of collective impact. The

Wellness Strategy provides the common agenda with mutually reinforcing activities that guides all three organizations to improve wellness in Richmond.

Summary of Highlights

The *Community Wellness Strategy (2018–2023) — Progress Update 2022–2023* (the Strategy Progress Update), shown as Attachment 1, presents a series of highlighted accomplishments and quick facts, as well as one to two success stories for each Focus Area, which were achieved over the last two years. Presented below are selected highlights from the Strategy Progress update that demonstrate the breadth of actions accomplished over the past two years.

Selected highlights include:

- A StoryWalk® is a fun, educational activity that promotes literacy, learning and outdoor play. Individual pages of a storybook are mounted on trees in a circuit so that families and educators of young children can follow the narrative by visiting each tree in sequence. Offered in partnership with Richmond Public Library and the Rotary Club of Richmond, in May 2022, the City installed a StoryWalk® circuit along the McLean Neighbourhood Park walking trail in Hamilton. With 20 individual sign panels, community members are free to enjoy the StoryWalk® circuit any time the park is open. Featured stories are changed seasonally to keep the circuit fresh.
- Commencing in 2023, the Ministry of Education and Child Care initiated Feeding Futures funding for all school districts throughout the province, for a period of three years. As part of this funding, SD38 worked with schools to expand breakfast, lunch and snack programs. As part of these initiatives, SD38 undertook a Community Fridge project, whereby each school had at least one available fridge where healthy, nutritious food could be accessed by students. SD38 also collaborated with a range of community partners, including the Richmond Food Bank, Minoru Seniors Society and Richmond Fire-Rescue, to enhance the quality and availability of food products for students.
- First created in response to an identified need during the COVID-19 pandemic, the Low or No Cost Community Meals and Food Programs brochure has been updated quarterly since May 2022. The City produces this map and listing of emergency food supports provided by community and faith organizations across Richmond, improving access for people seeking low-cost and free meals, as well as grocery access. In November 2023, the City began collaborating with the Richmond Food Bank to update the program information, as part of its involvement in the Food Bank-led Richmond Food Coalition.
- In January 2022 and 2023, the City invited residents, artists, community leaders and the general public to apply for the Neighbourhood Celebration Grant Program, which funds creative projects that bring together people from diverse backgrounds. Over the two years, 128 applicants received grants totalling \$153,931, including Parent Advisory Councils, student and strata groups, and non-profit societies. With these funds, grantees hosted events that connected neighbors, including 28 school events, 33 block parties, and 67 community events and programs.
- Friendship Tea is a volunteer-led group, consisting of Cantonese and Mandarin speakers from the Broadmoor and Ironwood neighbourhoods. Occurring weekly, the Friendship

Tea provides members of the Asian community the opportunity to gather with friends, meet neighbours and learn about the different programs and services available at South Arm Community Centre. The Friendship Tea attracts 50–60 people every week.

- In October 2022, Richmond's Primary Care Network (PCN) hired a Community Link Worker to pilot the Social Prescribing Program, a non-clinical, holistic approach to health care that connects individuals to community supports to improve physical and mental health, emotional wellbeing, and social connections. As part of the program, Richmond Family Physicians, Nurse Practitioners and PCN clinicians were educated on the benefits of social prescribing through clinic drop-ins and one-on-one information sessions. In March 2023, following a successful six-month pilot, the Social Prescribing Program was given the green light to continue operating indefinitely. The program has received a steady influx of referrals from primary care providers and health care clinicians, and participants have reported improvements to their physical and emotional wellbeing, social connections and overall ability to thrive.
- Richmond Public Library participates in the Library Champions Project with NewtoBC, a library settlement initiative wherein recent immigrants receive training about library services and programs as well as other community, health and social service resources in Richmond, in order to help other newcomers navigate and access resources, and participate more fully in the community. As of the end of 2023, Richmond has completed 23 cycles of the program, and had 276 newcomers participate, who in-turn reached out to 13,358 newcomers and connected them to resources and opportunities to participate in community life.
- As of December 2023, the City has installed park identification and wayfinding signage in over 50 parks and trails, enhancing visibility, safety, and awareness of bylaws and usage guidelines. Most recently, the new wayfinding program at Minoru Lakes improved site navigation and directional information. In addition to parks identification and wayfinding, collaboration among city departments is underway to address the ongoing issues with micro-mobility users on shared use pathways and trails. By utilizing infographics and icons for regulatory signs, the City will ensure that users from all ethnicities can easily understand our parks and trails rules of use, promoting a safer, more inclusive environmental experience.
- In July 2022, Council adopted the updated Cycling Network Plan that provides an implementation strategy over a 15-year period to enhance cycling infrastructure and safety. Recommendations include intersection improvements, expanded bike parking and other safety initiatives. Encouraging cycling as a healthy and convenient transportation choice is an integral part of the City's community and transportation planning. The City's goal is to grow cycling as a travel choice for 10 per cent of all trips in Richmond by 2041. In doing so, the Cycling Network Plan will help to ensure that the City's neighbourhoods accommodate a range of uses with convenient access to jobs, services and recreation.
- The Mural Program adds vibrancy to highly visible public spaces as it fosters community connection and cross-cultural exchange across generations. Annually, a Call for Walls is announced and interested property owners/managers can apply to have a mural on their property. In 2022, five new murals were created at Maple Lane Elementary School, Garden City Elementary School, Lord Byng Secondary School, Hayer Demolition and Steveston Harbour Authority. In 2023, the program continued with new installations at Pacific Net & Twine Ltd., Steveston Outdoor Pool, South Arm Outdoor Pool, Mitchell

Elementary School and 22855 McLean Avenue, near Hamilton Community Centre. The Community Mural Program is funded from the Public Art Program Reserve with additional funds contributed from community project partners.

- In June 2023, the 55+ Activate! Wellness Fair, returned to an in-person event, drawing over 500 people. The biennial event featured over 40 vendor booths, five educational workshops on topics such as caregiver self-care and physical activity for seniors, five activity demonstrations including yoga, tai chi, swimming, walking, free blood pressure checks by retired nurses, and a keynote speech on the secrets of positive aging.
- Richmond joined more than 280 communities in BC to take part in the ParticipACTION Community Challenge. In 2022, Richmond tracked 9,700,000 minutes of physical activity and community members participated 37,911 times in organized community events, programs or services. This heightened level of activity earned Richmond the coveted title of British Columbia's Most Active Community. The following year, Richmond residents enthusiastically returned to participate in the Challenge, this time, logging 11,700,000 active minutes and surpassing 2022 results by 20 per cent. Throughout the month of June, the City and its community partners offered over 50 free or low-cost activities, all of which contributed significantly to Richmond being selected as one of 50 finalists across Canada.

Next Steps and Implementation Timeline

The Strategy Progress Update will be shared with key community partners and organizations that have been involved in the development and implementation of the Wellness Strategy including, but not limited to, SD38, VCH, Community Associations and Societies, and the Aquatic Advisory Board, and will be posted on the City website.

A number of projects are on the horizon for the next phase of strategy implementation, including:

- The Equity Lens Toolkit, developed through funding from the BC Healthy Communities grant, will be piloted in 2024 at the City's community centres to guide and inform the development and delivery of inclusive programs and services, with the intention of expanding its use across more City programs and services in 2025.
- The new Richmond Neighbourhood Block Party Program will be launched in 2024 to provide Richmond residents with an opportunity to apply for up to \$500 in funding to host block parties that connect residents in their neighbourhood or strata.
- Planning is underway for the Stories of Wellness in Richmond, a healthy active living campaign sharing real-life stories of Richmond residents and their wellness journeys, emphasizing the importance of physical and mental well-being.
- Opportunities to enhance opportunities for unstructured play will include a comprehensive review of the After-School Art Truck Pilot Project to optimize the program's reach and financial sustainability, as well as implementation and evaluation of the Play Streets and Summer Free Play initiatives.

The years from 2022 to 2023 marked a period of recovery following the disruption caused by the COVID-19 pandemic. During this time, the strategy's partners conducted a comprehensive audit of the Wellness Strategy. Furthermore, the Wellness Strategy's original lifespan of 2018 to 2023

was discussed; as a result, it was concluded that the strategy would benefit from sustained efforts through 2025. Although the Focus Areas and related actions continue to be relevant, this expanded lifespan will also enable the partners to adapt some initiatives to better align with the altered landscape brought about by the pandemic.

A follow up progress report will be presented to Council in Q1 2026.

Financial Impact

None.

Conclusion

The *Richmond Community Wellness Strategy (2018–2023)* is a commitment of the three partners—the City of Richmond, Vancouver Coastal Health and Richmond School District No. 38—to work collectively to improve wellness. The collaborative and holistic approach to improve health and well-being for Richmond residents is an asset, which proved even more valuable during the COVID-19 pandemic.

Through the collective and independent efforts of the City, VCH and SD38, opportunities and support for physical activity, access to healthy food, mental wellness, and social connectedness were increased and remain a priority. As the Wellness Strategy implementation continues through 2025, the partners remain committed to helping Richmond realize the vision to be an active, caring, connected, healthy and thriving community.

A handwritten signature in blue ink, appearing to read 'K. Close', with a small blue dot at the end.

Kirsten Close
Manager, Aquatics and Community Wellness
(604-238-8041)

Att. 1: Richmond Community Wellness Strategy (2018–2023) — Progress Update 2022–2023

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Richmond Community Wellness Strategy (2018–2023)



Progress Update 2022–2023

Contents

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About the Strategy

On July 23, 2018, Richmond City Council endorsed the second iteration of the Richmond Community Wellness Strategy (2018–2023) (the “Community Wellness Strategy”). The original five-year strategy was developed by the City of Richmond in partnership with Vancouver Coastal Health and Richmond School District No. 38, and demonstrates a renewed commitment to work together to improve wellness for Richmond residents and increase opportunities, as well as support, for active and healthy lifestyles throughout the city. The strategy’s primary objective aims to augment health and well-being for Richmond residents through innovative programming and wellness initiatives, paving the way towards the Community Wellness Strategy’s vision for an **active, caring, connected, healthy and thriving Richmond**.

In the Community Wellness Strategy (2018–2023), the concept of wellness is understood to be multifaceted, and is defined as:

... the ability of individuals and communities to reach their fullest potential. At an individual level, wellness means an optimization of and a balance among physical, mental, social and spiritual well-being. At a community level, wellness means living in harmony with others, respecting diversity, feeling safe, supported and included, and having a sense of belonging to one’s neighbourhood and broader community.

The Community Wellness Strategy guides actions across five Focus Areas, with each area having corresponding outcomes.

Focus Areas	Outcomes
#1 Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.	<ul style="list-style-type: none"> ↑ Awareness of benefits ↑ Physical activity opportunities ↑ Physical activity levels ↑ Healthy food outlets ↑ Fruit and vegetable servings ↑ Self-rated mental health
#2 Enhance physical and social connectedness within and among neighbourhoods and communities.	<ul style="list-style-type: none"> ↑ Strong sense of community belonging ↑ Volunteers
#3 Enhance equitable access to amenities, services and programs within and among neighbourhoods.	<ul style="list-style-type: none"> ↑ Amenities, programs and services available by neighbourhood ↓ Reduced barriers to opportunities
#4 Facilitate supportive, safe and healthy natural and built environments.	<ul style="list-style-type: none"> ↑ Walkability of neighbourhoods ↑ Outdoor unstructured play opportunities
#5 Promote wellness literacy for residents across all ages and stages of their lives.	<ul style="list-style-type: none"> ↑ Awareness of wellness components

Message from the Partners

The City of Richmond, Vancouver Coastal Health and Richmond School District No. 38, remain dedicated to promoting holistic health and wellness within the community. Guided by our shared values, the Community Wellness Strategy steers the collective efforts of the partners to foster social, economic, environmental, and cultural well-being to realize the vision of Richmond as **an active, caring, connected, healthy and thriving community**.



The years from 2022 to 2023 marked a period of recovery following the disruption caused by the COVID-19 pandemic. During this time, the partners explored the unique opportunities of this unprecedented time and conducted a comprehensive audit of the strategy, reviewing achievements completed to date and reassessing and adapting current initiatives to better align with the altered landscape brought about by the pandemic.

Since the Community Wellness Strategy's inception, the partners have made significant progress towards achieving the 47 strategic actions under each of the five Focus Areas. In addition to several completed actions, as well as ongoing actions currently in progress, the City of Richmond, Vancouver Coastal Health and Richmond School District No. 38 have collectively identified strategic priorities for the coming year that would benefit from a more concentrated effort to ensure success and maximize their positive impact on the community. Furthermore, the Community Wellness Strategy partners have identified strategic actions to review, and possibly redefine, to ensure they continue to be relevant and in alignment with the overarching goals of the Community Wellness Strategy.

Moving forward, the City of Richmond, Vancouver Coastal Health and Richmond School District No. 38 will continue collaborating, finding synergies, and advancing action items. United by our vision, the Community Wellness Strategy partners continue to forge ahead in the quest to create a community where every resident thrives and where health and wellness remain at the forefront of our collective consciousness.

The City of Richmond has several interconnected plans that guide the City's actions in promoting overall community well-being, including:

- 2041 Official Community Plan
- Community Energy and Emissions Plan
- Community Wellness Strategy
- Social Development Strategy
- Richmond Arts Strategy
- Recreation and Sport Strategy
- Parks and Open Space Strategy
- Cultural Harmony Plan
- Child Care Action Plan
- Seniors Strategy
- Youth Strategy

The Community Wellness Strategy (2018–2023) – Progress Update 2022–2023 delineates specific actions in the Community Wellness Strategy, while acknowledging the synergistic work directed by other strategies that also aim to improve wellness outcomes across the community.

Richmond School District No. 38 is guided by the Richmond Board of Education Strategic Plan 2020–2025, including a goal of fostering resilient and healthy lifelong learners.

Vancouver Coastal Health sets its strategic priorities, such as prevention and health promotion, through an annual Health Authority Services Plan, with a vision of “Healthy lives in healthy communities”.

Wellness Moving Forward

After two years of intermittent closures due to the COVID-19 pandemic, full recreation and fitness service operations resumed in the second quarter of 2022. Of the many lessons learned, the pandemic underscored the importance of social interaction and connecting with others. Looking back, it is evident that human interactions have taken on a heightened meaning in our lives.

For many people, particularly those living alone, adhering to social distancing measures during the pandemic resulted in feelings of isolation and loneliness. According to the Centre for Disease Control (CDC), loneliness can profoundly impact one's health and may increase the risk for heart disease, stroke, depression, and anxiety.

After launching the first BC COVID-19 Survey on Population Experiences, Action and Knowledge (SPEAK) in 2020, the BC Centre for Disease Control launched the BC COVID-19 SPEAK 2 Survey from April–May 2021. The SPEAK 2 Survey set out to measure the populations' perceptions of risk, acceptability of public health responses and recovery measures, and the broader ongoing impacts of the COVID-19 pandemic. Survey results indicated that BC residents self-reported worse mental health, more stress, greater household conflict, more challenges with access to health care, and decreased connections to community in the time between this survey and its predecessor in 2020. More specifically, results from the Richmond COVID-19 SPEAK 2 Survey revealed that, while individuals struggled with the stress and anxiety induced by the pandemic, their dedication to recreation and fitness remained strong:

- 51.8% said their mental health has worsened compared to before the COVID-19 pandemic, an increase of 8.8% as compared to COVID-19 SPEAK 1 Survey results
- 8.9% said they feel lonely almost always
- 36.4% said they walk, run or cycle for recreation more than before the COVID-19 pandemic
- 62.5% said they were moderately or vigorously physically active 150 minutes or more per week

It is important to note that the research also showed differential impacts on the mental wellness and physical activity levels of young people. In Richmond, 82% of parents noted a decline in their children's physical activity during to the pandemic, compared to 71% of parents across British Columbia. This statistic highlights the ongoing importance of addressing the needs of Richmond's youth.

Additional Richmond-based results provided information about the adaptations and changes that residents would like to keep and see more of in their future:

- 47.1% said expanding urban outdoor spaces is an important area within their society
- 47.4% said creating more parks/outdoor recreation facilities is an area they would like to see changed



These results clearly demonstrate that for Richmond residents, regular physical activity and convenient access to outdoor spaces play an integral role in maintaining physical and mental well-being. This sentiment is further reinforced by the enthusiasm shown by residents as they returned to in-person programs, and the joy and fulfillment they have expressed in the simple act of gathering and participating in leisure activities. In response to the insights garnered by the 2021 SPEAK 2 Survey, the Community Wellness Strategy partners redoubled their efforts to utilize outdoor environments for fitness classes and outdoor active play, enhance walking and cycling infrastructure, and strengthen neighbour connectivity as a means to improve mental and physical wellness.

Results of the BC SPEAK 3 Survey, conducted in 2023, are currently being compiled and analyzed. Once available, the Community Wellness Strategy partners will review the findings with the intention of using them to help address action items and direct future initiatives.



Highlighted Achievements and Success Stories

The five Focus Areas and 47 strategic actions outlined in the Community Wellness Strategy serve as the framework for the City of Richmond, Vancouver Coastal Health and Richmond School District No. 38, as it informs and directs initiatives aimed at enhancing the health and well-being of those who live, learn, work and play in Richmond. The following sections provide an overview of highlights, achievements and success stories for the period of January 1, 2022 to December 31, 2023, illustrating the ongoing efforts of the Community Wellness Strategy partners as they endeavor to optimize wellness in Richmond.



Focus Area #1

Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness

Why is this important?

A key to promoting overall wellness, including the adoption of healthy lifestyle habits, is through supportive environments that enable equitable access to information, life skills and opportunities to take action and make healthy choices.¹ Focus Area #1 consists of three main pillars: physical activity, healthy eating, and mental wellness.

Increasing physical activity and reducing sedentary time can provide benefits such as improved energy and strength, prolonged independence as we age, and prevention of cancers and chronic disease such as, obesity, hypertension, heart disease and type 2 diabetes.² Among many mental health benefits, regular physical activity can help reduce day-to-day stress, increase self-reported happiness, and prevent depression and anxiety.³ Community-based physical activity opportunities also offer a myriad of avenues to participate in community life, connect with others, and enjoy the outdoors.

In addition to physical activity, healthy eating is the second pillar of Focus Area #1. First and foremost, healthy eating is about food choices, such as eating plenty of fruit and vegetables, whole grain foods and protein foods. It is also about eating habits, such as being mindful of when and why you eat, knowledge of food content and sources, how to process, prepare and preserve food, the cultural appropriateness of food, and how food can help to bring people together.⁴ Additionally, healthy eating is strongly linked to access and the availability of nutritious and affordable food.

The third pillar, mental wellness, is the state of an individual's psychological and emotional well-being.⁵ Just like physical health, everyone has a state of mental wellness, which can shift at different times; for instance, when one experiences stress, a difficult life event, or burnout.⁶ Defining characteristics of good mental wellness include having a sense of purpose, strong relationships, feeling connected to others, having a good sense of self, ability to cope with stress and a feeling of enjoying life.⁶

Focus Area #1 directs strategic actions towards enhancing physical activity, promoting healthy eating, and improving mental wellness by empowering community members to proactively take command of their health, through access to information and resources, which in-turn, builds skills and knowledge.

Intended outcomes include:

- ↑ Awareness of benefits
- ↑ Physical activity opportunities
- ↑ Physical activity levels
- ↑ Healthy food outlets
- ↑ Fruit and vegetable servings
- ↑ Self-rated mental health



The City of Richmond is a designated Global Active City, and a member of the Active Well-being Initiative, the only North American city awarded this designation. Richmond's *Community Wellness Strategy (2018–2023)* and *Recreation and Sport Strategy (2019–2024)* demonstrate the City's commitment to the designation through the intentional planning of opportunities and environments that aim to enhance community members' health, well-being and happiness.

Highlighted Achievements

WALK RICHMOND (1.1.2)

Funded by the City of Richmond and spearheaded by the Richmond Fitness and Wellness Association (RFWA), the Walk Richmond initiative promotes the virtues of active living by exploring the various green spaces and walking routes throughout the city. With a dedicated team of 10 volunteer walk leaders, Walk Richmond, provides free guided walks on a weekly basis throughout the year. In 2023, RFWA expanded the number of walks offered to include nine walks designed to target specific audiences including seniors and new immigrants.

Year	Total Number of Walks	Total Participants	Volunteers Engaged
2022	52	1165	233
2023	59	1336	202

Over 1200 people subscribe to the Walk Richmond newsletter distribution list, and the walking schedule is promoted through partner agencies and programs such as Vancouver Coastal Health.

Key Action 1.1.2:
Implement initiatives to keep Richmond residents active through enhancing walking and cycling programs city-wide and at a neighbourhood level



FALLS PREVENTION THROUGH WALKING (1.1.2)

In Spring 2022, the Minoru Seniors Society provided a free fall prevention program. Supported by funding from the Vancouver Coastal Health ACTION Mini-Grant, this program featured an educational segment led by the Vancouver Coastal Health Fall Prevention Team, a balance and walking segment led by a fitness instructor, and a wholesome takeaway meal from the Minoru Seniors Society Cafeteria. Available online and in-person, and catering to both English and Cantonese-speaking communities, this initiative bolstered seniors' confidence to walk more as a means to stay physically active.

ARTS, CULTURE, AND HERITAGE WALKING RESOURCES (1.1.2)

Richmond implemented several initiatives to increase physical activity and walking opportunities for residents. As part of the digital storytelling project, Walk. Listen. Record., filmmaker Sebnem Ozpeta partnered with Walk Richmond to offer free workshops from May to July 2022. During the workshops, participants walked along Richmond's parks and trails, recorded sounds, and shared stories and memories. Additionally, as part of the School Days component of the Children's Arts Festival, six community centres participated as satellite locations. This allowed students of nearby schools to walk, rather than bus, to the festival. On June 21, 2023, the Summer Solstice Walk and Performance took place. Occurring on the longest day of the year, this sunset walk, led by artists Amy-Claire Huestis, brought together community members, artists, and performers as they walked along the paths of Garry Point Park, acknowledging the visiting swallows and the ecological ghosts who inhabit the *stałəw* (Fraser River) estuary.



STORYWALK® LIBRARY PROGRAM (1.1.2)

A StoryWalk® is a fun, educational activity that promotes literacy, learning, and outdoor play. Individual pages of a storybook are mounted on trees in a circuit so that families and educators of young children can follow the narrative by visiting each tree in sequence. In May 2022, through the generous support of the Rotary Club of Richmond Sunrise and Decoda Literacy Solutions, the City and Richmond Public Library installed a StoryWalk Circuit along the McLean Neighbourhood Park walk trail in Hamilton. With 20 individual sign panels, community members are free to enjoy the StoryWalk® circuit any time the park is open. Featured stories are changed seasonally to keep the circuit fresh.

CYCLING PROMOTION (1.1.2)

The City offers a number of annual initiatives to promote cycling in Richmond. In August 2022 and 2023, Steveston Community Society, in partnership with the cycling advocacy group, HUB Cycling, hosted the Bike to Shop event. This week long event educated people on basic bike safety and route planning, and gave people the opportunity to experience the merits of using their bike to run errands and go shopping. From 2022 to 2023, 237 Richmond residents attended in-person courses and online webinars to learn cycling skills and bike maintenance, including several courses offered for children and youth at Thompson Community Centre.

The 20th Island City by Bike Tour took place in June 2022 at Minoru Centre for Active Living, followed by the 21st event held at Thompson Community Centre in June 2023. The annual City-led bike event brings the community together for short and long rides, showcasing new and existing cycling infrastructure in the city. Each year, the event sees an average participation of over 100 individuals, and fosters a sense of camaraderie amongst cyclists of all levels.



GO BY BIKE WEEK (1.1.2)

In 2022, 360 individuals participated in Go by Bike Week, formerly known as Bike to Work Week. This was a 13% increase over 2021. Collectively, Richmond residents recorded 1,770 trips, covering an approximate distance of 24,000 km. The following year, while participation numbers remained consistent at 354, the number of trips logged rose to 2,139, resulting in an estimated distance of 24,635 km. Go by Bike Week is a celebration dedicated to promoting cycling by encouraging community members to experience cycling as an alternate mode of transport.

AFTER-SCHOOL ART TRUCK (1.1.3)

The After-School Art Truck is a mobile programming unit that brings low-barrier, high-quality arts and recreation programming to children on school grounds. This “vehicle” also provides children, exposure to protective factors that enhance mental health and resilience. The two-hour program aims to deliver elements of social connectedness and belonging, safety, participation, play, and physical activity through a variety of artistic experiences and active games. In 2023 the Art Truck was reinstated after a two-year hiatus due to the COVID-19 pandemic. In partnership with Richmond School District No. 38 and Vancouver Coastal Health, the After-School Art Truck was offered once a week, for up to 14 weeks, to approximately 60 students at Cook and McKay Elementary Schools. Feedback received has been positive from both parents and students. A key action in the Richmond Community Wellness Strategy is to develop a plan to scale up the program and further optimize its reach to a greater number of students, which will be a focus for the 2024/2025 school year.

Key Action 1.1.3:

Increase structured and unstructured physical activity opportunities in the afterschool hours and encourage afterschool programs to include a minimum of 30 minutes of moderate to vigorous activity.



“My favourite part of the Art Truck is eating, friends and having fun!”

- Grade 7 participant

“The Art Truck has reduced my child’s screen time.”

- Parent of a Grade 4 participant

ELEVATING PHYSICAL ACTIVITY AND WELLNESS THROUGH DIVERSE PROGRAMMING (1.1.4)

In 2022 and 2023, Richmond focused on programming geared towards fostering physical activity and strengthening community bonds. These programs not only provided avenues for individuals to engage in healthy pursuits, but also facilitated meaningful connections within their community. Responding to the community's desire for outdoor activities, several new programs emerged, inviting participants to explore and enjoy Richmond's picturesque parks in the neighbourhoods where they live, work, learn and play. Outdoor programs included Cardio Kickbox, Latin Funk, and Cycle Fit. Further to this, a number of programs were implemented to cater to the needs of specific populations, such as Gold Cycle (75 years old and over) and Ladies Who Lift (60 years old and over), as well as programs like Heart Wellness, that aid individuals with chronic conditions learn how to safely integrate exercise into their daily routine.

Moreover, grant opportunities like the Canadian Parks and Recreation Associations' Gender Equity in Recreational Sport were leveraged to expand program offerings. Through this initiative, free introductory Pickleball programs were offered at West Richmond Community Centre for women aged 55+, empowering them to explore a new activity in a supportive and inclusive environment.

The diverse range of programs implemented throughout 2022 and 2023 not only promoted physical well-being but also served as catalysts for community engagement and social cohesion, reflecting Richmond's commitment to creating a healthy and connected community for all of its residents.

PLAY STREETS (1.1.4)

In 2023, the City partnered with the Society for Children and Youth of BC to develop plans to host a series of Play Streets events. Play Streets is an initiative that transforms streets into car-free areas where children can safely play outdoors and socialize outside of school hours, with the goals of reducing exposure to pollution, facilitating community connections, and providing opportunities for outdoor play without the danger of vehicles. Set to launch in early 2024, the City plans to open up select Richmond streets for play during four different Play Streets activations. Activities include biking, sports games, loose parts play, and reading outdoors.

Key Action 1.1.4:

Implement initiatives which encourage physical activity through programs and services that are neighborhood specific.



EXPANDING COMMUNITY GARDENS (1.2.1)

In partnership with the City of Richmond, and Vancouver Coastal Health, Urban Bounty looks after 16 garden sites across Richmond and brings together over 760 members of all ages, abilities, and backgrounds. These shared green spaces with individual and group plots for growing food, flowers and other plants, provide low-barrier opportunities for residents to grow plants and connect with nature. From 2019 to 2022, the waitlist for Richmond's community gardens program tripled from 134 to close to 400 individuals. To address the growing demand for gardening space, the City, Urban Bounty and Richmond School District No. 38, further expanded the program in 2023, from 346 plots to 719 plots. New plots were constructed at Cook Neighbourhood Park and three new gardens were built along the Railway Greenway and Garden City Lands.



Key Action 1.2.1:

Implement a Healthy Eating Strategy that increases access to healthy and safe foods at a neighbourhood level and builds upon and aligns with the Richmond Food Charter and the Regional Food System Action Plan. This includes coordinating and enhancing healthy eating opportunities in schools, public buildings, and where gaps have been identified at a neighbourhood level.

VENDING IN PUBLIC FACILITIES (1.2.1)

Vancouver Coastal Health supported the City of Richmond to evaluate the food and beverage options available in vending machines in public facilities. Through the City's procurement process, qualified service providers were invited to submit proposals for the provision of food and beverage vending services at 12 public recreation centres. As a condition of the Request for Proposals, preference was given to submissions that were committed to stocking machines with products that align with BC's Healthier Choices in Vending Machines, outlined in the BC Public Buildings Guide. As of November 2023, desired targets for healthy beverages and snacks were achieved. Staff have continued to monitor the content of the machines to ensure products offered align with established targets.

FEEDING FUTURES (1.2.1)

Commencing in 2023, the Ministry of Education and Child Care initiated Feeding Futures funding for all school districts throughout the province, for a period of three years. As part of this funding, Richmond School District No. 38 worked with schools to expand breakfast, lunch, and snack programs. As part of these initiatives, the School District undertook a Community Fridge project, whereby each school had at least one available fridge where healthy, nutritious food could be accessed by students. The School District also collaborated with a range of community partners, including Richmond Food Bank and Minoru Seniors Society, to enhance the quality and availability of food products for students.

LOW OR NO COST COMMUNITY MEALS AND FOOD PROGRAMS RESOURCE (1.2.1)

First created in response to an identified need during the COVID-19 pandemic, the Low or No Cost Community Meals and Food Programs brochure has been updated quarterly since May 2022. The City produces this map and listing of emergency food supports provided by community and faith organizations across Richmond, improving access for people seeking low cost and free meals, and grocery access. In November 2023, the City began collaborating with the Richmond Food Bank to update the program information, as part of its involvement in the Food Bank-led Richmond Food Coalition.

SOMALI WOMEN'S EMPOWERMENT SOCIETY (SWES) (1.2.3)

From 2022 to 2023, the City collaborated with the Somali Women's Empowerment Society (SWES) to educate and engage visitors of Terra Nova Rural Park, one of Richmond's most popular destination parks. Since the initial introduction, the women and their families have adopted a garden space where they practice traditional methods of agriculture, share their knowledge with park visitors, and donate a portion of their harvest to the Richmond Food Bank.

TERRA NOVA NATURE SCHOOL (1.2.3)

Terra Nova Nature School, situated on 63 acres of park land and operated by the Thompson Community Association, is a program that gives children, youth and families the opportunity to explore the natural landscape and its inhabitants through a dynamic and immersive learning experience. As part of their mission, the school believes that the community benefits when children learn to value and recognize natural resources and participate in the cultivation of a local food system. The Nature School consists of a licensed preschool for 3–5 year olds, and Beyond 4 Walls, a series of seasonal nature-based programs and camps for children, youth and families. Between January 2022 to December 2023, 55 children have registered in the preschool program and an estimated 500 children have participated in the Beyond 4 Walls programs. Furthermore, Thompson Community Association received \$4,900 from the City of Richmond's Environmental Enhancement Grant to allow for the expansion of the Terra Nova Nature School micro food forest surrounding the Edwardian Cottage in Terra Nova Rural Park, which also included the planting of edible plants, native trees and shrubs, and removal of invasive species.

Key Action 1.2.3:
Enable residents of all ages to make healthy food choices through educational opportunities and programs that are culturally relevant.

RICHMOND ART GALLERY NOURISH EXHIBITION (1.2.3)

From January 22 to April 3, 2022, the Richmond Art Gallery featured a new exhibition exploring the importance of nourishment and self-care. In addition to tours, workshops, and an interactive gallery activity on the topic of nourishment, it also included panel discussions on a number of topics such as:

- From Kitchens to Cities – Stories of Richmond and Vancouver Chinatown Food Culture
- Nourish Through Nature
- Richmond Stories – Building Community with Food



INTEGRATED CHILD AND YOUTH TEAMS (1.3.1)

As part of the province's Pathway to Hope initiative, Integrated Child and Youth (ICY), teams were initiated in several jurisdictions across the province. Within the Vancouver Coastal Health region, Richmond was selected as the pilot site. Serving children and youth ages 6–19 within Richmond School District No. 38, as well as in private/independent schools, the School District's ICY team was staffed with four clinical counsellors and four youth peer support workers to augment existing mental health and substance use supports in Richmond. The ICY teams bring services together in a multidisciplinary team setting to support children and youth affected by moderate to severe mental health concerns.

Key Action 1.3.1:
Implement initiatives to increase access to mental wellness resources for residents.



FOUNDRY RICHMOND (1.3.2)

Foundry Richmond successfully moved to its new location at 5811 Cooney Road in November of 2022. Part of a province-wide network of integrated health and social service centres for young people ages 12–24, the centre provides safe, non-judgemental care, information and resources. Foundry Richmond brings health and social services together including mental health care, substance use services, primary care, social services, and youth and family peer supports—in a low-barrier, youth-friendly, single-point-of-access. This makes it easier for young people to find the care, connection and support they need sooner, before health challenges become problematic. City staff play an active role on the Foundry Leadership Advisory Committee, providing input and guidance for the development and ongoing implementation of Foundry services, and continue to work closely with Foundry staff to provide information and resources to those who need it.

Key Action 1.3.2:

Implement the 'Foundry' Initiative, which is an integrated one stop shop for mental health, primary health care and social services for young people ages 12–24 with a focus on ready access to services and early intervention for wellness. This initiative is currently being implemented in cities across British Columbia.



Success Story

HAMILTON COMMUNITY CENTRE MARKET GREENS RX PROGRAM (1.2.2)

From 2022 to 2023, the Hamilton Community Association, in partnership with Urban Bounty, facilitated a “Pop-Up Market” initiative in East Richmond that included a research study called the Market Greens Rx Program. With financial backing from Community Food Centres Canada, Market Greens Rx is a program designed to evaluate and measure the impact of fruit and vegetable accessibility on community health. Market Greens Rx seeks to achieve the following objectives:

- Establish a network of affordable produce markets across the country to increase access to healthy food in a respectful manner, elevate nutritional knowledge, foster healthier eating habits, promote community cohesion, and ultimately mitigate the health risks associated with diet-related diseases;
- Evaluate the long-term impact of subsidized fresh produce access on the physical, mental, and social well-being of program participants; and
- Identify key success factors and target demographics to facilitate the scalable implementation of affordable market initiatives and market dollar programs.

Vancouver Coastal Health spearheaded the referral process, engaging nurse practitioners, social workers, nutritionists, and pharmacists to conduct health and socio-economic screenings of individuals predominantly in the East Richmond area, in order to determine their eligibility for the program. Spanning two 20-week seasons from July 2022 to October 2023, the Market Greens Rx Program, aided individuals with limited food budgets, inadequate access to fresh produce, and those with diet-related health conditions like heart disease or diabetes. At its conclusion, participant feedback was collected through a series of surveys. Results showed that:

- Over 80% of participants reported consuming significantly more fresh fruits and vegetables since starting the program.
- A majority of participants noted improvements in both physical (71%) and mental health (47%) due to their involvement in the program.
- Approximately 79% of participants indicated that Market Greens Rx assisted them in making ends meet financially.

These results underscore the positive impact of Market Greens Rx in promoting health, well-being, and food security among program participants.

Key Action 1.2.2:

Expand or implement neighbourhood food hubs in underserved areas, to address the lack of fresh and local produce and establish a healthier food environment at the neighbourhood level. mental health, primary health care and social services for young people ages 12–24 with a focus on ready access to services and early intervention for wellness. This initiative is currently being implemented in cities across British Columbia.



Quick Facts

Contributions towards:

- ↑ Physical activity opportunities
- ↑ Physical activity levels

- The table below illustrates a steady increase in participation in active recreation and sport through registered programs, as well as drop-in visits to Richmond and Association facilities from 2021 to 2023. Note that Drop-in visits include registered single visits, drop-in admissions, and membership scans.

Registered Program Participation and Drop-in Visits	2021	2022	2023
Number of Participants	53,849	52,016	56,565
Drop-in Visits	780,307	1,405,795	1,795,175

- Richmond residents and visitors can take a self-guided walk or bike tour to view the rich array of permanent and temporary public art throughout the city. In addition to a Community Mural Tour, art enhancements can be found at Alexandra Neighbourhood, Brighthouse Village, Capstan Village, Lansdowne Village, Minoru Park, Oval Village, and Steveston Waterfront Neighbourhood.
- Starting in 2022, the Richmond Museum began offering free, self-guided historical walking tours of Terra Nova, Brighthouse, and Sea Island. These 1.5 hour tours continue to spark interest in public history and encourage the exploration of our local heritage places.
- The City collaborated with HUB Cycling and Richmond School District No. 38 to facilitate cycling education courses for Grade 6 and 7 elementary students. In these courses sponsored by the City, students learned fundamental cycling skills as well as rules and responsibilities for riding on city streets and bike paths. In 2022, 1,627 students participated in the program. The program's popularity continued to grow in 2023, with 1,801 students taking part. In recognition of its bike courses at public elementary schools and within the community, the City received HUB Cycling's 2023 Cycling Education award.
- 2022 marked the launch of the Geocaching Adventure Lab, an app that allows users to compete in engaging virtual scavenger hunts while incentivizing individuals to get active in Richmond Nature Park, as well as Terra Nova, Garden City and Paulik Park. In addition to this, the Richmond GeoTour encourages participants of all ages to explore Richmond on foot or by bike to look for 50 hidden geocaches (treasure boxes). From 2022 to 2023, Richmond had 1,471 geocachers log 7,272 geocache finds.

Contributions towards:

↑ Healthy food outlets

↑ Fruit and vegetable servings

- In 2022 and 2023, Thompson Community Centre helped to facilitate Meals on Wheels, a program that facilitates the delivery of nourishing meals to homebound people. From 2022 to 2023, volunteers delivered 285,895 meals to residents in Richmond, Vancouver and the North Shore.
- Cambie Community Association added two vegetable trugs, (self-contained raised planters) in the King George Park Community Gardens. The trugs were later used for inter-generational programs, where seniors educated children attending Cambie's licensed preschool program on the different types of seeds and plants, and how to use various gardening tools. The trugs were also used by Urban Bounty in the delivery of programs for seniors, which covered topics such as small place gardening and composting.
- Richmond offers a number of food programs that cater to a diverse range of ages and interests. These include Playing with Food for preschoolers at Cambie Community Centre, Food Sensitivities for 55+ years at City Centre Community Centre, and Edible Art at Thompson Community Centre. In the summer of 2023, the City Centre Community Association organized a Cuisine Camp for children. This camp provided participants with opportunities to taste a variety of foods, understand the link between physical wellness and nutrition, and gain essential cooking and kitchen safety skills.
- In 2022, Vancouver Coastal Health Public Health Dieticians delivered nutrition presentations at several community programs including: the Richmond School District Colt Young Parent Program, the Immigrant Services Society of BC's LINC Child Care Centre, the Baby Babble Group, and the Richmond Addiction Services Society – School's Out program. On a parallel track, in December 2023, Vancouver Coastal Health Public Health Dieticians led an accredited continuing education workshop to help Richmond Fitness Leaders increase their knowledge and capacity to promote healthy eating amongst their clients using Canada's new Food Guide and the latest evidence on effective nutrition communication.

Contributions towards:

↑ Self-rated mental health

- The Richmond Youth Media Program is a referral-based program that provides weekly opportunities for youth to gain media skills. Presented in partnership with Richmond Addiction Services Society and supported by the Vancouver Coastal Health Sharon Martin Community Health (SMART) Fund, youth participants who demonstrate a need are connected with local service agencies that provide mental wellness support.

- The Drop-in Centre and Shower Program at Brighthouse Pavilion provides individuals at risk of or who are experiencing homelessness, access to information about a wide range of supportive services and programs, including mental health supports, as well as assistance with referrals and follow through on appointments. In 2022, there were 2,607 visits to the program, with visitation growing in 2023 to 7,318, illustrating the continued need for these vital services.
- The City's annual Diversity Symposium is a free conference for professionals, volunteers, and community members interested in learning, sharing, and advancing diversity, equity, and inclusion in their communities. The 2022 event featured a workshop on 'Post-Pandemic Resilience', which equipped participants with strategies for fostering resilience, positive mental health, and well-being in response to stressors and changes resulting from the COVID-19 pandemic. The 2023 event focused around the theme of resilience and highlighted strategies and techniques to adapt and evolve through adversity and change.



Focus Area #2

Enhance physical and social connectedness within and among neighbourhoods and communities

Why is this important?

The importance of social connectedness to one's physical health, and mental and emotional well-being is multifaceted. Having a sense of social connection, belonging and value in one's community can help increase one's mood and happiness. It can also have protective effects on physical health, including a reduction in the risk of premature death. Studies have shown that periods of stress can elevate cortisol levels and activate the body's fight-or-flight response, slowing one's recovery from disease and increasing susceptibility to anxiety and depression. On the other hand, the benefits of social connectedness include a 50% increased chance of longevity, stronger gene expression for immunity, and better emotion regulation skills.⁷

Focus Area #2 emphasizes strategic actions that promote physical and social connectedness in Richmond. Initiatives that physically link neighborhoods and communities enable individuals to access the people, programs, and services that provide social support, and increase the chance for neighbours to meet organically. However, meaningful social bonds rarely occur spontaneously. In most instances, they are fueled by purposeful and intentional programs and services that, in-turn, create opportunities for social interactions which can lead to forming genuine friendships.

Intended outcomes include:

- ↑ Strong sense of community belonging
- ↑ Volunteers



Highlighted Achievements

NEIGHBOURHOOD CELEBRATION GRANTS (2.1.1)

In 2022 and 2023, the City invited residents, artists, community leaders and the general public to apply for the Neighbourhood Celebration Grant Program, which funds creative projects that bring together people from diverse backgrounds. Over the two years, 128 applicants received grants totalling \$153,931, including Parent Advisory Councils, student and strata groups, and non-profit societies. With these funds, grantees hosted events that connected neighbors, including 28 school events, 33 block parties, and 67 community events and programs. In 2024, the program will be split into two-streams — the Community Celebration Grant Program and the Neighbourhood Block Party Program.

COMMUNITY CONNECTS WEEK (2.1.1)

Held in September 2022, Community Connects Week was a way for residents to meet their neighbours and experience creative and recreational programs at their local community centre. Showcasing a mixture of pre-registered and drop-in “try-it” activities, this free event included programs such as Bollywood Dancing (55+ years), Character Design and Visual Storytelling (9–15 years), Customer Merch Design (10–16 years) and Family Jazz Dancing (all ages).

NEIGHBOURS CONNECT (2.1.1)

Hosted by the City Centre Community Association, Neighbours Connect is an annual event designed to cultivate bonds among residents, a task that is particularly challenging in densely populated areas like City Centre. In 2022, attendees enjoyed a variety of activities at City Centre Community Centre such as live music, free try-it programs, and a pancake breakfast. In 2023, the event took place during the Canadian Mental Health Association’s Mental Health Week. In keeping with the theme, the event featured a number of activities including a musical presentation by “Chris & Vic” who performed songs addressing mental health, an informative workshop about the connection between outdoor play and early childhood brain development and mental health, and an aromatherapy session demonstrating its benefits for mental wellness.

FRIENDSHIP TEA (2.1.1)

Friendship Tea is a volunteer-led group, consisting of Cantonese and Mandarin speakers from the Broadmoor and Ironwood neighbourhoods. Occurring weekly, the Friendship Tea provides members of the Asian community the opportunity to gather with friends, meet neighbours and learn about the different programs and services available at South Arm Community Centre. The Friendship Tea attracts 50–60 people every week.

SUMMER FREE PLAY (2.1.1)

This outreach program provides affordable, low-barrier, and accessible recreation opportunities to build social cohesion and inclusion across neighbourhoods. In 2022, four Community Associations/Societies implemented outreach programs in their neighbourhoods. In partnership with the City, weekly Summer Free Play drop-in programs were offered to children aged 2–12 years at Thompson Neighbourhood Park, West Richmond Playground, Garden City Park and Steveston Park. Although the program was paused in 2023, plans are underway for Summer Free Play in a variety of parks in 2024.

Key Action 2.1.1:

Develop and implement a Neighbourhood Strategy with a focus on programs, services and initiatives, as well as built and natural environment elements that enhance social connectedness within and among neighbourhoods.

DOORS OPEN (2.1.1)

Doors Open Richmond is a free annual celebration that raises civic awareness and showcases the diverse multicultural places and communities of the city. From June 3–4, 2023, 39 sites that exemplify the city's rich culture opened their doors to over 17,000 visitors. Since launching in 2008, over 235,000 visitors have been given a behind the scenes look at some of Richmond's most popular museums, artist studios, faith-based institutions, cultural organizations, food and beverage establishments and civic centres. Doors Open Richmond helps to strengthen communities by giving residents the opportunity to develop a newfound appreciation of the members of their community.

BRANSCOMBE HOUSE ARTIST RESIDENCY (2.1.1)

The performing arts creates social cohesion through various forms of expression. Serving as a unifying force, it can bring diverse communities together and foster a sense of belonging. Richmond's Branscombe House Artist Residency program invites artists with a community-engaged practice to apply for a year-long residency. Krystal Kiran, a Punjabi-Canadian performing artist and educator, was the seventh annual artist-in-residence at Branscombe House. Her practice explored third culture identity and used the arts as a tool for healing. She offered free community arts programs, activities, and workshops at Branscombe House and around Richmond throughout 2022, including dance, movement and meditation sessions, open studio jam sessions, book club nights, development seminars and more. Both in-person and virtual programming options were available on a weekly, bi-weekly, or monthly basis from April to December. Kiran also participated in several Richmond community events, including the Children's Arts Festival, Doors Open, Richmond Arts Awards and the Steveston Salmon Festival to name a few. Additionally, she facilitated public workshops at the Richmond Art Gallery and Minoru Centre for Active Living and gave talks to the Richmond Intercultural Advisory Committee and Community Services Division staff.

In 2023, in association with activities at the floating residency located at Imperial Landing, the City of Richmond partnered with the Blue Cabin Floating Artist Residency to provide artist-led public programs at Branscombe House. Free public artists talks, open studio events and workshops animated the heritage home from mid-March through to October. The Blue Cabin Floating Artist Residency is supported by the Blue Cabin Committee, which comprises three founding partner organizations: Creative Cultural Collaborations, grunt gallery, and Other Sights for Artists' Projects.

ENGAGING ARTISTS IN COMMUNITY PROGRAM (2.1.1)

The Engaging Artists in Community Program fosters cross-cultural exchange, inclusive community building, and education on issues and topics of relevance. In 2022, the artist residency at Paulik Neighbourhood Park explored ink extraction and paper-making using native plants, plant fibres, and food scraps. The project aimed to build community and raise awareness about sustainable urban food. For one of the 2023 projects, Garden Time by Aaron Friend Lettner, the artist collaborated with the Sharing Farm Society and Thompson Community Association's Terra Nova Nature School, to deliver learnings about various plant and agricultural crop species, and how climate and weather patterns are changing and impacting local ecology.



ENVIRONMENTAL ENHANCEMENT GRANT (2.1.1)

Natural environments play a crucial role in maintaining community health by cleaning our air, purifying our water and attracting wildlife. The City of Richmond's Environmental Enhancement Grant supports individuals and registered non-profit organizations for action-based projects that have measureable, positive outcomes on the environment in Richmond, such as shoreline clean-ups, invasive species pulls, and tree and shrub planting. In 2022, \$35,000 in funding was allocated to 17 grant applicants. The program continued to grow in 2023, where \$36,393 in funding was distributed to 26 grant applicants. A number of community projects have been funded by this initiative including, a hands-on environmental educational activity led by Canada's Lower Mainland Green Team, that involved 62 community members participating in the removal of invasive Himalayan blackberry from a 62 square metre area at Terra Nova Rural Park. Another example includes the Midsummer Night Celebration hosted by the Richmond Garden Club where over 100 community members came together to celebrate the first day of summer. Held at Paulik Park, the event provided opportunities to learn about different habitat areas including no-dig gardens, rain gardens and meadow gardens. These initiatives exemplify how natural environments create shared experiences and strengthen neighbourhood bonds.

PARTNERS FOR BEAUTIFICATION (2.1.1)

Neighbourhood beautification not only improves the look and feel of a neighbourhood, it can lead to more interaction amongst neighbours which in-turn can create a stronger sense of community. Launched in June 1998, the Partners for Beautification Program is a unique opportunity for Richmond residents, community groups, service clubs, schools, sports groups, strata councils, and businesses to help maintain and beautify Richmond's parks, trail systems, streetscapes and dykes. Programs include Adopt-A-Street, Adopt-A Park, Trail or Dyke Program, Adopt-A-Garden, Adopt-A-Tree and Adopt-An-Environmentally Sensitive Area. Since its inception, over 20 km of dyke trail have been adopted along with several streets and parks, and the development of a community garden. By bringing people together, this program helps the City of Richmond achieve its civic vision to be the most appealing, livable and well-managed community in Canada.



Success Stories

RICHMOND MARITIME FESTIVAL

Events encourage residents to explore, understand and celebrate their community's history and culture. The Richmond Maritime Festival is a shining example of this. As one of Richmond's signature events, this festival brings the community together to enjoy nautical history and maritime-themed activities at the beautiful Britannia Shipyards National Historic Site in Steveston. Located along the Steveston Channel on the south arm of the Fraser River, Britannia represents an important era in the historical development of Richmond.

Complete with wooden boardwalks and evocative historic buildings, volunteer interpreters wander the festival area, bringing to life BC's yesteryear maritime heritage. A family-friendly event, the festival offers a number of free activities, arts and crafts, and hands-on learning opportunities for adults and children alike.

2023 marked the festival's 20th year. The event took place from August 26–27, and brought together an estimated 40,000 Richmond residents and visitors. The event also showcased a lively performance lineup of local artists including GO Taiko, the Seabillies, and the Richmond Delta Youth Orchestra.

This contributes to Objective 2.1: Provide opportunities to increase Richmond residents' sense of belonging to their neighbourhoods.



**WORLD
LEISURE
ORGANIZATION**

The City of Richmond is a designated World Leisure Community of Excellence, recognized for its substantive contributions as a community to promoting leisure as a means to enhance the human condition and because it serves as an example of how broad-based citizen involvement can effectively promote leisure as integral to the social, cultural, economic, and sustainable environmental development of the community.



PRIDE WEEK

Pride Week in Richmond is a celebration of members of the two-spirit, lesbian, gay, bisexual, transgender, queer, intersex and gender diverse (2SLGBTQI+) communities in our city. An annual event that starts the last Monday of July, Pride Week fosters a sense of community by promoting inclusion and acceptance and recognizing the unique contributions of Richmond's 2SLGBTQI+ community members. Events are presented by the City of Richmond in partnership with Community Associations and Societies, as well as Richmond Public Library. Highlights from Pride Week 2023 include:

- Pride Authors Panel – a panel of local authors engaged in a discussion about their personal and literary experiences as queer Asian writers.
- Allyship Workshop – an interactive, arts-based allyship education presentation accompanied by interactive activities and social connections.
- Hot Pot Talks: Queer Asian Storytelling – a film screening of *“Yellow Peril: Queer Destiny”* and the sequel *“Yellow Peril: Queer Futures”* followed by an interactive storytelling workshop on filmmaking methodologies and community care.

In 2023, for the first time, a Pride flag was displayed at City Hall during Pride Week in Richmond, signaling support and allyship with 2SLGBTQI+ communities, and demonstrating the City's ongoing commitment to diversity, equity, and inclusion.



Quick Facts

Contributions towards:

- ↑ Strong sense of community belonging
- New amenities and interpretative elements were introduced in London Farm in 2023. These elements provide individuals improved opportunities for social interaction and gathering in this agriculturally-themed park.
- In 2023, the City was selected for a \$5,000 PlanH Healthy Communities grant from the BC Healthy Communities Society, in partnership with the Ministry of Health, to run workshops programmed to connect seniors to natural parks and open spaces that are otherwise challenging to access via transit. Programs will commence in 2024.
- During Family Day weekend in 2023, the Steveston Tram unveiled a new permanent exhibit about interurban rail travel. This exhibit provides residents a chance to delve into the community's history and encourages social interaction amongst people of all ages.
- Over the course of 2022 and 2023, 1,041 trees and 4,750 tulip bulbs were sold at low cost to Richmond residents to plant on private property, encouraging individuals to beautify their homes and the common property they share with their neighbours.
- The London Heritage Farm Society organized the annual Family Farm Day in August to celebrate the agricultural heritage of Steveston. This event brings together local families to learn about and experience various aspects of farm life.



- The Canadian-Ukraine Authorization Emergency Travel (CUAET) was introduced in November of 2022, to support the people of Ukraine. As part of the program, participants receive free admission to drop-in programs offered by the City and Community Associations and Societies. From 2022 to 2023, 256 people took part in the program.
- The South Arm Community Centre organized a Day of Fun, to foster strong connections between students and their community. 70 students, along with their teachers and support personnel, engaged in interactive arts activities such as acrylic painting, dramatic arts, and mixed media training.

Contribution towards:

↑ Volunteerism

- The City's online volunteer management portal "I Can Help", provides a convenient and easy way to match volunteers with the wide range of volunteer opportunities available throughout the City and community Associations and Societies. Based on hours of volunteer time tracked in the system, the total number of volunteer hours has shown a steady increase since the COVID-19 pandemic.

	2021	2022	2023
Total Volunteer Hours	23,489*	49,787	55,003

*Does not include hours for the Minoru Centre for Active Living as the volunteer program for this facility was in the initial planning stages.

- Offered during the winter season, the Snow Angels program provides support to elderly, ill, or mobility-challenged residents, ensuring they stay connected and have the ability to leave their homes during a snowfall event. Over the course of the 2022/2023 and 2023/2024 seasons, 138 volunteers participated, performing a total of 485 hours of snow removal services and assisting 234 residents with walkway clearing around their homes. The program's success underscores the invaluable role community volunteers play in ensuring the safety of those most in need during an extreme weather event.



Focus Area #3:

Enhance equitable access to amenities, services and programs within and among neighbourhoods

Why is this important?

Equity is achieved when support and resources to enable access to opportunities are provided based on an individual's level of need, instead of providing everyone with the same level of support.⁸ About 75% of our overall health is determined by social factors like income, education, social support networks, and connections with others, which leads to different levels of health and well-being for people of different population groups.⁹ An equity-based approach to the planning and delivery of amenities, services and programs prompts consideration of questions such as: *Who is not participating? What contributes to this exclusion? What can be done differently to promote inclusion?*¹⁰



Photo Credit: Robert Wood Johnson Foundation (2017)

Focus Area #3 includes actions that aim to level the playing field by: developing and applying an equity lens; providing supports to increase the ability to find, access and benefit from wellness resources; and intentionally reaching out to groups that experience identified barriers. Enhancing equitable access to amenities, programs and services in spaces where people live, learn, work and play helps to ensure that everyone has the basics to be healthy and well.¹¹

Intended outcomes include:

- ↑ Amenities, programs and services available by neighbourhood
- ↓ Reduced barriers to opportunities

Highlighted Achievements

PRIMARY CARE NETWORK (3.1)

In 2019, it was announced that Richmond would be among the first communities in British Columbia to adopt the Primary Care Network (PCN) model. Funded by the BC Ministry of Health, in partnership with the Richmond Division of Family Practice and Vancouver Coastal Health, this model allows Family Physicians (FPs) and Nurse Practitioners (NPs) to invite other types of health care providers into a coordinated care team where they identify needs specific to a particular patient. As of 2023, Richmond has three PCNs: PCN1 (West), PCN 2 (City Centre), and PCN 3 (East) to address the unique socioeconomic, culture, language, and health care needs of each neighbourhood.

COMMUNITY POVERTY REDUCTION AND PREVENTION TABLE (3.1)

On February 28, 2022, Council adopted the Terms of Reference for the Community Poverty Reduction and Prevention (CPRP) Table. The CPRP Table was established to advance actions identified in the 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, through information sharing, aligning community resources and developing collaborative initiatives. Co-chaired by the City of Richmond and Richmond Public Library, the CPRP Table strengthens the network of cross-sectoral organizations, including non-profit agencies, Vancouver Coastal Health and Richmond School District No. 38.

REACHING EACH AND EVERY ONE: A COMMUNITY SPORT INTERVENTION (3.1.1)

In winter 2023, South Arm Community Association (SACA) was successful in obtaining a \$10,000 grant from the Government of Canada and the Canadian Parks and Recreation Association (CPRA). Entitled “*Reaching Each and Every One: A Community Sport Intervention*”, this funding supports community-led projects that remove barriers and increase participation rates in recreational sport by underrepresented groups, in particular, Black, Indigenous, racially diverse, 2SLGBTQ+, low-income and newcomer populations, as well as those living with disabilities. With the funding provided, SACA implemented an Adapted Sport and Play program that teaches fundamental movement skills to children with autism and other neurodevelopmental differences. In 2023, 28 families benefited from this program, and it continues to be a regular seasonal program offering at South Arm Community Centre.

EQUITY LENS PILOT PROJECT (3.1.1)

In order to ensure that programs and services are tailored to the diverse needs of the community, an Equity Lens Toolkit was created and will be piloted in 2024 across the City's community centres. The Reflective Guide included in the Toolkit will help staff to understand the current state of recreation programs and services and collaboratively identify key equity initiatives to focus on in the upcoming year. A monitoring and reporting plan was also developed to support the understanding of how equitable services and programs are being delivered and in what ways. This information will inform the seasonal/annual program development cycle and assist staff with making program and service delivery decisions. The project was supported by a \$15,000 BC Healthy Communities grant received in 2021, with the intention of expanding the Toolkit's use across more City programs and services in future years.

Objective 3.1: Align availability and access of programs and services to meet the needs of Richmond residents by addressing inequities at a neighbourhood level, e.g., geographical, cost of programs and transportation, timing, cultural relevance and language needs or facilitating outreach opportunities.

Key Action 3.1.1: Adopt an equity lens framework and assess what and where the inequities are at a neighbourhood level.



SOCIAL PRESCRIBING PROGRAM (PRESCRIPTION FOR HEALTH) (3.1.3)

Social Prescribing is a non-clinical, holistic approach to health care that helps connect individuals to community supports to improve physical health, mental health, emotional wellbeing and social connections. In October 2022, a Community Link Worker was hired by Richmond's Primary Care Network (PCN) to lead a six-month pilot of the Social Prescribing Program. As part of the program, outreach and engagement was conducted to educate Richmond Family Physicians, Nurse Practitioners and Primary Care Network clinicians on the benefits of Social Prescribing through clinic drop-ins and one-on-one information sessions. In March 2023, following a successful six-month pilot, the Social Prescribing Program was given the green light to continue operating indefinitely. Since its inception, the program has received a steady influx of referrals from primary care providers and health care clinicians. Examples of prescribed City of Richmond programs and services include Joint Moves, Stay Strong, Walk Richmond and the Recreation Fee Subsidy. Participants of the Social Prescribing Program have reported improvements to their physical and emotional well-being, social connections, and overall ability to thrive. To broaden the reach and efficacy of the program, in addition to other community-based Richmond programs and services, the Richmond Division of Family practice is developing a Community Services Directory to be displayed on the Pathways BC website.

Key Action

3.1.3: Introduce a 'Prescription for Health' initiative where local health care providers and school counsellors would prescribe physical activity utilizing local amenities, services, programs, natural and built environments in neighbourhoods.



COMMUNITY SCHOOLS PROGRAMMING (3.1.4)

Since the inception of the Community Schools Program and the associated Community Schools Coordinator position, Richmond School District No. 38 has been focusing on identifying school communities that may benefit from additional supports based on the socio-economic background of families and/or their geographic location. This position coordinates and raises the profile of programs supporting vulnerable children and youth, ages 6–13 years, by assisting in planning, promoting, and implementing community events, programs, and services that engage with children. The number of programs available to students has steadily increased since the 2021/2022 school year and includes:

- Canada Scores Program – offered at Walter Lee Elementary for Grades 4 to 5 with a focus on soccer, poetry and community projects.

Key Action 3.1.4:

Enhance partner outreach to groups where barriers to access and participation in services and programs have been identified.

- Richmond Addiction Services Society's School's Out Program – an after-school, non-clinical, play-based connection group available at Blundell Elementary.
- Richmond Youth's Junior Youth Empowerment Program – available for Grades 6 to 9 at Brighthouse and Currie Elementary, the program aims to develop expression and nurture capacity to make sound decisions and become active agents of change within the community and globally.



LIBRARY CHAMPIONS PROJECT (3.1.4)

Richmond Public Library participates in the Library Champions Project with NewtoBC, a library settlement initiative wherein recent immigrants receive training about library services and programs as well as other community, health and social service resources in Richmond, in order to help other newcomers navigate and access resources, and participate more fully in the community. As of the end of 2023, Richmond has completed 23 cycles of the program, and has had 276 newcomers participate, who in-turn reached out to 13,358 newcomers and connected them to resources and opportunities to participate in community life.



Success Stories

ENHANCED ACCESS TO SERVICES

In response to the diverse needs of Richmond's growing population, the City has implemented several initiatives aimed at improving access to essential services and resources for both newcomers and individuals with lower incomes.

In 2022, the City launched the Newcomers Video Series to complement its Newcomer's Guide to Richmond. The series features five short videos that showcase newcomer stories and highlight the various programs and services available to Richmond's new residents. The videos are available in eight languages: English, Traditional and Simplified Chinese, Punjabi, Farsi, Arabic, Ukrainian, and Korean.

The City, in partnership with Richmond Public Library (RPL), implemented the Community Services Pop Ups (Pop Ups) in December 2022. Developed through a \$50,000 grant from the Province of BC's Poverty Reduction Planning and Action program administered by the Union of BC Municipalities (UBCM), these free, monthly drop-in sessions at Brighthouse Library connect residents with a wide range of community-based services. By December 2023, over 1,000 community members accessed essential resources and assistance at the Pop Ups, including navigation support for health and benefit systems. Due to ongoing need, the Pop Ups have continued to be offered on a monthly basis.

In 2023, the City received another \$50,000 grant from UBCM to develop the Community Services Connectors Pilot program. Partnering again with RPL, this initiative connects Richmond residents living on low income with peer-led, one-on-one assistance to find information about social service benefits, affordable housing supports, employment resources and other community programs. The Community Services Connectors Pilot program complements the Pop Ups and provides an additional option for Richmond residents living outside of the city centre to access resource navigation support. The pilot program is set to begin in early 2024.

This contributes to Objective 3.1: Align availability and access of programs and services to meet the needs of Richmond residents by addressing inequities at a neighbourhood level, e.g., geographical, cost of programs and transportation, timing, cultural relevance and language needs or facilitating outreach opportunities.



THE RICHMOND COMMUNITY WAYFINDING STRATEGY

Wayfinding connects people to their surroundings and helps them find their way—for example, through directional signage, digital tools and visual landmarks. Wayfinding can also identify attractions, places of special interest and routes for moving through the city.

The Richmond Community Wayfinding Strategy will guide and coordinate future public wayfinding and signage investments in Richmond to ensure these are designed and implemented in a well-planned and resource-efficient manner. Over time, as the strategy is implemented, the wayfinding approach in Richmond will enhance the experience of the city for visitors and residents alike.

The public was invited to provide initial input to this strategy during spring 2023, and based on this feedback and additional research, a set of Guiding Principles for the strategy was developed and endorsed by Council in October 2023. The full strategy is anticipated in 2024.

Key Action 3.1.2:

Create wayfinding tools which help residents and service providers to make best use of amenities, services, programs, natural and built environment opportunities that the neighbourhood offers.



Quick Facts

Contribution towards:

↓ Reduced barriers to opportunities

- The Recreation Fee Subsidy Program (RFSP) helps people of all ages living in Richmond who experience financial barriers accessing recreational programs. RFSP participants receive financial support for many registered and drop-in parks, recreation and cultural programs offered by the City of Richmond and its Community Associations and Societies. The total number of Richmond residents enrolled in the program has steadily been increasing, providing more residents access to the physical and mental health benefits derived from participating in recreation activities.

	2021/2022	2022/2023
Total RFSP Clients	1992	2984

- Richmond’s annual City Grant Programs support local community service organizations by providing funding to improve the quality of life for residents. The grants build capacity for Richmond-based groups to offer programs and services that provide broad community benefit, and foster positive partnerships between the City and community organizations. The program continues to be an important component of the City’s strategy to build an active and thriving community.

	Number of Applicants	Number of Grants Awarded	Funding Awarded
Health, Social and Safety Grant (2022 and 2023)	58	57	\$1,297,712
Parks, Recreation, and Community Events Grant (2022 and 2023)	27	21	\$225,440
Arts and Culture Grant (2022 and 2023)	42	40	\$243,760

- The Instructor/Lifeguard Subsidy Program trial launched in May 2023 to allow Richmond residents from low-income households to pursue a career as an aquatics instructor or lifeguard. The Program aligns with the criteria used by the City’s Recreation Fee Subsidy Program to assess financial need, and provides candidates with a 90% subsidy for each required course. As of March 2024, 16 applicants have been approved for the subsidy, two of which have been hired for aquatics positions with the City of Richmond and several more being considered once they complete their required courses.



- South Arm Community Centre's Glitter drop-in program provides a welcoming space to 2SLGBTQ+ youth and their friends to connect, have fun and grow together through games, crafts, and open discussions about gender, identity, and acceptance. The program is free to all wishing to attend.
- Wellness Connections is an outreach program that is designed to reintegrate frail, at risk and isolated seniors back into the community. The program includes special programming, lunch and transportation, thereby removing some of the barriers seniors may face when trying to fully participate in traditional community centre programs and services. Wellness Connections is offered in English and Chinese (Mandarin and Cantonese), four times a year and each session runs for eight weeks.



Focus Area #4:

Facilitate supportive, safe and healthy natural and built environments

Why is this important?

The physical environment can influence health and wellness in a number of ways. Increased connectivity within and among neighbourhoods via bike paths and linkages with public transit enhance active travel for work, school and other destinations, while green spaces, walking paths, trails, inviting amenities and recreation facilities can promote physical activity. Some evidence suggests that living in neighbourhoods with easy access to healthier food options is correlated with better diets and better overall health. Neighbourhoods with local destinations that draw neighbours to walk, talk and connect with each other provide a way to encourage social interaction and combat isolation and loneliness.¹²

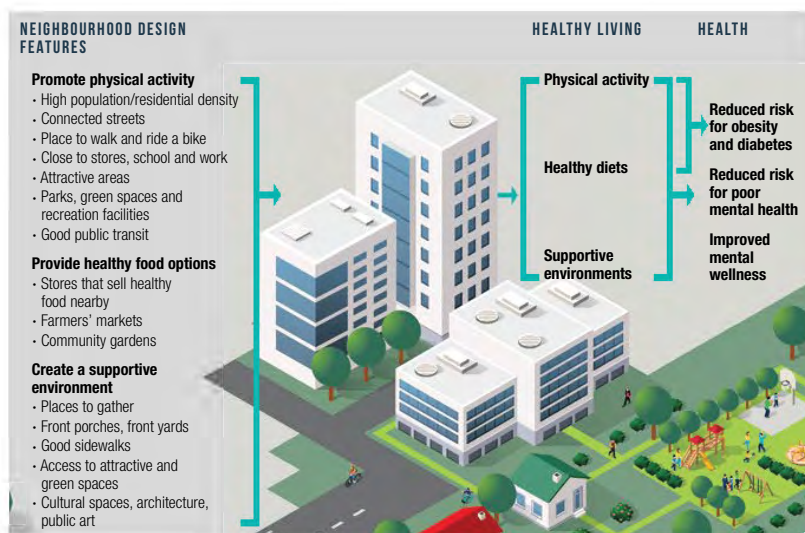


Photo Credit: Public Health Agency of Canada (2017)

The strategic actions in Focus Area #4 set the stage for improved wellness at the community level. Through the creation of public spaces that enable physical activity, active travel, and recreation, these spaces connect people to workplaces, schools, and resources like fresh food. Additionally, there are actions that encourage leveraging the natural and built environments to create local spaces that are inviting, vibrant, and inspire activity, conversation, or quiet contemplation.

Intended outcomes include:

- ↑ Walkability of neighbourhoods
- ↑ Outdoor unstructured play opportunities

Highlighted Achievements

PARKS IDENTIFICATION SIGNAGE PROGRAM (4.1.1)

As of December 2023, the City has installed park identification and wayfinding signage in over 50 parks and trails, enhancing visibility, safety, and awareness of bylaws and usage guidelines. Most recently, the new wayfinding program at Minoru Lakes improved site navigation and directional information. In addition to parks identification and wayfinding, collaboration among city departments is underway to address the ongoing issues with micro-mobility users on shared use pathways and trails. By utilizing infographics and icons for regulatory signs, the City will ensure that users from all ethnicities can easily understand our parks and trails rules of use, promoting a safer, more inclusive environmental experience.



Key Action 4.1.1:

Improve connectivity by developing walkable routes in neighbourhoods that are accessible to all. Walkable routes could be further enhanced by: providing access to benches, washrooms and playgrounds, shade and gathering places; providing interactive and interpretive amenities; and implementing a wayfinding and signage plan for walkable routes within neighbourhoods.

PARKS AND OPEN SPACE STRATEGY (4.1.1)

The completion of Richmond's 2022 Parks and Open Space Strategy marks the first comprehensive strategic plan for its parks and public open space system since 1977. This strategy includes an inventory of the whole system and all of the services delivered by Parks, effectively establishing the baseline for future decision making about priorities and resources. It consists of seven Focus Areas, each accompanied by outcome statements that direct where priorities and resources must be focused, in order to continue to provide a high-quality parks and open space system for future generations. These Focus Areas include Health and Wellness, Great Spaces and Experiences, Connectivity, Green Network, Blue Network, Diversity and Multi-functionality, and Resource Management. Regular monitoring and evaluation will ensure outcomes are achieved and consistently contribute to the overall health and wellness of the community.

LIME E-SCOOTER AND E-BIKE SHARE PROGRAM (4.1.2)

Lime, a San-Francisco-based company, was selected to operate the City's shared e-bike and e-scooter pilot project. Since its launch in May 2022, residents and visitors have embraced this service, with over 120,000 trips taken within Richmond. Lime has been an active supporter of cycling in Richmond, offering complimentary trials and education on safe riding practices for their devices at City-led events. Lime also implemented a connected helmet and lock system to enhance safety measures. Helmets conveniently attach to brackets on Lime vehicles when not in use, thereby increasing the availability of helmets for riders. The e-Scooter program offers discounts to all staff at each of the health authorities as well as for individuals enrolled in any federal, provincial, or local subsidy program. Powered by electricity, e-Scooters are an environmentally friendly alternative mode of travel that is lower in carbon emissions and less expensive than a car or motorcycle.

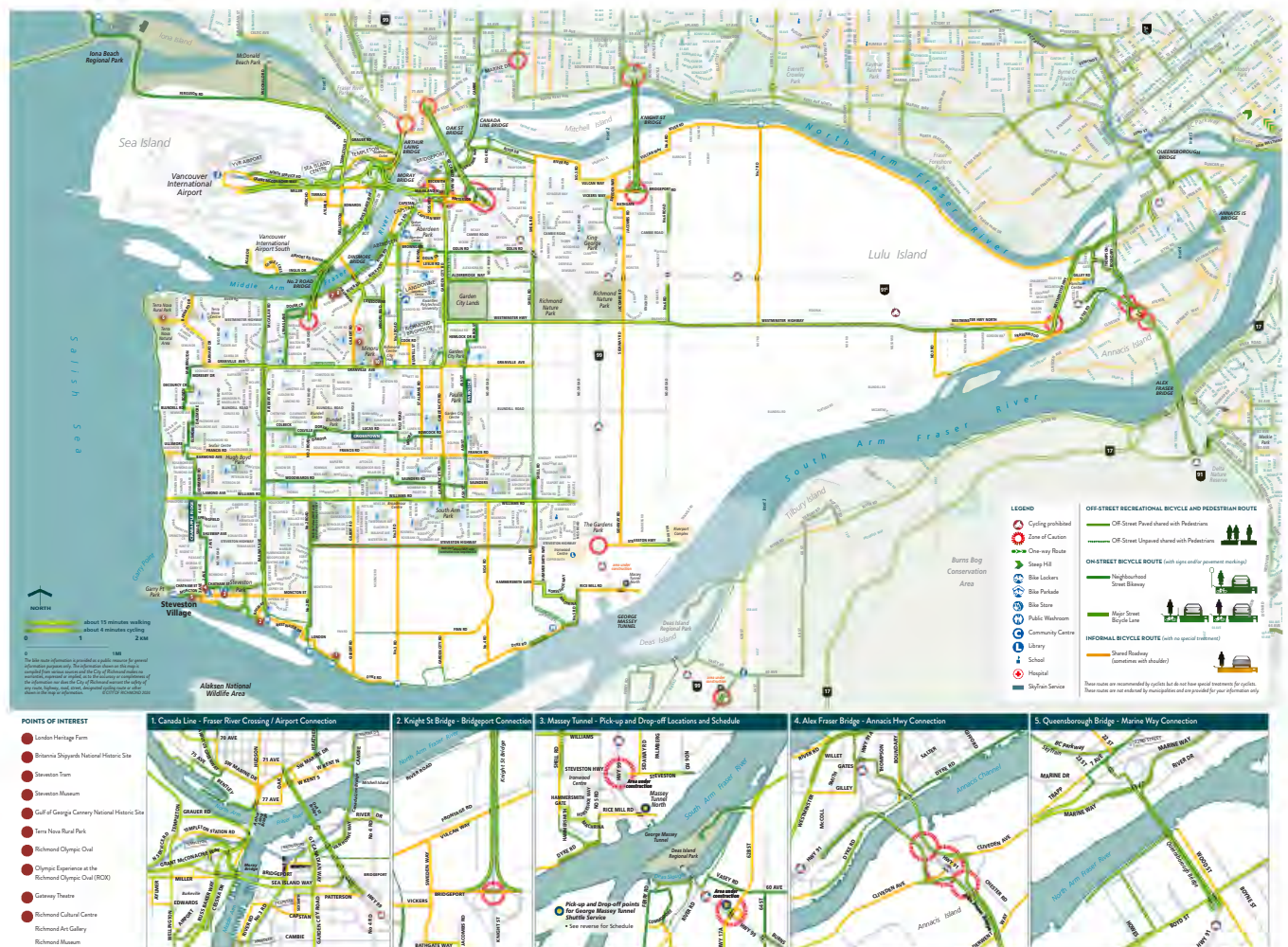
Key Action 4.1.2:

Continue to improve cycling networks across the city by: expanding the bike route network; expanding secured bike parking at City, health and school facilities; increasing access to bicycles and bicycle helmets to those facing barriers; and addressing barriers to using available bike routes.



CITY BICYCLE PLANNING (4.1.2)

In July 2022, Council adopted the updated Cycling Network Plan that provides an implementation strategy over a 15-year period to enhance cycling infrastructure and safety. Recommendations include intersection improvements, expanded bike parking, and other safety initiatives. Encouraging cycling as a healthy and convenient transportation choice is an integral part of the City's community and transportation planning. The City's goal is to grow cycling as a travel choice for 10% of all trips in Richmond by 2041. In doing so, the plan will help to ensure that the City's neighbourhoods accommodate a range of uses with convenient access to jobs, services and recreation.



KWANTLEN ST. FARMERS MARKET (4.1.3)

The Kwantlen St. Farmers Market continued to be a popular event at the Richmond Cultural Centre Plaza. Offering student-grown produce and other products from community vendors, the market brings people together to share agricultural knowledge through food. In an effort to make locally grown food more accessible, seniors, low-income families, and those who are pregnant can sign up for the BC farmers market nutrition coupon program. Eligible participants may use the coupons towards the purchase of anything sold at the Kwantlen market.



Key Action 4.1.3:

Enhance walkability/proximity to healthy food sources within neighbourhoods. Considerations can be given to one or more of the following best practice approaches; creating local spaces and incentives for community gardens, food sharing, farmers' markets and food skills programs; and creating mobile options that improve proximity to healthy food sources for areas with limited access (e.g., travelling 'pop up' units that sell fruit and vegetables).

PARKS AND PLAYGROUNDS (4.1.4)

Richmond is renowned for its parks and playgrounds. In 2022 and 2023, the City performed a number of new construction and revitalization projects to further enhance its outdoor amenities. Projects include:

Parks

- Minoru Lakes – the renewal process improved water quality, reducing reliance on potable water and increasing sustainability; other improvements included widened pathways and bridges for better accessibility, added picnic areas, updated lighting and signs, and more lakefront seating to encourage sitting by the water.
- London Farm – the site was transformed with new and renewed pathways, signs, maps, benches, a bridge, heritage gardens, chicken coops, and restored heritage features to improve accessibility; enhancements made share the site's history, guide visitors, and create an inviting, interactive space; revitalization was made possible through a grant from the Canada Community Revitalization Fund administered by Pacific Economic Development Canada.
- Steveston Community Park – the Steveston Community Park dog off-leash area was upgraded in 2022 which included a separate dog enclosure; other improvements included enhanced drainage, surfacing, tree protection, new trees, furnishings, and a drinking fountain.

Key Action 4.1.4:

Improve places and spaces at the neighbourhood level to make them accessible, inviting, healthy and safe through the addition of elements such as: furnishings and activities, nature; murals; book libraries; non-smoking outdoor and indoor spaces.

- Aberdeen Neighborhood Park – second phase of Aberdeen Neighbourhood Park opened in July 2022, bringing with it several new amenities including a playground, public washroom, Chinese garden, and a covered pavilion building, improving accessibility and enabling more diverse programming.

Playgrounds

- Neighborhood Park, Heather-Dolphin Neighborhood Park, and Great West Cannery Park Playgrounds – outdated play equipment in these parks was replaced with new equipment that aligns with current design trends and best practices.
- Alexandra Neighborhood Park – opened to the public in June 2022, offering residents a range of accessible amenities including a playground, table tennis, basketball court, dog off-leash area, and a large public artwork called Pergola Garden; park also links to surrounding active transportation networks and has preserved mature trees, long grass meadows, and a central pond that handles stormwater while providing ecosystem services and reducing strain on the City's storm infrastructure.
- The Fields – located at the Richmond Olympic Oval, this facility provides the community with a new multi-use synthetic turf field, half-court basketball courts, an outdoor fitness area, and flexible spaces for programs and events; project was delivered with support from the Government of Canada, the Province of British Columbia, and several other community funding partners.
- Tait Riverfront Park – site offers recreational and social amenities to the expanding Tait Neighborhood; situated on the riverfront and dyke trail, the park features a playground, water play area, picnic spots, basketball court, skateboard features, open lawn, pavilion, benches, pathways, plantings, and trees for shade.
- South Arm Playground – promoting social interaction, imagination, and physical challenges, this newly renovated playground provides play opportunities for all ages and abilities; includes inclusive features like rubberized pathways, a wheelchair-accessible sand table and digger, saucer swings, and a cozy dome for sensory-sensitive children; renewal was funded and completed in consultation with the South Arm Community Association.



RICHMOND NATURE PARK AND HOUSE (4.1.4)

The Richmond Nature Park consists of 200 acres of raised peat bog habitat that once covered large portions of Lulu Island. Four walking trails totalling 5 km provide visitors the chance to encounter plants and animals in the bog, forest and pond habitats. Additionally, the Nature Park offers amenities such as a nature-themed playground, a bird feeding station, a covered picnic shelter, and a rentable facility known as Kinsmen Pavilion. The Nature House, located within the park, is an interpretive centre that features interactive displays, and hosts programs and events about the park and other aspects of nature. Family adventure kits that include binoculars are available for visitors to borrow while visiting the park. In 2022, an estimated 17,000 people visited the Nature House. Visitation continued to grow in 2023, where the house received approximately 19,000 visits.

PUBLIC ART PROGRAM (4.1.4)

Richmond's Public Art Program sparks community participation in the building of public spaces and encourages citizens to take pride in public cultural expression. Since the program's inception in 1997, Richmond has continued to be home to a wealth of engaging and thought-provoking public artworks. The City's most recent installations include:

- Pergola Garden at Alexandra Park (Polymétis)
- Wake at Tait Waterfront Park (Aaron and Christian Huizenga)
- Typha at Middle Arm Waterfront Greenway (Charlotte Wall and Puya Khalili)
- Fireside at 6611 Pearson Way (Nathan Lee)



MURAL PROGRAM (4.1.4)

The Mural Program adds vibrancy to highly visible public spaces as it fosters community connection and cross-cultural exchange across generations. Annually, a Call for Walls is announced and interested property owners/managers can apply to have a mural on their property. In 2022, five new murals were created at Maple Lane Elementary School, Garden City Elementary School, Lord Byng Secondary School, Hayer Demolition and Steveston Harbour Authority. In 2023, the program continued with new installations at Pacific Net & Twine, Steveston Outdoor Pool, South Arm Outdoor Pool, Mitchell Elementary School and 22855 McLean Avenue (near Hamilton Community Centre). The Community Mural Program is funded from the Public Art Program Reserve with additional funds contributed from community project partners.



EARLY CHILDHOOD DEVELOPMENT (ECD) HUBS IN RICHMOND NEIGHBOURHOODS (4.1.5)

In 2021, the City of Richmond took ownership of two new innovative facilities, Sprouts and Seedlings Early Childhood Development Hubs. The two facilities are co-located with licensed child care and provide a unique combination in family strengthening and support services. The completion of the two ECD Hubs in 2021 was a significant achievement and the result of the City's commitment to creating larger facilities that can accommodate both high-quality licensed child care and wrap-around family supports. These facilities each include four different types of licensed child care and provide opportunity for enhanced community use, including multipurpose space, commercial kitchens, outdoor playgrounds and amenity spaces, thus providing a continuum of supports for families. In addition, these facilities provide high priority office space for non-profit organizations that support families and child care providers in Richmond. The Sprouts ECD Hub is located at 3368 Carscallen Road and is operated by YMCA BC. The Seedlings ECD Hub, located at 6380 No. 3 Road near the Brighthouse Canada Line Station, is operated by Aspire Richmond.

COOK WHIMSICAL GARDEN (4.1.5)

The Whimsical Garden project by J. Peachy, supported by Pat Calihou, Melissa West Morrison, Yolanda Weeks and Tiffany Yang, is an artist in residency project for Grade 4 and 5 students at William Cook Elementary. In June 2022, in celebration of Indigenous Peoples month, renowned indigenous artist, storyteller and carver, Simon Winadzi James facilitated a discussion on how his art connects his culture and family. Children were treated to a film screening of an episode of the animated series, Raven Tales called 'The Return of Kulus'. Inspired by the Canoe adventure in the story, the kids worked on their own mini paddle craft project.

Key Action 4.1.5:

Increase indoor and outdoor unstructured play opportunities citywide and at the community level at school and City playgrounds, parks and facilities by: increasing nature play elements; providing play equipment accessible to all e.g, playboxes available at community centers and parks; and creating learning opportunities in natural and built environments.



Success Stories

ACTIVE TRANSPORTATION NETWORK

Transportation networks that encourage active transportation improve equitable mobility and access. It also supports placemaking and social cohesion as more people enjoy walking and cycling to destinations within and across neighbourhoods, contributing to the overall improved health and environmental sustainability of a community.

In the City of Richmond, active transportation initiatives advanced a number of projects designed to enhance mobility, safety, and sustainability. Starting in 2023, construction began on the Steveston Highway Multi-Use Pathway (MUP). Spanning 4 km between Shell Road and No. 2 Road, this pathway offers a protected route for walking and cycling, enriching connectivity along the south side of Steveston Highway. Scheduled for completion in 2024, the MUP underscores the City's commitment to promoting active modes of transportation.

To address safety concerns, the City engaged with residents, businesses, and schools, to develop customized road safety programs for ten neighbourhoods. This collaborative approach has led to the implementation of six new speed reduction projects, which included the installation of speed cushions on neighbourhood streets. Engagement with public elementary schools also facilitated road safety improvement on fronting roadways, ensuring safer environments for pedestrians and cyclists alike. Other measures taken to proactively enhance road safety for pedestrians and cyclists include an extensive assessment of high-risk areas and collision-prone zones. As a result, the City has removed three channelized right turns at intersections to reduce vehicle and pedestrian/cyclist conflicts by slowing down right-turning traffic.

Richmond has achieved significant success in securing external grants totalling \$8,700,000 for active transport projects. Collaborative efforts with various organizations including, the Government of Canada, the Province of BC, TransLink, and ICBC, have enabled the realization of key initiatives within the community.

In 2023, engagement with both internal and external audiences played a pivotal role in championing enhanced active transportation and transit facilities as part of the province's Highway 99 Tunnel Program. Input provided outlined upgrades that would benefit Richmond residents. The new Steveston Interchange, set for completion in 2025, will provide cycling and pedestrian facilities along with improved bus stops.

Other Active Transportation Network expansion projects include:

- 2022 – Garden City Road multi-use pathway (Landsdowne Road to Westminster Highway)
- 2022 – completion of Phase 2 of the Alderbridge Way multi-use pathway (Fisher Gate to Shell Road)
- 2023 – installed delineators along existing bike lanes on Garden City Road between Granville Ave and Sea Island Way
- 2023 – completion of the Westminster Highway multi-use pathway (Smith Crescent to Fraserside Gate) allowing for safer travel and separation from vehicle traffic
- 2023 – completion of the pedestrian walkway on the north side of Westminster Highway enabling more residents to walk and take transit to local amenities

Key Action 4.1.2:

Continue to improve cycling networks across the city by: expanding the bike route network; expanding secured bike parking at City, health and school facilities; increasing access to bicycles and bicycle helmets to those facing barriers; and addressing barriers to using available bike routes.



Quick Facts

Contribution towards:

↑ Walkability of neighbourhoods

- Richmond boasts 140 parks with a total area of 871 hectares and over 50 km of trails.
- In 2023, 25 bus stops were upgraded to offer greater accessibility, bringing the total percentage of accessible bus stops in Richmond to 92%.
- In 2023, installed LED illuminated street name signs at 15 intersections.
- Audible Pedestrian Signal (APS) – in 2023, in consultation with representatives from the visually impaired community, the City installed 30 audible pedestrian pushbutton systems at signalized intersections.

Contribution towards:

↑ Outdoor unstructured play opportunities

- Outdoor spaces that offer opportunities for unstructured play across the city:
 - 85 playgrounds (includes SD 38 playgrounds)
 - 3 skate parks
 - 3 bike parks
 - 73 basketball full-courts and 43 half-courts





Focus Area #5:

Promote wellness literacy for residents across all ages and stages of their lives

Why is this important?

Wellness literacy can be understood as the ability to access, understand, evaluate and communicate information as a way to promote, maintain and improve health and wellness across the life-course. Lower levels of health and wellness literacy are often associated with equity dimensions such as lower levels of literacy, lower educational attainment, and older adults.¹³ Improving health and wellness literacy can empower people to better navigate systems and share relevant information with service providers that can help improve their state of health and wellness, take action to address their health and wellness concerns, and adopt health and wellness promoting behaviours.

The strategic actions in Focus Area #5 aim to align community resources that contribute to building health and wellness literacy of community members.

Intended outcome:

- ↑ Awareness of wellness components



Highlighted Achievements

G.O. DAY (5.1.3)

G.O. (Girls Only) Day is an annual, day-long expo where a selected group of girls, Grades 8–9, are provided the opportunity to participate in both educational and physical activity workshops. This is a joint initiative of the City of Richmond, Vancouver Coastal Health, and Richmond School District No. 38. Previous participants have reported that interacting with friends, building confidence, and having more affordable opportunities to be active were three things that would help them to become more physically active. After taking a hiatus due to the COVID-19 pandemic, a modified multi-day virtual version of G.O. Day returned in 2022. Free for girls and women, 29 activities were offered from mid to late March. The event was well attended with 243 of the 344 spots filling, and a total of 136 unique individuals registering. In 2023, the expo returned to its original day-long in-person format, and had 21 female-identifying youth attend. Registration in 2023 was more accessible as it allowed participants to register themselves, rather than needing a referral from a school teacher or counsellor. To support continued participation after the event, community centres across Richmond offer G.O. Day Clubs and many other affordable activities to provide ongoing social and skill development opportunities for girls.

Priority Action 5.13:
Provide educational workshops on wellness led by experts or high profile community members.



TRANS CARE BC (5.1.3)

Trans Care BC works with its partners to set direction and provide leadership for trans health services across the province. On June 8, 2023, Trans Care BC worked with the Youth at the Cambie Community Centre to implement an awareness campaign. This project focused on the misinformation about the health and well-being of two-spirit, trans and non-binary youth, and provided resources that increased their knowledge of the various supports available to them.

YOUTH LEADERSHIP (5.1.3)

The City Centre Community Centre has six weekly Youth Leadership groups, each focused on a different area. To address the growing concerns about youth mental health and wellness, staff brought the six groups together for a workshop covering healthy nutrition, personal mental health, managing burnout, sleep hygiene, and physical activity. This workshop provided the 80–90 attendees with resources and knowledge to improve their own wellness literacy.

55+ ACTIVATE! WELLNESS FAIR (5.1.3)

In June 2023, the 55+ Activate! Wellness Fair, returned to an in-person event, drawing over 500 people. The biennial event featured over 40 vendor booths, five educational workshops on topics such as caregiver self-care and physical activity for seniors, five activity demonstrations including yoga, tai chi, swimming, walking, free blood pressure checks by retired nurses, and a keynote speech on the secrets of positive aging.

LAUNCH REHAB WORKSHOPS (5.1.3)

Beginning in 2023, the City's Launch Rehab workshops have educated community members and provided real-life solutions to help improve health outcomes. Professional Rehabilitation Therapists delivered free workshops, where attendees learned about the common symptoms associated with arthritis and how to manage their symptoms with movement and exercise. The Healthy Back and Spine workshop taught attendees how to manage acute pain with exercise that focuses on strength and flexibility.

ARTFUL AGING ENRICHMENT PROJECT (5.1.3)

In recognition of the diversity among older adults in the city core, the City Centre Community Association has been committed to intentional programming that serves the varied wellness needs of community members, including promoting social connectedness through the Artful Aging Enrichment Project, an intergenerational initiative offering a variety of art-based and wellness literacy workshops in different languages. Examples of workshops offered in 2022 and 2023 include: Acrylic Fluid Art Painting, Bracelet Making, Embroidery, and Paper Mache Collage.



Success Stories

PARTICIPACTION COMMUNITY CHALLENGE

ParticipACTION is a national non-profit organization that inspires and supports people living in Canada to make physical activity a vital part of their everyday life. As Canada's premier physical activity brand, ParticipACTION works with its partners, which include organizations in the sport, physical activity and recreation sectors, alongside government and corporate sponsors, to help people living in Canada reduce sedentary time and move more through innovative engagement initiatives and thoughtful leadership.¹⁴

One such initiative, the Community Challenge (formerly known as Community Better Challenge), inspires Canadians to get active in the month of June, in search of Canada's Most Active Community. Open to all, participants tracked their active minutes through the ParticipACTION website and app.

In 2022, Richmond joined more than 280 communities in BC to take part in the challenge. Richmond tracked 9,700,000 minutes of physical activity and community members participated 37,911 times in organized community events, programs or services. This heightened level of activity earned Richmond the coveted title of British Columbia's Most Active Community along with a \$15,000 prize to be used to support local physical activity and sports.

The following year, Richmond residents enthusiastically returned to participate in the Challenge, this time logging 11,700,000 active minutes and surpassing 2022 results by 20%. Throughout the month of June, the City and its community partners offered over 50 free or low-cost activities including a Jazz Dance Party, a Sports Day for preschoolers and a Fitness Marathon, all of which contributed significantly to the event's success. As well, for the second year in a row, Richmond was selected as one of 50 finalists across Canada.

Since its inception in 2019, the Community Challenge exemplifies why ParticipACTION has become an enduring part of Canada's physical activity history.

This contributes to Priority Action

5.1.1: Develop and disseminate brief and easy to understand wellness messages in promotional materials.

"The City of Richmond is delighted to receive this honor which reinforces that we are one of Canada's most active communities."

- Mayor Malcom Brodie



Quick Facts

Contributions towards:

↑ Awareness of wellness components

- The Shopping Bus Program is a door-to-door transportation service for seniors that provides easy access to local businesses, including grocery stores, banks, doctor's offices and the Seniors Centre at Minoru Centre for Active Living.

	2022	2023
Number of Trips	93	92
Number of Riders	980	1,156

- G.O. Day is a day-long event for girls in Grades 8 and 9, to learn about physical activity, healthy eating and other wellness topics. Since its inception in 2006, over 1,200 youth girls have participated in the educational workshop.
- In June 2023, West Richmond Community Association ran a series of fitness and wellness workshops called Finding Your Happy Place, aimed at removing barriers to participation. The series ran over the course of three days and had a total of 90 attendees.
- In 2023, as part of an annual initiative by the Minoru Seniors Society, 100 Richmond seniors were provided with Christmas meal packages, for the fourth year in a row. This initiative was made possible through collaboration between staff, volunteers, Minoru Seniors Society members, and community partners, who worked together to identify vulnerable seniors in the community. Each meal package was supplemented with a \$20 gift card for Save-On-Foods, along with resources such as the 55+ Citywide Program Guide, the Richmond Cares Richmond Gives Seniors Directory, and the Shopping Bus Brochure.





Conclusion

The Richmond Community Wellness Strategy (2018–2023), reflects the collective efforts of the three partners: the City of Richmond, Vancouver Coastal-Health, and Richmond School District No. 38, all dedicated to enhancing the wellness of Richmond residents. Together and independently, these entities prioritize augmenting opportunities and support for physical activity, access to healthy food, mental wellness, and social connectedness.

The COVID-19 pandemic amplified public awareness regarding the importance of unstructured play in childhood development. As access to organized recreational activities became restricted, there was a notable increase in outdoor play. As a result, parents and caregivers realized the positive impact of allowing children the freedom to explore and express creativity without structured requirements and expectations, and how this in turn, benefitted their physical and mental resilience. Recognizing this shift in mindset, the Community Wellness Strategy partners are committed to advancing initiatives and action items that will enhance and broaden opportunities for unstructured play. This entails conducting a comprehensive review of the fall 2023 After-School Art Truck Pilot Project to optimize the program’s reach and financial sustainability, further expansion of the Play Streets initiative, and adding to the city’s physical literacy infrastructure.

Looking forward, the partners are embarking on several joint projects in the next phase of strategy implementation. One significant initiative is the development of the “Stories of Wellness” marketing campaign, aimed at raising awareness about the positive impact of programs and services on residents’ quality of life. Through storytelling, this campaign will highlight real-life examples of Richmond residents and their wellness journeys, emphasizing the importance of physical and mental well-being.

With an emphasis on accessibility, inclusion, and diversity through social connectedness initiatives, the partners are mindful of the evolving needs within Richmond’s population. Efforts are underway to increase opportunities for residents to engage with their neighbourhoods and connect with one another. Furthermore, the recommendations arising from the 2023 Community Services Needs Assessment will be used to guide future actions.

Through these concerted efforts, Richmond is positioned to continue to progress, develop, and thrive, with residents becoming evermore connected, healthy and well, thanks to the collective commitment of its partners and stakeholders.





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City of Richmond

Report to Committee

To: General Purposes Committee
From: Peter Russell
Director, Sustainability & District Energy
Re: **FCM Feasibility Study on Financing Options for Energy Retrofits to Existing Ground-Oriented Housing**

Date: May 22, 2024
File: 10-6000-01/2024-Vol 01

Staff Recommendations

1. That Council endorse a funding application in the amount of \$175,000, to be submitted to the Federation of Canadian Municipalities (FCM), to conduct a feasibility study on a low-interest energy retrofit financing program for existing ground-oriented residential buildings;
2. That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to enter into a funding agreement with FCM, should the application be successful; and
3. That the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.

Peter Russell
Director, Sustainability & District Energy
(604-516-9873)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF DEPUTY CAO
Finance Department	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

This report seeks Council approval for staff to proceed with a funding application to the Federation of Canadian Municipalities (FCM) Community Energy Financing initiative to conduct a detailed investigation of financing options that would help accelerate decarbonization and increase energy efficiency of existing ground-oriented residential buildings, which include single detached homes, townhouses, and multiplexes.

Council has previously advocated to the Province of BC to enable low-cost financing of energy and GHG emission retrofits for existing buildings. In May 2021, Council endorsed *Help Cities Lead Initiative*, which asked the Province to adopt a Property Assessed Clean Energy Program (PACE)¹ enabling legislation that would expand financing options for homeowners interested in reducing annual energy use and emissions. In February 2022, Council adopted the Community Energy & Emissions Plan 2050, which includes 77 actions and 199 implementation steps included within eight Strategic Directions. The implementation roadmap for Retrofit Existing Buildings includes 16 actions and 42 implementations steps, with adoption of ‘a low-interest financing program for building energy retrofits’ as a key implementation step to accelerate near-zero emission mechanical system retrofits in ground-oriented residential buildings. CEEP 2050 identifies retrofitting existing buildings as a major move to meet 2030 carbon reduction targets.

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

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

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

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

This report supports the implementation of Richmond’s Community Energy and Emissions Plan 2050, and OCP emission reduction policies through:

Strategic Direction 1: Retrofit Existing Buildings

Action Categories: ☒ Create incentives and remove barriers to low carbon energy retrofits

Analysis

Building retrofit financing is a method of funding improvements to existing buildings, such as low-carbon electrification and energy efficiency upgrades. Financing can be provided by a range of options, including city lending, third-party lending, PACE, utility on-bill financing, or other financial mechanisms aimed at improving building performance and reduce GHG emissions.

¹ PACE works by providing upfront financing for buildings energy upgrades, which are then repaid over time through an additional property tax payment. More information in the “Successful Financing Programs” section.

Utilizing established medium- and longer-term financing options for homeowners provides efficiencies for local implementation of citywide climate actions, as well as local take-up of available CleanBC incentives, thereby driving wider adoption of electric heat pumps and other building upgrades. The City currently has limited ability to provide significant direct financial incentives to homeowners seeking to implement a low-carbon retrofit, but can play a lead role in building local awareness, interest and participation in a building retrofit financing initiative. Consequently, resources allocated by the City to support financing initiatives would have a larger multiplier effect, enabling City funding to go further.

Implementing a financing mechanism to support building retrofits is crucial given the challenges posed by updating and oftentimes reconfiguring mechanical systems for space heating, cooling and domestic hot water systems. Together, these systems account for almost 90% of the GHG emissions from existing detached homes, duplexes and townhouses. Despite the existence of proven technologies that can dramatically decrease both total energy consumption and GHG emissions, as well as provincial and federal incentive programs, up-front capital costs pose a barrier for homeowners seeking to install high-efficiency electric heat pumps, upgrade the thermal performance of the building envelope, or implement energy efficient, mechanical ventilation.

A detailed retrofit action plan for existing buildings, listed in the CEEP as a key action, is currently in development. It will provide guidance on various key aspects, including energy data analysis, which might include a potential energy and greenhouse gas emissions reporting requirement, policy regulations, development of incentives and programs, demonstration projects, and financing mechanisms. Given the lead times to secure FCM funding, staff are bringing this request forward at this time. Additionally, financing options will inform the development of the strategy.

To support retrofits, staff have identified that reducing financial barriers for low-carbon retrofits in ground-oriented residential is a critical element to increase the number of energy retrofits in those buildings. The concurrent staff report titled *Municipal Top-Ups for Heat Pump Retrofits in Ground-Oriented Residential Homes* (May 21, 2024) proposes a municipal top-up incentive program for heat pumps and electrical service upgrades to further reduce this barrier.

Overview of ground-oriented residential buildings in Richmond

Richmond contains around 43,000 residential dwelling units within 28,000 ground-oriented buildings.² These buildings account for almost 60% of the city's total building stock by number, and 38% of total annual operational emissions from existing buildings, of which 28% comes from single-detached homes, and 10% from attached homes.

Attachment 1 includes a detailed breakdown of energy use and GHG emissions in ground-oriented detached and attached residential buildings in Richmond, categorized by age cohort. Ground-oriented homes constructed between 1946 and 1995 emerge as leading carbon emitters. These buildings commonly utilize gas-fired furnaces and/or boilers for space heating and domestic hot water, and experience significant heat loss through the building envelope.

² Statistics from 2019 Licker Geospatial study commissioned by the City
7562606

Moreover, the majority of ground-oriented buildings do not have cooling systems. With longer and hotter summers expected in the upcoming years, the implementation of heat pumps can enhance a building's climate resilience by providing cooling, improving occupants' thermal comfort, and reducing health risks, especially among vulnerable populations.

Staff conducted estimates to assess the potential impact of retrofitting gas-fired furnaces and gas-fired domestic water heaters with electric heat pumps in ground-oriented residential homes in Richmond. On average, retrofitting the space heating system of a Richmond home built between 1946 and 1990 is anticipated to result in a reduction equivalent to 3.4 tonnes of CO₂ per year³, with an additional 1 tonne achievable by upgrading the domestic hot water system with electric heat pump water heater. Together, these retrofits could achieve 85-90% annual GHG emissions reduction per home in pre-1990 homes.

Staff also conducted a sensitivity analysis to determine estimated annual energy savings that could be achieved by retrofitting these building with electric heat pumps. Modelled scenarios included variations in predicted carbon price and average efficiency of heat pumps. Cost savings in terms of space heating, under these scenarios, ranged from \$3,000 to \$7,200 over the 15-year life cycle of the heat pump. Lifetime savings from a new heat pump domestic hot water system varied between \$650 and \$1,800 over the same lifespan.

Current heat pump incentives offered by provincial and federal governments seek to minimize the incremental purchase and installation costs of heat pumps relative to natural gas systems. However, upfront costs, as aforementioned, remain a primary barrier to proceeding with a heat pump retrofit, since these programs only provide rebates after upgrades are implemented. Heat pumps utilized for space heating and cooling, typically cost between \$12,000 and \$30,000, while up-front costs for heat pump water heaters range from \$6,000 to \$15,000. These costs include labour for equipment installation, but do not factor in heat pump rebates currently in the market. However, even with federal and provincial rebates, the homeowner has to show proof that the equipment is installed and paid for before receiving a heat pump rebate⁴. Covering all upfront costs at once poses a potential barrier to wider adoption of electric heat pumps. Potential implementation of a low-interest financing program reduces this barrier by spreading these costs over a longer period.

Successful Financing Programs in Canada

Several successful financing programs have been implemented in Canada in recent years and three notable examples are included below. The following programs use a Property Assessed Clean Energy (PACE) financing mechanism, in which loans are repaid by means of an additional levy on the home's annual property tax payment. With PACE, the loan is tied to the property rather than the property owner, so that both the capital asset and any remaining repayment debt are transferred from one owner to the next when a property is sold.⁵

- **District of Saanich - Heat Pump Financing Program:** This program offers up to \$12,000 in zero-interest financing to support the upgrade of existing fossil fuel furnaces or boilers to efficient electric heat pumps. Loan repayment occurs over a ten-year period. This program

³ Considering the incremental GHG emissions from addition of cooling by installing a heat pump

⁴ Clean BC Income Qualified Program process is the only incentive program that provides rebates directly to registered contractors, alleviating upfront costs to customers.

⁵ Due to the absence of PACE-enabling legislation in BC, other financing mechanisms will be explored in the proposed feasibility study.

has been very successful, reaching full capacity within two weeks of the first intake. The first intake was a pilot financed by FCM and Real Estate Foundation of BC. Recently, District of Saanich Council approved the expansion of this program, partially financed by FCM.

- **Province of Nova Scotia - Clean Energy Financing:** Operating since 2016, this program helps Nova Scotia municipalities provide low-interest financing to qualifying homeowners interested in undertaking clean energy upgrades, with 12 municipalities participating. The program offers financing for up to ten years, with the maximum loan amount and interest rate varying between participating municipalities. Due to its success, new FCM investments were recently approved, helping to drive future GHG reductions of 1,617 tonnes of CO₂/year and energy savings of 20,400 GJ/year.
- **City of Toronto - Home Energy Loan Program (HELP):** Since 2014, homeowners in Toronto can borrow up to \$125,000 to cover the cost of home energy improvements, such as heat pumps, air sealing, water heaters, envelope insulation, EV chargers and more. Interest repayment rates vary based upon the loan term. In 2022, the City extended this program, which in the first six years of operation financed 229 projects with a total value of \$5.67 million.

FCM Community Energy Financing Initiative

FCM's Community Efficiency Financing (CEF) program is designed to support local innovation in energy retrofit financing. Specifically, CEF seeks to identify alternative financing models, such as PACE, but also utility on-bill financing as well as innovative third-party lending.

CEF provides funding to support program development at all stages, and staff are requesting Council approval to apply for the feasibility study grant, which would fund 80 percent of eligible costs up to \$175,000. Table 1 shows the sequencing of FCM funding available to support this initiative, including expected timeline.

Should the City application be successful, staff will update Council at future date on results of the feasibility study and recommended next steps.

Table 1: Funding available through FCM Community Energy Financing (CEF) program

CEF Stage	Grant Up To	Grant Cap	Status	Timeline
Feasibility Study	80%	\$175,000	Seeking Council endorsement to proceed	Now
Program Design	80%	\$175,000	Based upon favourable results from the Feasibility Study, staff would seek Council approval to proceed with Program Design.	2025/2026
Capital Program	80%	FCM funding options available: a) \$10M Capital Loan with grant up to 50% of the loan amount. [or] b) \$2M in Credit Enhancement (leverage ratio 5:1 or greater) with up to \$5M grant	Based upon favourable results from Program Design phase, staff would seek Council approval to proceed with Capital Program (a) or (b).	2026

Financial Impact

FCM offers up to \$175,000 in funding to conduct a Community Energy Financing (CEF) Program study. Work on this study is anticipated to start during the second half of 2024, and will take approximately six months to complete. If Council endorses the recommendation to proceed, staff will submit a grant funding application to FCM.

Staff recommends that the CEF Study move forward, with an estimated \$220,000 cost, and that the Local Government Climate Action Program (LGCAP) revenue be used to fund the study. If the grant application is successful, a portion of the LGCAP funding source will be replaced by the FCM grant to fund up to 80% of total eligible costs of the proposed study, to a potential maximum of \$175,000. If approved, the Consolidated 5 Year Financial Plan (2024-2028) will be amended accordingly.

Conclusion

This report seeks Council approval to proceed with an FCM grant funding application to support an energy financing feasibility study for ground-oriented residential buildings. The scope of the study includes a baseline assessment, engaging stakeholders, evaluating a range of financing mechanisms, analyzing the impact of various retrofit measures covered by the financing program, and establishing next steps. This study will also determine the potential of an energy retrofit financing program to reduce the incidence of energy poverty for low-income households.

An energy retrofit financing program could offer a range of benefits to homeowners considering energy-related improvements to building envelope and/or mechanical systems. Based upon experiences from pilot programs elsewhere in Canada, they reduce the upfront capital cost barrier, hold the promise of lower energy bills after a retrofit, and enable allocation of energy cost savings toward repayment of the loan. These programs also increase the relative number of households considering and participating in an energy-related retrofit initiative, thereby boosting GHG emissions reduction in these homes, and creating a more comfortable and resilient living environment for occupants.



Gabriel Berenguer Vieira
Senior Climate Action Specialist
(604-247-4617)
GB

Att. 1: Ground-Oriented Residential: Building Count, Energy Use and Emissions by Age Cohort

Ground-Oriented Residential: Building Count, Energy Use and Emissions by Age Cohort

Table A.1: Residential Single Detached Homes

Age Cohort	Buildings Count	Building Area (m ²)	Total EUI (kWh/m ² /yr)	GHGs (tCO ₂ e/yr)	GHG Emissions (% of all buildings)
pre-1946	525	66,218	249.37	2,139	0.50%
1946-1977	9,164	1,406,677	196.54	35,816	8.34%
1978-1995	11,138	2,807,333	143.87	52,324	12.19%
1996-2010	4,554	1,449,002	109.37	20,529	4.78%
2011-2016	2,425	953,152	96.01	11,856	2.76%
Total	27,806	6,682,382	N/A	122,664	28.57%

Table A.2: Residential Single Attached Homes

Age Cohort	Buildings Count	Building Area (m ²)	Total EUI (kWh/m ² /yr)	GHGs (tCO ₂ e/yr)	GHG Emissions (% of all buildings)
Pre-1946	9	437	289.37	16	0.00%
1946-1977	3,112	399,558	221.4	11,433	2.66%
1978-1995	5,314	761,697	162.83	16,030	3.73%
1996-2010	5,876	771,151	127.95	12,752	2.97%
2011-2016	1,358	174,015	111.29	2,503	0.58%
Total	15,669	2,106,858	N/A	42,734	9.94%

Table A.3: All Ground Oriented Homes

Building Category	Building Count	Building Area (m ²)	Total EUI (kWh/m ² /yr)	Total GHGs (tCO ₂ e/yr)	GHG Emissions (% of all buildings)
Total	43,475	8,789,240	N/A	165,398	38.51%



City of Richmond

Report to Committee

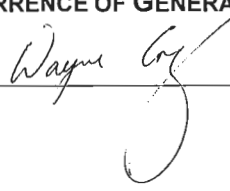

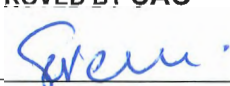
To: General Purposes Committee
From: John Hopkins
Director, Policy Planning
Date: May 23, 2024
File: 01-0153-01/2024-Vol 01
Re: **Richmond Response: Proposed Airport Zoning Regulations for YVR**

Staff Recommendations

1. That as described in the staff report titled “Richmond Response: Proposed Airport Zoning Regulations for YVR”, dated May 23, 2024, from the Director, Policy Planning, staff comments be endorsed and submitted to Transport Canada as part of their Canada Gazette public consultation process on the proposed Vancouver International Airport Zoning Regulations;
2. That a letter be prepared outlining the City of Richmond’s concerns on Transport Canada’s proposed Vancouver International Airport Zoning Regulations and request a review of the proposed Airport Zoning Regulations for the Vancouver International Airport to the following:
 - a. Minister of Transport and Quebec Lieutenant;
 - b. Minister of Environment and Climate Change;
 - c. Minister of Fisheries, Oceans and the Canadian Coast Guard;
 - d. Minister of Environment and Climate Change Strategy;
 - e. Minister of Agriculture and Food;
 - f. Members of Parliament for Richmond;
 - g. Members of the Legislative Assembly for Richmond;
 - h. Provincial Agricultural Land Commission Chair; and
 - i. YVR Board Chair; and
3. That staff be directed to initiate dialogue with the Vancouver Airport Authority to re-affirm their commitment to applying to Transport Canada to increase building heights in select portions of the City, in particular the south end of the City Centre Area Plan.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report provides an update regarding Transport Canada's proposed amendments to existing Vancouver International Airport Zoning Regulations (AZR). The AZR is managed by Transport Canada pursuant to Section 5.4 of the *Aeronautics Act*. The stated purpose of the revised AZR is to protect the usability of the Vancouver International Airport (YVR) by restricting land uses and property regulations such as building height, that conflict with the airport's safe operation.

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

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

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

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

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

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

Background

The current AZR for YVR was last updated in 1981. The Vancouver Airport Authority (VAA) first proposed amending its AZR in 2014 to protect the airspace for two future runway options: a south parallel runway and/or a foreshore runway, outlined in the VAA's YVR 2037 Master Plan, adopted in 2017. To minimize the impact to building heights within the City Center area, the VAA proposed four specific areas that would allow a slightly higher building height than what would otherwise be permitted. On May 21, 2019, Council endorsed amendments to the City Centre Area Plan and Zoning Bylaw to adjust building and structure height in order to comply with the proposed AZR. Later in 2019, VAA sent the proposed AZR to Transport Canada for their review and approval. Attachment 1 indicates the geographical location of the new AZR.

Transport Canada notified City of Richmond staff in February 2021 that they intend on proposing additional provisions in the AZR that include restricting potential wildlife hazards and limiting devices that may interfere with communications. City staff met with Transport Canada on several occasions in 2021 and 2022. Through those meetings, City staff indicated no concerns about limiting devices that may interfere with communications, but did express concerns about how Transport Canada proposed to manage wildlife hazards.

Analysis

The proposed AZR, as posted recently in the Canada Gazette, has three themes:

- (1) **Future Viability and Safe Airport Operations:** This relates to the revision of building heights to accommodate the need for the construction of an additional runway in the future.
- (2) **Wildlife Hazards and Communication Interference:** Two key restrictions are introduced including prohibiting the use of lands for new activities or uses that attract wildlife – particularly birds – near a flight path, and prohibiting the use of lands in a way that causes interference with any signal or communication to and from an aircraft.
- (3) **Airport Terminology:** Updating language in the AZR to use current airport terminology.

City staff have been working with VAA staff on interpretation and implementation of the proposed amendments to the AZR. Staff have indicated no concerns with the revised building heights and agreed upon “bump outs” as they are consistent with the Council endorsed amendments to the City Centre Area Plan and Zoning Bylaw in 2019. Staff also do not have any concerns about changes in airport terminology as those amendments are largely housekeeping.

Staff, however, do have significant concerns over the newly introduced wildlife hazards prohibition. The proposed Wildlife Hazard provision of the AZR (Attachment 2) is vague, and the Regulatory Impact Analysis Statement posted on the Canada Gazette does not provide much clarity on what the prohibited activities or uses would be. Rather, it states that Transport Canada will publish a circular with additional non-regulatory guidance on what land uses might be attractive to wildlife and anticipates publishing the advisory circular on its website by early 2024. To date, the circular is not available.

City staff have been working with VAA staff to better define what land uses may be of concern. Through those discussions, VAA staff have identified the following land uses:

- Agriculture (in particular, dairy operation, annual crop production, perennial berry crop production);
- Food waste facilities (landfill, waste transfer station, compost facility, fish processing);
- Greenspace (amenity turf grass, amenity wetlands, restoration wetlands, wetland ecosystems); and
- Infrastructure (storm water detention ponds, ditches, sewage treatment, bridges and other aerial structures).

YVR staff also prepared a draft memorandum of understanding (MOU) to City staff for discussion. Unfortunately, the MOU establishes the City as the gatekeeper to the AZR when managing all land uses that may attract birds, when this responsibility should reside with VAA. The MOU also proposes a 60-day window for the VAA to review wildlife reports, which would create a significant delay in approvals.

Many land use changes that may attract birds do not involve the City’s jurisdiction, such as changes in agriculture (provincial Agricultural Land Commission), fish habitat compensation (federal Department of Fisheries and Oceans), or diking upgrades (provincial Minister of Environment).

With that, City staff have advised VAA staff that the terms of the MOU are not acceptable or appropriate given the airports local context, the implication on City operations and the inability for the City to restrict agricultural activity within the ALR. Further, City staff have requested that VAA staff consult with the ALC staff as the restrictions are contrary to the ALC Act.

Overall, it is difficult to discern what the City's role will be with respect to these new wildlife hazards. At a minimum, the City will have to comply with the prohibitions on activities or uses that attract wildlife with respect to City properties and City projects. The Regulatory Impact Analysis Statement specifically notes that Richmond will be required to consider the new land-use restrictions in its urban planning. For example, the design and implementation of certain urban features, such as parks or water management systems, would need to meet the new standards in all affected areas to prevent new attractants for wildlife, particularly birds that pose safety hazards for landing and departing aircraft. It is important to point out that the regulations will not apply to existing uses or activities that may attract birds, only to new activities or uses.

However, the Regulatory Impact Analysis Statement also states that VAA would be responsible for monitoring the lands around the airport for compliance and for reporting any potential violations or issues to Transport Canada. Furthermore, in accordance with subsection 5.7(1) of the *Aeronautics Act*, the Minister of Transport (and not the City) has the power to give written notice to advise the owner or lessee of lands subject to the AZR that they are making use of lands in contravention of the zoning regulation. The notice would indicate that, unless the owner or lessee of the lands discontinues the contravening use, the Minister may take action to ensure its removal, and may issue fines. Based on these statements, it seems to indicate that the City would only be responsible for its own properties and its own projects.

The proposed AZR do provide that a person must not "permit another person to use" any lands for activities or uses that attract wildlife. Further clarity is needed on what uses or activities are prohibited, and in what areas of the City, in order to determine the extent, if any, that the City has permitting authority over these uses or activities. Staff could then consider approaches to transfer the compliance burden to applicants and the VAA, which is similar to existing practices with respect to confirming compliance with building height.

Consultation and the Proposed AZR

The *Aeronautics Act* provides that the Minister of Transport shall publicize a public notice of every proposed change to the AZR through the local newspaper, if any, serving the area which the AZR relates and in the Canada Gazette, and provide an opportunity to allow interested persons to make representations to the Minister. The Minister of Transport recently began a 60-day public consultation period on April 20, 2024 in the Canada Gazette, which closes on June 19, 2024 (<https://www.gazette.gc.ca/rp-pr/p1/2024/2024-04-20/html/reg3-eng.html>). As there is no legal requirement for Transport Canada to provide direct notice, and Richmond's local news service does not publish a printed newspaper, City staff only became aware of this public comment period through VAA staff.

As staff have expressed concerns about the wildlife hazard regulations, staff intend to provide comments as part of the Canada Gazette consultation process, subject to Council endorsement. Comments would include:

- Acknowledgement that managing birds within an airport is crucial to aviation safety, but at the same time, expressing concern that the implications of prohibiting and/or severely restricting wildlife hazards is immense where an international airport is located in the Pacific Flyway which is a major flyway for migratory birds;
- Further to the comment above, the regulation does not reflect the local context of YVR where Sea Island and the affected parts of Lulu Island are a small part of the overall Sturgeon Banks which is a provincially managed wildlife area that consists of 5,182 hectares; a “one size fits all” approach to managing wildlife and birds is not appropriate;
- Expressing concern over the lack of guidance to gain a fulsome understanding on what activities or uses are considered to attract wildlife, and how those uses and/or activities will be determined;
- Advising that the City has little control or regulation over the agricultural uses of lands within the Agricultural Land Reserve (ALR) which is also regulated by the Farm Practices Protection (Right to Farm) Act;
- Advising that the City has little control or regulation over habitat restoration measures as regulated by the Department of Fisheries and Ocean (DFO), and also dike protection measures as part of long-term flood hazard management
- Expressing concern over the planning of new park space such as the future middle arm park and increasing the City’s tree canopy which may be in conflict with the proposed AZR;
- The draft AZR presents numerous conflicts with agencies and departments at both the Federal and Provincial level;
- The lack of meaningful consultation or any direct notification by Transport Canada has been problematic, in addition to the insufficient time to respond to the Canada Gazette public notification period; and
- The lack of any consultation with other approving authorities (e.g., ALC, DFO) by either Transport Canada or the VAA has been challenging.

Staff also recommend that a letter be prepared outlining the City of Richmond’s concerns and requesting a review of the proposed AZR for YVR to the following:

- Minister of Transport and Quebec Lieutenant;
- Minister of Environment and Climate Change;
- Minister of Fisheries, Oceans and the Canadian Coast Guard;
- Minister of Environment and Climate Change Strategy;
- Minister of Agriculture and Food;
- Members of Parliament for Richmond;
- Members of the Legislative Assembly for Richmond;
- Provincial Agricultural Land Commission Chair; and
- YVR Board Chair.

The City has until June 19, 2024 at 11:59 p.m. EST to submit comments on the Regulatory Impact Analysis Statement and the proposed replacement AZR. City staff will continue to work with VAA staff on guidelines in the event that the AZR are enacted and will update Council as appropriate. Bylaw amendments that would require Council approval may be required at a later date.

Potential Building Height Increase

Section 3.6.4 of the City's Official Community Plan includes policies regarding maximizing City Centre viability by exploring with YVR possible increases in building height around the south end of the City Centre (e.g., City Hall) for a number of social, economic and environmental reasons. The issue of increasing building height beyond the maximum building height of 45 metres above ground under the AZR was originally discussed in 2014 as part of the current amendment package being reviewed by Transport Canada. YVR staff have indicated that increased building height would not be part of this application, but there would be an opportunity to discuss under a separate application. The need for increased building height in key areas of the City Centre is especially relevant due to the imposition of Bill 47, which requires minimum residential building height, and densities, for areas within 800 metres from a rapid transit station such as the Canada Line. As a result, staff would recommend that staff be directed to initiate dialogue with the VAA.

Financial Impact

None

Conclusion

Since 2021, City staff have been working with staff from both Transport Canada and VAA on proposed additional provisions in the AZR that include restricting potential wildlife hazards. Through those meetings, City staff expressed concerns about how Transport Canada has proposed to manage wildlife hazards. Transport Canada is currently requesting public comment on the proposed AZR amendments through the Canada Gazette.

Subject to approval from Council, City staff will send comments and express concerns over the lack of detail on how to implement the new AZR with respect to managing wildlife hazards, in particular birds.



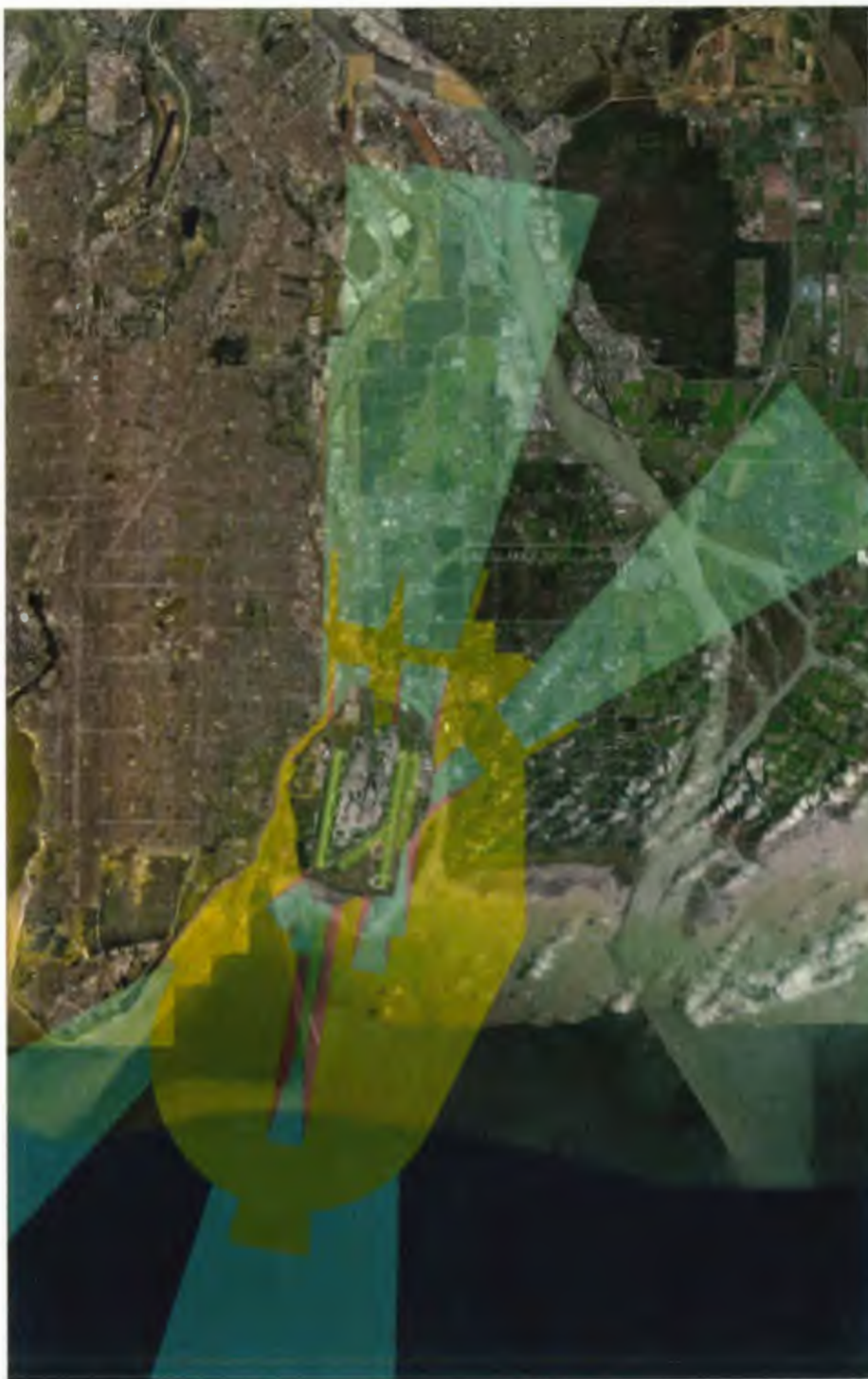
John Hopkins
Director, Policy Planning
(604-276-4279)

JH:ck

Att. 1: Geographical Location of the Proposed Airport Zoning Regulations

Att. 2: Excerpt from the Vancouver International Airport Zoning Regulations: Wildlife Hazard Provisions

Geographical Location of the Proposed Airport Zoning Regulations



Yellow Colour: Outer surface (45m building height limit above ground)
Teal Colour: Take-off/approach surface (variable height limit)
Red Colour: Transitional surface (variable height limit)

**Excerpt from the Vancouver International Airport Zoning Regulations:
Wildlife Hazard Provisions**

Wildlife Hazard

Prohibition — activities or uses

6 (1) A person must not use, or permit another person to use, any of the lands in respect of which these Regulations apply for activities or uses that attract wildlife — particularly birds — that may create a hazard for aviation safety.

Exception

(2) Despite subsection (1), a person may use, or permit another person to use, the lands as a site for an open water storage reservoir for a period of 48 hours or less.



City of Richmond

Report to Committee

To: Finance Committee

Date: May 2, 2024

From: Jerry Chong
General Manager, Finance and Corporate
Services

File: 01-0375-01/2024-Vol
01

Re: 2023 Annual Report and 2023 Annual Report Highlights

Staff Recommendation

That the reports titled, "2023 Annual Report" and "2023 Annual Report – Highlights" be approved.

Jerry Chong
General Manager, Finance and Corporate Services
(604-276-4064)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

Pursuant to Section 98 of the *Community Charter*, before June 30th, in each year, a Council must:

- a) Prepare an annual report
- b) Make the report available for public inspection
- c) Have the report available for public inspection at a Council or other public meeting

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

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

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

4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.

Analysis

The City of Richmond's annual report formally presents the audited financial statements and other relevant financial, economic and demographic indicators to the public. The report also highlights many of the City's significant achievements and milestones from 2023.

Two versions of the Annual Report are produced each year in order to reach the different audiences interested in this information. The comprehensive 2023 Annual Report meets all legislative requirements for financial reporting as required under the *Community Charter* for British Columbia's local governments. This version will be publicly available through the City's [website](#) and printed only upon request. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's Term Goals; and a listing of permissive exemptions. In addition to the statutorily required information, the comprehensive version provides information on the City's milestones from 2023, including awards and achievements and a variety of key corporate financial and community demographic statistical data for the year.

For a broader audience, the City also produces a condensed financial reporting document known as the 2023 Annual Report – Highlights. This shorter version, which is designed to be accessible and easily understandable for a general audience, provides information about the City of Richmond, its services, highlights from 2023 and the City's financial condition. In order to support sustainable practices the condensed version is available through the City's website and distribution will be done electronically. There will be limited printed copies for presentation purposes and to fulfill statutory obligations.

The City will again submit both reports to the Government Finance Officers Association (GFOA) for consideration in their annual awards program. The 2022 reports received the GFOA Canadian Award for Financial Reporting and the Outstanding Achievement in Popular Financial Reporting Award for the 21st and 14th successive year respectively.

The reports are produced entirely in house through the joint efforts of the Finance Department and the Corporate Communications and Marketing Department, with design by the in-house Production Centre team. The 2023 reports also feature photos submitted by City of Richmond employees who were asked to submit images to showcase their city, and recognize the talent and contributions of staff outside their day-to-day work environments.

Financial Impact

None.

Conclusion

The City of Richmond 2023 Annual Report and the 2023 Annual Report – Highlights satisfy the *Community Charter* requirements for financial reporting and are important instruments in ensuring public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements and milestones during the 2023 fiscal year.



Mike Ching
Director, Finance
(604-276-4137)



Clay Adams
Director, Corporate Communications and
Marketing
(604-276-4399)

- Att. 1: 2023 Annual Report
2: 2023 Annual Report – Highlights



City of
Richmond
British Columbia, Canada

2023 Annual Report

For the year ended December 31, 2023





City of Richmond

British Columbia, Canada

2023 Annual Report

For the year ended December 31, 2023

*Our vision is to be the most appealing, livable
and well-managed community in Canada*

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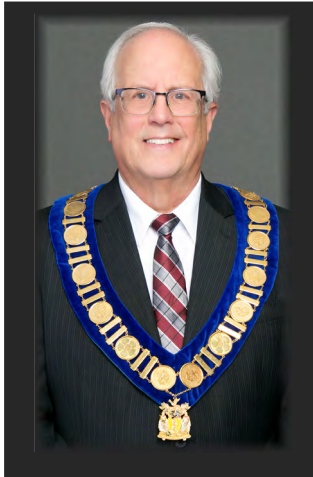
For an online copy of this report, please visit richmond.ca/AnnualReport



The City of Richmond is proud of its diverse and committed workforce. This year, we asked our employees to take photos and send us images of “their Richmond” for this report. Photos with the camera icon are just some of the submissions, and we are delighted to share them with you. None are professional photographers.

COVER PHOTO: THE HORSESHOE SLOUGH PUMP STATION, ONE OF 39 PUMP STATIONS IN RICHMOND, PROTECTS THE COMMUNITY AND IS AN ESSENTIAL PIECE OF THE CITY’S FLOOD PROTECTION MEASURES

Message from the Mayor



The City of Richmond and our City Council continued to be civic leaders in 2023 thanks to a number of bold, innovative and sustainable programs that benefitted residents as well as businesses.

Despite stubbornly high inflation and interest rates, Richmond showcased an active year with a robust, stable economy as well as a commitment to addressing community needs.

As housing affordability dominated public, media and government conversations, Council took action to encourage the availability of various forms of affordable rental accommodation. It approved a project in the City Centre that will see a total of over 1,350 units built, including 156 Low End Market Rental units and 120 market rental units. At Public Hearings, Council also approved over 1,000 townhouse and condominium units across the city of which almost 300 will be

affordable rental units and 200 will be permanent market rentals.

Challenges in housing affordability gave rise to increased risks of homelessness. Council took steps to support those in need by adding capacity at the Richmond House Emergency Shelter. Warming Centres at South Arm and Brighthouse Parks, as well as the ongoing operation of a Drop-In Centre and Shower Program near City Hall, were also extended.

The City issued building permits with an overall construction value exceeding \$750 million in 2023. Major residential construction projects started over the past year, including the \$500 million Richmond Centre redevelopment that will provide over 1,100 residential units and additional retail space in the City Centre.

Richmond's commitment to environmental sustainability was evident when Council adopted a Circular City Strategy in April as the guiding framework for environmental action. With six strategic directions and 84 actions, the strategy is the first of its kind for a Canadian local government and sets Richmond on a path to achieve 100 per cent circularity by 2050.

In another innovative approach, Council adopted the Zero Carbon Step Code for new residential, commercial, office, retail and hotel use. The Code will accelerate the transition to zero-emission energy sources in new buildings and move us closer to achieving our 2030 (50 per cent) and 2050 (100 per cent) greenhouse gas emission reduction targets.

Through wise investments, sound management and innovative action, our staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2023 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.

A handwritten signature in black ink, reading "Malcolm Brodie". The signature is stylized and fluid.

Malcolm Brodie
Mayor, City of Richmond

Richmond City Council



Back row, left to right:

Lieutenant Jim Dickson (Richmond Fire-Rescue), Councillor Andy Hobbs, Councillor Kash Heed, Councillor Laura Gillanders, Councillor Michael Wolfe, Constable Jordan Hitchon (Richmond RCMP)

Front row, left to right:

Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day

Connect with Richmond City Council

To contact Council, email MayorAndCouncillors@richmond.ca or call 604-276-4000.

For Council Meetings agendas and minutes, visit richmond.ca/agendas.

To live stream Council meetings or view videos of past meetings, visit richmond.ca/WatchOnline.

City of Richmond Senior Management Team 2023



Chief Administrative Officer	Serena Lusk
General Manager, Community Services	Elizabeth Ayers
General Manager, Community Safety.....	Cecilia Achiam
General Manager, Engineering and Public Works	John Irving
General Manager, Finance and Corporate Services	Jerry Chong
General Manager, Planning and Development.....	Joe Erceg
General Manager, Law and Legislative Services.....	Tony Capuccinello Iraci

Public safety agencies

Chief, Richmond Fire-Rescue	Jim Wishlove
Officer in Charge, Royal Canadian Mounted Police	Dave Chauhan

Banker

Scotiabank

Auditors

KPMG

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2023 Annual Report. It details our strong financial position and outlines many of the important initiatives we have undertaken to serve our community.

Central to these initiatives is our focus on people. The City remains committed to providing programs and services that meet the needs of our residents and businesses.

The introduction of the new MyRichmond mobile app and MyPermit online portal are examples. MyRichmond allows residents quick and secure access to a range of City programs and services from their mobile devices anywhere, anytime. Similarly, the MyPermit portal gives developers and contractors the tools they need to deliver housing options in Richmond. Part of the Permit Optimization Project, this online self-service option for plumbing and gas applications will expedite around 3,500 permits annually.

A refresh of the City website took place with the emphasis on customer needs and improving the user experience. Elements such as easier navigation, streamlining of content and a built-in multilingual translation tool created a more efficient environment for the more than four million views each year.

The past year saw the community engaged in many ways. The 76th annual Steveston Salmon Festival drew over 75,000 visitors to the waterfront village to celebrate our rich fishing history, while over 40,000 attended the 20th anniversary of the Richmond Maritime Festival. The City also commemorated the 50th anniversary of its Sister City relationship with Wakayama, Japan with the special planting of three Kuromatsu, or Japanese Black Pine, trees at City Hall.

Council supported our ongoing commitment to child care with the opening of the Hummingbird Child Care Centre in the Oval Village neighbourhood. Providing 37 licenced spaces for infants, toddlers and children, it is the 13th City-owned, purpose-built child care facility in Richmond and means over 2,500 new spaces have been added since 2016—a 44 per cent increase. Richmond now has child care spaces for over 35 per cent of children to the age of 12.

One of Canada's healthiest and most active communities, Richmond welcomed over 21,200 children and youth to day camps in 2023, with around 13,000 participating in various summer programs. Almost 700,000 people registered for in-person programs at City facilities with another 1.6 million drop-in admissions at various locations.

Promoting diversity and inclusiveness is essential in a city as uniquely multicultural as Richmond. Over 80 per cent of our population is a visible minority, the highest proportion of any British Columbia municipality, so accessibility and acceptance is important as we build a strong, resilient community.

Displayed at City Hall for the first time was the Progress Pride Flag in support of Richmond's 2SLGBTQI+ community, as well as the Survivor's Flag to observe the National Day for Truth and Reconciliation. An investment of \$9.1 million from the Federal Government Rapid Housing Initiative led to the announcement of a 25-unit affordable housing project for vulnerable women and their children, and the City continued to advance several affordable housing projects to address the ongoing affordability and rental challenge.

Our city's foundation for success is strong financial stewardship and Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong community committed to continued growth and success—within a framework of diversity, sustainability and value for taxpayers.

As Chief Administrative Officer, I am proud of the commitment of our staff and volunteers to improving the well-being of the community and thank everyone for their continued efforts in support of our residents and businesses.

A handwritten signature in black ink that reads "Serena".

Serena Lusk
Chief Administrative Officer

Council Strategic Plan: 2022 to 2026

The Community Charter requires BC municipalities to include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards those objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Strategic Plan. Soon after Council began its four-year term in October 2022, it undertook a strategic planning process to help fulfill its governance role and achieve a successful term of office. Through that process, Council adopted a new set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2023.

1. Proactive in Stakeholder and Civic Engagement

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. Over the past year, the City coordinated a variety of initiatives to engage residents, and recognize and embrace their culture and identity. Council and members of Richmond's Sikh community came together in July to unveil an interpretive memorial at King George Park for the 1914 Komagata Maru incident, and celebrations were held to mark Hanukkah, the 50th anniversary of the Sister City relationship with Wakayama, Japan, as well as National Indigenous History Month. The City unveiled a refreshed website that had over 4.3 millions views and offers a multilingual translation tool for residents seeking information in a non-English language. A 10-part video series, Richmond Stories, drew on archival footage, story telling and anecdotes to highlight the city's rich history and cultural influences. Topics included a charming love story on the interurban tram, and the fine craftsmanship of Japanese boatbuilding on Steveston's waterfront. The online Let's Talk Richmond platform remained an integral component of the City's engagement strategy with almost 30 projects throughout the year on topics ranging from flood protection and



GEORGE SEISHI MUKAI RETURNED TO STEVESTON AFTER HIS WORLD WAR II INTERNMENT. LEARN MORE ABOUT HIM AND OTHERS IN THE RICHMOND STORIES VIDEO, "A TRADITION OF BOATBUILDING"

affordable housing, to dog parks and pickleball. Engagement on the various projects increased over 20 per cent, with a rise in registered participants of almost 45 per cent. In May, the City launched its new MyRichmond app for iOS and Android to allow residents quick and secure access to a range of City programs and services from their mobile devices.

2. Strategic and Sustainable Community Growth

Providing stable and affordable housing options remained a priority as Council completed public hearings for the rezoning of several multi-family projects, including more than 1,000 townhouse and condominium units across the city. Almost 300 were affordable rental units, while almost 200 were permanent market rental. Another significant rental development was Phase 1 of Polygon's Talisman project at Garden City and Cambie Roads. Consisting of 156 Low End Market Rental (LEMR) units and 120 market rental units in two six-storey, wood framed, stand-alone buildings, the development will ultimately see 10 buildings totalling 1,357 units (156 LEMR units + 171 Market Rental units + 1,030 strata units). Richmond also remains a go-to location for economic investment thanks to its proximity to key distribution points, ease of access and initiatives such as the Industrial Lands

Intensification Initiative that has positioned the City as a regional growth leader in industrial land redevelopment and intensification initiatives. In 2023, the City issued building permits with an overall construction value exceeding \$750 million while accruing development revenue of over \$11 million. Over \$4.48 million in business licence revenue was generated in 2023, an eight per cent increase from the previous year, and over 17,000 licences were issued.



3. A Safe and Prepared Community

The Richmond RCMP continued to keep our city safe through targeted enforcement and education. Serious assaults decreased 12 per cent in 2023, drug offences were down seven per cent, and there were declines in residential break and enter and arson. Commercial break and enter crime dropped 16 per cent. Council approved a long-awaited Community Policing Office in the Hamilton area of east Richmond. Community Bylaws also played a key role in keeping the community safe. Over 440 tickets were issued to businesses that failed to comply with licensing requirements or for operating contrary to their business licence conditions.

Bylaws staff made over 500 grease inspections and responded to almost 3,700 parking violation complaints—an increase of 23 per cent from the previous year. Richmond Fire-Rescue responded to over 12,260 calls, an eight per cent rise from the previous year. Council approved a \$250M, 10-year upgrade to the City Works Yard in its current Lynas Lane location. The yard plays a crucial role in day-to-day operations as well as emergency management and environmental protection, and the long-term investment will result in a safe, secure operations facility that will support the community for decades to come. The City upgraded almost 1,000 metres of watermains and 800 metres of drainage mains in the Burkeville neighbourhood, while around five kilometres of aging asbestos cement watermains were replaced with PVC piping. City staff also completed four kilometres of canal reclamation on the Woodward's drainage catchment.

4. Responsible Financial Management and Governance

Effective financial planning and partnerships with other levels of government and stakeholders supported continued growth and development. Reinforcing the commitment to providing efficient and timely support to the construction sector, the online MyPermit portal was launched. Plumbing and gas permits can now be submitted, processed and approved online, expediting the current annual issuance of 3,000 to 3,500 trades permits anytime from anywhere. Grants and funding supported a range of projects in 2023. Among them was \$9 million through the Canada Mortgage and Housing Corporation for a 25-unit affordable housing development for vulnerable women; \$500,000 from the Provincial Ministry of Transportation and Infrastructure for Phase Two of the Steveston Highway Multi-Use Pathway; and \$2.28 million from the Provincial Ministry of Emergency Management and Climate Readiness for various flood protection projects. Youth benefitted from a \$360,000 grant from the BC Government for upgrades to the popular Media Lab; and a further \$2.68 million came from the Public Safety Canada Growing Communities Fund to combat youth gang violence in Richmond.



Over \$4.3 million in Development Cost Charges supported important community amenities such as road and active transportation improvements; upgrades to watermain, drainage pump stations, and sanitary pump stations; and the acquisition and development of parkland, playing fields and playgrounds.

5. A Leader in Environmental Sustainability

The City of Richmond remains an acknowledged leader in environmental sustainability due to years of investment, foresight and innovation. Council adopted a Circular City Strategy in April, the first of its kind by a local government in Canada, as the guiding framework for environmental action. Richmond continued to explore innovative and sustainable road paving technologies, becoming the first local government in Canada to use an innovative blend of recycled asphalt and recycled plastic flake as a binding agent. The City's award-winning Recycling Depot saw over 270,000 visits by residential and commercial users – the equivalent to one user every 43 seconds. Richmond continued to lead in water conservation through water meter and demand management programs. Richmond spent \$1.2 million in 2023 to assist strata developments

to install water meters. It also acquired four fully-electric Ford F-150 Lightning trucks and two E-Transit vans, joining the existing Green Fleet of 15 fully electric vehicles, 32 plug-in hybrids, 25 hybrids and one hydrogen model, all of which make up around 20 per cent of the fleet vehicles. To support and encourage the use of private electric vehicles, Council amended the City's Zoning Bylaw to require the installation of EV charging infrastructure for non-residential parking spaces in all new developments. Richmond also became one of the first communities in the region to offer an e-scooter sharing program. Over 60,000 shared e-scooter or e-bike trips occurred in 2023 as popularity grew. The multi-award-winning Lulu Island District Energy program continued to deliver low carbon energy to almost 6,500 residential units and 30 buildings throughout the city. Two buildings were added to the grid in 2023, with an overall reduction in greenhouse gas emissions of almost 4,000 tonnes for the year.

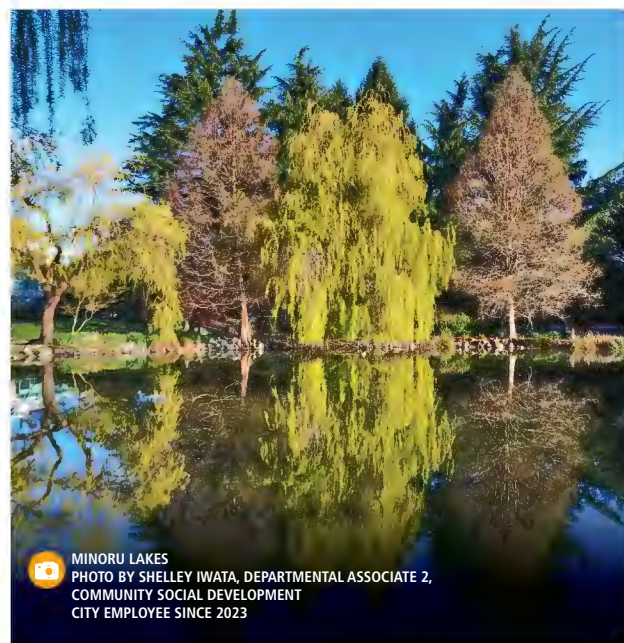
6. A Vibrant, Resilient and Active Community

Richmond is renowned for its vibrant arts scene, extensive parks and trails, and diverse cultural heritage. Supporting the local community, the City commissioned 22 Richmond-based artists for public art, along with five new murals and prominent installations such as Typha at the Middle Arm Waterfront Greenway, and Leaping



Home at the Richmond Animal Shelter. The City also received the Creative Cities Network of Canada's Public Art Legacy Award for Sea to Sky, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell as part of the Keltic Development. Ranked once again by the national Culture Days office as first in BC and third in Canada for midsize cities, Richmond hosted 93 free, in-person and online activities by 62 artists and cultural organizations. The opening weekend at the Richmond Cultural Centre attracted an estimated 2,000 people. Enhancing its many outdoor experiences, the City reopened Minoru Lakes in 2023 following a \$10.6 million reconstruction that included new furniture and viewing areas, a boardwalk and a waterfall. Parks staff also planted over 2,300 new trees around Richmond in addition to the 1,200 trees planted through development. As part of the City's Homelessness Strategy and 10-year Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, the City led community dialogues to reduce stigma and promote understanding. Emergency Shelters, Warming Centres and a Drop-In Centre were activated and expanded on the direction of Council to provide access

to shelter and supports regardless of weather. The City's Cultural Harmony Plan, the first of its kind in Canada, continued to promote diversity and inclusivity in the community, with ongoing dialogue and education programs reducing the number of reported hate-related crimes and incidents by 26 per cent.



Fiscal responsibility, financial sustainability

Through strong fiscal management, sound financial strategies and strategic investments, the City ended 2023 in a position to ensure ongoing support and growth for the community.

Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
Annual Surplus	\$75,106	\$202,363	\$141,282

The City's consolidated revenue for the year totaled over \$741 million, an increase of \$96.8 million from the previous year, and is further evidence of the City's economic emergence from the challenges of the pandemic. Expenses rose by \$35.7 million from 2022, primarily due to wages and collective agreement increases, recruitment of vacant positions, policing contract costs and water purchases from Metro Vancouver. Overall, the City realized an annual surplus of \$202.4 million in 2023. This includes an operating surplus of \$6.1 million.

More details on the City's financial position can be found in the Report from the General Manager, Finance and Corporate Services (page 14) and the Audited Financial Statements (page 17).

Proud, strong and vibrant. Welcome to Richmond.

With over 230,000 residents, 13,000 businesses and 125,000 people working here, the City of Richmond is one of the region's most vibrant and desirable locations. Bordered by the mouth of the Fraser River and home to Vancouver's International Airport—consistently ranked among the best in the world—Richmond continues to grow and welcome people from around the world to visit or establish roots here.

The city has one of Canada's most diverse populations with residents from over 180 different ethnic or cultural backgrounds and more than 80 per cent identifying as a visible minority. The predominant ethnic group self-identifies as Chinese and their cultural influence, along with those from other south Asian countries and elsewhere, can be seen throughout Richmond.

This commitment to inclusiveness was reflected through the display of the Progress Pride Flag for Pride Week, as well as ongoing recognition of the National Day for Truth and Reconciliation, and National Indigenous History Month. City staff continued to work with the Richmond RCMP to promote the "Hate Has No Place" campaign and other initiatives, and officers proactively engaged with various faith communities and conducted safety patrols of places of worship following outbreaks of violence in the Middle East in October.

Richmond was back on the world sporting stage, hosting the Canadian Adult Recreational Hockey Association (CARHA) World Cup at the internationally renowned Richmond Olympic Oval and other venues in March. Following postponements due to the pandemic, this competition alone attracted over 1,600 participants from 11 countries. It was one of over 80 major sporting events hosted in the city last year, including the World Wheelchair Curling Championships featuring more than 100 athletes from 17 nations competing for international honours.

Richmond encourages active lifestyles and promotes quality of life. With over 871 hectares (2,153 acres) of park land, 136 kilometres of

park trails, 87 kilometres of on-road cycling paths and 140 parks, there are sports and recreation amenities in every neighbourhood. A commitment to active and healthy lifestyles is another reason why Richmond residents live an average of 85.7 years, more than four years longer than the national average of 81.1 years.

The natural diversity and beauty has also made Richmond a popular location for film and television production, with around 40 location agreements in place during 2023 despite labour disputes that slowed industry output. Richmond now boasts six film studio facilities, and production injects an estimated \$28 million to the local economy.

Richmond residents are proud of their community in many ways. The City's commitment to environmental sustainability is well known, and 2023 saw the launch of the Energize Richmond Community Leaders program to encourage awareness and participation in climate





conversations. A public call for interest resulted in 30 leaders being put in place to engage others and encourage discussions and action on climate issues in their daily lives.

Community events transitioned to full swing in 2023 following the pandemic slowdowns of recent years. The popular Halloween Fireworks Festival returned to Minoru Park. Along with a spectacular visual display and ghostly participants, the thousands who attended also had a close up look at a massive, locally-grown 1,003 kilogram (2,212 pound) pumpkin. It was one of several events back in full swing such as the Children's Arts Festival, Doors Open, Steveston Salmon Festival, Cherry Blossom Festival and Richmond Maritime Festival.

The annual Island City by Bike Tour returned in June, with hundreds of cyclists of all ages and levels taking part in a free seven or 22-kilometre ride through the city.

The City of Richmond continues to be a leader in the development and implementation of bold, innovative programs and strategies that recognize and reflect our character, heritage and reputation as a safe, sustainable and culturally diverse community. The many accomplishments and achievements of the past year, some of which are in this Annual Report, demonstrate why Richmond remains one of the most appealing, livable and well-managed communities in Canada.

Freedom of the City

In October, Richmond City Council awarded long-time resident, former Councillor and provincial politician Harold Steves with the Freedom of the City – the highest honour a local government can bestow on an individual.

Richmond-born Steves is the great-grandson of Manoah and Martha Steves, one of the area's founding families and after whom the waterfront community of Steveston is named. He was first elected to Municipal Council in 1968, 22 years before Richmond was designated as a City, for what would be the start of over 50 years of public service.

After a brief stint as a Member of the Legislative Assembly from 1973 to 1975, Steves returned to Richmond Council in 1977 and remained an elected official until his retirement prior to the 2022 municipal election. Among his many achievements was establishing the Agricultural Land Commission to protect valuable farmland and rural areas from development.



2023 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from peers and others. In 2023, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

Providing sustainable, environmentally-friendly energy

The award-winning Lulu Island Energy Company received yet another accolade in 2023, this time for the expansion of its environmentally friendly energy grid into Richmond's City Centre. The City-owned utility won the 2023 National Energy Globe Award from the Energy Globe Foundation, an Austrian-based non-profit organization that recognizes projects focusing on energy efficiency, sustainability and the use of renewable energy or emission-free sources in over 180 countries. Once complete, the City Centre District Energy Utility expansion will connect to 170 residential and mixed-use commercial development sites covering 50 million square feet and save over one million tonnes of carbon emissions compared to conventional energy systems. Along with winning the National Award, the project was also shortlisted from over 30,000 submissions for the International Energy Globe Award in a category alongside projects from Turkey, Malaysia, China and the United Arab Emirates.

Engaging the community

The City received two Silver Leaf Awards from the Canadian chapter of the International Association of Business Communicators, a global organization supporting excellence in communications and engagement. The first Silver Leaf was for the multi-year "Rethink Waste: Think Tank and Ideas Hub" communication and engagement campaign to support the City's goals to reduce waste and support a circular economy. The second recognized the communications campaign to support the introduction of the "Richmond Single-Use Plastic Ban," a new bylaw banning single-use plastic items. The

communications campaign supported businesses through the transition and increased awareness about the new bylaw, further promoting reusable options in the community with a goal to reduce unnecessary waste and pollution.

Supporting our economy

Richmond's Supply Chain Resiliency Program received a British Columbia Economic Development Association (BCEDA) Award for its achievement in supporting economic development. Recognized along with the City of Surrey and Township of Langley, the municipalities were presented with the Economic Recovery and Resiliency Award for communities over 20,000 in population. Developed to support businesses during the pandemic, the program identified existing industrial capabilities that could be re-engineered to support future emergency production needs, and helped manufacturers diversify by focusing on emerging opportunities in new sectors. Over 380 manufacturers participated in the program, and more than 200 manufacturing businesses took part in a series of associated Technology Adoption Workshops. BCEDA's Economic Recovery and Resiliency Award recognizes programs and projects that represent a successful recovery initiative from natural and manmade disasters.



Building connections through design

Recognition of the outstanding design, functionality and innovation of the Minoru Centre for Active Living, the City of Richmond's state-of-the-art fitness and aquatic facility, continued in 2023. The centre received the prestigious Provincial Facility Excellence Award for projects over \$3 million from the BC Recreation and Parks Association (BCRPA). The annual award recognizes an outstanding facility design or redesign that reflects community culture, innovation and community need. The BCRPA commended the City for working with the local community to create a sustainable and environmentally friendly facility that fosters community connections and enriches individual well-being and quality of life, describing it as a leading community space not only in BC, but nationally and internationally.

Financial reporting

For the 21st and 14th year in a row, respectively, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting for the 2022 Annual Report and the Award for Outstanding Achievement in Popular Financial Reporting for the 2022 Highlights Report. The awards recognized the City's success in producing a high standard report that demonstrated a constructive "spirit of full disclosure" and clearly communicated the municipality's financial story. Richmond also received yet another 'A' grade—the equal highest amongst 32 major Canadian cities—in C.D. Howe's annual Report Card on municipal budgeting, financial reporting and fiscal transparency for 2022.



Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

City of Richmond

British Columbia

For its Annual
Financial Report
for the Year Ended

December 31, 2022

Christopher P. Morill

Executive Director/CEO

Innovation in planning

The Planning Institute of British Columbia awarded the City of Richmond its Silver Award for Excellence in Planning in the category of Enduring Planning Performance. It highlighted the City Centre Area Plan as an example of an exemplary long-term professional planning project that will benefit current and future communities. The Planning Institute of British Columbia is a non-profit professional association of planners in BC and Yukon, and affiliated with the Canadian Institute of Planners.

Report from the General Manager, Finance and Corporate Services

Mayor Malcom Brodie and Members of Richmond City Council,

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2023 for the City of Richmond, pursuant to Section 98 and 167 of the Community Charter. The consolidated financial statements 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. Preparation of the financial statements is management's responsibility.

KPMG LLP was 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 of Richmond as at December 31, 2023 and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended are in accordance with Canadian public sector accounting standards.

These financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval, and Richmond Public Library (collectively referred to as the "City"), as well as the City's investment in Lulu Island Energy Company, which is accounted for as a Government Business Enterprise.

Consolidated statement of financial position (in \$000s)

	2023 Actual	2022 Actual	Change
Financial Assets	\$ 1,842,941	\$ 1,721,772	\$ 121,169
Liabilities	717,366	696,047	21,319
Net Financial Assets	1,125,575	1,025,725	99,850
Non-Financial Assets	2,705,957	2,603,444	102,513
Accumulated Surplus	\$ 3,831,532	\$ 3,629,169	\$ 202,363

The City's overall financial position improved by \$202.4 million, with accumulated surplus (similar to net worth of a corporation) totaling \$3.8 billion. A significant part of this increase is due to additions to capital assets and transfers to the statutory reserves for future capital improvements.

The City's cash and investments are \$1.7 billion while long-term debt decreased by \$9.2 million, mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$100.7 million, which includes \$75.9 million of in-kind contributions from development as conditions of rezoning.

Statutory reserves (in \$000s)

	2019	2020	2021	2022	2023
Total Reserves	\$557,576	\$609,533	\$647,209	\$703,184	\$789,710

Statutory reserves are established by Bylaw for specific purposes, mainly capital expenditures.

The increase in the balance to \$789.7 million is mainly attributable to the timing of these capital expenditures, increased investment income earned on the balances, and contributions including a one-time transfer from the Province of BC for the Growing Communities Fund grant.

Council's Long Term Financial Management Strategy ensures prudent management of the reserves through safeguarding the existing level of annual transfers through the City's utility and operating budgets and by increasing the annual transfer to the Capital Building and Infrastructure reserve by one per cent of the property tax base to address funding gaps, inflation and increased community needs. The total of all contributions since the adoption of the Long Term Financial Management Strategy to 2023 is \$185.7 million and has been applied to the construction of various community safety facilities, including firehalls and police stations, as well as other community facilities, that support the needs of the growing community.

Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
Annual Surplus	\$75,106	\$202,363	\$141,282

The City's consolidated revenue for the year totaled \$741.1 million, an increase of \$96.8 million from 2022 mainly due to increased investment income, developer contributed tangible capital assets and grants.

Expenses increased by \$35.7 million from prior year mainly due to wages and salaries relating to filling vacancies and collective agreement rate increases, contract cost increases relating to community safety, supply and material cost increases relating to the Rapid Housing grant and to water purchases from Metro Vancouver.

The annual surplus for 2023 was \$202.4 million, including an operating surplus of \$6.1 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

Budget variance

Consolidated revenue of \$741.1M was greater than budgeted revenue by \$103.3M mainly due to:

- \$47.2M in investment income due to higher investment rates, with the majority of this increase transferred to reserves in accordance with the Community Charter requirements.
- \$27.0M in Provincial and Federal grants including \$20.4M for the Growing Communities Fund grant.
- \$17.9M higher than budgeted other capital funding revenue due to contributed assets received through development and the timing of externally funded capital expenditures.

Consolidated expenses of \$538.7M were lower than budgeted by \$23.9M. The main variances include:

- \$5.0M in utilities and \$3.9M in engineering, public works and project development mainly due to the timing of the recognition of capital expenditures that did not meet the capitalization criteria.
- \$3.6M in general government mainly due to insurance savings and vacant positions.
- \$2.9M in community safety mainly due to policing contract costs.

The City's consolidated annual surplus of \$202.4 million exceeded the budgeted annual surplus of \$75.1 million by \$127.3 million, prior to transfers to reserves and other accumulated surplus.

Year over year change

Consolidated revenue of \$741.1M increased by \$96.8M from 2022 mainly due to an increase of:

- \$32.3M in other capital funding sources primarily due to the timing of increased developer contributed tangible capital assets.
- \$31.3M in investment income due to the elevated interest rate environment.
- \$25.8M in provincial and federal grants mainly due to the \$20.4M Growing Communities Fund grant from the Province of BC
- \$19.1M in property taxes mainly due to the approved rate increase and to growth relating to new development.

Consolidated expenses of \$538.7M increased by \$35.7M over 2022 mainly due to a:

- \$13.3M increase in general government mainly due to debt interest and the prospective recognition of the new accounting standard for asset retirement obligations.
- \$10.9M increase in community safety mainly due to estimated salary rate increases, contract costs and the Building Safer Communities Fund grant expenses.
- \$6.4M increase in community services mainly due to higher registration in recreation programs and was offset by increased sales of services revenue.
- \$5.6M increase in planning and development mainly due to the Rapid Housing grant related expenses and filling vacancies.

Financial sustainability

The City's consolidated financial position improved in 2023 as the City saw unprecedented returns on its investments and received several significant grants. The guiding principles of Council's Long Term Financial Management Strategy continues to support the City in positioning the City to achieving long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,



Jerry Chong, CPA, CA
General Manager, Finance and Corporate Services

May 13, 2024

City of Richmond audited financial statements

Year ended December 31, 2023



KPMG LLP

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INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- 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, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

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

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



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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



City of Richmond
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- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- 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.

A handwritten signature in black ink that reads 'KPMG LLP' with a horizontal line underneath.

Chartered Professional Accountants

Vancouver, Canada
May 13, 2024

CITY OF RICHMOND

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

December 31, 2023, with comparative information for 2022

	2023	2022
Financial Assets		
Cash and cash equivalents	\$ 321,479	\$ 654,651
Investments (note 4)	1,380,383	921,493
Investment in Lulu Island Energy Company ("LIEC") (note 5)	37,098	35,028
Accrued interest receivable	26,614	14,676
Accounts receivable (note 6)	36,126	36,013
Taxes receivable	19,474	15,224
Development fees receivable	20,299	43,219
Debt reserve fund - deposits (note 7)	1,468	1,468
	<u>1,842,941</u>	<u>1,721,772</u>
Liabilities		
Accounts payable and accrued liabilities (note 8)	115,127	103,582
Post-employment benefits (note 10)	37,881	38,528
Development cost charges (note 11)	241,634	237,051
Deposits and holdbacks (note 12)	148,738	150,007
Deferred revenue (note 13)	75,357	59,063
Debt, net of sinking fund deposits (note 14)	98,629	107,816
	<u>717,366</u>	<u>696,047</u>
Net financial assets	1,125,575	1,025,725
Non-Financial Assets		
Tangible capital assets (note 15)	2,694,902	2,594,212
Inventory of materials and supplies	6,146	5,405
Prepaid expenses	4,909	3,827
	<u>2,705,957</u>	<u>2,603,444</u>
Accumulated surplus (note 16)	<u>\$ 3,831,532</u>	<u>\$ 3,629,169</u>

Contingent demand notes (note 7)
Contingent assets and contractual rights (note 19)
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:



General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Revenue:			
Taxation and levies (note 22)	\$ 287,052	\$ 288,720	\$ 269,582
Utility fees	133,609	132,951	127,965
Sales of services	48,817	50,737	44,494
Payments-in-lieu of taxes	14,650	18,114	21,314
Provincial and federal contributions	11,656	38,660	12,893
Development cost charges (note 11)	20,323	10,292	22,434
Other capital funding sources	65,698	83,562	51,220
Other revenue:			
Investment income	14,323	61,503	30,250
Gaming revenue	14,500	13,013	12,562
Licenses and permits	12,195	15,934	15,047
Other (note 23)	14,370	25,543	35,206
Equity income in LIEC (note 5)	594	2,070	1,381
	637,787	741,099	644,348
Expenses:			
Community safety	141,538	138,669	127,727
Utilities:			
Water, sewer and sanitation	118,880	113,832	110,490
Engineering, public works and project development	85,795	81,910	89,103
Community services	76,203	71,328	64,955
General government	76,335	72,780	59,492
Planning and development	33,080	29,484	23,890
Richmond Olympic Oval	18,788	19,200	16,844
Richmond Public Library	12,062	11,533	10,565
	562,681	538,736	503,066
Annual surplus	75,106	202,363	141,282
Accumulated surplus, beginning of year	3,629,169	3,629,169	3,487,887
Accumulated surplus, end of year	\$ 3,704,275	\$ 3,831,532	\$ 3,629,169

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, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Annual surplus for the year	\$ 75,106	\$ 202,363	\$ 141,282
Acquisition of tangible capital assets	(132,566)	(90,046)	(87,100)
Initial recognition of asset retirement obligation on recognized tangible capital assets	-	(7,081)	-
Contributed tangible capital assets	(48,745)	(75,945)	(41,332)
Amortization of tangible capital assets	70,471	71,938	72,722
Net (gain) loss on disposal of tangible capital assets	-	(2,133)	222
Proceeds on sale of tangible capital assets	-	2,577	543
	(35,734)	101,673	86,337
Acquisition of inventory of materials and supplies	-	(6,146)	(5,405)
Acquisition of prepaid expenses	-	(4,909)	(3,827)
Consumption of inventory of materials and supplies	-	5,405	4,696
Use of prepaid expenses	-	3,827	3,921
Change in net financial assets	(35,734)	99,850	85,722
Net financial assets, beginning of year	1,025,725	1,025,725	940,003
Net financial assets, end of year	\$ 989,991	\$ 1,125,575	\$ 1,025,725

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 202,363	\$ 141,282
Items not involving cash:		
Amortization of tangible capital assets	71,938	72,722
Accretion of asset retirement obligation	290	-
Initial recognition of asset retirement obligation on unrecognized tangible capital assets	4,522	-
Net (gain) loss on disposal of tangible capital assets	(2,133)	222
Contributions of tangible capital assets	(75,945)	(41,332)
Equity income in LIEC	(2,070)	(1,381)
Changes in non-cash operating working capital:		
Accrued interest receivable	(11,938)	(5,744)
Accounts receivable	(113)	(6,358)
Taxes receivable	(4,250)	(1,067)
Development fees receivable	22,920	(30,794)
Debt reserve fund	-	(960)
Inventory of materials and supplies	(741)	(709)
Prepaid expenses	(1,082)	94
Accounts payable and accrued liabilities	(348)	17,642
Post-employment benefits	(647)	498
Development cost charges	4,583	12,396
Deposits and holdbacks	(1,269)	43,966
Deferred revenue	16,294	2,877
Net change in cash from operating activities	222,374	203,354
Capital activities:		
Cash used to acquire tangible capital assets	(90,046)	(87,100)
Proceeds on disposal of tangible capital assets	2,577	543
Net change in cash from capital activities	(87,469)	(86,557)
Financing activities:		
Proceeds from issuance of debt	-	96,000
Repayments of debt	(9,187)	(5,570)
Net change in cash from financing activities	(9,187)	90,430
Investing activities:		
Purchase of investments	(458,890)	(224,607)
Decrease in cash and cash equivalents	(333,172)	(17,380)
Cash and cash equivalents, beginning of year	654,651	672,031
Cash and cash equivalents, end of year	\$ 321,479	\$ 654,651
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	\$ 7,081	\$ -

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

1. Operations:

The City of Richmond (the “City”) is incorporated under the Local Government Act of British Columbia. The City’s principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer, and drainage.

2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City’s General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the “Library”) and the Richmond Olympic Oval Corporation (the “Oval”). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City’s investment in Lulu Island Energy Company (“LIEC”), a wholly-owned government business enterprise (“GBE”), is accounted for using the modified equity method.

(i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

(ii) General Capital and Loan Fund:

This fund is used to record the City’s tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

(iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

(iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(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) Financial Instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2023 and December 31, 2022. As a result, the City does not have a Consolidated Statement of Remeasurement Gains and Losses.

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

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

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

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

(e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable:

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-employer plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages 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:

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(i) Tangible capital assets (continued):

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(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.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

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.

(l) Taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority. Market values are determined as of July 1st 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.

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.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated on the basis of values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, 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.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2023-2027) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10429 on January 30, 2023.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

2. Significant accounting policies (continued):

(s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

(t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

3. Adoption of new accounting standards:

(a) PS 3280 Asset Retirement Obligations:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations ("PS 3280"). The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities.

The City has adopted this standard on a prospective basis.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

3. Adoption of new accounting standards (continued):

(b) PS 3450 Financial Instruments and related standards:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3450 Financial Instruments, PS 2601 Foreign Currency Translation, PS 1201 Financial Statement Presentation and PS 3041 Portfolio Investments. The standards were adopted prospectively from the date of adoption. The new standards provide comprehensive requirements for the recognition, measurement, presentation and disclosure of financial instruments and foreign currency transactions.

Under PS 3450 Financial Instruments, all financial instruments are included on the Consolidated Statement of Financial Position and are measured at either fair value or amortized cost based on the characteristics of the instrument and the City's accounting policy choices (see note 2(d)).

The adoption of these standards did not have any impact on the amounts presented in these consolidated financial statements.

4. Investments:

	2023		2022	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 443,418	\$ 443,418	\$ 379,378	\$ 379,378
Government and government guaranteed bonds	599,013	595,015	361,297	350,352
Bank bonds	325,486	328,578	180,818	175,405
Municipal Finance Authority bonds	12,466	12,722	-	-
	\$ 1,380,383	\$ 1,379,733	\$ 921,493	\$ 905,135

5. 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.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

Summarized financial information relating to LIEC is as follows:

	2023	2022
Cash, cash equivalents, and investments	\$ 14,527	\$ 15,516
Accounts receivable	4,793	2,241
Tangible capital assets	53,741	45,745
Total assets	73,061	63,502
Accounts payable and accrued liabilities	1,849	3,853
Government grants	403	241
Deferred contributions	19,236	13,018
Project agreement/concession liability	14,475	11,362
Total liabilities	35,963	28,474
Shareholder's equity	\$ 37,098	\$ 35,028
Total revenue	\$ 8,570	\$ 7,608
Total expenses	6,500	6,227
Net income	\$ 2,070	\$ 1,381

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$165,059 (2022 - \$152,937).

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession agreement (the "Concession Agreement"), where Corix will design, construct, finance, operate and maintain the infrastructure for the district energy utility at the Oval Village community (the "OVDEU project"). On September 22, 2022, the LIEC terminated the Concession Agreement after the Company entered into a new project agreement (the "Project Agreement") with Project Contractor, a wholly-owned subsidiary of Corix to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The existing OVDEU project has been transferred into the CCDEU project, and the OVDEU plant and equipment, financing and operations are now executed by the Project Contractor under the Project Agreement.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

6. Accounts receivable:

	2023	2022
Water and sewer utilities	\$ 15,429	\$ 14,760
Casino revenue	2,940	3,363
Capital grants	8,416	9,536
Other trade receivables	9,341	8,354
	<u>\$ 36,126</u>	<u>\$ 36,013</u>

7. 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, 2023 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 1,468	\$ 1,468

8. Accounts payable and accrued liabilities:

	2023	2022
Trade and other accrued liabilities	\$ 103,234	\$ 103,582
Asset retirement obligations (note 9)	11,893	-
	<u>\$ 115,127</u>	<u>\$ 103,582</u>

9. Asset retirement obligations:

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The measurement of the liability for asset retirement obligations is impacted by new information about activities required to settle the liability, the activities that settled all or part of the obligation, and any changes in the legal obligation. To estimate the liability for the removal and disposal of designated materials in City buildings and fuel tanks, assessment reports are used with experience and expert advice to determine the costs of retiring the material. For assets without an assessment, an estimate is based on the cost for similar assets until more asset specific data is available.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

9. Asset retirement obligations (continued):

The estimated liability consists of costs relating to tangible capital assets that are both recognized and unrecognized. Where the tangible capital asset is recognized and in productive use, the associated asset retirement obligation is amortized over the estimated remaining useful life of the asset. Where the tangible capital asset is unrecognized, as in the case of building lease arrangements which contain clauses that obligate the City with asset retirement obligations, or where the asset is a component of a greater tangible capital asset, such as fuel tanks, the obligation is expensed. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	Initial recognition January 1, 2023	Accretion expense	Balance December 31, 2023
Recognized tangible capital assets	\$ 7,081	\$ 290	\$ 7,371
Unrecognized tangible capital assets	4,522	-	4,522
	\$ 11,603	\$ 290	\$ 11,893

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2023 is 4.10 per cent. There are no liabilities recorded using the present value of future cash flows at December 31, 2023.

10. Post-employment benefits:

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

	2023	2022
Accrued benefit obligation, beginning of year	\$ 33,637	\$ 36,150
Opening adjustment due to Oval actuarial valuation Jan 1 st , 2023	207	-
Current service cost	2,434	2,780
Interest cost	1,528	917
Past service (credit) / cost	(494)	21
Benefits paid	(3,786)	(2,976)
Actuarial loss / (gain)	1,287	(3,255)
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2023. This actuarial gain is being amortized over a period equal to the employees' expected average remaining service lifetime of 11-years.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

10. Post-employment benefits (continued):

	2023	2022
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637
Unamortized net actuarial gain	3,068	4,891
Accrued benefit liability, end of year	\$ 37,881	\$ 38,528

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

	2023	2022
Discount rate	4.10%	4.40%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

11. Development cost charges:

	2023	2022
Balance, beginning of year	\$ 237,051	\$ 224,655
Contributions	4,342	30,053
Interest	10,533	4,777
Revenue recognized	(10,292)	(22,434)
Balance, end of year	\$ 241,634	\$ 237,051

12. Deposits and holdbacks:

	Balance December 31, 2022	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2023
Security deposits	\$ 126,281	\$ 10,527	\$ (11,095)	\$ 125,713
Developer contributions	7,919	-	-	7,919
Damage deposits	7,143	830	(1,315)	6,658
Contract holdbacks	4,789	2,415	(2,437)	4,767
Other	3,875	620	(814)	3,681
	\$ 150,007	\$ 14,392	\$ (15,661)	\$ 148,738

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

13. Deferred revenue:

	Balance December 31, 2022	Externally restricted inflows	Revenue earned	Balance December 31, 2023
Taxes and utilities	\$ 26,231	\$ 30,008	\$ (26,231)	\$ 30,008
Building permits/development	17,119	5,474	(7,511)	15,082
Oval	3,121	1,650	(1,958)	2,813
Capital grants	3,011	25,062	(11,464)	16,609
Business licenses	2,681	2,239	(2,307)	2,613
Parking easement/leased land	2,428	108	(56)	2,480
Other	4,472	6,863	(5,583)	5,752
	\$ 59,063	\$ 71,404	\$ (55,110)	\$ 75,357

14. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
127	9075	\$ 50,815	\$ 44,791	\$ 6,024	\$ 11,816
158	10334	96,000	3,395	92,605	96,000
		\$ 146,815	\$ 48,186	\$ 98,629	\$ 107,816

Current borrowing includes:

MFA issue	Issue date	Term (yrs.)	Maturity date	Interest rate	Refinancing date
127	April 7, 2014	10	April 7, 2024	3.30%	-
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

14. Debt, net of MFA sinking fund deposits (continued):

Interest expense incurred for the year on the long-term debt was \$5,594,469 (2022 - \$2,750,689).

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	\$	9,538
2025		3,636
2026		3,764
2027		3,895
2028		4,032
Thereafter		73,764
	\$	98,629

15. Tangible capital assets:

Cost	Balance December 31, 2022	Additions and transfers	Disposals	Balance December 31, 2023
Land	\$ 1,121,481	\$ 70,368	\$ (2)	\$ 1,191,847
Building and building improvements	595,611	29,499	(3,367)	621,743
Infrastructure	1,951,176	55,961	(4,382)	2,002,755
Vehicles, machinery and equipment	176,948	13,559	(5,887)	184,620
Library's collections, furniture and equipment	11,126	1,321	(478)	11,969
Assets under construction	63,372	2,364	-	65,736
	\$ 3,919,714	\$ 173,072	\$ (14,116)	\$ 4,078,670

Accumulated amortization	Balance December 31, 2022	Disposals	Amortization expense	Balance December 31, 2023
Building and building improvements	\$ 246,225	\$ (3,088)	\$ 22,177	\$ 265,314
Infrastructure	951,155	(4,315)	38,080	984,920
Vehicles, machinery and equipment	120,150	(5,791)	10,780	125,139
Library's collections, furniture and equipment	7,972	(478)	901	8,395
	\$ 1,325,502	\$ (13,672)	\$ 71,938	\$ 1,383,768

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

15. Tangible capital assets (continued):

Net book value	December 31, 2023	December 31, 2022
Land	\$ 1,191,847	\$ 1,121,481
Buildings and building improvements	356,429	349,386
Infrastructure	1,017,835	1,000,021
Vehicles, machinery and equipment	59,481	56,798
Library's collection, furniture and equipment	3,574	3,154
Assets under construction	65,736	63,372
Balance, end of year	\$ 2,694,902	\$ 2,594,212

(a) Assets under construction:

Assets under construction having a value of \$65,735,570 (2022 - \$63,371,507) 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 \$75,944,770 (2022 - \$41,331,921) comprised of land in the amount of \$58,306,673 (2022 - \$30,863,846), infrastructure in the amount of \$17,638,097 (2022 - \$5,123,075), buildings in the amount of \$nil (2022 - \$5,345,000).

(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 2023 (2022 - nil).

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

16. Accumulated surplus:

	General and Reserve Fund	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2023 Total	2022 Total
Investment in tangible capital assets	\$ 2,675,638	\$ -	\$ -	\$ 8,503	\$ 3,719	\$ 2,687,860	\$ 2,581,249
Reserves (note 17)	707,871	42,064	28,189	11,586	-	789,710	703,184
Appropriated surplus	252,076	18,184	11,245	775	3,694	285,974	280,562
Investment in LIEC	37,098	-	-	-	-	37,098	35,028
Surplus	16,225	906	6,621	607	571	24,930	23,900
Other equity	5,960	-	-	-	-	5,960	5,246
Balance, end of year	\$ 3,694,868	\$ 61,154	\$ 46,055	\$ 21,471	\$ 7,984	\$ 3,831,532	\$ 3,629,169

17. Reserves:

	Balance, December 31, 2022	Change during year	Balance, December 31, 2023
Affordable housing	\$ 15,427	\$ 1,497	\$ 16,924
Arts, culture and heritage	3,573	553	4,126
Capital building and infrastructure	129,625	16,277	145,902
Capital reserve	263,825	24,136	287,961
Capstan station	14,582	427	15,009
Child care development	10,169	697	10,866
Community legacy and land replacement	1,545	126	1,671
Drainage improvement BL 7812	59,740	(7,332)	52,408
Flood protection BL 10403	-	13,311	13,311
Equipment replacement	26,888	3,006	29,894
Growing communities fund	-	21,067	21,067
Hamilton area plan community amenity	3,605	162	3,767
Leisure facilities	27,768	1,291	29,059
Local improvements	7,760	349	8,109
Neighborhood improvement	8,588	565	9,153
Oval	9,846	1,740	11,586
Public art program	4,828	159	4,987
Sanitary sewer BL 7812	53,518	(1,560)	51,958
Sanitary sewer BL10401	-	6,181	6,181
Steveston off-street parking	339	15	354
Steveston road ends	147	(4)	143
Waterfront improvement	181	6	187
Watermain replacement BL 7812	61,230	(5,606)	55,624
Water supply BL10402	-	9,463	9,463
	\$ 703,184	\$ 86,526	\$ 789,710

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

18. 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, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

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

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in 2025.

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

The City paid \$14,904,749 (2022 - \$13,914,367) for employer contributions while employees contributed \$12,439,772 (2022 - \$12,078,813) to the plan in fiscal 2023.

19. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2023. Contingent assets are not recorded in the consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

19. Contingent assets and contractual rights (continued):

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, 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:

2024	\$ 32,980
2025	2,701
2026	1,493
2027	1,432
2028	1,381
Thereafter	4,871

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

20. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2024	\$ 4,334
2025	3,040
2026	2,737
2027	953
2028 and thereafter	5,061

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

20. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2023, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for 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 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2023). 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.

21. 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.

	2023	2022
Richmond Community Associations	\$ 724	\$ 696

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

22. Taxation and levies:

	2023	2022
Taxes collected:		
Property taxes	\$ 572,078	\$ 524,934
Payment-in-lieu of taxes and grants	31,496	37,860
Local improvement levies	76	84
	603,650	562,878
Less transfers to other authorities:		
Province of British Columbia - School taxes	(230,746)	(210,071)
TransLink	(48,562)	(45,904)
Metro Vancouver	(10,197)	(9,116)
BC Assessment Authority	(7,270)	(6,741)
Sewer debt collect via payment in lieu of taxes	-	(114)
Other	(41)	(36)
	(296,816)	(271,982)
Less payment-in-lieu of taxes retained by the City	(18,114)	(21,314)
	\$ 288,720	\$ 269,582

23. Other revenue:

	2023	2022
Developer contributions	\$ 3,102	\$ 14,957
Tangible capital assets gain on sale of land	2,497	260
Penalties and fines	5,080	6,382
Parking program	2,335	1,781
Recycle BC	3,274	3,083
Oval - Other revenue	2,987	1,557
Other	6,268	7,186
	\$ 25,543	\$ 35,206

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

24. 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:

	2023	2022
Operating:		
Province of British Columbia	\$ 19,935	\$ 19,273
TransLink	4,008	3,891
Government of Canada	7,355	2,291
Capital:		
Province of British Columbia	24,023	8,619
TransLink	2,101	885
Government of Canada	1,566	1,410
	\$ 58,988	\$ 36,369

25. 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, Sustainability 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

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

25. 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, Law and Legislative Services 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, 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.

	Community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total city subtotal
Revenue:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 288,720	\$ -	\$ 288,720
User fees	-	114,975	17,976	-	-	-	132,951
Sales of services	8,528	3,228	2,099	12,669	11,653	2,333	40,510
Payments-in-lieu of taxes	-	-	-	-	18,114	-	18,114
Provincial and federal grants	770	15	4,114	513	24,103	3,871	33,386
Development cost charges	-	122	782	4,836	693	3,859	10,292
Other capital funding sources	(131)	1,456	13,736	5,216	58,307	4,978	83,562
Other revenue:							
Investment income	-	305	-	-	61,175	-	61,480
Gaming revenue	855	-	-	-	12,158	-	13,013
Licenses and permits	5,053	49	101	-	16	10,715	15,934
Other	2,613	4,542	1,057	752	(1,451)	199	7,712
Equity income	-	-	-	-	2,070	-	2,070
	17,688	124,692	39,865	23,986	475,558	25,955	707,744
Expenses:							
Wages and salaries	57,564	16,187	29,039	38,662	34,562	15,397	191,411
Public works maintenance	27	7,634	7,081	2,281	(1,462)	485	16,046
Contract services	73,540	10,670	6,559	3,693	5,523	2,226	102,211
Supplies and materials	3,052	38,909	1,773	12,708	13,632	4,763	74,837
Interest and finance	121	31,180	6	155	7,956	1	39,419
Transfer from (to) capital for tangible capital assets	983	275	5,639	2,442	2,422	2,629	14,390
Amortization of tangible capital assets	3,288	8,956	31,796	11,272	10,048	3,948	69,308
Loss (gain) on disposal of tangible capital assets	94	21	17	115	99	35	381
	138,669	113,832	81,910	71,328	72,780	29,484	508,003
Annual surplus (deficit)	\$ (120,981)	\$ 10,860	\$ (42,045)	\$ (47,342)	\$ 402,778	\$ (3,529)	\$ 199,741

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

25. Segmented reporting (continued):

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2023 Consolidated	2022 Consolidated
Revenue:					
Taxation and levies	\$ 288,720	\$ -	\$ -	\$ 288,720	\$ 269,582
User fees	132,951	-	-	132,951	127,965
Sales of services	40,510	76	10,151	50,737	44,494
Payments-in-lieu of taxes	18,114	-	-	18,114	21,314
Provincial and federal grants	33,386	1,138	4,136	38,660	12,893
Development cost charges	10,292	-	-	10,292	22,434
Other capital funding sources	83,562	-	-	83,562	51,220
Other revenue:					
Investment income	61,480	23	-	61,503	30,250
Gaming revenue	13,013	-	-	13,013	12,562
Licenses and permits	15,934	-	-	15,934	15,047
Other	7,712	10,941	6,890	25,543	35,206
Equity income	2,070	-	-	2,070	1,381
	707,744	12,178	21,177	741,099	644,348
Expenses:					
Wages and salaries	191,411	8,181	12,045	211,637	195,616
Public works maintenance	16,046	41	-	16,087	14,390
Contract services	102,211	498	-	102,709	93,463
Supplies and materials	74,837	2,467	5,426	82,730	73,847
Interest and finance	39,419	4	-	39,423	31,340
Transfer from (to) capital for tangible capital assets	14,390	(542)	-	13,848	21,206
Amortization of tangible capital assets	69,308	901	1,729	71,938	72,722
Loss (gain) on disposal of tangible capital assets	381	(17)	-	364	482
	508,003	11,533	19,200	538,736	503,066
Annual surplus (deficit)	\$ 199,741	\$ 645	\$ 1,977	\$ 202,363	\$ 141,282

26. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 30, 2023. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements. Richmond Public Library Board approved additional expenditures funded by the Library's surplus, which were not included in the original consolidated financial plan, but were subsequently added to the Consolidated 5 Year Financial Plan Amendment Bylaw adopted by Council on October 23, 2023.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

26. Budget data (continued):

	Financial plan Bylaw No. 10429	Financial statement budget
Revenue from Consolidated financial plan	\$ 639,287	\$ -
Less :		
Amount reclassified to expenses	(1,500)	-
Revenue budget after adjustments	637,787	637,787
Expenses from Consolidated financial plan	563,487	-
Add:		
Amount reclassified from revenue	(1,500)	-
Richmond Public Library Board approved expenses funded by Library Surplus	694	-
Expense budget after adjustments	562,681	562,681
Annual surplus	75,106	75,106
Less:		
Acquisition of tangible capital assets	(352,842)	-
Contributed tangible capital assets	(48,745)	-
Transfer to reserves	(81,863)	-
Debt principal	(9,187)	-
Add:		
Capital funding	401,221	-
Operating reserve funding	8,391	-
Transfer from surplus	7,225	-
Transfer from Library surplus	694	-
Annual surplus	\$ -	\$ 75,106

27. Financial risk management:

The City has exposure to certain risks from its financial instruments:

(a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk through its cash and cash equivalent and accounts receivables. The maximum exposure to credit risk on these instruments is their carrying value.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

27. Financial risk management (continued):

(a) Credit risk (continued):

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with a high credit quality. The City has deposited cash with reputable financial institutions, from which management believes the risk of loss to be remote.

The City assess, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

(i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its long-term debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

(ii) Currency risk:

Investments in foreign securities are exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

(c) Liquidity risk:

Liquidity risk is the risk that the City will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The City manages its liquidity risk by monitoring its operating and capital requirements. The City prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no significant change to the risk exposure from 2022.

28. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

CITY OF RICHMOND

Unaudited Statement of Growing Communities Fund

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

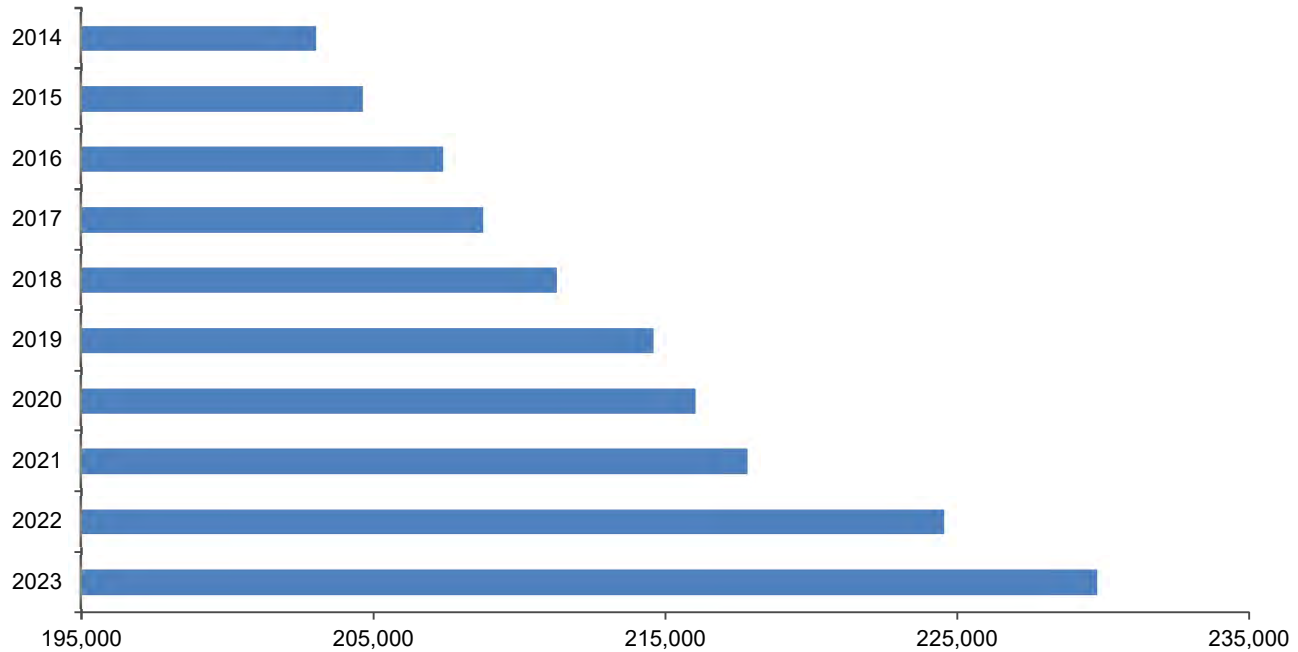
In 2023, the Provincial Government announced funding of up to \$1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of \$20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2023
Growing Communities Fund received	\$ 20,354
Total eligible costs incurred	-
Interest earned	713
Balance December 31, 2023	\$ 21,067

City of Richmond statistical data

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City of Richmond population 2014–2023



Numbers were revised for 2019–restated based on BC Stats estimates.

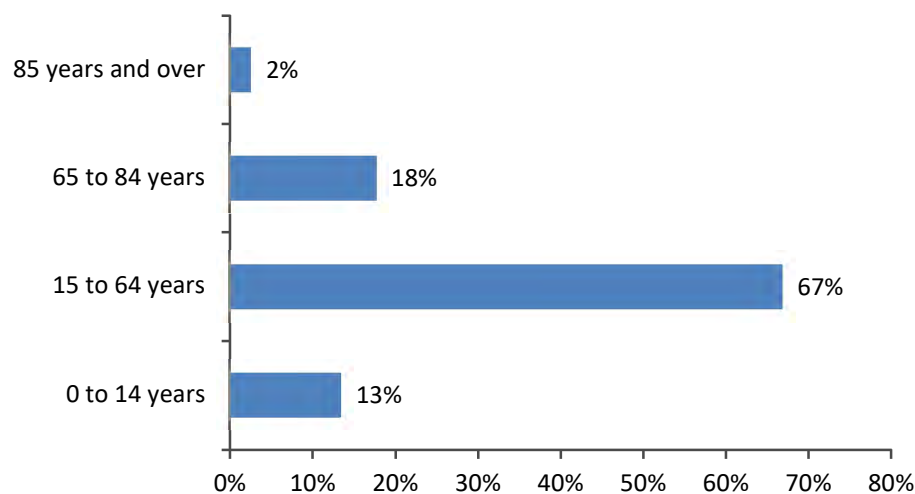
Source: BC Stats population figures

Median age 2019–2023

	2019	2020	2021	2022	2023
Median age	41.9	42.1	42.4	42.0	41.4

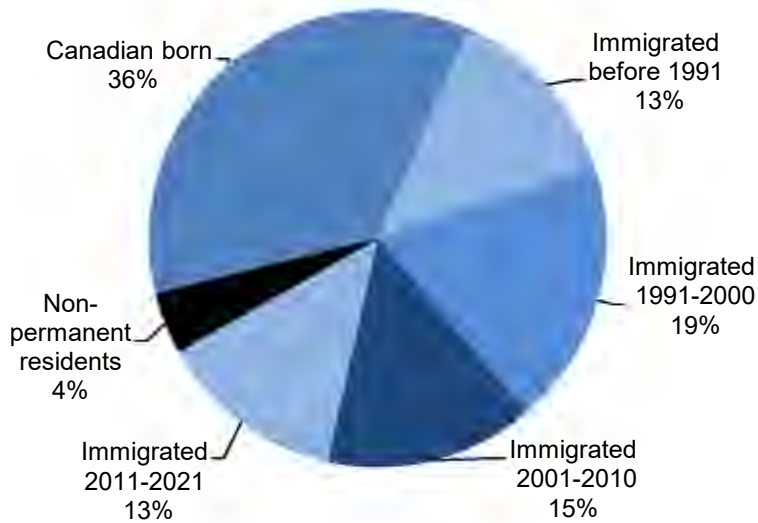
Source: BC Stats population figures

Total population by age groups



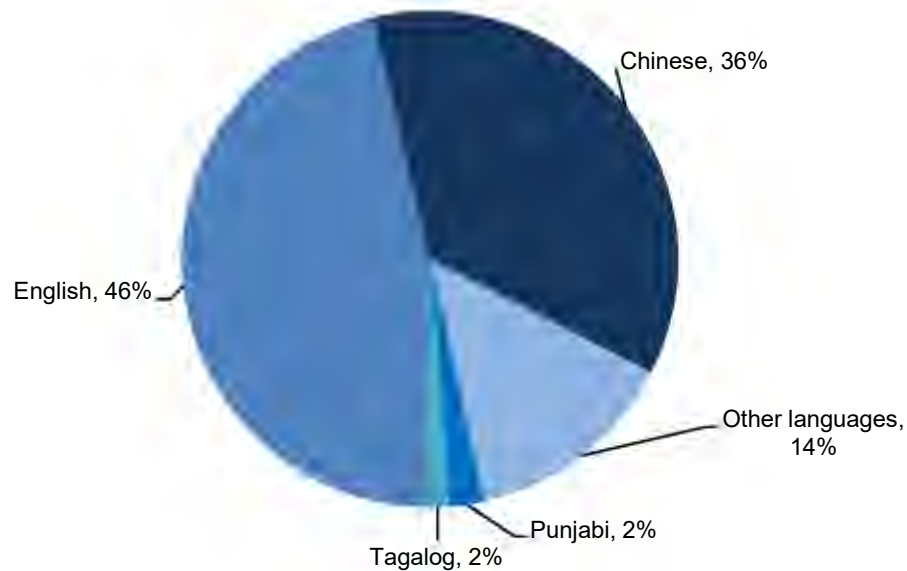
Source: Statistics Canada, 2021 Census of Population

Immigrant status of Richmond residents by period of immigration



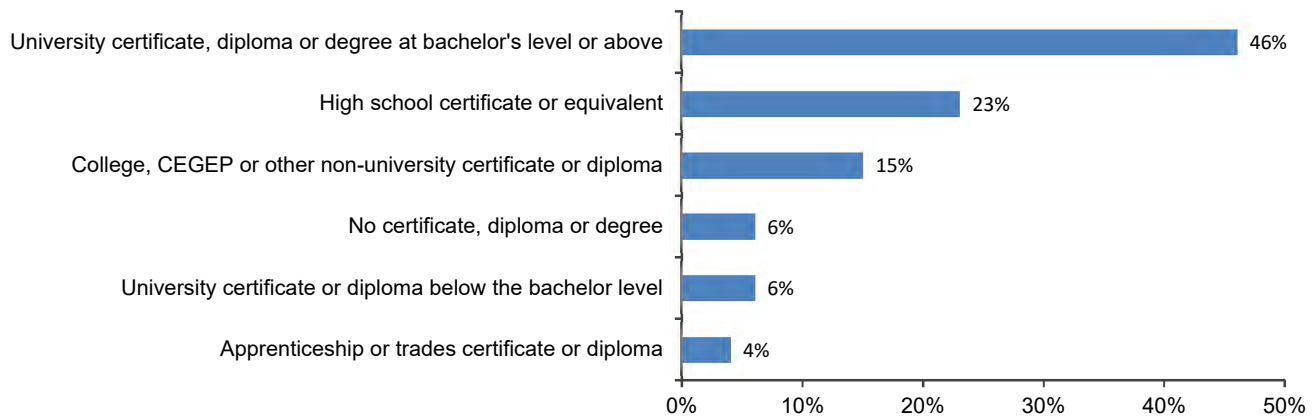
Source: Statistics Canada, 2021 Census of Population

Language spoken most often at home



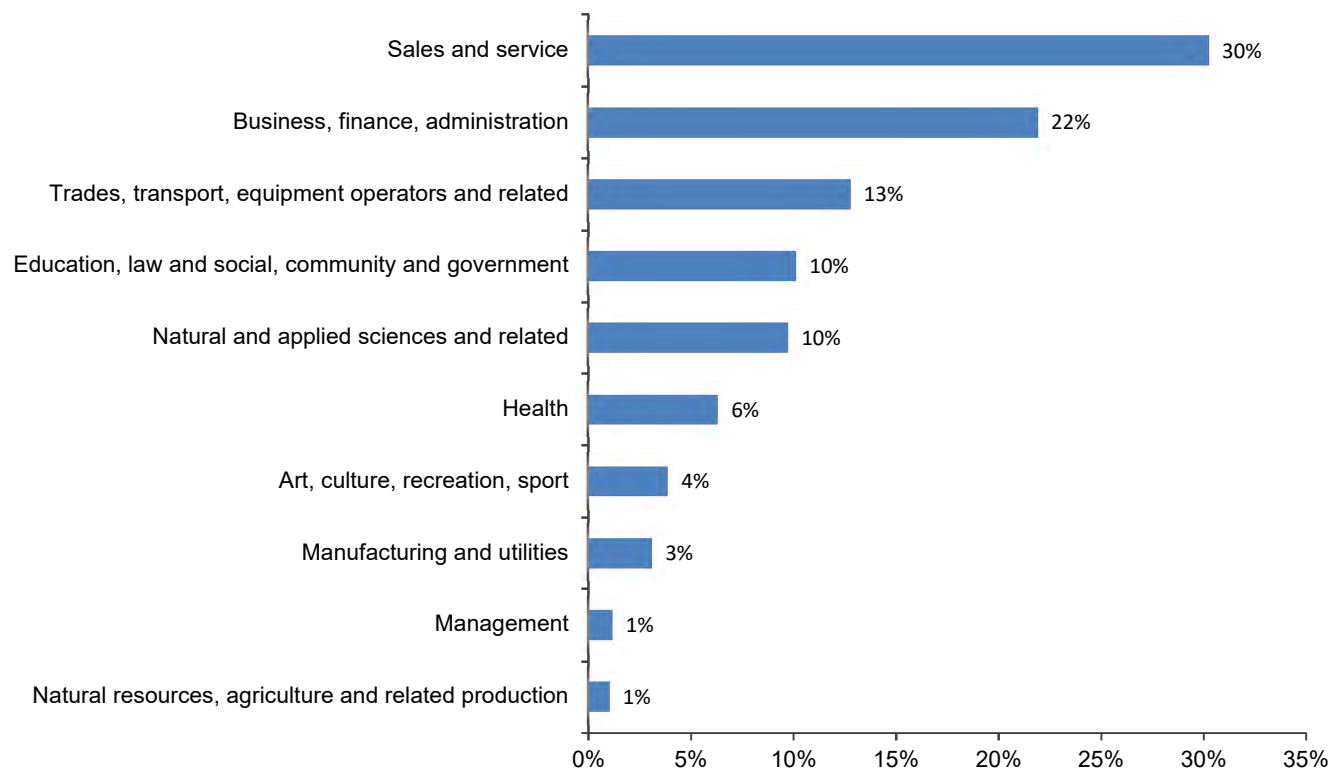
Source: Statistics Canada, 2021 Census of Population

Highest level of education attained for the population aged 25 to 64



Source: Statistics Canada, 2021 Census of Population

Occupations of Richmond residents



Source: Statistics Canada, 2021 Census of Population

Major employers in Richmond (in alphabetical order)

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health
- WorkSafe BC

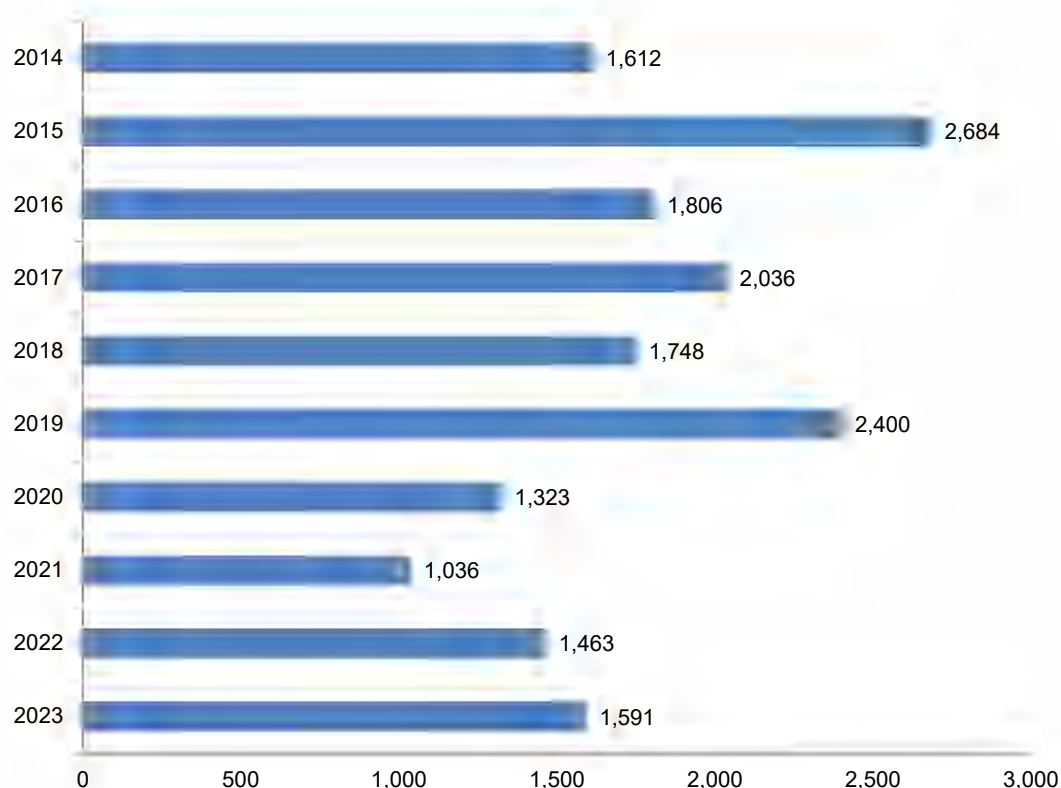
Richmond School District Enrolment Grades K–12

	2019	2020	2021	2022	2023
School Age (Domestic) Enrolment	19,665	19,637	19,936	20,839	21,770
International Fee Paying Students	952	606	684	744	959
Total Enrolment	20,617	20,243	20,620	21,583	22,729

Note: Excluding RVS, Continuing Ed and Homestay students.

Source: Richmond School District No. 38

Housing starts in Richmond 2014–2023



Includes only projects for new residential construction receiving final building permit in given year.

Source: City of Richmond building permit records

Richmond housing starts by type of units 2023



*Includes only projects for new residential construction receiving final building permit in given year.
Source: City of Richmond building permit records*

New dwelling units constructed 2014–2023



**Includes one family and two family dwellings.*

*Includes only projects for new residential construction receiving final building permit in given year.
Source: City of Richmond building permit records*

Construction value of building permits issued 2014–2023 (in \$000s)



Source: City of Richmond building permit records

Richmond business licences 2019–2023



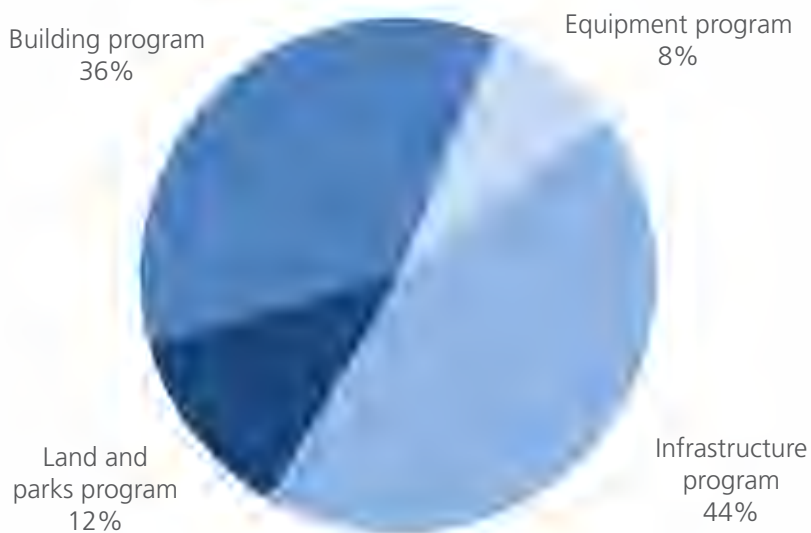
Source: 2023 City of Richmond business licences

City of Richmond budgeted capital costs 2019–2023 (in \$000s)



Source: City of Richmond Finance and Corporate Services

Capital program by type 2023



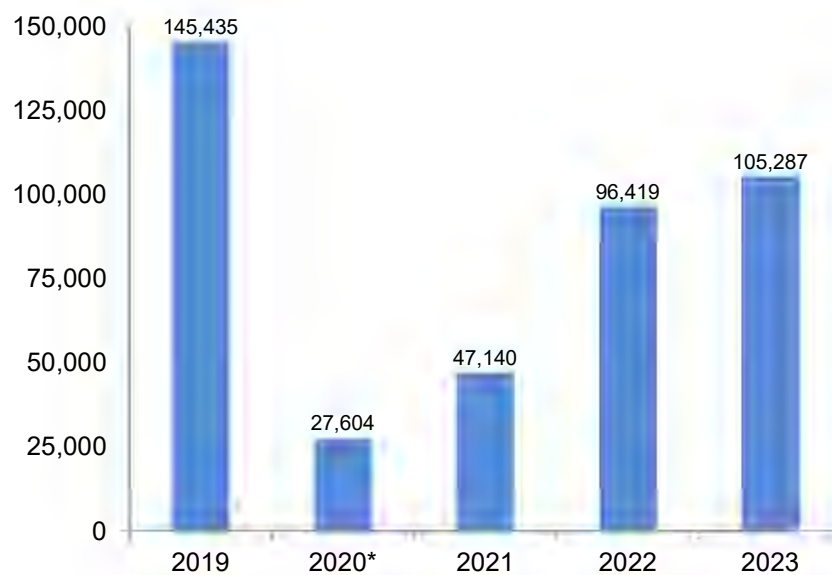
Source: City of Richmond Finance and Corporate Services

Breakdown of residential tax bill 2023



Source: City of Richmond Finance and Corporate Services

Registration in Richmond Recreation and Cultural Services programs 2019–2023



*2020 figure has been restated.

Source: City of Richmond Finance and Corporate Services

2023 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	1.62616	0.98100	0.05070	0.03360	0.00020	0.21880
Business	3.53271	3.33000	0.12420	0.09640	0.00050	0.71910
Light industrial	3.53271	3.33000	0.17237	0.09640	0.00070	0.62790
Seasonal / recreational	1.16185	1.99000	0.05700	0.03360	0.00020	0.14960
Major industrial	5.90261	1.33000	0.17237	0.45500	0.00070	1.28310
Farm	16.51434	3.64500	0.05070	0.03360	0.00020	0.30900
Utilities	36.67091	12.57000	0.17744	0.45500	0.00070	2.20310

Source: City of Richmond Finance and Corporate Services

2023 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$101,623,264	74.64%	\$165,256	57.11%
Business	26,755,530	19.65%	94,520	32.66%
Light industrial	6,737,965	4.95%	23,803	8.22%
Seasonal / recreational	440,869	0.32%	512	0.18%
Major industrial	528,313	0.39%	3,118	1.08%
Farm	25,545	0.02%	422	0.14%
Utilities	47,852	0.03%	1,755	0.61%
Total	\$136,159,338	100.00%	\$289,386	100.00%

Amounts are based on billing.

Source: City of Richmond Finance and Corporate Services

Taxes levied on behalf of taxing authorities (in \$000s)

	2019	2020	2021	2022	2023
City of Richmond	\$231,100	\$241,739	\$257,088	\$269,907	\$289,386
School Board	181,863	121,559	186,528	197,657	221,507
Metro Vancouver	6,922	9,145	11,146	12,410	9,747
BC Assessment	5,894	6,008	6,088	6,344	6,946
TransLink	38,863	40,189	41,576	43,301	46,646
Other	29	116	112	117	115
Total Taxes	\$464,671	\$418,756	\$502,538	\$529,736	\$574,347

Amounts are less supplementary adjustments.

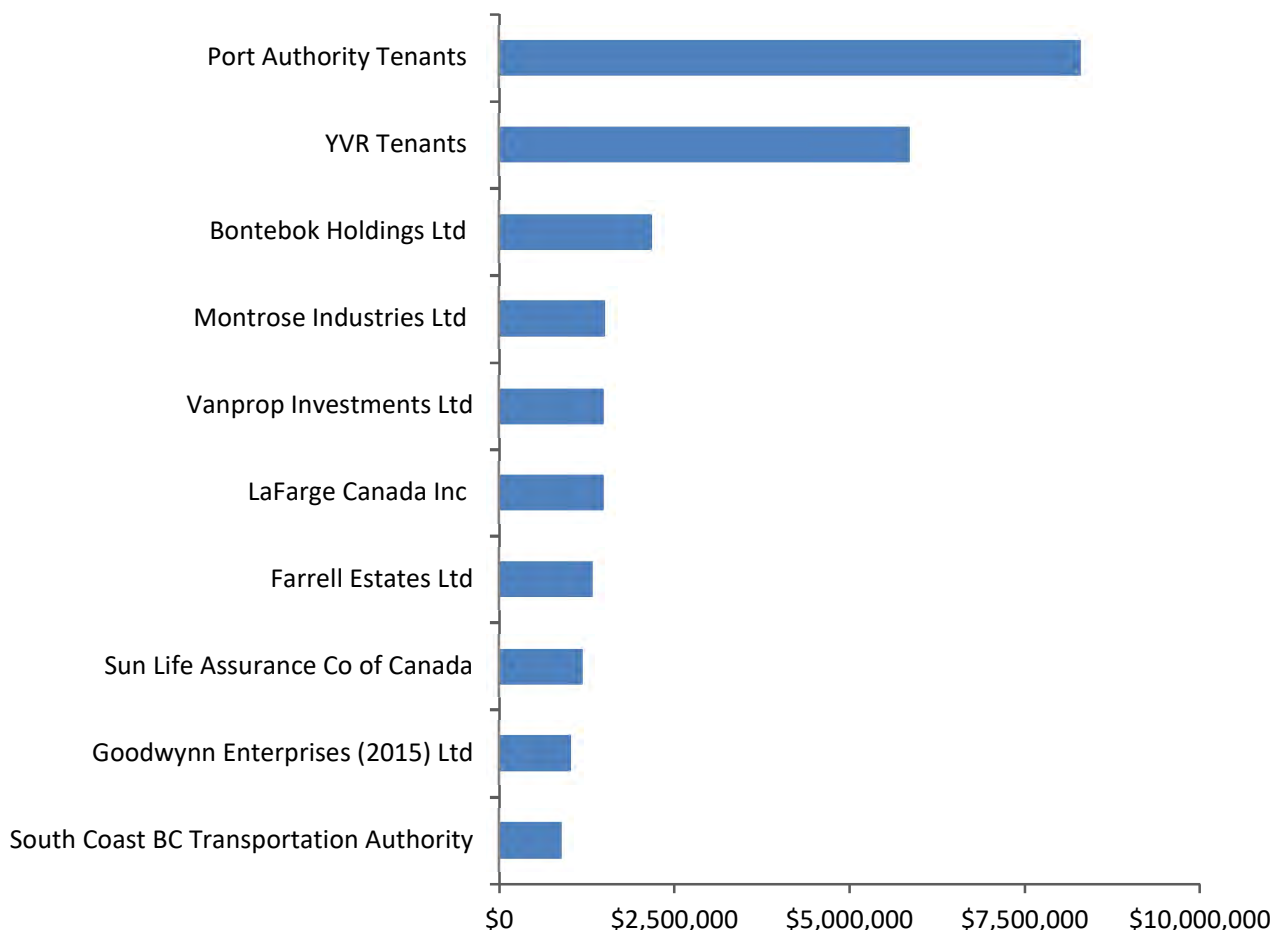
Source: City of Richmond Finance and Corporate Services

General assessment by property class 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Residential	\$84,391,147	\$75,895,923	\$78,838,953	\$92,961,083	\$101,623,264
Business	18,964,170	19,613,458	18,856,561	22,213,156	26,755,530
Light industrial	3,528,011	3,850,127	4,286,605	5,368,958	6,737,965
Seasonal / recreational	221,291	211,659	213,776	353,571	440,869
Major industrial	259,457	289,800	336,999	389,851	528,313
Farm	26,166	26,103	26,044	26,496	25,545
Utilities	35,869	55,674	41,633	43,033	47,852
Total	\$107,426,111	\$99,942,744	\$102,600,571	\$121,356,148	\$136,159,338

Source: City of Richmond Finance and Corporate Services

Top 10 corporate taxpayers in Richmond



Source: City of Richmond Finance and Corporate Services

Debt servicing costs compared to general taxation revenue 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Debt servicing costs	\$6,628	\$6,826	\$7,032	\$8,320	\$14,782
General taxation revenue	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Debt servicing costs as a % of general taxation revenue	2.88%	2.84%	2.75%	3.09%	5.12%

All debt is supported by general revenues.

Source: City of Richmond Finance and Corporate Services

Liability servicing limit 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Liability servicing limit	\$117,239	\$113,768	\$113,663	\$127,512	\$156,904

The liability servicing limit is a calculated amount based on 25% of specific municipal revenues.

Source: City of Richmond Finance and Corporate Services

City of Richmond debt per capita 2019–2023



Source: City of Richmond Finance and Corporate Services

Net debt 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Net debt	\$27,891	\$22,741	\$17,386	\$107,816	\$98,629

Source: City of Richmond Finance and Corporate Services

Expenses by function 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Community safety	\$106,209	\$112,895	\$123,232	\$127,727	\$138,669
Engineering, public works and project development	80,940	75,314	80,083	89,103	81,910
Community services	67,522	50,833	59,873	64,955	71,328
General government	55,689	51,495	52,995	59,492	72,780
Utilities: water, sewer and sanitation	98,653	102,824	106,519	110,490	113,832
Planning and development	48,104*	19,201	25,166	23,890	29,484
Richmond Public Library	10,601	9,040	9,816	10,565	11,533
Richmond Olympic Oval	15,972	12,586	14,079	16,844	19,200
Total expenses	\$483,690	\$434,188	\$471,763	\$503,066	\$538,736

*Includes one-time TransLink contribution for Capstan Station.

Source: City of Richmond Finance and Corporate Services

Expenses by object 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Wages and salaries	\$177,363	\$164,788	\$179,260	\$195,616	\$211,637
Public works maintenance	15,299	13,343	13,011	14,390	16,087
Contract services	79,098	81,642	89,086	93,463	102,709
Supplies and materials	68,801	64,437	68,056	73,847	82,730
Interest and finance	26,089	29,779	30,301	31,340	39,423
Transfer from (to) capital for tangible capital assets	52,244	13,568	21,094	21,206	13,848
Amortization of tangible capital assets	64,228	66,254	68,519	72,722	71,938
Loss on disposal of tangible capital assets	568	377	2,436	482	364
Total expenses	\$483,690	\$434,188	\$471,763	\$503,066	\$538,736

Source: City of Richmond Finance and Corporate Services

Revenue by source 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Taxation and levies	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Utility fees	111,472	114,335	118,144	127,965	132,951
Sales of services	42,747	29,090	35,601	44,494	50,737
Licences and permits	13,030	19,407	13,995	15,047	15,934
Investment income	25,142	20,175	14,968	30,250	61,503
Grants including casino revenue	42,104	16,953	18,404	25,455	51,673
Development cost charges	13,802	16,737	16,223	22,434	10,292
Other capital funding sources	39,028	71,051	64,695	51,220	83,562
Other	64,419	51,313	37,577	57,901	45,727
Total revenue	\$581,942	\$579,052	\$575,444	\$644,348	\$741,099

Source: City of Richmond Finance and Corporate Services

Accumulated surplus 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Accumulated surplus, beginning of year	\$3,141,090	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169
Annual surplus	98,252	144,864	103,681	141,282	202,363
Accumulated surplus, end of year	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169	\$3,831,532

Source: City of Richmond Finance and Corporate Services

Changes in net financial assets 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Change in net financial assets	\$42,748	\$83,116	\$51,018	\$85,722	\$99,850
Net financial assets, end of year	\$805,869	\$888,985	\$940,003	\$1,025,725	\$1,125,575

Source: City of Richmond Finance and Corporate Services

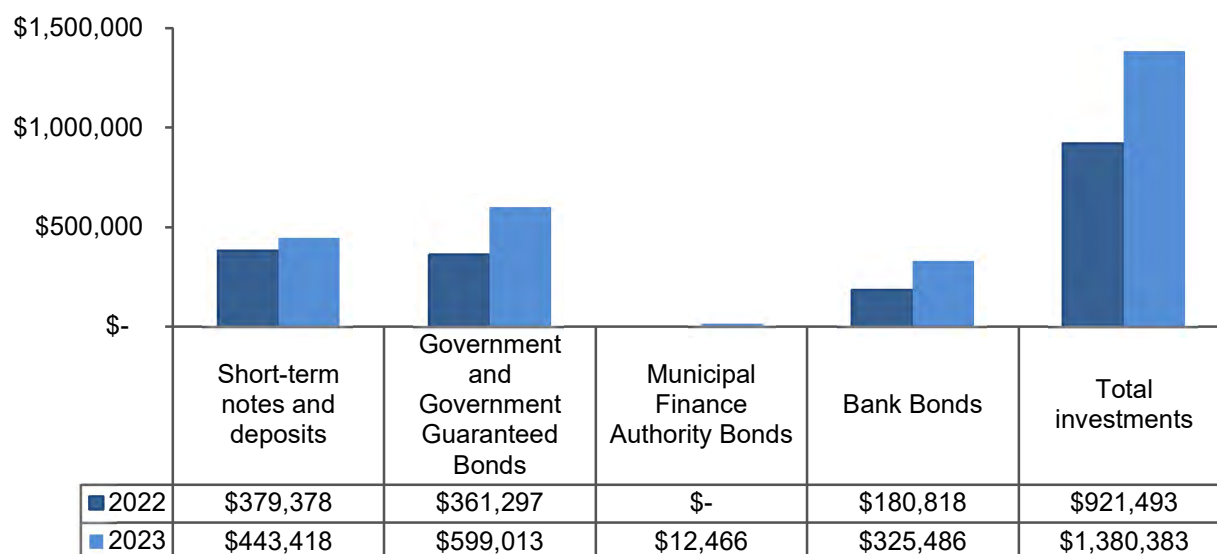
Reserves 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Affordable housing	\$11,705	\$12,250	\$14,293	\$15,427	\$16,924
Arts, culture and heritage	3,726	3,721	3,526	3,573	4,126
Capital building and infrastructure	100,686	111,528	122,720	129,625	145,902
Capital reserve	171,976	222,778	244,445	263,825	287,961
Capstan station	32,318	11,477	11,149	14,582	15,009
Child care development	8,922	10,055	10,078	10,169	10,866
Community legacy and land replacement	1,310	1,387	1,458	1,545	1,671
Drainage improvement	55,645	60,597	57,159	59,740	52,408
Equipment replacement	20,203	22,577	25,206	26,888	29,894
Flood protection*	-	-	-	-	13,311
Growing communities fund*	-	-	-	-	21,067
Hamilton area plan community amenity	1,720	2,762	3,007	3,605	3,767
Leisure facilities	17,676	18,097	18,970	27,768	29,059
Local improvements	7,327	7,459	7,571	7,760	8,109
Neighbourhood improvement	7,860	7,919	8,037	8,588	9,153
Oval	8,856	7,810	8,100	9,846	11,586
Public art program	4,858	4,582	4,405	4,828	4,987
Sanitary sewer	47,731	48,903	49,611	53,518	51,958
Sanitary sewer BL10401*	-	-	-	-	6,181
Steveston off-street parking	325	331	336	339	354
Steveston road ends	150	153	155	147	143
Waterfront improvement	202	195	187	181	187
Watermain replacement	54,380	54,952	56,796	61,230	55,624
Water supply BL10402*	-	-	-	-	9,463
Total reserves	\$557,576	\$609,533	\$647,209	\$703,184	\$789,710

*New reserves created in 2023

Source: City of Richmond Finance and Corporate Services

Investment portfolio per type 2022–2023 (in \$000s)



Source: City of Richmond Finance and Corporate Services

Ratio analysis indicators of financial condition

	2023	2022	2021
Sustainability ratios			
Assets to liabilities (times)	6.3	6.2	7.6
Financial assets to liabilities (times)	2.6	2.5	2.8
Net debt to total revenues	13.3%	16.7%	3.0%
Net debt to the total assessment	0.07%	0.09%	0.02%
Expenses to the total assessment	0.4%	0.4%	0.5%
Flexibility ratios			
Debt charges to revenues	0.8%	0.4%	0.3%
Net book value of capital assets to cost	66.1%	66.2%	66.8%
Own source revenue to the assessment	0.4%	0.5%	0.5%
Vulnerability ratios			
Government transfers to total revenues	4.1%	4.0%	3.2%

Source: City of Richmond Finance and Corporate Services

2023 permissive property tax exemptions

In accordance with Section 98 (2)(b) of the Community Charter, we disclose that the following properties were provided permissive property tax exemptions by Richmond City Council in 2023. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2023 Municipal tax exempted
Churches and religious properties		
Aga Khan Foundation Canada	4000 May Drive	\$11,926
BC Muslim Association	12300 Blundell Road	2,221
Bakerview Gospel Chapel	8991 Francis Road	2,691
Beth Tikvah Congregation	9711 Geal Road	16,080
Bethany Baptist Church	22680 Westminster Highway	7,571
Brighthouse United Church	8151 Bennett Road	15,125
Broadmoor Baptist Church	8140 Saunders Road	4,224
Canadian Martyrs Parish	5771 Granville Avenue	21,638
Christian and Missionary Alliance	3360 Sexsmith Road	11,275
Christian Reformed Church	9280 No. 2 Road	19,223
Church in Richmond	4460 Brown Road	2,484
Church of Latter Day Saints	8440 Williams Road	18,303
Conference of the United Mennonite Churches of BC	11571 Daniels Road	12,863
Cornerstone Evangelical Baptist Church	12011 Blundell Road	750
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	1,201
Emmanuel Christian Community	10351 No. 1 Road	8,814
Fraserview Mennonite Brethren Church	11295 Mellis Drive	5,800
Fujian Evangelical Church	12200 Blundell Road	3,079
Gilmore Park United Church	8060 No. 1 Road	3,046
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	4,808
Immanuel Christian Reformed Church	7600 No. 4 Road	3,482
India Cultural Centre	8600 No. 5 Road	3,023
International Buddhist Society	9160 Steveston Highway	4,231
Johrei Fellowship Inc.	10380 Odlin Road	6,448
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,240
Ling Yen Mountain Temple	10060 No. 5 Road	3,064
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,241
North Richmond Alliance Church	9140 Granville Avenue	4,941
Our Savior Lutheran Church	6340 No. 4 Road	3,393
Parish of St. Alban's	7260 St. Albans Road	14,381

Churches and religious properties continued . . .

Peace Evangelical Church	8280 No. 5 Road	\$1,204
Richmond Alliance Church	11371 No. 3 Road	2,450
Richmond Baptist Church	6560 Blundell Road	3,422
Richmond Baptist Church	6640 Blundell Road	11,363
Richmond Bethel Mennonite Church	10160 No. 5 Road	4,078
Richmond Chinese Alliance Church	10100 No. 1 Road	14,192
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,468
Richmond Emmanuel Church	7451 Elmbridge Way	6,022
Richmond Faith Fellowship	11960 Montego Street	3,652
Richmond Pentecostal Church	9260 Westminster Highway	1,710
Richmond Pentecostal Church	9300 Westminster Highway	2,933
Richmond Presbyterian Church	7111 No. 2 Road	11,210
Richmond Sea Island United Church	8711 Cambie Road	19,466
Salvation Army Church	8280 Gilbert Road	3,554
Science of Spirituality SKRM Inc.	11011 Shell Road	1,071
Shia Muslim Community	8580 No. 5 Road	1,919
South Arm United Church	11051 No. 3 Road	1,830
St. Anne's Anglican Church	4071 Francis Road	5,944
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,197
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	40,672
St. Monica's Roman Catholic Church	12011 Woodhead Road	3,785
St. Paul's Roman Catholic Parish	8251 St. Albans Road	15,021
Steveston Buddhist Temple	4360 Garry Street	16,783
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	9,994
Steveston United Church	3720 Broadway Street	4,157
Subramaniya Swamy Temple	8840 No. 5 Road	1,530
Thrangu Monastery Association	8140 No. 5 Road	3,185
Thrangu Monastery Association	8160 No. 5 Road	1,640
Towers Baptist Church	10311 Albion Road	9,969
Trinity Lutheran Church	7100 Granville Avenue	15,487
Trinity Pacific Church	10011 No. 5 Road	7,007
Trustees Congregation of Meeting Room 8020 No. 5 Rd Richmond BC	8020 No. 5 Road	2,554
Ukrainian Catholic Church	8700 Railway Avenue	3,620
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,995
Vancouver International Buddhist Progress Society	8271 Cambie Road	9,404
Vedic Cultural Society of BC	8200 No. 5 Road	3,606
Walford Road Gospel Church	9291 Walford Street	1,119
West Richmond Gospel Hall	5651 Francis Road	4,368

Recreation, child care and community service properties

Atira Women's Resource Society	650 - 5688 Hollybridge Way	\$8,443
BC Society for the Prevention of Cruelty to Animals	12071 No. 5 Road	26,965
City Centre Community Centre	5900 Minoru Boulevard	58,445
Cook Road Children's Centre	8300 Cook Road	2,117
Cranberry Children's Centre	23591 Westminster Highway	7,936
Gardens Children's Centre	10640 No. 5 Road	5,462
Girl Guides of Canada	11551 Dyke Road	35,303
Girl Guides of Canada	4780 Blundell Road	6,836
Hummingbird Child Care Centre	6899 Pearson Way	6,771
Navy League of Canada	7411 River Road	8,630
Richmond Caring Place	7000 Minoru Boulevard	96,998
Richmond Family Place	8660 Ash Street	6,758
Richmond Gymnastics Association	140 - 7400 River Road	18,375
Richmond Lawn Bowling Club	6131 Bowling Green Road	32,935
Richmond Public Library - Cambie Branch	140-160 11590 Cambie Road	3,208
Richmond Public Library - Ironwood Branch	11688 Steveston Highway	3,588
Richmond Rod and Gun Club	140 - 7400 River Road	9,187
Richmond Rod and Gun Club	7760 River Road	24,258
Richmond Tennis Club	6820 Gilbert Road	39,611
Richmond Winter Club	5540 Hollybridge Way	179,133
River Run Early Care and Learning Centre	10277 River Drive	8,308
Riverside Children's Centre	5862 Dover Crescent	1,161
Scotch Pond Heritage	2220 Chatham Street	2,528
Seasing Child Care Centre	10380 No. 2 Road	16,496
Seedlings Early Childhood Development Hub	6380 No 3 Road	27,082
Sharing Farm	2900 River Road	16,173
Sharing Farm	2771 Westminster Highway	14,616
Sprouts Early Childhood Development Hub	3368 Carscallen Road	10,292
Terra Nova Children's Centre	6011 Blanchard Drive	2,247
Treehouse Learning Centre	100 - 5500 Andrews Road	2,029
Watermania	14300 Entertainment Boulevard	158,530
West Cambie Childcare Centre	4033 Stolberg Street	3,499

Senior citizen housing

Richmond Legion Senior Citizen Society	7251 Langton Road	\$28,508
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Community care facilities

Aspire Richmond Support Society	431 Catalina Crescent	\$2,290
Aspire Richmond Support Society	303 - 7560 Moffatt Road	1,055
Aspire Richmond Support Society	5728 Woodward Road	3,028
Aspire Richmond Support Society	9580 Pendleton Road	3,483
Aspire Richmond Support Society	4433 Francis Road	2,495
Developmental Disabilities Association	6531 Azure Road	2,935
Developmental Disabilities Association	8400 Robinson Road	3,371
Developmental Disabilities Association	7611 Langton Road	3,357
Greater Vancouver Community Service	4811 Williams Road	3,381
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	12,534
Richmond Lions Manor	9020 Bridgeport Road	26,358
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	39,763
Turning Point Housing Society	10411 Odlin Road	3,192

Major services provided by the City of Richmond

Administration

Includes the office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes Human Resources, Intergovernmental Relations and Protocol, Corporate Communications and Marketing, Corporate Planning and Organizational Development and the Corporate Programs Management Group.

Community Safety

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws and Business Licences.

Community Services

Coordinates, supports and develops Richmond's community services including Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services.

Engineering and Public Works

The Engineering and Public Works Departments deliver public works services and utilities, engineering planning, design, construction and maintenance services for all utility and City building infrastructure, as well as sustainability and environmental programs.

Finance and Corporate Services

Includes Customer Service, Information Technology, Finance, Economic Development, Real Estate Services and Business Services.

Planning and Development

Includes the Policy Planning, Transportation, Development Applications, Building Approvals and Community Social Development Departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.

Law and Legislative Services

Includes the Law Department and the City Clerk's Office.

Other City entities

Gateway Theatre

Operates the City's performing arts theatre.

Lulu Island Energy Company

Operates the City's district energy utilities.

Richmond Olympic Oval Corporation

Operates the Richmond Olympic Oval and the Richmond Sport Hosting program.

Richmond Public Library

Operates Richmond's public library, including four branches.

City of Richmond contacts

The City of Richmond offers many civic services to the community. Additional services are provided through the Richmond Olympic Oval, Richmond Public Library, Gateway Theatre and Lulu Island Energy Company. For more information on City services contact:

City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone: 604-276-4000
Email: InfoCentre@Richmond.ca
www.richmond.ca

 @CityofRichmondBC

 @Richmond_BC

 @CityofRichmondBC

 /CityofRichmondBC

Gateway Theatre

6500 Gilbert Road
Richmond, BC V7C 3V4
Phone: 604-270-6500
Box Office: 604-270-1812
www.GatewayTheatre.com

 @GatewayThtr

 @GatewayThtr

 @GatewayThtr

Lulu Island Energy Company

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone: 604-276-4011
Email: Info@LuluIslandEnergy.ca
www.LuluIslandEnergy.ca

Richmond Public Library

100-7700 Minoru Gate (Brighthouse Branch)
Richmond, BC V6Y 1R8
Library Hours Line: 604-231-6401
www.YourLibrary.ca

 @YourLibraryRichmond

 @RPLBC

 @RPLBC

 /YourLibraryRichmond

 Account: RPLYourlibrary1

Richmond Olympic Oval

6111 River Road
Richmond, BC V7C 0A2
Phone: 778-296-1400
Email: Info@RichmondOval.ca
www.RichmondOval.ca

 @RichmondOval

 @RichmondOval

 @RichmondOval

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City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

www.richmond.ca

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City of
Richmond
British Columbia, Canada

2023 Annual Report Highlights

For the year ended December 31, 2023



RICHMOND CITY COUNCIL



Back row, left to right:

Lieutenant Jim Dickson (Richmond Fire-Rescue), Councillor Andy Hobbs, Councillor Kash Heed, Councillor Laura Gillanders, Councillor Michael Wolfe, Constable Jordan Hitchon (Richmond RCMP)

Front row, left to right:

Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day

CONNECT WITH RICHMOND CITY COUNCIL

To contact Council, email MayorAndCouncillors@richmond.ca or call 604-276-4000.

For Council meeting agendas and minutes, visit richmond.ca/agendas.

To live stream Council meetings or view videos of past meetings, visit richmond.ca/WatchOnline.



The City of Richmond is proud of its diverse and committed workforce. This year, we asked our employees to take photos and send us images of “their Richmond” for this report. Photos with the camera icon are just some of the submissions, and we are delighted to share them with you. None are professional photographers.

COVER PHOTO: THE HORSESHOE SLOUGH PUMP STATION, ONE OF 39 PUMP STATIONS IN RICHMOND, PROTECTS THE COMMUNITY AND IS AN ESSENTIAL PIECE OF THE CITY’S FLOOD PROTECTION MEASURES.

CITY OF RICHMOND, BRITISH COLUMBIA 2023 ANNUAL REPORT HIGHLIGHTS

FOR THE YEAR ENDED DECEMBER 31, 2023

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This report features highlights from Richmond's 2023 Annual Report. For the detailed 2023 Annual Report that meets legislated requirements, or for an online copy of this highlights report, please visit richmond.ca/AnnualReport.

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**"Our vision is
to be the most
appealing, livable
and well-managed
community in
Canada."**



VIEW FROM THE SOUTH SIDE OF CITY HALL
PHOTO BY NICOLE JOE, DEPARTMENTAL ASSOCIATE 3, FINANCE
CITY EMPLOYEE SINCE 2023

MESSAGE FROM THE MAYOR



The City of Richmond and our City Council continued to be civic leaders in 2023 thanks to a number of bold, innovative and sustainable programs that benefitted residents as well as businesses.

Despite stubbornly high inflation and interest rates, Richmond showcased an active year with a robust, stable economy as well as a commitment to addressing community needs.

As housing affordability dominated public, media and government conversations, Council took action to encourage the availability of various forms of affordable rental accommodation. It approved a project in the City Centre that will see a total of over 1,350 units built, including 156 Low End Market Rental units and 120 market rental units. At Public Hearings, Council also approved over

1,000 townhouse and condominium units across the city of which almost 300 will be affordable rental units and 200 will be permanent market rentals.

Challenges in housing affordability gave rise to increased risks of homelessness. Council took steps to support those in need by adding capacity at the Richmond House Emergency Shelter. Warming Centres at South Arm and Brighthouse Parks, as well as the ongoing operation of a Drop-In Centre and Shower Program near City Hall, were also extended.

The City issued building permits with an overall construction value exceeding \$750 million in 2023. Major residential construction projects started over the past year, including the \$500 million Richmond Centre redevelopment that will provide over 1,100 residential units and additional



SERENE SKIES OVER THE FRASER RIVER
PHOTO BY CYNTHIA NG, DEPARTMENTAL ASSOCIATE 2,
COMMUNITY SERVICES—PLANNING AND PROJECTS
CITY EMPLOYEE SINCE 2023

retail space in the City Centre.

Richmond's commitment to environmental sustainability was evident when Council adopted a Circular City Strategy in April as the guiding framework for environmental action. With six strategic directions and 84 actions, the strategy is the first of its kind for a Canadian local government and sets Richmond on a path to achieve 100 per cent circularity by 2050.

In another innovative approach, Council adopted the Zero Carbon Step Code for new residential, commercial, office, retail and hotel use. The Code will accelerate the transition to zero-emission energy sources in new buildings and move us closer to achieving our 2030 (50 per cent) and 2050 (100 per cent) greenhouse gas emission reduction targets.

Through wise investments, sound management and innovative action, our staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2023 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.



Malcolm Brodie
Mayor, City of Richmond



MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



I am pleased to present the City of Richmond's 2023 Annual Report. It details our strong financial position and outlines many of the important initiatives we have undertaken to serve our community.

Central to these initiatives is our focus on people. The City remains committed to providing programs and services that meet the needs of our residents and businesses.

The introduction of the new MyRichmond mobile app and MyPermit online portal are examples. MyRichmond allows residents quick and secure access to a range of City programs and services from their mobile devices anywhere, anytime. Similarly, the MyPermit portal gives developers and contractors the tools they need to deliver housing options in Richmond. Part of the Permit Optimization Project, this online self-service option

for plumbing and gas applications will expedite around 3,500 permits annually.

A refresh of the City website took place with the emphasis on customer needs and improving the user experience. Elements such as easier navigation, streamlining of content and a built-in multilingual translation tool created a more efficient environment for the more than four million views each year.

The past year saw the community engaged in many ways. The 76th annual Steveston Salmon Festival drew over 75,000 visitors to the waterfront village to celebrate our rich fishing history, while over 40,000 attended the 20th anniversary of the Richmond Maritime Festival. The City also commemorated the 50th anniversary of its Sister City relationship with Wakayama, Japan with



RICHMOND MARITIME FESTIVAL

the special planting of three Kuromatsu, or Japanese Black Pine, trees at City Hall.

Council supported our ongoing commitment to child care with the opening of the Hummingbird Child Care Centre in the Oval Village neighbourhood. Providing 37 licenced spaces for infants, toddlers and children, it is the 13th City-owned, purpose-built child care facility in Richmond and means over 2,500 new spaces have been added since 2016—a 44 per cent increase. Richmond now has child care spaces for over 35 per cent of children to the age of 12.

One of Canada's healthiest and most active communities, Richmond welcomed over 21,200 children and youth to day camps in 2023, with around 13,000 participating in various summer programs. Almost 700,000 people registered for

in-person programs at City facilities with another 1.6 million drop-in admissions at various locations.

Promoting diversity and inclusiveness is essential in a city as uniquely multicultural as Richmond. Over 80 per cent of our population is a visible minority, the highest proportion of any British Columbia municipality, so accessibility and acceptance is important as we build a strong, resilient community.

Displayed at City Hall for the first time was the Progress Pride Flag in support of Richmond's 2SLGBTQI+ community, as well as the Survivor's Flag to observe the National Day for Truth and Reconciliation. An investment of \$9.1 million from the Federal Government Rapid Housing Initiative led to the announcement of a 25-unit affordable housing project for

vulnerable women and their children, and the City continued to advance several affordable housing projects to address the ongoing affordability and rental challenge.

Our city's foundation for success is strong financial stewardship and Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong community committed to continued growth and success—within a framework of diversity, sustainability and value for taxpayers.

As Chief Administrative Officer, I am proud of the commitment of our staff and volunteers to improving the well-being of the community and thank everyone for their continued efforts in support of our residents and businesses.



Serena Lusk
Chief Administrative Officer





SUNSET OVERLOOKING THE MIDDLE ARM TRAIL
PHOTO BY SHANNON UNRAU, LEGISLATIVE SERVICES ASSOCIATE, CLERKS
CITY EMPLOYEE SINCE 2016



2023 Achievement highlights

The Community Charter requires BC municipalities to include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards those objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Strategic Plan. Soon after Council began its four-year term in October 2022, it undertook a strategic planning process to help fulfill its governance role and achieve a successful term of office. Through that process, Council adopted a new set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2023.

1. PROACTIVE IN STAKEHOLDER AND CIVIC ENGAGEMENT

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. Over the past year, the City coordinated a variety of initiatives to engage residents, and recognize and embrace their culture and identity. Council and members of Richmond's Sikh community came together in July to unveil an interpretive memorial at King George Park for the 1914 Komagata Maru incident, and celebrations were held to mark Hanukkah, the 50th anniversary of the Sister City relationship with Wakayama, Japan, as well as National Indigenous History Month. The City unveiled a refreshed website that had over 4.3 millions views and offers a multilingual translation tool for residents seeking information in a non-English language. A 10-part video series, Richmond Stories, drew on archival footage, story telling and anecdotes to highlight the city's rich history and cultural influences. Topics included a charming love story on the interurban tram, and the fine craftsmanship of Japanese boatbuilding on Steveston's waterfront. The online Let's Talk Richmond platform remained an integral component of the City's engagement strategy with almost 30 projects throughout the year on topics ranging from flood protection and affordable housing, to dog parks and pickleball. Engagement on the various projects increased over 20 per cent, with a rise in registered participants of almost 45 per cent. In May, the City launched its new MyRichmond app for iOS and Android to allow residents quick and secure access to a range of City programs and services from their mobile devices.



RICHMOND RCMP



BACKGROUND PHOTO: BRITANNIA SHIPYARDS NATIONAL HISTORIC SITE
PHOTO BY REENA CLARKSON, COMMUNICATIONS ASSOCIATE,
CORPORATE COMMUNICATIONS AND MARKETING
CITY EMPLOYEE SINCE 2004

2. STRATEGIC AND SUSTAINABLE COMMUNITY GROWTH

Providing stable and affordable housing options remained a priority as Council completed public hearings for the rezoning of several multi-family projects, including more than 1,000 townhouse and condominium units across the city. Almost 300 were affordable rental units, while almost 200 were permanent market rental. Another significant rental development was Phase 1 of Polygon's Talisman project at Garden City and Cambie Roads. Consisting of 156 Low End Market Rental (LEMR) units and 120 market rental units in two six-storey, wood framed, stand-alone buildings, the development will ultimately see 10 buildings totalling 1,357 units (156 LEMR units + 171 Market Rental units + 1,030 strata units). Richmond also remains a go-to location for economic investment thanks to its proximity to key distribution points, ease of access and initiatives such as the Industrial Lands Intensification Initiative that has positioned the City as a regional growth leader in industrial land redevelopment and intensification initiatives. In 2023, the City issued building permits with an overall construction value exceeding \$750 million while accruing development revenue of over \$11 million. Over \$4.48 million in business licence revenue was generated in 2023, an eight per cent increase from the previous year, and over 17,000 licences were issued.

3. A SAFE AND PREPARED COMMUNITY

The Richmond RCMP continued to keep our city safe through targeted enforcement and education. Serious assaults decreased 12 per cent in 2023, drug offences were down seven per cent, and there were declines in residential break and enter and arson. Commercial break and enter crime dropped 16 per cent. Council approved a long-awaited Community Policing Office in the Hamilton area of east Richmond. Community Bylaws also played a key role in keeping the community safe. Over 440 tickets were issued to businesses that failed to comply with licensing requirements or for operating contrary to their business licence conditions. Bylaws staff made over 500 grease inspections and responded to almost 3,700 parking violation complaints—an increase of 23 per cent from the previous year. Richmond Fire-Rescue responded to over 12,260 calls, an eight per cent rise from the previous year. Council approved a significant upgrade to the City Works Yard in its current Lynas Lane location. The yard plays a crucial role in day-to-day operations as well as emergency management and environmental protection, and the long-term investment will result in a safe, secure operations facility that will support the community for decades to come. The City upgraded almost 1,000 metres of watermains and 800 metres of drainage mains in the Burkeville neighbourhood, while around five kilometres of aging asbestos cement watermains were replaced with PVC piping. City staff also completed four kilometres of canal reclamation on the Woodward's drainage catchment.

4. RESPONSIBLE FINANCIAL MANAGEMENT AND GOVERNANCE

Effective financial planning and partnerships with other levels of government and stakeholders supported continued growth and development. Reinforcing the commitment to providing efficient and timely support to the construction sector, the online MyPermit portal was launched. Plumbing and gas permits can now be submitted, processed and approved online, expediting the current annual issuance of 3,000 to 3,500 trades permits anytime from anywhere. Grants and funding supported a range of projects in 2023. Among them was \$9 million through the Canada Mortgage and Housing Corporation for a 25-unit affordable housing development for vulnerable women; \$500,000 from the Provincial Ministry of Transportation and Infrastructure for Phase Two of the Steveston Highway Multi-Use Pathway; and \$2.28 million from the Provincial Ministry of Emergency Management and Climate Readiness for various flood protection projects. Youth benefitted from a \$360,000 grant from the BC Government for upgrades to the popular Media Lab; and a further \$2.68 million came from the Public Safety Canada Growing Communities Fund to combat youth gang violence in Richmond. Over \$4.3 million in Development Cost Charges supported important community amenities such as road and active transportation improvements; upgrades to watermains, drainage pump stations, and sanitary pump stations; and the acquisition and development of parkland, playing fields and playgrounds.

5. A LEADER IN ENVIRONMENTAL SUSTAINABILITY

The City of Richmond remains an acknowledged leader in environmental sustainability due to years of investment, foresight and innovation. Council adopted a Circular City Strategy in April, the first of its kind by a local government in Canada, as the guiding framework for environmental action. Richmond continued to explore innovative and sustainable road paving technologies, becoming the first local government in Canada to use an innovative blend of recycled asphalt and recycled plastic flake as a binding agent. The City's award-winning Recycling Depot saw over 270,000 visits by residential and commercial users – the equivalent to one user every 43 seconds. Richmond continued to lead in water conservation through water meter and demand management programs. Richmond spent \$1.2 million in 2023 to assist strata developments to install water meters. It also acquired four fully-electric Ford F-150 Lightning trucks and two E-Transit vans, joining the existing Green Fleet of 15 fully electric vehicles, 32 plug-in hybrids, 25 hybrids and one hydrogen model, all of which make up around 20 per cent of the fleet vehicles. To support and encourage the use of private electric vehicles, Council amended the City's Zoning Bylaw to require the installation of EV charging infrastructure for non-residential parking spaces in all new developments. Richmond also became one of the first communities in

the region to offer an e-scooter sharing program. Over 60,000 shared e-scooter or e-bike trips occurred in 2023 as popularity grew. The multi-award-winning Lulu Island District Energy program continued to deliver low carbon energy to almost 6,500 residential units and 30 buildings throughout the city. Two buildings were added to the grid in 2023, with an overall reduction in greenhouse gas emissions of almost 4,000 tonnes for the year.

6. A VIBRANT, RESILIENT AND ACTIVE COMMUNITY

Richmond is renowned for its vibrant arts scene, extensive parks and trails, and diverse cultural heritage. Supporting the local community, the City commissioned 22 Richmond-based artists for public art, along with five new murals and prominent installations such as Typha at the Middle Arm Waterfront Greenway, and Leaping Home at the Richmond Animal Shelter. The City also received the Creative Cities Network of Canada's Public Art Legacy Award for Sea to Sky, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell as part of the Keltic Development. Ranked once again by the national Culture Days office as first in BC and third in Canada for midsize cities, Richmond hosted 93 free, in-person and online activities by 62 artists and cultural organizations. The opening weekend at the Richmond Cultural Centre attracted an estimated 2,000 people. Enhancing its many outdoor experiences, the City reopened Minoru Lakes in 2023 following a \$10.6 million reconstruction that included new furniture and viewing areas, a boardwalk and a waterfall. Parks staff also planted over 2,300 new trees around Richmond in addition to the 1,200 trees planted through development. As part of the City's Homelessness Strategy and 10-year Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, the City led community dialogues to reduce stigma and promote understanding. Emergency Shelters, Warming Centres and a Drop-In Centre were activated and expanded on the direction of Council to provide access to shelter and supports regardless of weather. The City's Cultural Harmony Plan, the first of its kind in Canada, continued to promote diversity and inclusivity in the community, with ongoing dialogue and education programs reducing the number of reported hate-related crimes and incidents by 26 per cent.



TYPHA BY ARTISTS CHARLOTTE WALL AND PUYA KHALILI

Proud, strong and vibrant. Welcome to Richmond.

With over 230,000 residents, 13,000 businesses and 125,000 people working here, the City of Richmond is one of the region's most vibrant and desirable locations. Bordered by the mouth of the Fraser River and home to Vancouver's International Airport—consistently ranked among the best in the world—Richmond continues to grow and welcome people from around the world to visit or establish roots here.

The city has one of Canada's most diverse populations with residents from over 180 different ethnic or cultural backgrounds and more than 80 per cent identifying as a visible minority. The predominant ethnic group self-identifies as Chinese and their cultural influence, along with those from other south Asian countries and elsewhere, can be seen throughout Richmond.

This commitment to inclusiveness was reflected through the display of the Progress Pride Flag for Pride Week, as well as ongoing recognition of the National Day for Truth and Reconciliation, and National Indigenous History Month. City staff continued to work with the Richmond RCMP to promote the "Hate Has No Place" campaign and other initiatives, and officers proactively engaged with various faith communities and conducted safety patrols of places of worship following outbreaks of violence in the Middle East in October.

Richmond was back on the world sporting stage, hosting the Canadian Adult Recreational Hockey Association (CARHA) World Cup at the internationally renowned Richmond Olympic Oval and other venues in March. Following postponements due to the pandemic, this competition alone

attracted over 1,600 participants from 11 countries. It was one of over 80 major sporting events hosted in the city last year, including the World Wheelchair Curling Championships featuring more than 100 athletes from 17 nations competing for international honours.

Richmond encourages active lifestyles and promotes quality of life. With over 871 hectares (2,153 acres) of park land, 136 kilometres of park trails, 87 kilometres of on-road cycling paths and 140 parks, there are sports and recreation amenities in every neighbourhood. A commitment to active and healthy lifestyles is another reason why Richmond residents live an average of 85.7 years, more than four years longer than the national average of 81.1 years.

The natural diversity and beauty has also made Richmond a popular location for



film and television production, with around 40 location agreements in place during 2023 despite labour disputes that slowed industry output. Richmond now boasts six film studio facilities, and production injects an estimated \$28 million to the local economy.

Richmond residents are proud of their community in many ways. The City's commitment to environmental sustainability is well known, and 2023 saw the launch of the Energize Richmond Community Leaders program to encourage awareness and participation in climate conversations. A public call for interest resulted in 30 leaders being put in place to engage others and encourage discussions and action on climate issues in their daily lives.

Community events transitioned to full swing in 2023 following the pandemic slowdowns of recent years. The popular Halloween Fireworks Festival returned to Minoru Park. Along with a spectacular visual display and ghostly participants, the thousands who attended also had a close up look at a massive, locally-grown 1,003 kilogram (2,212 pound) pumpkin. It was one of several events back in full swing such as the Children's Arts Festival, Doors Open, Steveston Salmon Festival, Cherry Blossom Festival and Richmond Maritime Festival.

The annual Island City by Bike Tour returned in June, with hundreds of cyclists of all ages and levels taking part in a free seven or 22-kilometre ride through the city.

The City of Richmond continues to be a leader in the development and implementation of bold, innovative programs and strategies that recognize and reflect our character, heritage and reputation as a safe, sustainable and culturally diverse community. The many accomplishments and achievements of the past year, some of which are in this Annual Report, demonstrate why Richmond remains one of the most appealing, livable and well-managed communities in Canada.



**HAROLD STEVES DISPLAYS HIS
FREEDOM OF THE CITY AWARD
WITH MAYOR MALCOLM BRODIE**

FREEDOM OF THE CITY

In October, Richmond City Council awarded long-time resident, former Councillor and provincial politician Harold Steves with the Freedom of the City – the highest honour a local government can bestow on an individual.

Richmond-born Steves is the great-grandson of Manoah and Martha Steves, one of the area's founding families and after whom the waterfront community of Steveston is named. He was first elected to Municipal Council in 1968, 22 years before Richmond was designated as a City, for what would be the start of over 50 years of public service.

After a brief stint as a Member of the Legislative Assembly from 1973 to 1975, Steves returned to Richmond Council in 1977 and remained an elected official until his retirement prior to the 2022 municipal election. Among his many achievements was establishing the Agricultural Land Commission to protect valuable farmland and rural areas from development.



MINORU LAKES
PHOTO BY SHELLEY IWATA, DEPARTMENTAL ASSOCIATE 2,
COMMUNITY SOCIAL DEVELOPMENT
CITY EMPLOYEE SINCE 2023



CITY CENTRE DISTRICT ENERGY UTILITY



2023 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from peers and others. In 2023, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

PROVIDING SUSTAINABLE, ENVIRONMENTALLY-FRIENDLY ENERGY

The award-winning Lulu Island Energy Company received yet another accolade in 2023, this time for the expansion of its environmentally friendly energy grid into Richmond's City Centre. The City-owned utility won the 2023 National Energy Globe Award from the Energy Globe Foundation, an Austrian-based non-profit organization that recognizes projects focusing on energy efficiency, sustainability and the use of renewable energy or emission-free sources in over 180 countries. Once complete, the City Centre District Energy Utility expansion will connect to 170 residential and mixed-use commercial development sites covering 50 million square feet and save over one million tonnes of carbon emissions compared to conventional energy systems. Along with winning the National Award, the project was also shortlisted from over 30,000 submissions for the International Energy Globe Award in a category alongside projects from Turkey, Malaysia, China and the United Arab Emirates.

AWARDS CONTINUED . . .

ENGAGING THE COMMUNITY

The City received two Silver Leaf Awards from the Canadian chapter of the International Association of Business Communicators, a global organization supporting excellence in communications and engagement. The first Silver Leaf was for the multi-year “Rethink Waste: Think Tank and Ideas Hub” communication and engagement campaign to support the City’s goals to reduce waste and support a circular economy. The second recognized the communications campaign to support the introduction of the “Richmond Single-Use Plastic Ban,” a new bylaw banning single-use plastic items. The communications campaign supported businesses through the transition and increased awareness about the new bylaw, further promoting reusable options in the community with a goal to reduce unnecessary waste and pollution.

SUPPORTING OUR ECONOMY

Richmond’s Supply Chain Resiliency Program received a British Columbia Economic Development Association (BCEDA) Award for its achievement in supporting economic development. Recognized along with the City of Surrey and Township of Langley, the municipalities were presented with the Economic Recovery and Resiliency Award for communities over 20,000 in population. Developed to support businesses during the pandemic, the program identified existing industrial capabilities that could be re-engineered to support future emergency production needs, and helped manufacturers diversify by focusing on emerging opportunities in new sectors. Over 380 manufacturers participated in the program, and more than 200 manufacturing businesses took part in a series of associated Technology Adoption Workshops. BCEDA’s Economic Recovery and Resiliency Award recognizes programs and projects that represent a successful recovery initiative from natural and manmade disasters.

BUILDING CONNECTIONS THROUGH DESIGN

Recognition of the outstanding design, functionality and innovation of the Minoru Centre for Active Living, the City of Richmond’s state-of-the-art fitness and aquatic facility, continued in 2023. The centre received the prestigious Provincial Facility Excellence Award for projects over \$3 million from the BC Recreation and Parks Association (BCRPA). The annual award recognizes an outstanding facility design or redesign that reflects community culture, innovation and community need. The BCRPA commended the City for working with the local community to create a sustainable and environmentally friendly facility that fosters community connections and enriches individual well-being and quality of life, describing it as a leading community space not only in BC, but nationally and internationally.

THE AQUATIC CENTRE AT MINORU CENTRE FOR ACTIVE LIVING

FINANCIAL REPORTING

For the 21st and 14th year in a row, respectively, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting for the 2022 Annual Report and the Award for Outstanding Achievement in Popular Financial Reporting for the 2022 Highlights Report. The awards recognized the City's success in producing a high standard report that demonstrated a constructive "spirit of full disclosure" and clearly communicated the municipality's financial story. Richmond also received yet another 'A' grade—the equal highest amongst 32 major Canadian cities—in C.D. Howe's annual Report Card on municipal budgeting, financial reporting and fiscal transparency for 2022.

INNOVATION IN PLANNING

The Planning Institute of British Columbia awarded the City of Richmond its Silver Award for Excellence in Planning in the category of Enduring Planning Performance. It highlighted the City Centre Area Plan as an example of an exemplary long-term professional planning project that will benefit current and future communities. The Planning Institute of British Columbia is a non-profit professional association of planners in BC and Yukon, and affiliated with the Canadian Institute of Planners.



Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**City of Richmond
British Columbia**

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2022

Christopher P. Morill

Executive Director/CEO

REPORT FROM THE GENERAL MANAGER, FINANCE AND CORPORATE SERVICES

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2023 for the City of Richmond, pursuant to Section 98 and 167 of the Community Charter. The consolidated financial statements 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. Preparation of the financial statements is management's responsibility.

KPMG LLP was 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 of Richmond as at December 31, 2023 and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended are in accordance with Canadian public sector accounting

standards.

These financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval and Richmond Public Library (collectively referred to as the "City"), as well as the City's investment in Lulu Island Energy Company, which is accounted for as a Government Business Enterprise.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (IN \$000S)

	2023 Actual	2022 Actual	Change
Financial Assets	\$ 1,842,941	\$ 1,721,772	\$ 121,169
Liabilities	717,366	696,047	21,319
Net Financial Assets	1,125,575	1,025,725	99,850
Non-Financial Assets	2,705,957	2,603,444	102,513
Accumulated Surplus	\$ 3,831,532	\$ 3,629,169	\$ 202,363

The City's overall financial position improved by \$202.4 million, with accumulated surplus (similar to net worth of a corporation) totaling \$3.8 billion. A significant part of this increase is due to additions to capital assets and transfers to the statutory reserves for future capital improvements.

The City's cash and investments are \$1.7 billion while long-term debt decreased by \$9.2 million mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$100.7 million, which includes \$75.9 million of in-kind contributions from development as conditions of rezoning.

CONSOLIDATED STATEMENT OF OPERATIONS (IN \$000S)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
Annual Surplus	\$75,106	\$202,363	\$141,282

The City's consolidated revenue for the year totaled \$741.1 million, an increase of \$96.8 million from 2022 mainly due to increased investment income, developer contributed tangible capital assets and grants.

Expenses increased by \$35.7 million from prior year mainly due to wages and salaries relating to filling vacancies and collective agreement rate increases, contract cost increases relating to community safety, supply and material cost increases relating to the Rapid Housing grant and to water purchases from Metro Vancouver.

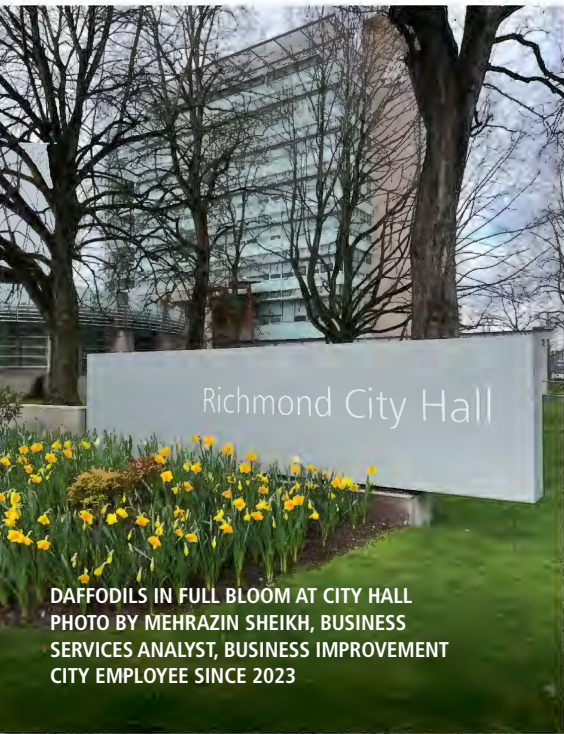
The annual surplus for 2023 was \$202.4 million, including an operating surplus of \$6.1 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

The City's consolidated financial position improved in 2023 as the City saw unprecedented returns on its investments and received several significant grants. The guiding principles of Council's Long Term Financial Management Strategy continues to supporting the City in positioning the City to achieving long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,

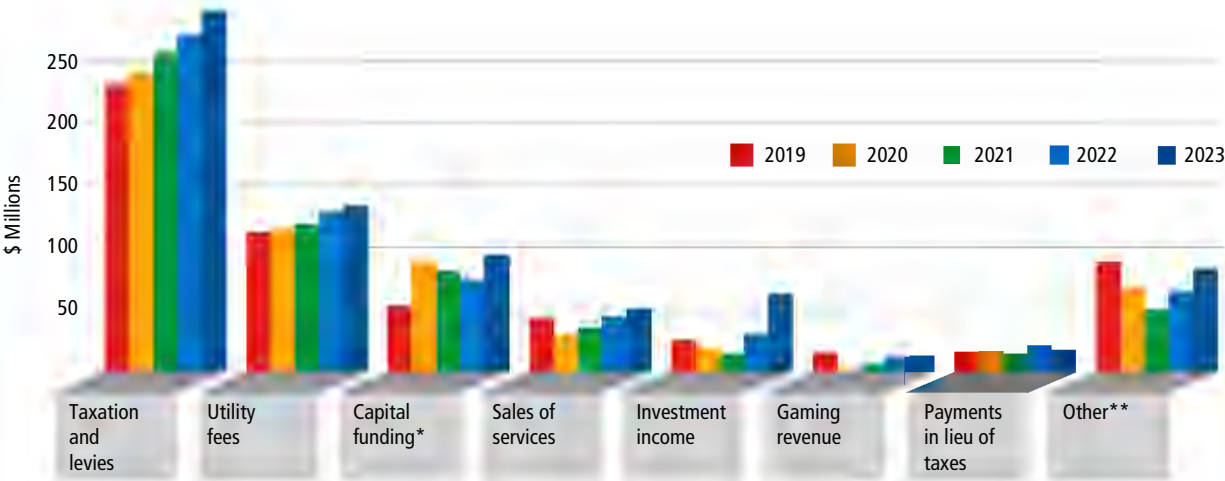


Jerry Chong, CPA, CA
General Manager, Finance and Corporate Services
May 13, 2024



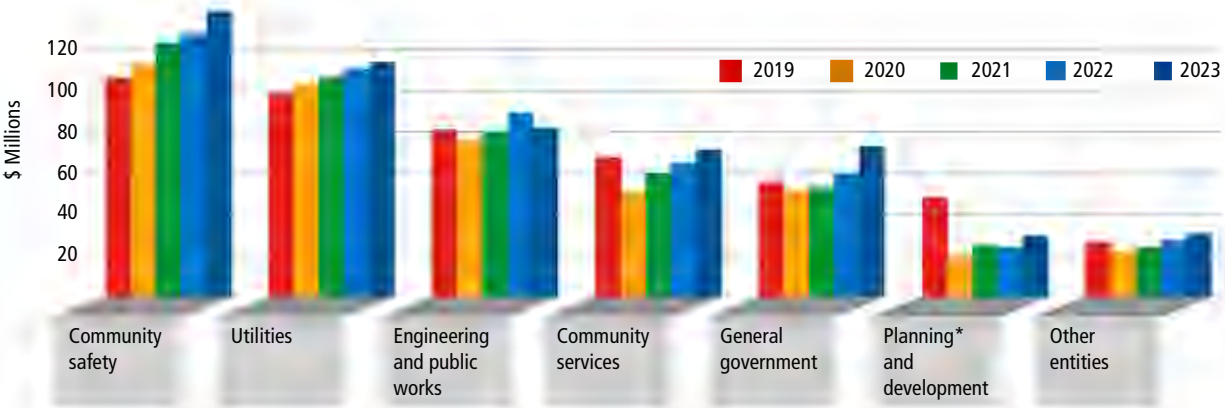
DAFFODILS IN FULL BLOOM AT CITY HALL
PHOTO BY MEHRAZIN SHEIKH, BUSINESS
SERVICES ANALYST, BUSINESS IMPROVEMENT
CITY EMPLOYEE SINCE 2023

REVENUE BY SOURCE 2019–2023



Source: City of Richmond Finance and Corporate Services
* Capital funding includes: Development Cost Charges and other capital funding sources.
** Other includes: provincial and federal grants, licences and permits and other sources.

EXPENSES BY FUNCTION 2019–2023



Source: City of Richmond Finance and Corporate Services
* Expenses for Planning and Development for 2019 include a one-time \$28.1M contribution towards the Canada Line Capstan Station.

Richmond at a glance

229,781
2023 POPULATION

November 10, 1879
INCORPORATED AS MUNICIPALITY

129.27
SIZE OF CITY IN
SQUARE KM

17
ISLANDS COMPRISING
THE CITY

December 3, 1990
DESIGNATED AS CITY OF RICHMOND

Fast facts

\$751 million
NEW CONSTRUCTION VALUE
IN 2023

830
HECTARES OF CRANBERRY
FIELDS IN PRODUCTION

316
PERMANENT AND TEMPORARY
PUBLIC ARTWORKS ON
DISPLAY THROUGHOUT
RICHMOND IN 2023

60.3
PERCENTAGE OF THE CITY'S
POPULATION BORN OUTSIDE
OF CANADA

39
PERCENTAGE OF THE CITY
WITHIN THE AGRICULTURAL
LAND RESERVE (ALR)

49
KILOMETRES OF DIKES FOR
FLOOD PROTECTION

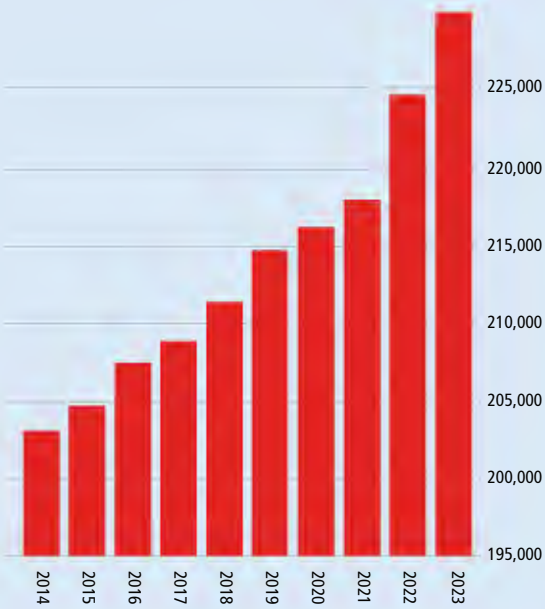
39
PUMP STATIONS THAT CAN
DISCHARGE 1.4 MILLION US
GALLONS OF WATER PER
MINUTE—THE EQUIVALENT
OF OVER TWO OLYMPIC
SWIMMING POOLS

871
HECTARES THAT MAKE
UP THE CITY'S 140 PARKS

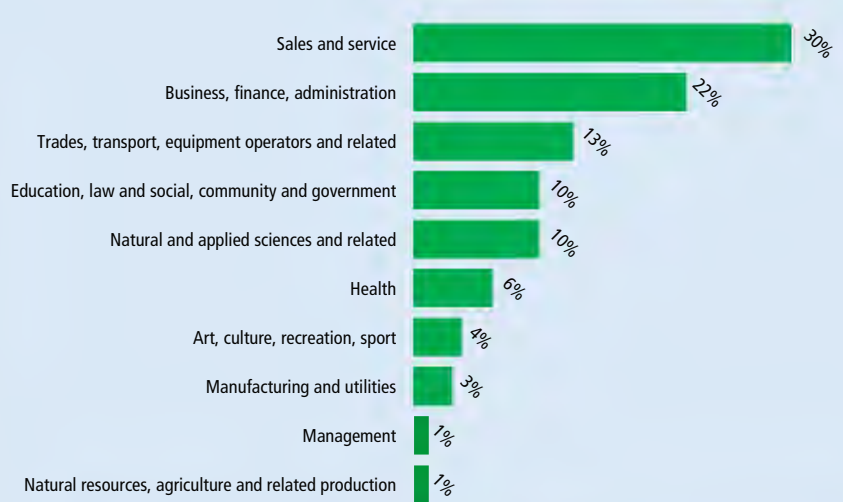
136
KILOMETRES OF WALKING,
ROLLING AND CYCLING TRAILS

80
IDENTIFIED HERITAGE
BUILDINGS OR SITES IN
RICHMOND

CITY OF RICHMOND POPULATION 2014–2023



OCCUPATIONS OF RICHMOND RESIDENTS



MAJOR EMPLOYERS IN RICHMOND (IN ALPHABETICAL ORDER)

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health, Richmond
- WorkSafeBC



BILLOWY CLOUDS HOVER OVER THE NORTH DIKE
PHOTO BY JENNY HO, MANAGER OF TANGIBLE CAPITAL ASSETS, FINANCE
CITY EMPLOYEE SINCE 2017

Sources: Statistics Canada, City of Richmond, Vancouver International Airport Authority, Steveston Harbour Authority, Metro Vancouver, Richmond School District.

MAJOR SERVICES PROVIDED BY THE CITY OF RICHMOND

ADMINISTRATION

Includes the office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes Human Resources, Intergovernmental Relations and Protocol, Corporate Communications and Marketing, Corporate Planning and Organizational Development and the Corporate Programs Management Group.

COMMUNITY SAFETY

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws and Business Licences.

COMMUNITY SERVICES

Coordinates, supports and develops Richmond's community services including Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services.

ENGINEERING AND PUBLIC WORKS

The Engineering and Public Works Departments deliver public works services and utilities, engineering planning, design, construction and maintenance services for all utility and City building infrastructure, as well as sustainability and environmental programs.

FINANCE AND CORPORATE SERVICES

Includes Customer Service, Information Technology, Finance, Economic Development, Real Estate Services and Business Services.

PLANNING AND DEVELOPMENT

Includes the Policy Planning, Transportation, Development Applications, Building Approvals and Community Social Development Departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.

LAW AND LEGISLATIVE SERVICES

Includes the Law Department and the City Clerk's Office.







CHERRY BLOSSOM TREES GREET GARRY POINT PARK VISITORS IN THE SPRING
PHOTO BY RAVI PATEL, PROJECT COORDINATOR,
ENGINEERING—DESIGN AND CONSTRUCTION
CITY EMPLOYEE SINCE 2023

CITY OF RICHMOND CONTACTS

The City of Richmond offers many civic services to the community. Additional services are provided through the Richmond Olympic Oval, Richmond Public Library, Gateway Theatre and Lulu Island Energy Company. For more information on City services contact:




CITY OF RICHMOND

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone: 604-276-4000
Email: InfoCentre@Richmond.ca
www.richmond.ca

 @CityofRichmondBC
 @Richmond_BC
 @CityofRichmondBC
 /CityofRichmondBC

GATEWAY THEATRE

6500 Gilbert Road
Richmond, BC V7C 3V4
Phone: 604-270-6500
Box Office: 604-270-1812
www.GatewayTheatre.com






 @GatewayThtr
 @GatewayThtr
 @GatewayThtr

LULU ISLAND ENERGY COMPANY

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone: 604-276-4011
Email: Info@LuluIslandEnergy.ca
www.LuluIslandEnergy.ca




RICHMOND PUBLIC LIBRARY

100-7700 Minoru Gate (Brighthouse Branch)
Richmond, BC V6Y 1R8
Library Hours Line: 604-231-6401
www.YourLibrary.ca

 @YourLibraryRichmond
 @RPLBC
 @RPLBC
 /YourLibraryRichmond
 Account: RPLYourlibrary1

RICHMOND OLYMPIC OVAL

6111 River Road
Richmond, BC V7C 0A2
Phone: 778-296-1400
Email: Info@RichmondOval.ca
www.RichmondOval.ca

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City of Richmond

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www.richmond.ca

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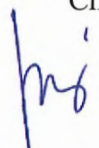
City of Richmond




Report to Committee

To: Finance Committee
From: Mike Ching
Director, Finance
Date: May 6, 2024
File: 03-0900-01/2024-Vol
01
Re: Development Cost Charges Imposition Bylaw Annual Inflationary Update
(2024)

Staff Recommendations

1. That the proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558, as recommended in the staff report titled "Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)" dated May 6, 2024 from the Director, Finance, be introduced and given first reading; and
2. That the staff report titled "Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)" dated May 6, 2024 from the Director, Finance, be endorsed as the basis for public consultation in establishing the amended Development Cost Charges Imposition Bylaw.


Mike Ching, CPA, CMA
Director, Finance
604-276-4137

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Local governments collect Development Cost Charges (DCC) from new developments in order to fund growth-related capital infrastructure costs. The Ministry's Development Finance Review Committee (DFRC), through its Development Cost Charges Best Practice Guide, recommends local governments in making minor amendments to their DCC bylaw annually to reflect a general inflationary increase in their DCC program costs.

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

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

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

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

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

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

4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.

Findings of Facts

The City of Richmond (the City) completed a major DCC update in 2023, where DCC Imposition Bylaw No. 9499, Amendment Bylaw No. 10436 was adopted by Council on July 24, 2023.

Under the *Development Cost Charges Amendment Bylaw Approval Exemption Regulation, B.C. Reg. 130/2010 (DCC Bylaw Approval Exemption Regulation)*, municipalities are permitted to increase DCC rates annually without the approval of the Ministry, as long as the increase does not exceed the annual average Vancouver Consumer Price Index (VCPI) for the previous calendar year. The exemption is granted by the regulation once a year, for up to four years.

In following DFRC's DCC Best Practice Guide, and in line with the *DCC Bylaw Approval Exemption Regulation*, the City is proposing an annual inflationary increase of 4.30% in 2024 to its DCC Imposition Bylaw, effective July 24, 2024.

Updates to Provincial Housing Legislations

Several new pieces of housing legislation have been introduced and rolled out by the Province since the fall of 2023. Specifically, Bill 46 (Housing Statutes – Development Financing) made amendments to the *Local Government Act* to provide local governments with new and expanded development finance tools. These changes include:

- Updating the scope of infrastructure eligible to be funded through DCC to include new categories of infrastructure such as fire protection facilities, police facilities, solid waste and recycling facilities, as well as certain eligible provincial highway infrastructure projects.
- Introducing Amenity Cost Charges (ACC) as a new development finance tool that allows local governments to collect funds for amenities, such as community centres, recreation centres, daycares, and libraries from new development that results in increased population.

Also taking into consideration the impacts of Bill 44 (Housing Statutes – Residential Development), Bill 47 (Housing Statutes – Transit-Oriented Areas) and the proposed Bill 16 (Housing Statutes Amendment Act), staff are currently reviewing the impact of the new legislation and are working towards preparing an update to the City's DCC framework and establishing a new ACC framework. Upon completion of the review, staff will prepare a report on the updated DCC program and the new ACC program for Council's consideration.

Analysis

The average annual VCPI for year 2023, as reported by Statistics Canada, was 4.30%. The following table summarizes the proposed changes to the City's city-wide DCC rates:

Development Type	Unit	Current DCC Rates (2023)	Proposed 4.30% Increase in DCC Rates (2024)	Proposed Increase Amount (\$)
Single Family	per lot	\$61,138.20	\$63,767.14	\$2,628.94
Townhouse	per ft ²	\$32.40	\$33.79	\$1.39
Apartment	per ft ²	\$34.31	\$35.79	\$1.48
Commercial/Institutional	per ft ²	\$22.15	\$23.10	\$0.95
Light Industrial	per ft ²	\$18.19	\$18.97	\$0.78
Major Industrial	per acre	\$206,249.33	\$215,118.05	\$8,868.72

The proposed minor DCC rates amendment will allow the City to reflect the annual cost inflationary adjustment in its DCC program in the current year, while a multi-disciplinary group of staff are continuing to undertake the necessary studies and reviews to ensure that the impacts of the legislative changes will be incorporated into the City's next major DCC update. Due to the complexity of the legislative changes, along with public consultation requirements and Inspector's approval requirements, the current expedited major DCC review is anticipated to take around 9 to 12 months to complete.

Next Steps

If first reading of the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558 is given, staff will communicate the proposed bylaw rates with the development community (e.g. through Urban Development Institute, Commercial Real Estate Development Association (NAIOP), Greater Vancouver Home Builders' Association, on City's social media platforms and the City's website). Feedback received from the public will be presented to Council for consideration upon second and third readings prior to bylaw adoption.

Under the *DCC Bylaw Approval Exemption Regulation*, approval from the Ministry is not required for adoption of the proposed amended DCC bylaw. Once the bylaw has been adopted by Council, a copy of the bylaw will be filed with the Ministry.

Implementation Guidelines

Sections 511 and 568 of the *Local Government Act* provide in-stream protection to subdivision applications and precursor applications (e.g. rezoning application, development permit application, building permit application) for one year from the effective date of the adopted DCC bylaw.

To qualify for in-stream protection (i.e. to be grandfathered to the current DCC rates instead of the new DCC rates in the amended DCC Bylaw), prior to the effective date of the DCC bylaw, the subdivision applications or the precursor applications must have been submitted in satisfactory form to and accepted by the City, and that all application fees have been paid. For in-stream applications to be grandfathered, the subdivision must be completed within 12 months after the bylaw is adopted. For in-stream precursor applications, the building permit related to these applications must be issued within 12 months of the effective date of the bylaw in order for the grandfathering provision to be applicable.

Financial Impact

The proposed bylaw will increase DCC rates by 4.30% across all development types. The amount of DCC collection will depend on the volume and types of new development activities.

Conclusion

The proposed annual DCC rate adjustment allows the City to increase the DCC rates by general inflationary increase for the current year. Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558 is included in this staff report for Council's consideration.



Venus Ngan, CPA, CA
Manager, Treasury and Financial Services
(604-276-4217)

Att. 1: Proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,
AMENDMENT BYLAW NO. 10558**

The Council of the City of Richmond enacts as follows:

1. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10558**” and is effective July 24, 2024.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE B

City-Wide Development Cost Charge

Description	Richmond Zoning Bylaw 8500			Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
	Standard Zones	Site Specific Zones	Site Specific Mixed Use Zones (1)								
Agricultural	AG, CR, GC	ZA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (2)	MA										
Single Family	RS, RC, RCH, RD, RI, RE, RCC	ZS, ZD		\$ 20,226.12	\$ 24,857.00	\$ 1,135.83	\$ 2,370.85	\$ 9,637.14	\$ 5,540.20	\$ 63,767.14	per lot
Townhouse	RTL, RTM, RTH, RTP	ZT		\$ 10.06	\$ 11.09	\$ 0.77	\$ 1.61	\$ 6.52	\$ 3.74	\$ 33.79	per sq. ft. of DU
Apartment	RAL, RAM, RAH	ZLR, ZHR	ZR, RCL, ZMU, CS, ZC	\$ 13.31	\$ 8.48	\$ 0.86	\$ 1.77	\$ 7.22	\$ 4.15	\$ 35.79	per sq. ft. of DU
Commercial (3)	CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS	ZC ZI	ZR, RCL, ZMU, CS, ZC	\$ 14.45	\$ 7.38	\$ 0.29	\$ 0.60	\$ 0.24	\$ 0.14	\$ 23.10	per sq. ft. of BA
Light Industrial (4)	IB, IL, IR, IS	ZI		\$ 10.32	\$ 7.38	\$ 0.29	\$ 0.60	\$ 0.24	\$ 0.14	\$ 18.97	per sq. ft. of BA
Major Industrial	I			\$ 53,928.06	\$ 147,122.07	\$ 4,074.34	\$ 8,504.54	\$ 945.49	\$ 543.55	\$ 215,118.05	per acre of gross site area
Institutional	AIR, SI, ASY, HC	ZIS		\$ 14.45	\$ 7.38	\$ 0.29	\$ 0.60	\$ 0.24	\$ 0.14	\$ 23.10	per sq. ft. of BA

(1) For site specific mixed-use residential and commercial zones, the development cost charge (DCC) payable shall be calculated separately for each portion of the development. DCC for residential uses are charged at the appropriate multi-family residential rate, and any commercial space is charged at the appropriate commercial rate.

(2) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(3) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad terminal.

(4) For industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10261 (RZ 18-831725)
10340, 10360, 10380, 10400 and 10420 No. 4 Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“MEDIUM DENSITY TOWNHOUSES (RTM2)”**

P.I.D. 003-561-674

Legal Lot 4, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W,
New Westminster Land District

P.I.D. 003-586-626

Lot 5, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 004-058-941

Lot 6, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 010-121-790

Lot 7, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

P.I.D. 003-823-865

Lot 8, Block 4N, Sub Block 3, Plan NWP15456, Section 35, Range 6W, New Westminster
Land District

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10261”**.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
OTHER CONDITIONS SATISFIED
ADOPTED

MAYOR

MAY 2 5 2021

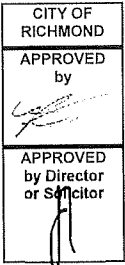
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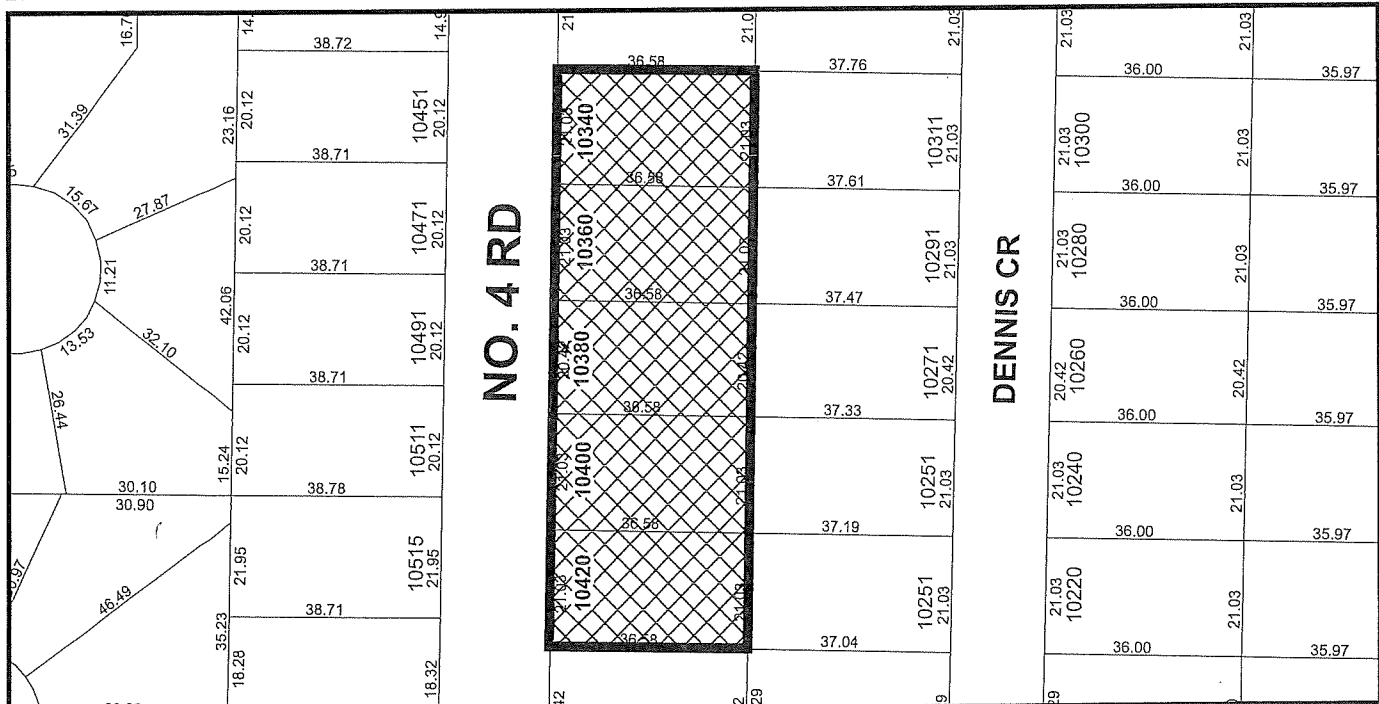
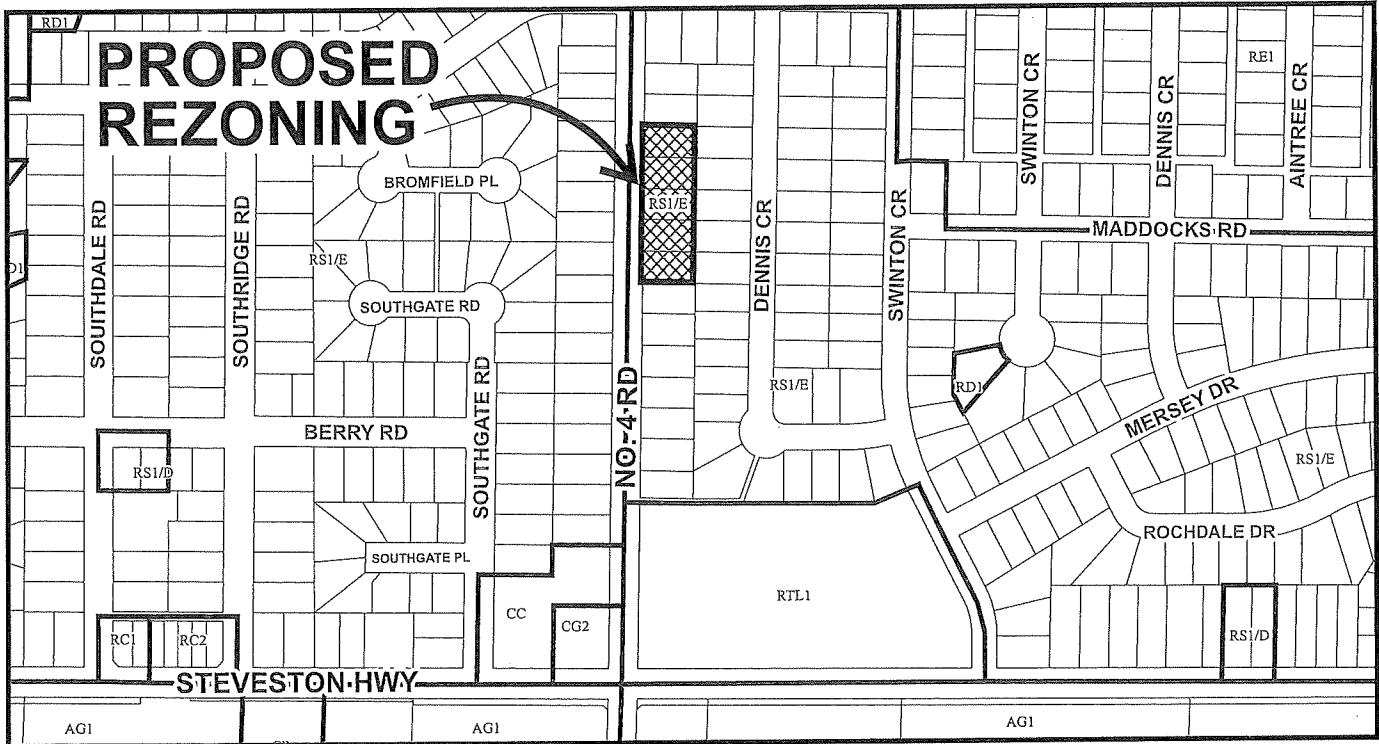
MAY 2 8 2024

CORPORATE OFFICER





City of Richmond



RZ 18-831725

Original Date: 09/12/18

Revision Date: 04/22/21

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10423 (RZ 17-782750)
6851 and 6871 Elmbridge 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 the following as Section 20.52 thereof:

“20.52 High Density Mixed Use – Oval Village (City Centre)

20.52.1 Purpose

The **zone** provides for high-density residential and limited commercial **development**, including **hotel** uses typical of the **City Centre**. Additional **density** is provided to achieve the **City** objectives related to the **development** of **affordable housing units** and other **City** amenities consistent with the Village Centre Bonus Area designated by the **City Centre Area Plan**.

20.52.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **live-work dwelling**

20.52.3 Secondary Uses

- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **hotel**
- **housing, town**
- **library and exhibit**
- **liquor primary establishment**

- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- park
- parking, non-accessory
- restaurant
- retail, convenience
- retail, general
- retail, second-hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.52.4 Permitted Density

1. For the purposes of this **zone**, if the **owner** dedicates not less than 2,360 m² of the gross **site** as **road**, the calculation of the **floor area ratio** shall be based on a net **development site** area of 13,832.06 m².
2. The maximum **floor area ratio** is 1.2 together with an additional:
 - a) 0.1 **floor area ratio** for **indoor amenity** space only.
3. Notwithstanding Section 20.52.4.2, the reference to “1.2” is increased to a higher **density** of “2.0” if prior to first occupancy of the **building**, the **owner**:
 - a) provides in the **building** not less than 35 **affordable housing units** with the combined **habitable space** of the total number of **affordable housing units** comprising at least 10% of the total **building** area; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title of the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 20.52.4.2, if the **owner** has provided **affordable housing units** under Section 20.52.4.3, an additional 1.0 **density bonus floor area ratio** shall be permitted, provided that:
 - a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;

- b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential uses; and
- c) the **owner** pays a sum to the **City** based on 5% of the additional 1.0 **density bonus floor area ratio** multiplied by (i) the “equivalent to construction value” rate of \$8,708 per square metre of **density bonus floor area ratio**, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, the “equivalent to construction value” rate of \$8,708 per square metre of **density bonus floor area ratio** adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index”, where such change is positive.

20.52.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.52.6 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) for **road setbacks**, measured to a **lot line**: 3.0 m
 - b) for **lane setbacks**, measured to a **lot line** or the boundary of a an area granted to the City, via statutory **right-of-way**, for **lane** purposes: 0.0 m.

20.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.52.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 10,000.0 m².

20.52.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance to the provisions of Section 6.0.

20.52.10 On-site Parking & Loading

1. On-site **vehicle** parking and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.52.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on the roof of a **building**).
 2. **Congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells and common elevator shafts.
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**HIGH DENSITY MIXED USE (ZMU52) – OVAL VILLAGE (CITY CENTRE)**”:

P.I.D. 003-527-964

Lot 126 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

P.I.D. 003-527-948

Lot 125 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10423**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

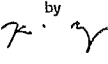
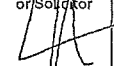
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MAY 15 2023

MAY 15 2023

MAY 29 2024

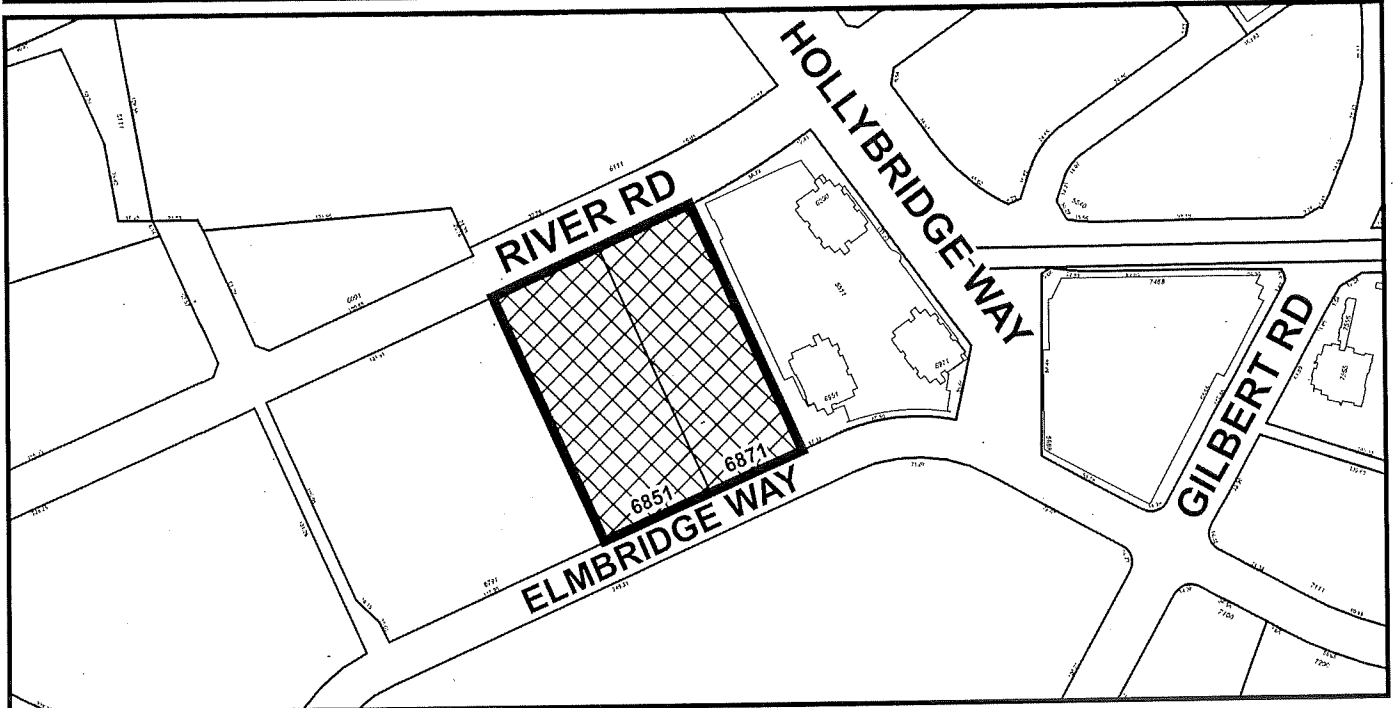
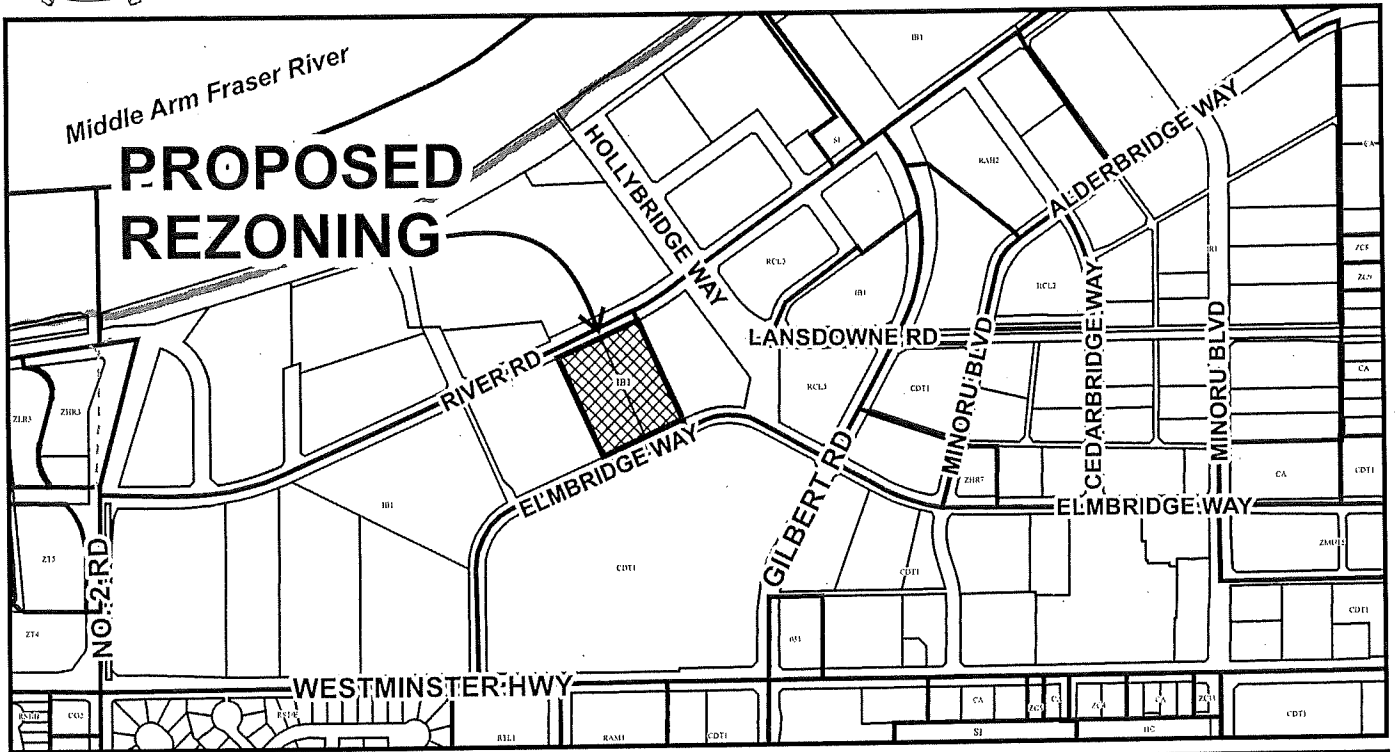
CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 17-782750

Original Date: 08/28/17

Revision Date:

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10452 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Attachment 1 to Schedule 1 (City of Richmond 2041 Land Use Map) by repealing the existing land use designation of the following area and by designating it "Mixed Use".

P.I.D. 028-917-910
Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220
P.I.D. 011-323-299
Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421,
Except Plans 41472 and EPP22220
P.I.D. 003-927-601
Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472
P.I.D. 003-976-327
Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199
Except Plan EPP55255
P.I.D. 005-143-357
Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West
New Westminster District Plan 25116
P.I.D. 004-126-033
Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336
P.I.D. 008-709-734
Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West
New Westminster District Plan 25116
2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 2.14 (Hamilton Area Plan) by:
 - a. repealing the existing land use designation of the following area and by designating it "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)".

P.I.D. 028-917-910
Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

- b. at Section 3.3, objective 2, adding the following as a new bullet under policy subsection a):
 - “• notwithstanding reference to maximum density and height in Section 3.2, Section 3.3 and the Land Use Map, bonus density and/or building height may be increased on a site-specific basis for new development that includes construction and transfer to the City of priority community amenities (as identified in this plan).”
- c. deleting the Section 3.3, Objective 13, policy subsection a), third bullet point and replacing it with the following:
 - “• avoid exceeding a maximum frontage width of 60.0 m (197.0 ft.) between any public roads, Shared Streets and Strollways, and limit the creation of lots having lot area in excess of 10,000 m² (2.5 ac.)”
- d. deleting the notation that is included in the Land Use Map “The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions.”, and replacing it with the following text:

“The densities (in FAR) for each land use designation below are the maximums permitted based on the net parcel area including any density bonus that may be permitted under the Plan's policies*, except any density bonus for market rental housing in a new development that satisfies the requirements of the OCP market rental housing density bonus provisions. *The maximum densities below are also exclusive of any density bonus permitted under the Plan’s policies for community amenities.”

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10452"**.

FIRST READING

MAY 23 2023

PUBLIC HEARING

JUN 19 2023

SECOND READING

JUN 19 2023

THIRD READING

JUN 19 2023

OTHER CONDITIONS SATISFIED

MAY 29 2024

ADOPTED

CITY OF RICHMOND
APPROVED by SB
APPROVED by Manager or Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10453 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.53 Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)

20.53.1 Purpose

This **zone** provides for mixed-use **development** consisting of **apartment housing** and **commercial uses** and **community amenity space**. Additional **density** is provided to achieve, among other things, City objectives in respect to **affordable housing units** and **community amenity space**.

20.53.2 Permitted Uses

- amenity space, community
- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- office
- recreation, indoor
- recycling drop-off
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal

- **studio**
- **veterinary service**

20.53.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.53.4 Permitted Density

1. The maximum **floor area ratio** is 0.4, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.53.4.1, the reference to “0.4” is increased to a higher density of “1.5”, provided that:
 - a) the **owner** provides not less than 19 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises at least 10% of the total residential **floor area**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office; and
 - c) the **owner** uses a minimum of “0.07” **floor area ratio** for non-residential **uses** only.
3. An additional 0.1 **floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a) uses the additional 0.1 **floor area ratio** only for **community amenity space**; and
 - ii) the **owner** grants to the **City** no less than 130.1 m² **community amenity space** facility, which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.

20.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

20.53.6 Permitted Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 1.5 m from Gilley Road;
 - b) 3.0 m from Smith Crescent;
 - c) 6.0 m from the west **property line**; and
 - d) 3.0 m from the north **property line**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.53.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**), except that the maximum height of **principal buildings** containing **community amenity space** and fronting onto Gilley Road is 20.0 m (not to exceed five (5) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.53.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

20.53.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** pursuant to Section 20.53.4.2 above, a minimum of 19 **dwelling units** shall be used only for **residential rental tenure**.

20.53.12 Other Regulations

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.53.2 are only permitted where fronting onto Gilley Road and shall be located on the **first storey** of any **building**.
2. For the purpose of this **zone, community amenity space** shall include the following **uses** (a) **library and exhibit** and (b) community policing office.
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**RESIDENTIAL / LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)**".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10453**”.

FIRST READING

MAY 23 2023

A PUBLIC HEARING WAS HELD ON

JUN 19 2023

SECOND READING

JUN 19 2023

THIRD READING

JUN 19 2023

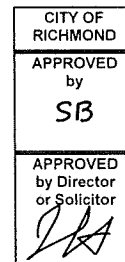
OTHER CONDITIONS SATISFIED

MAY 29 2024

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

JUN 21 2023

ADOPTED

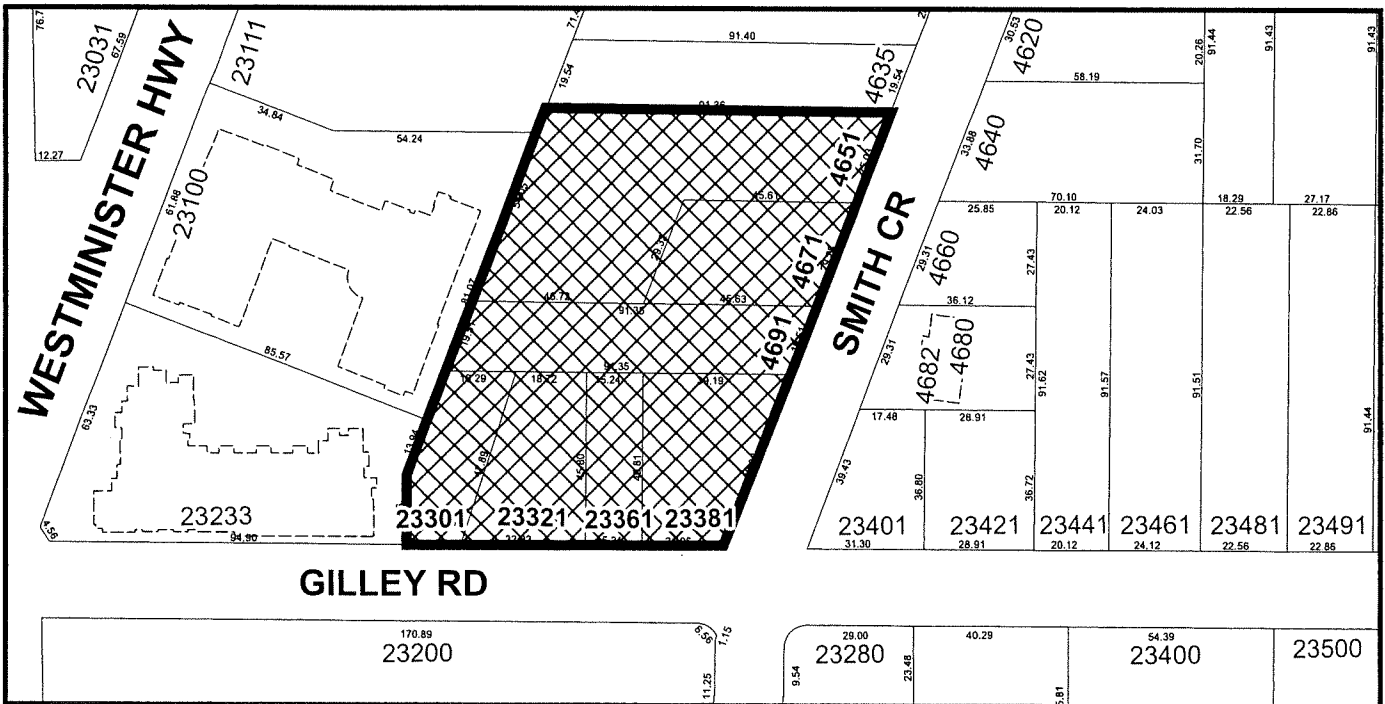
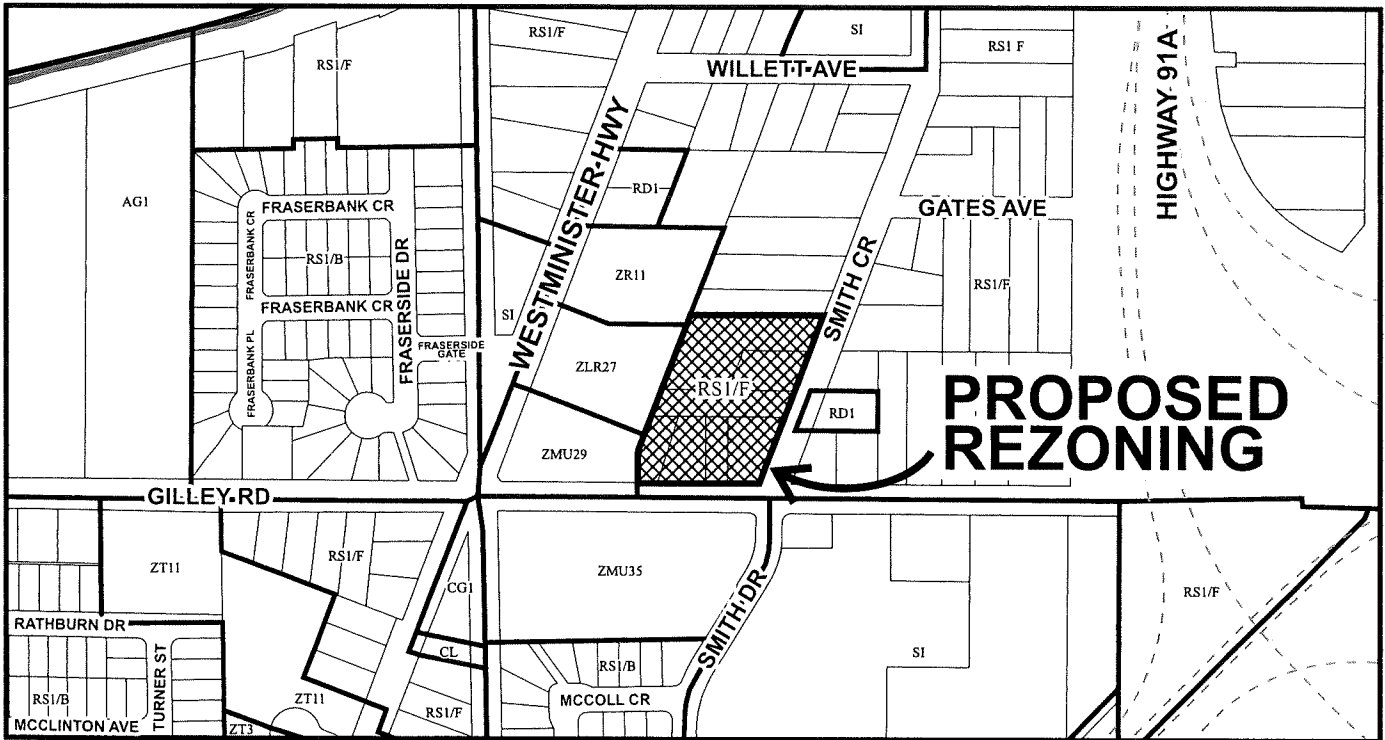


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-942276

Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10454 (RZ 21-941625)
10611 and 10751 River Drive**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

"18.46 Low to Mid Rise Apartment (ZLR46) – Bridgeport

18.46.1 Purpose

The **zone** provides for residential development. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units** and **market rental units**.

18.46.2 Permitted Uses

- housing, apartment
- housing, town

18.46.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

18.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units** pursuant to Section 18.46.4.2c) and 18.46.4.2d).

2. Notwithstanding Section 18.46.4.1, the reference to “1.0” is increased to a higher density of “1.45”, provided that:
 - a) the **owner** provides not less than 18 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building area**, excluding **habitable space of market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office;
 - c) the **owner** provides not less than 13 **market rental units** and the combined **habitable space** of the total number of **market rental units** would comprise at least 1,006 m²; and
 - d) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site area** before the following required **road** dedications and fee simple transfers to the **City**:
 - a) not less than 535 m² of land within the **site** transferred to the **City** as a fee simple **lot** for diking and related purposes; and
 - b) not less than 200 m² of land within the **site** dedicated to the **City** as **road** which shall form part of River Drive.

18.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.46.6 Permitted Yards & Setbacks

1. The minimum **public road** setback from:
 - a) River Drive is 3.0 m;
 - b) River Road is 7.5 m; and
 - c) Shell Road is 6.0 m.
2. The **side yard** is 6.0 m.
3. A parking **structure** may project into a required **yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

4. Uncovered stairs may project into a required **yard**, but shall not be closer than 0.3 m from River Drive nor 3 m from any **side lot line** as specified by a Development Permit approved by the **City**.

18.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of buildings located:
 - a) within 20.0 m of the **lot line abutting** River Drive and more than 70.0 m from the **lot line abutting** Shell Road is 10.0 m;
 - b) within 20.0 m of the **lot line abutting** River Drive and within 70.0 m of the **lot line abutting** Shell Road is 15.0 m; and
 - c) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m. **Balconies** may project into this area to a maximum depth of 1.5 m.
2. The maximum **building height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.46.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.46.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.46.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.46.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** and **market rental units** pursuant to Section 18.46.4.2 above, a minimum of 31 **dwelling units** shall be used only for **residential rental tenure**.

18.46.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT”**.

P.I.D. 008-930-601

Lot 133 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 28254

P.I.D. 003-715-868

Lot 132 Section 23 Block 5 North Range 6 West New Westminster District Plan 28394

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

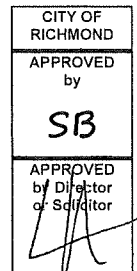
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JUN 19 2023

JUN 19 2023

JUN 19 2023

MAY 28 2024

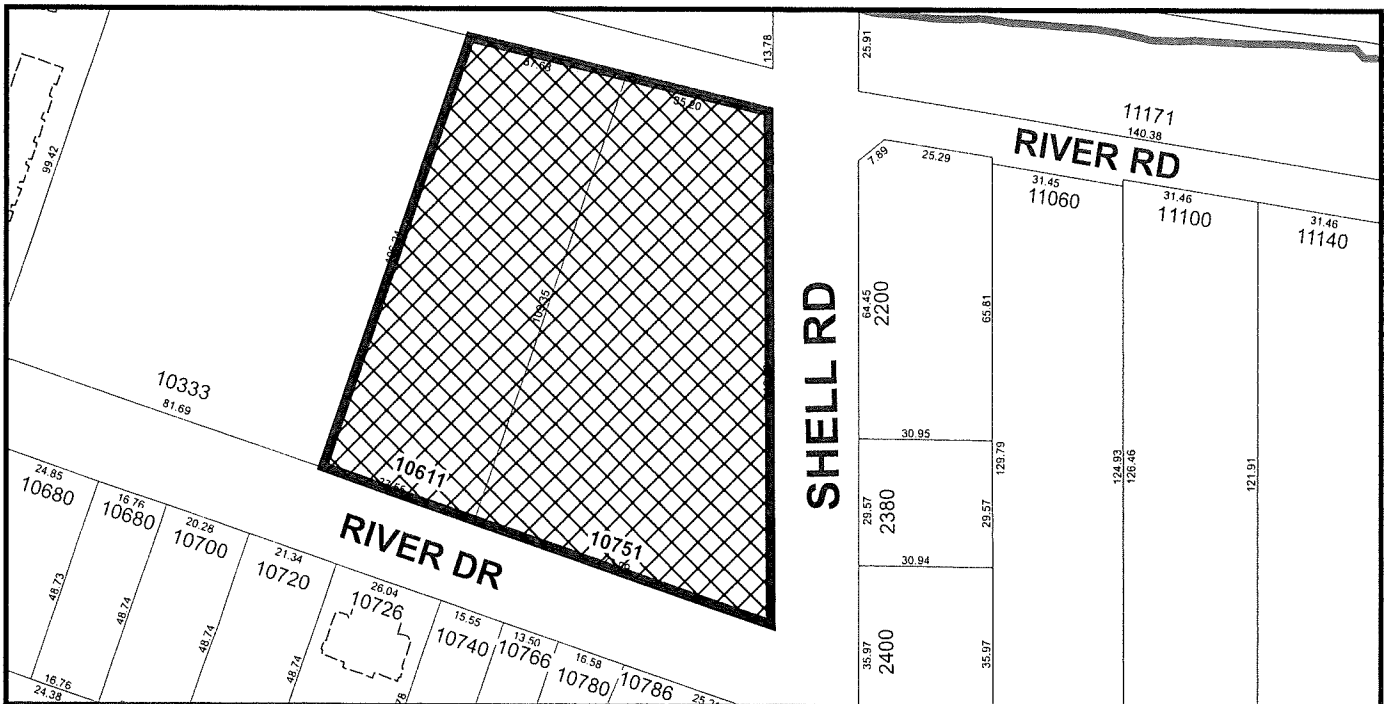
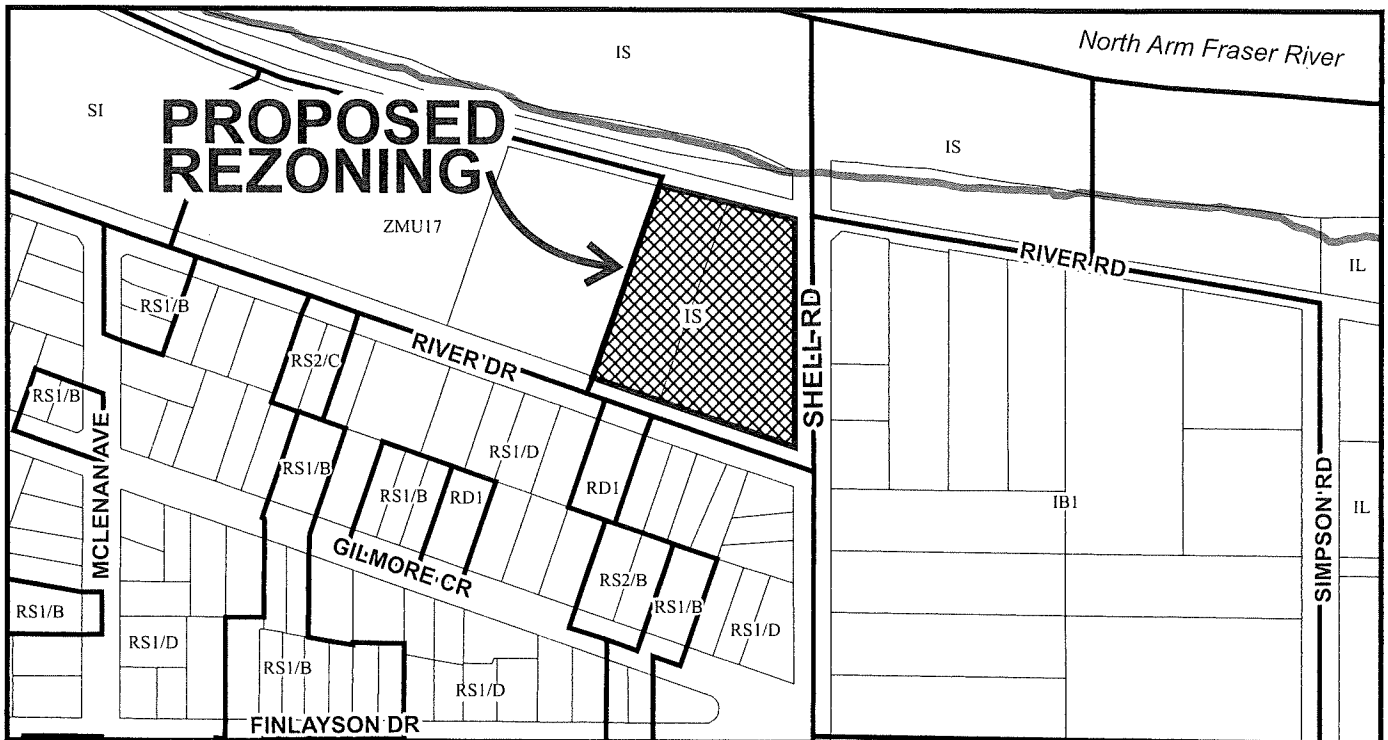


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-941625

Original Date: 10/18/21

Revision Date: 03/29/23

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10465 (RZ 22-012904)
8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the
Spires Road and Cook Crescent Road Allowance**

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:
 - a. Inserting the following into the end of the table contained in Section 5.15.1d)i regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT103	\$18.00"

- b. Inserting as Section 17.103 thereof the following:

**17.103 Town Housing (ZT103) – Parking Structure Townhouses
(Spires Road – Cook Crescent)**

17.103.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the Spires Road Area adjacent to a greenway.

17.103.2 Permitted Uses

- child care
- housing, town

Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- secondary suite

17.103.3 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 3,302.8 m².
2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

3. Notwithstanding Section 17.103.3.1, the reference to "0.6" is increased to a higher **density** of "1.2" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT103 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** within a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
 - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
 - f) an area of up to 10 m² per **principal dwelling unit** used exclusively for staircase purposes; and
 - g) an area of up to 10 m² per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.
5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. The maximum **lot coverage** is 75% for **buildings, structures and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.103.5 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
 - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;
 - b) **balconies, bay windows, porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and
 - c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

17.103.6 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.103.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements for **subdivision**.
2. The minimum **lot area** for **development** is 3,084.8 m².

17.103.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.103.9 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
 - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
 - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.103.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)"**.

 P.I.D. 010-472-517
 Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

 P.I.D. 004-063-309
 Lot 16 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

 P.I.D. 010-472-541
 Lot 17 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

 P.I.D. 009-104-194
 Lot 18 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

 and a closed portion of Spire Road and Cook Crescent dedicated by Plan 21489, Sections 9, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 128236.
3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10465"**.

FIRST READING

May 23, 2023

A PUBLIC HEARING WAS HELD ON

June 19, 2023

SECOND READING

June 19, 2023

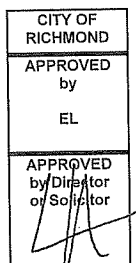
THIRD READING

June 19, 2023

OTHER CONDITIONS SATISFIED

MAY 28 2024

ADOPTED

_____
MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10562**

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

1. Richmond Zoning Bylaw 8500 Amendment Bylaw 10357, is amended by replacing the legal descriptions in the Bylaw with the following:

P.I.D. 010-472-801

Lot 60 Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 010-472-819

Lot 61 Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 003-690-962

Lot 62 Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 010-472-827

Lot 63 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

and a closed portion of Spire Road dedicated by Plan 21489, Sections 9 and 10, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 137026.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10562**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAYOR

MAY 27 2024

N/A

MAY 27 2024

MAY 27 2024

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by E.L.
APPROVED by Director or Solicitor J. H.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10472 (RZ 21-945951)
7520 Ash Street**

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

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

P.I.D. 012-032-115

South Half of Lot 2, Block "F", Section 15, Block 4 North, Range 6 West, New Westminster District, Plan 1207.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10472"**.

FIRST READING

JUN 26 2023

A PUBLIC HEARING WAS HELD ON

JUL 17 2023

SECOND READING

JUL 17 2023



THIRD READING

JUL 17 2023

OTHER CONDITIONS SATISFIED

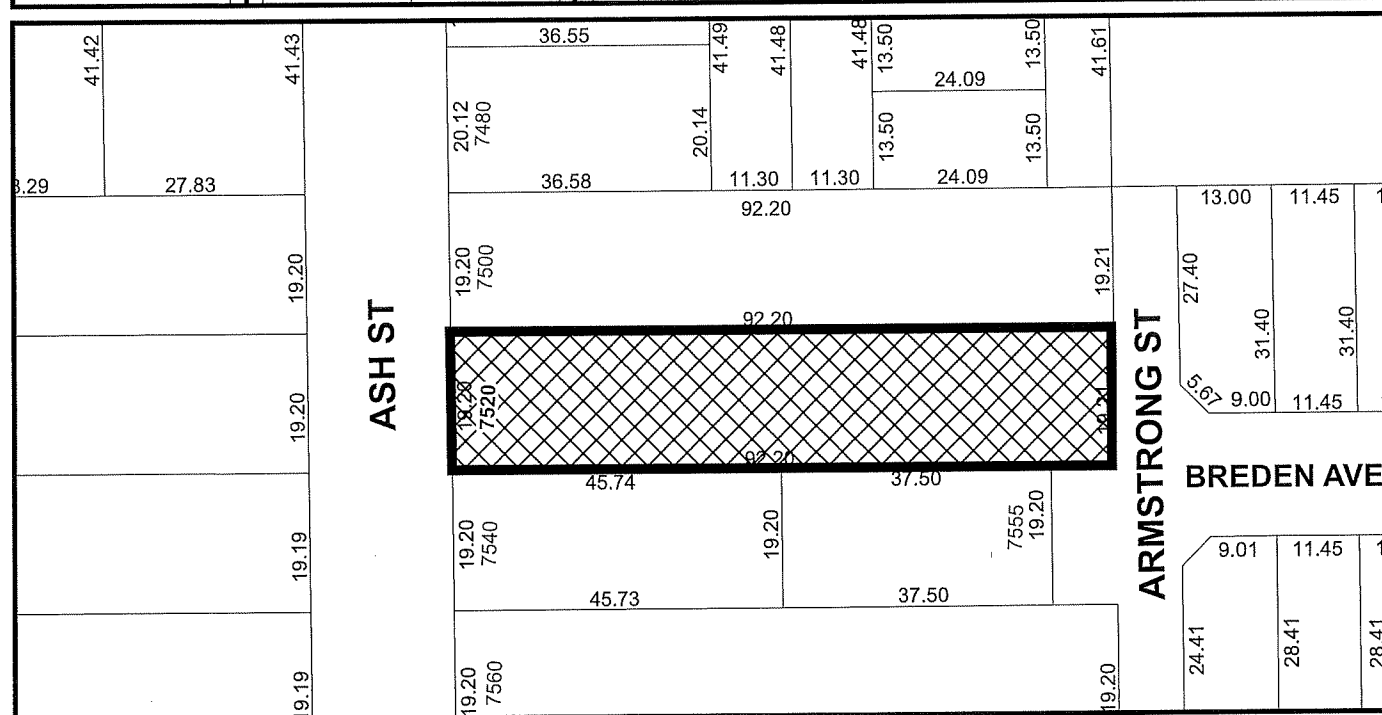
MAY 28 2024

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



Note: Dimensions are in METRES



**Housing Agreement (Market Rental Housing)
(8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10522**

The Council of the City of Richmond enacts as follows:

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

P.I.D. 030-506-981

Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan
EPP83741

2. This Bylaw is cited as **"Housing Agreement (Market Rental Housing) (8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10522"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAY 27 2024

MAY 27 2024

MAY 27 2024

CITY OF RICHMOND
APPROVED for content by originating dept. <i>elm</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Bylaw 10522

Schedule A

To Housing Agreement (Market Rental Housing)
(8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10522

HOUSING AGREEMENT BETWEEN 1166225 B.C. Ltd., COOK & CITATION LIMITED
PARTNERSHIP AND CITY OF RICHMOND

HOUSING AGREEMENT – MARKET RENTAL HOUSING
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference the 11th day of April, 2024

AMONG:

1166225 B.C. LTD. (Inc. No. BC1166225), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at #1600 – 925 West Georgia Street, Vancouver, BC V6C 3L2; and

COOK & CITATION LIMITED PARTNERSHIP (Registration No. LP0747229), a limited partnership duly registered pursuant to the laws of the Province of British Columbia having its registered office at #1600 – 925 West Georgia Street, Vancouver, BC V6C 3L2

(collectively, the “**Owner**”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the Local Government Act and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “**City**”)

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for market rental housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (b) **"Building"** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (c) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (d) **"CCAP"** means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;
- (e) **"City"** means the City of Richmond;
- (f) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (g) **"Common Amenities"** means all indoor and outdoor areas, recreational facilities and amenities that are provided for residents of the Development, as required by the OCP, CCAP, Rezoning and any applicable Development Permit, and as determined and designated pursuant to the Rezoning and any applicable Development Permit processes, including without limitation resident parking, visitor parking, loading bays, electric vehicle and bicycle charging stations, bicycle storage, fitness facilities, multi-purpose rooms, and related access routes;
- (h) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (i) **"Daily Amount"** means \$100.00 per day as of January 1, 2021 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2021, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (j) **"Development"** means the residential rental development to be constructed on the Lands;
- (k) **"Development Permit"** means a development permit authorizing the development of the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 23-014121;
- (l) **"Director of Development"** means the City's Director, Development in the Planning and Development Division of the City, and his or her designate;
- (m) **"Dwelling Unit"** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;

- (n) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Market Rental Housing Units;
- (o) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (p) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (q) **“Lands”** means certain lands and premises legally described as PID: 030-506-981, Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan EPP83741, as may be Subdivided from time to time, including a Building or a portion of a Building, into which said lands are Subdivided;
- (r) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (s) **“LTO”** means the New Westminster Land Title Office or its successor;
- (t) **“Market Rent”** means the prevailing market rent of a comparable dwelling unit in a comparable location;
- (u) **“Market Rental Housing Unit”** means a Dwelling Unit or Dwelling Units located or to be located on the Lands designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (v) **“Occupancy Certificate”** means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City’s *Building Regulation Bylaw* 7230, as may be amended or replaced;
- (w) **“OCP”** means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;
- (x) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;
- (y) **“Real Estate Development Marketing Act”** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (z) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

- (aa) **“Rezoning”** means the rezoning of the Lands pursuant to the rezoning application made by the Owner under number RZ 21-932698;
- (bb) **“Senior”** means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (cc) **“*Strata Property Act*”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (dd) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (ee) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and
- (ff) **“Tenant”** means an occupant of a Market Rental Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a tenant, agent, officer and invitee of the party;

- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

ARTICLE 2 USE AND OCCUPANCY OF RENTAL HOUSING UNITS

- 2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent; and that a Market Rental Housing Unit may not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Tenants), or any tenant or guest of the Owner, other than the Tenant. For the purposes of this Article, “permanent residence” means that the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must in respect of each Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Market Rental Housing Unit if, in the City’s absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
 - (i) submitted to the City a Development Permit application that includes the Market Rental Housing Units; and
 - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features, including the Common Amenities, as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features, including the Common Amenities, in accordance with the Development Permit;
- (c) not apply for an Occupancy Certificate in respect of that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:
 - (i) the Market Rental Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Market Rental Housing Units, any facilities for the use of the Market Rental Housing Units, including parking and any shared indoor or outdoor amenities, including the Common Amenities; and
 - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's design architect for the Building confirming that the Market Rental Housing Units have been constructed in accordance with the Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Market Rental Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Market Rental Housing Units; and
- (e) not subdivide the Market Rental Housing Units into individual strata lots. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan, that the Market Rental Housing Units will together form no more than one (1) strata lot.

ARTICLE 3

DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS

- 3.1 The Owner will not permit a Market Income Housing Unit to be subleased, or a Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 Without limiting Section 2.1, the Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant (as contemplated in Section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a "month-to-month" basis.
- 3.3 If this Agreement encumbers more than one Market Rental Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than all of the Market Rental Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Market Rental Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental

Housing Units (provided any one (1) such legal and registered owner may be a different corporate entity or person from its one (1) such beneficial owner, as evidenced by a signed trust agreement in form and substance satisfactory to the City Solicitor). For clarity, all of the Market Rental Housing Units will remain under one (1) ownership.

- 3.4 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.5 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
 - (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the “City”) and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Market Rental Housing Unit:

 - (i) the number of occupants of the Market Rental Housing Unit;
 - (ii) the number of occupants of the Market Rental Housing Unit 18 years of age and under; and
 - (iii) the number of occupants of the Market Rental Housing Unit who are Seniors”;
 - (b) defines the term “Landlord” as the Owner of the Market Rental Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.
- 3.6 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:
 - (a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent; and
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces on the Lands, including the Common Amenities, subject to reasonable rules and regulations established by the Owner or the Owner’s property manager consistent with good and efficient management of the Market Rental Housing

Units and the standard of management of rental properties similar to the Market Rental Housing Units.

- 3.7 The Owner shall not impose any age-based restrictions on Tenants of Market Rental Housing Units.
- 3.8 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection.
- 3.9 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement; for clarity, the aforesaid will not lessen the Owner's obligations under this Agreement or be deemed a delegation of the Owner's obligations under this Agreement.
- 3.10 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.11 If the Owner has terminated the Tenancy Agreement, subject to the requirements of the *Residential Tenancy Act*, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Market Rental Housing Unit, as applicable, to vacate the Market Rental Housing Unit, as applicable on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF MARKET RENTAL HOUSING UNIT

- 4.1 The Owner will not demolish a Market Rental Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Market Rental Housing Unit is no longer reasonable or practical to repair or replace any structural component of the Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Market Rental Housing Unit, as applicable, has been issued by the City and the Market Rental Housing Unit, as applicable, has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Market Rental Housing Unit, as applicable, in accordance with this Agreement.

**ARTICLE 5
STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, or is otherwise inconsistent with this Agreement, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Unit, as applicable, as rental accommodation.
- 5.4 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities on the Lands intended for the use of the residential occupants, subject to reasonable rules and regulations established by the strata corporation or the strata manager consistent with good and efficient management of the strata corporation and the standard of management of similar strata properties in the City of Richmond.

**ARTICLE 6
DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) a Market Rental Housing Unit is used or occupied in breach of this Agreement
 - (b) a Market Rental Housing Unit is rented at a rate in excess of the Market Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,
- then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

**ARTICLE 7
MISCELLANEOUS**

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where a Market Rental Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Market Rental Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Market Rental Housing Units. The City will partially release this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute such release until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
 - (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
 - (iii) the City has a reasonable time within which to execute the release and return the same to the Owners for registration; and
 - (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Market Rental Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Market Rental Housing Unit under this Agreement;

- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or release of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or a Building or any portion thereof, including any Market Rental Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Copies to: City Solicitor and Director of Development,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Market Rental Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.24 Counterparts


This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an

original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]


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

1166225 B.C. LTD., by its authorized signatory(ies):


 Name: Yechuan Wu
 Title: Director

 Name:
 Title:

COOK & CITATION LIMITED PARTNERSHIP, by its General Partner
1135133 B.C. LTD., by its authorized signatory(ies):


 Name: Yechuan Wu
 Title: Director

 Name:
 Title:

CITY OF RICHMOND,
 by its authorized signatories:

 Malcolm D. Brodie, Mayor

 Claudia Jesson, Corporate Officer

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

Schedule A to Market Rental Housing Agreement

STATUTORY DECLARATION
Market Rental Housing Units

)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the "Market Rental Housing Units")
CANADA)	located at
)	_____
PROVINCE OF BRITISH COLUMBIA)	(street address), British Columbia, and Housing
)	Agreement dated _____, 20____ (the
TO WIT:)	"Market Rental Housing Agreement") between
)	_____ and
)	the City of Richmond (the "City")

I, _____ (full name),
 of _____ (address) in the Province
 of British Columbia, DO SOLEMNLY DECLARE that:

1. I am the owner or authorized signatory of the owner of the Market Rental Housing Units, and make this declaration to the best of my personal knowledge;
2. This declaration is made pursuant to the Market Rental Housing Agreement in respect of the Market Rental Housing Units;
3. To the best of my knowledge, for the period from _____ to _____, the Market Rental Housing Units were used solely for the provision of rental housing for Tenants (as defined in the Market Rental Housing Agreement) at or below Market Rent (as defined in the Market Rental Housing Agreement).
4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____)
 _____, in the Province of British)
 Columbia, this _____ day of)
 _____, 20____.)

_____) _____
 _____)

A Commissioner for Taking Affidavits in the
Province of British Columbia

)
)

DECLARANT



**Housing Agreement (Moderate Market Rental Housing)
(8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10528**

The Council of the City of Richmond enacts as follows:

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

P.I.D. 030-506-981

Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan
EPP83741

2. This Bylaw is cited as **"Housing Agreement (Moderate Market Rental Housing) (8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10528"**.

FIRST READING

MAY 27 2024

SECOND READING

MAY 27 2024

THIRD READING

MAY 27 2024

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>elm</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Bylaw 10528

Schedule A

To **Housing Agreement (Moderate Market Rental Housing)**
(8880 Cook Rd. and 8751 Citation Dr.) Bylaw No. 10528

HOUSING AGREEMENT BETWEEN 1166225 B.C. Ltd., COOK & CITATION LIMITED
PARTNERSHIP AND CITY OF RICHMOND

MODERATE INCOME HOUSING AGREEMENT
(Section 483, *Local Government Act*)

THIS AGREEMENT is dated for reference the 11th day of April, 2024

AMONG:

1166225 B.C. LTD. (Inc. No. BC1166225), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at #1600 – 925 West Georgia Street, Vancouver, BC V6C 3L2; and

COOK & CITATION LIMITED PARTNERSHIP (Registration No. LP0747229), a limited partnership duly registered pursuant to the laws of the Province of British Columbia having its registered office at #1600 – 925 West Georgia Street, Vancouver, BC V6C 3L2

(collectively, the “Owner”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the Local Government Act and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “City”)

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"BC Housing HIL Report"** means a Housing Income Limit Report for a calendar year released by the BC Housing Management Commission, or any replacement thereof;
- (d) **"Building"** means any building or structure constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder parcel will be a Building for the purpose of this Agreement;
- (e) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **"CCAP"** means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;
- (g) **"City"** means the City of Richmond;
- (h) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (i) **"Common Amenities"** means all indoor and outdoor areas, recreational facilities and amenities that are provided for residents of the Development, as required by the OCP, CCAP, Rezoning and any applicable Development Permit, and as determined and designated pursuant to the Rezoning and any applicable Development Permit processes, including without limitation resident parking, visitor parking, loading bays, electric vehicle and bicycle charging stations, bicycle storage, fitness facilities, multi-purpose rooms, and related access routes;
- (j) **"CPI"** means the All-Items Consumer Price Index for Vancouver, BC, published from time to time by Statistics Canada, or its successor in function;
- (k) **"Daily Amount"** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (l) **"Development"** means the residential rental development to be constructed on the Lands;
- (m) **"Development Permit"** means a development permit authorizing the development of the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 23-014121;

- (n) **“Director of Community Social Development”** means the City’s Director, Community Social Development in the Planning and Development Division of the City, and his or her designate;
- (o) **“Director of Development”** means the City’s Director, Development in the Planning and Development Division of the City, and his or her designate;
- (p) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Moderate Income Housing Unit;

(q) **“Eligible Tenant”** means a Family having a cumulative gross annual income of:

- (i) in respect of a studio unit, \$58,000.00 or less;
- (ii) in respect of a one-bedroom unit, \$58,000.00 or less;
- (iii) in respect of a two-bedroom unit, \$72,000.00 or less; or
- (iv) in respect of a three-bedroom unit, \$86,000 or less;

provided that, commencing February 1, 2024, the annual incomes set out above shall be adjusted annually on February 1st of each year this Agreement is in force and effect:

- (v) by the household income limits published in a BC Housing HIL Report for the year for Richmond, and if Richmond is not listed, for Vancouver; or
- (vi) in the event an annual housing income limit has not been published in the BC Housing HIL Report for the year, by a percentage equal to the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year.

If there is a decrease in the household income limits set out in the BC Housing HIL Report, or the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable pursuant to the above, the annual incomes set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

(r) **“Family”** means:

- (i) a person;
- (ii) two (2) or more persons related by blood, marriage or adoption; or
- (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

- (s) “**GST**” means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (t) “**Housing Covenant**” means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Moderate Income Housing Units;
- (u) “**Interpretation Act**” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (v) “**Land Title Act**” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (w) “**Lands**” means certain lands and premises legally described as PID: 030-506-981, Parcel A Sections 9 and 10 Block 4 North Range 6 West New Westminster District Plan EPP83741, as may be Subdivided from time to time, including a Building or a portion of a Building, into which said lands are Subdivided;
- (x) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (y) “**LTO**” means the New Westminster Land Title Office or its successor;
- (z) “**Moderate Income Housing Unit**” means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (aa) “**Occupancy Certificate**” means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City’s *Building Regulation Bylaw* 7230, as may be amended or replaced;
- (bb) “**OCP**” means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;
- (cc) “**Owner**” means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Moderate Income Housing Unit from time to time;
- (dd) “**Permitted Rent**” means no greater than:
 - (i) \$1,450.00 (exclusive of GST) a month for a studio unit;
 - (ii) \$1,450.00 (exclusive of GST) a month for a one-bedroom unit;
 - (iii) \$1,800.00 (exclusive of GST) a month for a two-bedroom unit; and

- (iv) \$2,150.00 (exclusive of GST) a month for a three-bedroom unit,

provided that, commencing February 1, 2024, the rents set out above may be adjusted annually on February 1 of each year this Agreement is in force and effect by calculating the Permitted Rents to be equal to 30% of the gross household incomes as set out in the applicable BC Housing HIL Report for Richmond, and if Richmond is not listed, for Vancouver. In the event that a BC Housing HIL Report for the year has not been released, Permitted Rents may be increased by a percentage equal to the percentage increase in the CPI for the period of January 1 to December 31 of the immediately preceding calendar year.

If there is a decrease in the incomes set out in the BC Housing HIL Report or in the percentage change in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable based on the above, the Permitted Rents set out above for the subsequent year shall remain unchanged from the previous year.

For existing tenancies, Permitted Rent may only be increased by the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-profit housing society). If there is a decrease in the incomes set out in the BC Housing HIL Report or in the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable based on the above, the Permitted Rents set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive.

- (ee) “*Real Estate Development Marketing Act*” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (ff) “*Residential Tenancy Act*” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (gg) “*Residential Tenancy Regulation*” means the Residential Tenancy Regulation, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (hh) “**Rezoning**” means the rezoning of the Lands pursuant to the rezoning application made by the Owner under number RZ 21-932698;
- (ii) “**Senior**” means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (jj) “*Strata Property Act*” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (kk) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise,

under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;

- (ll) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy a Moderate Income Housing Unit; and
- (mm) “**Tenant**” means an occupant of a Moderate Income Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

ARTICLE 2 USE AND OCCUPANCY OF MODERATE INCOME HOUSING UNITS

- 2.1 The Owner agrees that each Moderate Income Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant at Permitted Rent; and that a Moderate Income Housing Unit may not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Moderate Income Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner will, in respect of each Moderate Income Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Moderate Income Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Moderate Income Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
 - (i) submitted to the City a Development Permit application that includes the Moderate Income Housing Units; and
 - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Moderate Income Housing Units, and all ancillary and related spaces, uses, common areas, and features, including the Common Amenities, as determined by the City through the Development Permit approval process for the Lands, or portion thereof;
 - (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Moderate Income Housing Units, and all ancillary and related spaces, uses, common areas, and features, including the Common Amenities, in accordance with the Development Permit;
 - (c) not apply for an Occupancy Certificate in respect of that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:

- (i) the Moderate Income Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Moderate Income Housing Units, any facilities for the use of the Moderate Income Housing Units, including parking and any shared indoor or outdoor amenities, including the Common Amenities; and
 - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's design architect for the Building confirming that the Moderate Income Housing Units have been constructed in accordance with the Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Moderate Income Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Moderate Income Housing Units; and
- (e) not subdivide the Moderate Rental Housing Units into individual strata lots. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan, that the Market Rental Housing Units will together form no more than one (1) strata lot.

ARTICLE 3 DISPOSITION AND ACQUISITION OF MODERATE INCOME HOUSING UNITS

- 3.1 The Owner will not permit a Moderate Income Housing Unit to be subleased, or a Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of a Moderate Income Housing Unit or Common Amenity assigned for the exclusive use of a Moderate Income Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.
- 3.2 The Owner will not permit a Moderate Income Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Moderate Income Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Moderate Income Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Moderate Income Housing Units becomes the owner, the purchaser or transferee, will be the legal and beneficial owner of not less than all of the Moderate Income Housing Units (provided any one (1) such legal and registered owner may be a different corporate entity or person from its one (1) such beneficial owner, as evidenced by a signed trust

agreement in form and substance satisfactory to the City Solicitor). For clarity, all of the Moderate Income Housing Units will remain under one (1) ownership;

- (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "Building" for the purpose of this Section 3.3; and
- (c) the Lands will not be Subdivided such that one or more Moderate Income Housing Units form their own air space parcel, separate from other Moderate Income Housing Units, without the prior written consent of the City.

3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

- (a) includes the following provision:

"By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Moderate Income Housing Unit:

- (i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Moderate Income Housing Unit;
- (ii) the number of occupants of the Moderate Income Housing Unit;
- (iii) the number of occupants of the Moderate Income Housing Unit 18 years of age and under; and
- (iv) the number of occupants of the Moderate Income Housing Unit who are Seniors";

- (b) defines the term "Landlord" as the Owner of the Moderate Income Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Moderate Income Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Moderate Income Housing Units, the Owner will notify the City Solicitor and the Director of Community Social Development of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 The Owner will not rent, lease, license or otherwise permit occupancy of any Moderate Income Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Moderate Income Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Moderate Income Housing Unit will not exceed the Permitted Rent applicable to that class of Moderate Income Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities;
 - (v) charges or fees in excess of those charged to other occupants of the Development for the use of parking, loading, bicycle storage, electric vehicle and bicycle charging stations or related facilities on the Lands used by the Tenants;
 - (vi) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vii) property or similar tax;

provided, however, that if the Moderate Income Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:

- (viii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and
- (ix) installing electric vehicle and bicycle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant.

3.7 The Owner will attach a copy of this Agreement to every Tenancy Agreement.

3.8 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Moderate Income Housing Unit to comply with this Agreement; for clarity, the aforesaid will not lessen the Owner's obligations under this Agreement or be deemed a delegation of the Owner's obligations under this Agreement.

3.9 The Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:

- (a) a Moderate Income Housing Unit is occupied by a person or persons other than an Eligible Tenant;
- (b) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in subsection 1.1(q) of this Agreement;
- (c) the Moderate Income Housing Unit is occupied by more than the number of people the City determines can reside in the Moderate Income Housing Unit given the number and size of bedrooms in the Moderate Income Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (d) the Moderate Income Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; or
- (e) the Tenant subleases the Moderate Income Housing Unit or assigns the Tenancy Agreement in whole or in part without consent of the Owner given in accordance with this Agreement,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for subsection 3.9(b) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in subsection 1.1(q), Eligible Tenant, of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect to subsection 3.9(b) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- 3.10 The Owner will ensure that each Tenancy Agreement identifies all occupants of the Moderate Income Housing Unit and will include a clause in the Tenancy Agreement stipulating that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Moderate Income Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year.
- 3.11 The Owner will forthwith deliver a certified true copy of any Tenancy Agreement to the City upon demand.
- 3.12 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Moderate Income Housing Unit to vacate the Moderate Income Housing Unit on or before the effective date of termination.
- 3.13 The Owner shall not impose any age-based restrictions on Tenants of Moderate Income Housing Units, unless expressly permitted by the City in writing in advance.
- 3.14 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the Human Rights Code (BC) with respect to tenancy matters, including tenant selection.

**ARTICLE 4
DEMOLITION OF MODERATE INCOME HOUSING UNIT**

4.1 The Owner will not demolish a Moderate Income Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Moderate Income Housing Unit is no longer reasonable or practical to repair or replace any structural component of the Moderate Income Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Moderate Income Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Moderate Income Housing Unit has been issued by the City and the Moderate Income Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Moderate Income Housing Unit in accordance with this Agreement.

**ARTICLE 5
STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Moderate Income Housing Units as rental accommodation, imposes age-based restrictions on Tenants of Moderate Income Housing Units, or is otherwise inconsistent with this Agreement will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Moderate Income Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of a Moderate Income Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Moderate Income Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of a Moderate Income Housing Unit paying for the use of parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities contrary to subsection 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle and bicycle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted

occupants or visitors of all the strata lots in the applicable strata plan which are not Moderate Income Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle and bicycle charging stations are excluded from this provision.

- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of a Moderate Income Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Moderate Income Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) a Moderate Income Housing Unit is used or occupied in breach of this Agreement;
 - (b) a Moderate Income Housing Unit is rented at a rate in excess of the Permitted Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where a Moderate Income Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Moderate Income Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued, this Agreement will secure only the legal parcels which contain the Moderate Income Housing Units.

The City will partially release this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
- (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the release and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Moderate Income Housing Units and will permit representatives of the City to inspect the Moderate Income Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Moderate Income Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

The Owner further covenants and agrees that it will vote:

- (a) as owner of the Moderate Income Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as owner of the air space parcel containing the Moderate Income Housing Units at any applicable meetings of the owners of other Subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Moderate Income Housing Units and any of the Common Amenities, the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Moderate Income Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Moderate Income Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Moderate Income Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to carry out a final Building Permit inspection of any Building, or

any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or release of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or a Building or any portion thereof, including any Moderate Income Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that

the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Copies to: City Solicitor and the Director of Community Social Development,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Moderate Income Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[remainder of page intentionally blank]

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

1166225 B.C. LTD., by its authorized signatory(ies):

Yechuan Wu
 Name: Yechuan Wu
 Title: Director

 Name:
 Title:

COOK & CITATION LIMITED PARTNERSHIP, by its General Partner
1135133 B.C. LTD., by its authorized signatory(ies):

Yechuan Wu
 Name: Yechuan Wu
 Title: Director

 Name:
 Title:

CITY OF RICHMOND,
 by its authorized signatories:

 Malcolm D. Brodie, Mayor

 Claudia Jesson, Corporate Officer

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

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION
(Moderate Income Housing Units)

CANADA)
)
)
 PROVINCE OF BRITISH COLUMBIA)
)
)
 TO WIT:)
)
)

IN THE MATTER OF Unit Nos. _____ - _____
(collectively, the "**Moderate Income Housing Units**") located
at _____,
(street address), British Columbia, and Housing Agreement
dated _____, 20____ (the "**Housing
Agreement**") between
_____ and the
City of Richmond (the "**City**")

I, _____ (full name),

of _____ (address) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "Owner") of the Moderate Income Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Moderate Income Housing Units and information as of the ____ day of _____, 20____;
3. Continuously since the last Statutory Declaration process:
 - a) the Moderate Income Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Moderate Income Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Moderate Income Housing Units;
4. The information set out in the table attached as Appendix A hereto (the "Information Table") in respect of each of the Moderate Income Housing Units is current and accurate as of the date of this declaration; and

Page 1 of 2 – continued on next page...

... continued from Page 1 – Page 2 of 2

5. I obtained the prior written consent from each of the occupants of the Moderate Income Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Moderate Income Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at

_____ in the
Province of British Columbia, Canada, this
_____ day of _____, 20____

A Notary Public and a Commissioner for taking
Affidavits in and for the Province of British
Columbia

(Signature of Declarant)
Name:

*Declarations should be signed, stamped, and dated and witnessed by a lawyer,
notary public, or commissioner for taking affidavits.*

Appendix A to Statutory Declaration

Building Name:				Building Address:				Property Manager Name:									
Property Management Company:				Property Manager Email:				Property Manager Phone Number:									
Unit and Household Information								Income and Rent				Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration.)					
Row #	Unit #	Unit Type (Studio, 1 Bed, 2 Bed, 3 Bed)	Number of Occupants (#)	Related to Owner (Yes/No) (Provide one response per occupant)	Total Number of Occupants 18 years and Under (#)	Total Number of Occupants who are "Seniors" as that term is defined in the Housing Agreement (#)	Starting Year of Tenancy	Before-tax Total Income(s) (If Occupant is 18 years & Over) (Provide one response per occupant)	Income Verification Received (Yes/No) (Provide one response per occupant)	Before-tax Total Income of All Occupants 18 years & Over	Rent (\$/Month)	Parking Fees	Move-in/Move-out Fees	Storage Fees	Amenity Usage Fees	Other Tenant Fees	
0	EXAMPLE ONLY - 101	3 BR	4	No No No No	1	1	2022	\$91,049 \$22,764 \$7,825	Yes Yes Yes	\$61,638	\$1,611.19	\$	\$	\$	\$	\$	
1																	
2																	
3																	

Continue rows as needed.



**Housing Agreement (Affordable Housing)
(8911, 8931, 8951, and 8991 Patterson Road)
Bylaw No. 10557**

The Council of the City of Richmond enacts as follows:

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

Civic: 8911 Patterson Road

Legal: PID: 003-640-914, Lot 3 Except: Part within Red Outline Taken by Highway Statutory Right of Way Plan 17236 Section 28 Block 5 North Range 6 West New Westminster District Plan 7957

Civic: 8931 Patterson Road

Legal: PID: 003-596-940, West Half Lot 35 Except: Part within Red Outline Taken by Highway (Statutory Right of Way Plan 17236); of Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

Civic: 8951 Patterson Road

Legal: PID: 004-925-556, East Half Lot 35 Except: Part within Red Outline Taken by Highway Statutory Right of Way Plan 17236, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

Civic: 8991 Patterson Road

Legal: PID: 010-900-985, Lot 36 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404 Except Plans 17236 and EPP93646

This Bylaw is cited as "**Housing Agreement (Affordable Housing) (8911, 8931, 8951, and 8991 Patterson Road) Bylaw No. 10557**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAY 27 2024

MAY 27 2024

MAY 27 2024

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Bylaw 10557

Schedule A

To Housing Agreement (Affordable Housing)
(8911, 8931, 8951, and 8991 Patterson Road) Bylaw No. 10557

HOUSING AGREEMENT BETWEEN
PATTERSON RICHMOND NOMINEE LTD. AND CITY OF RICHMOND

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

THIS AGREEMENT is dated for reference the 17th day of April, 2024

AMONG:

DAVA DEVELOPMENTS LTD. (Inc. No. BC0198547), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 228 – 2680 Shell Road, Richmond, BC V6X 4C9; and

PATTERSON RICHMOND NOMINEE LTD. (Inc. No. BC1208174), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 228 – 2680 Shell Road, Richmond, BC V6X 4C9

(together, the “**Owner**”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “**City**”)

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement,

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“CCAP”** means the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;
- (g) **“City”** means the City of Richmond;
- (h) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (i) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including all Tenants, as required by the OCP, CCAP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities, fitness facilities, and related access routes;
- (j) **“CPI”** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
- (k) **“Daily Amount”** means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered

Affordable Housing Agreement (Section 483 *Local Government Act*)
Address: 8911, 8931, 8951, 8991 Patterson Road
Application No. RZ 20-919113, Housing Agreement Bylaw 10557, RZC #24

to the Owner by the City pursuant to section 7.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

- (l) **“Development”** means the mixed-use residential and commercial development to be constructed on the Lands;
- (m) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 23-034516;
- (n) **“Director of Community Social Development”** means the City’s Director, Community Social Development in the Planning and Development Division of the City, and his or her designate;
- (o) **“Director of Development”** means the City’s Director, Development in the Planning and Development Division of the City, and his or her designate
- (p) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (q) **“Eligible Tenant”** means a Family having a cumulative annual income of:
 - (i) in respect to a studio unit, \$34,650.00 or less;
 - (ii) in respect to a one-bedroom unit, \$38,250.00 or less;
 - (iii) in respect to a two-bedroom unit, \$46,800.00 or less; or
 - (iv) in respect to a three or more bedroom unit, \$58,050.00 or less

provided that, commencing January 1, 2019, the annual incomes set out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

- (r) **“Family”** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or

- (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;
- (s) “**GST**” means the Goods and Services Tax levied pursuant to the *Excise Tax Act*, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (t) “**Housing Covenant**” means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;
- (u) “**Interpretation Act**” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (v) “**Land Title Act**” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (w) “**Lands**” means certain lands and premises legally described as follows:
 - (i) Parcel Identifier: 003-640-914, Lot 3 Except: Part Within Red Outline Taken by Highway Statutory Right of Way Plan 17236 Section 28 Block 5 North Range 6 West New Westminster District Plan 7957;
 - (ii) Parcel Identifier: 003-596-940, West Half Lot 35 Except: Part Within Red Outline Taken by Highway (Statutory Right of Way Plan 17236); of Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
 - (iii) Parcel Identifier: 004-925-556, East Half Lot 35 Except: Part Within Red Outline Taken by Highway Statutory Right of Way Plan 17236, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and
 - (iv) Parcel Identifier: 010-900-985, Lot 36 Section 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404 Except Plans 17236 and EPP93646,

as may be Subdivided from time to time, and including a Building or a portion of a Building;
- (x) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (y) “**LTO**” means the New Westminster Land Title Office or its successor;
- (z) “**Occupancy Certificate**” means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City’s *Building Regulation Bylaw* 7230, as may be amended or replaced;
- (aa) “**OCP**” means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

- (bb) “**Owner**” means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (cc) “**Parking Operator**” means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease over all (and not only some) of the parking spaces in the Development in order to facilitate the use, operation and management of the parking spaces, and the Parking Operator may be related or unrelated to the Owner;
- (dd) “**Permitted Rent**” means no greater than:
 - (i) \$811.00 (exclusive of GST) a month for a studio unit;
 - (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
 - (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit; and
 - (iv) \$1,480.00 (exclusive of GST) a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. Commencing January 1st of the year following occupancy of the Building, in the event that, in applying the values set out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent to that permitted by the *Residential Tenancy Act* shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-profit housing society) or any change in Tenant. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;
- (ee) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (ff) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (gg) “**Residential Tenancy Regulation**” means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;

- (hh) “**Senior**” means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (ii) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (jj) “**Subdivide**” means to divide, apportion, consolidate, or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words, or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (kk) “**Tenancy Agreement**” means a tenancy agreement, lease, license, or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ll) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;

- (j) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter, or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “must”, “shall” and “will” are used interchangeably and will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, “permanent residence” means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode, or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City’s absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
 - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units; and
 - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit;
- (c) not apply for an Occupancy Certificate in respect of that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules, or policies, to the satisfaction of the City;
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and
 - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's design architect for the Building confirming that the Affordable Housing Units have been constructed in accordance with the Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and
- (e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels, without the prior written consent of the City which consent may include additional legal agreements satisfactory to the Director of Development. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by:
 - (i) a strata plan, that the Affordable Housing Units will together form no more than one (1) strata lot; and
 - (ii) an air space plan, that the Affordable Housing Units will together form no more than one (1) air space parcel.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.

- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one building; and
 - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a “building” for the purpose of this section 3.3.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the “City”) and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:

 - (i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant’s household who are 18 years of age and over and who reside in the Affordable Housing Unit;
 - (ii) the number of occupants of the Affordable Housing Unit;
 - (iii) the number of occupants of the Affordable Housing Unit 18 years of age and under; and
 - (iv) the number of occupants of the Affordable Housing Unit who are Seniors;”
 - (b) defines the term “Landlord” as the Owner of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 At all times that this Agreement encumbers the Lands, the Owner shall retain and maintain in place a non-profit organization acceptable to the City to operate and manage all of the Affordable Housing Units in accordance with this Agreement and in accordance with the Housing Covenant. All Affordable Housing Units owned by the Owner must be managed and operated by one non-profit organization.

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

- 3.6 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director of Community Social Development of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.7 The Owner must not rent, lease, license, or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities, or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
 - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax,provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:
 - (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure);

- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant; and
- (ix) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities,

provided that such charges are the same as those payable by other residential occupants of the Development;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(q) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.7(g)(ii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(q) [Eligible Tenant] of this Agreement]*, the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.7(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement is prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and

- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.8 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.9 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.10 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.

Affordable Housing Agreement (Section 483 *Local Government Act*)
Address: 8911, 8931, 8951, 8991 Patterson Road
Application No. RZ 20-919113, Housing Agreement Bylaw 10557, RZC #24

- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to section 3.7(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent;
 - (c) an Affordable Housing Unit is operated and maintained by an entity that is not a non-profit organization acceptable to the City (as contemplated in section 3.5); or
 - (d) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 Notwithstanding Section 6.1:

- (a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, then the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and
- (b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:
 - (i) delivered to the City the method and schedule for remedying the default;
 - (ii) commenced remedying the default; and
 - (iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

then the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

- 6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Affordable Housing Units; and the City will partially release this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute such release until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));

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- (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the Form C (Release) and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in section 7.5.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

- (a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to sections 7.5 and 7.6 above, will survive termination or discharge of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 **No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 **Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

Affordable Housing Agreement (Section 483 *Local Government Act*)
Address: 8911, 8931, 8951, 8991 Patterson Road
Application No. RZ 20-919113, Housing Agreement Bylaw 10557, RZC #24

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Copies to: City Solicitor and the Director of Community Social Development

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements, and obligations of the Owner shall be joint and several.

7.24 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

[remainder of page intentionally blank]

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

PATTERSON RICHMOND NOMINEE LTD.,
by its authorized signatory(ies):

Name:
Title:

Name:
Title:

DAVA DEVELOPMENTS LTD., by its
authorized signatory(ies):

Name:
Title:

Name:
Title:

CITY OF RICHMOND,
by its authorized signatories:

Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

STATUTORY DECLARATION (Affordable Housing Units)

TO WIT:

IN THE MATTER OF Unit Nos. _____ - _____
(collectively, the “**Affordable Housing Units**”) located at
_____,
(*street address*), British Columbia, and Housing Agreement
dated _____, 20____ (the “**Housing
Agreement**”) between
_____ and the
City of Richmond (the “**City**”)

I, _____ (*full name*),
of _____ (*address*) in the Province of British
Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the “**Owner**”) of the Affordable Housing Units;
or,
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the ____ day of _____, 20 ____;
3. Continuously since the last Statutory Declaration process:
 - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
 - b) the Owner of the Affordable Housing Units complied with the Owner’s obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;
4. The information set out in the table attached as Appendix A hereto (the “**Information Table**”) in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

DECLARED BEFORE ME at _____ in the
Province of British Columbia, Canada, this
day of _____, 20____

A Notary Public and a Commissioner for taking
Affidavits in and for the Province of British
Columbia

(Signature of Declarant)
Name:

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Appendix A to Statutory Declaration

APPENDIX A																				
Building Name:		Building Address:		Property Manager Name:		Property Manager Phone Number:		Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration)												
Property Management Company:		Property Manager Email:		Property Manager Phone Number:		Property Manager Phone Number:		Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration)												
Unit and Household Information				Income and Rent				Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration)												
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)			Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Year/No)	Rent (\$/Month)	Parking Fees	Move-in/Move-out Fees	Storage Fees	Amenity Usage Fees	Other Tenant Fees
								3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	Yes						
0	101	3 BR	4	No	1	1	2022	\$24,020	\$28,005	\$31,049	\$42,020	\$54,568	\$61,638	Yes	\$1,611.19	\$	\$	\$	\$	\$
				No				\$19,000	\$19,500	\$22,764				Yes						
				No				\$7,053	\$7,825					Yes						
				No																
1																				
2																				
5																				

Continue rows as needed.

Affordable Housing Agreement (Section 483 Local Government Act)
 Address: 8911, 8931, 8951, 8991 Patterson Road
 Application No. RZ 20-919113, Housing Agreement Bylaw 10557, RZC #24



**Development Permit Panel
Wednesday, May 29, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, 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 May 15, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829207
(REDMS No. 7570968)

APPLICANT: Arcadis Architects (Canada) Inc.

PROPERTY LOCATION: 9520 Beckwith Road

INTENT OF PERMIT:

Permit the construction of a 7-storey light industrial and office building on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

Applicant's Comments

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

Development Permit Panel

Wednesday, May 29, 2024

- the proposed seven-storey light industrial and office building is the final phase of the overall development which includes a newly constructed office and industrial building and two hotel buildings under construction;
- the proposal was previously considered and endorsed by the Panel and is returning to the Panel due to proposed changes to the project including, among others, revisions to the project's Environmentally Sensitive Area (ESA) compensation scheme; and
- there are no changes to the proposed building design which is modern and simple and includes two levels of light industrial spaces, two levels of parking and three levels of office spaces.

Jeremy Nilson, Keystone Environmental, with the aid of the same visual presentation, briefed the Panel on the revised ESA compensation scheme for the project, highlighting the following:

- the subject ESA straddles the shared property line of the subject property and the adjacent hotel property to the south;
- the stand of trees on the ESA that were previously identified for retention had degraded and died and as a result, a General Compliance ruling for changes to the landscaping and ESA compensation plan for the two neighbouring hotel properties was considered and approved by Council to address the ESA, ecological and habitat impacts; and
- the subject development permit application for 9520 Beckwith Road also addresses the impacts of the decline in health of trees in the ESA and the development's revised ESA compensation scheme includes regrading and revegetating the ESA, incorporating native trees in the landscaping throughout the site, upsizing the trees, and developing a long-term ESA maintenance and monitoring program.

Travis Martin, van der Zalm + Associates, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) 37 ESA replacement trees, including 14 trees on the subject site, have been upsized and are proposed to be planted across the four sites, and (ii) the proposed ESA compensation planting for the proposed development at 9520 Beckwith Road includes native tree and shrub planting in ESA compensation areas on ground level as well as on the upper levels of the proposed seven-storey light industrial and office building.

Development Permit Panel

Wednesday, May 29, 2024

Staff Comments

Joshua Reis, Program Manager, Development, noted that (i) the subject Development Permit application updates the proposed ESA compensation strategy for the subject site with no change in the size of the ESA compensation area, (ii) the proposed revisions to the ESA compensation plan for the subject site include the planting of 14 replacement trees in the ESA, all of which have been upsized, (iii) the proposed ESA compensation plan will result in an equivalent function and biodiversity value to the previous ESA compensation scheme presented to and endorsed by the Panel in 2019, (iv) there is no change to the building design and form from what was presented to the Panel in 2019, (v) the project will be connected to a City District Energy Utility (DEU) facility, (vi) the project is required to comply with Step 3 of the BC Energy Step Code and the National Energy Code of Canada for Buildings (NECB), (vii) there is a Servicing Agreement associated with the project which includes, among other items, frontage works and tie-ins to existing works east of the subject site, storm and water systems upgrades along Beckwith Road, and installation of appropriate utility connections, and (viii) there is a five-year monitoring period for the proposed ESA compensation planting.

Panel Discussion

In reply to queries from the Panel, staff advised that (i) a range between three- to -five years monitoring period is a typical requirement for ESA compensation planting, (ii) two separate landscape securities are required to be submitted by the applicant for the subject development - a landscape security of approximately \$110,000 for all proposed ESA compensation planting and a landscape security of approximately \$260,00 for all remaining proposed on-site landscaping works identified in the plans, (iii) there are two separate landscape securities required to be submitted due to the longer monitoring period required for ESA compensation planting, (iv) the ESA monitoring period covers all areas for the proposed ESA compensation planting, both at grade and on the upper levels of the light industrial and office building, (v) street trees to be planted will be determined through the Servicing Agreement associated with the project, and (vi) as part of the subject application's development considerations, all landscape works associated with the subject development including landscape works in the ESA must be installed and completed prior to occupancy of the proposed light industrial and office building.

As a result of the discussion, staff was advised to explore the upsizing of the required street trees to be planted, if they can be accommodated.

Development Permit Panel

Wednesday, May 29, 2024

In reply to queries from the Panel, the applicant noted that (i) wildlife trees are trees that are located in the ESA that had declined in health and died and were identified to be suitable for conversion into wildlife trees that will provide habitat values to local plants and small animals, (ii) the wildlife trees that have been identified to be retained in the ESA will be topped to a safe height and allowed to decay, (iii) the proposed ESA compensation planting will be protected during construction through the installation of tree protection fencing and instituting other protective measures including inspection and monitoring to ensure that construction activities will not encroach into the ESA compensation planting area, (iv) at grade and on building ESA compensation planting are complementary to each another as the variety of ESA planting on ground level and on the upper levels of the building would attract and provide habitat to different species of animals, including small animals, birds and butterflies, (v) all planted areas in the subject site including ESA planting areas are irrigated, (vi) the proposed shared WB-17 loading area on the south side of the adjacent property to the west will be shared by the four neighbouring properties in the overall development, and (vii) the applicant advised that there will be an agreement among all buildings in the overall development to avoid competing uses of the shared WB-17 loading area at the same time.

In reply to a query from the Panel regarding the current location of the retained wildlife trees, staff clarified that (i) there are a total of five wildlife trees located on the ESA that straddles the shared property line of the subject property (9520 Beckwith Road) and the adjacent property to the south that have been identified to be retained, and (ii) out of the five retained wildlife trees, only one wildlife tree is located on the subject site while the other remaining wildlife trees are located on the adjacent property to the south.

Correspondence

None.

Gallery Comments

Hongjin Wang, Unit 830, 2777 Jow Street (Bridgeport Business Centre), stated that he is an owner of a unit in the building adjacent to the proposed development and queried about (i) whether the proposed light industrial and office building could be modified to exceed its proposed seven-storey height, and (ii) whether occupants of their building could be assured that planting on the building rooftop of the proposed seven-storey building would be modest to avoid overgrowth.

In reply to the query about the possibility that the proposed seven-storey light industrial and office building could be modified to increase its height, the Chair clarified that the proposal is for the construction of a seven-storey building and any change to the proposal would require a separate application.

Development Permit Panel

Wednesday, May 29, 2024

With regard to the query regarding the intensity and height of proposed planting on the light industrial and office building rooftop, the applicant confirmed that (i) shrubs proposed to be planted on the building rooftop are smaller compared to those that will be planted on ground level, and (ii) vine maple trees will be planted on the rooftop, which are significantly smaller than other trees proposed to be planted elsewhere in the subject site.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant has adequately addressed concerns regarding tree preservation and protection in the ESA, and (ii) the five-year monitoring period for ESA planting be utilized to ensure the proposed ESA compensation planting will be established, including those that will be planted on the upper levels of the building.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 9520 Beckwith Road to permit the construction of a 7 storey light industrial and office building on a site zoned "Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: June 12, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:05 p.m.).

CARRIED

Development Permit Panel
Wednesday, May 29, 2024

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, May 29, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



OVERALL AERIAL CONTEXT VIEW



OVERALL CONTEXT PLAN

PROJECT STATISTICS			
2788 JOW STREET			
ZONING SUB-AREA			
SITE AREA (BEFORE DEDICATION)	(S.F.)	LIGHT INDUSTRIAL AND OFFICE (Z119)	
22,579			
SITE AREA (AFTER DEDICATION)	(S.F.)		
21,994			
FAR ALLOWED (S.F.)		FSR 1.85 PER AREA-B (T4)	
40,689			
FAR PROVIDED (S.F.)		TARGET: FSR 1.85 (T4)	
40,436			
DIFFERENCE (S.F.)		FSR 1.84	
253			

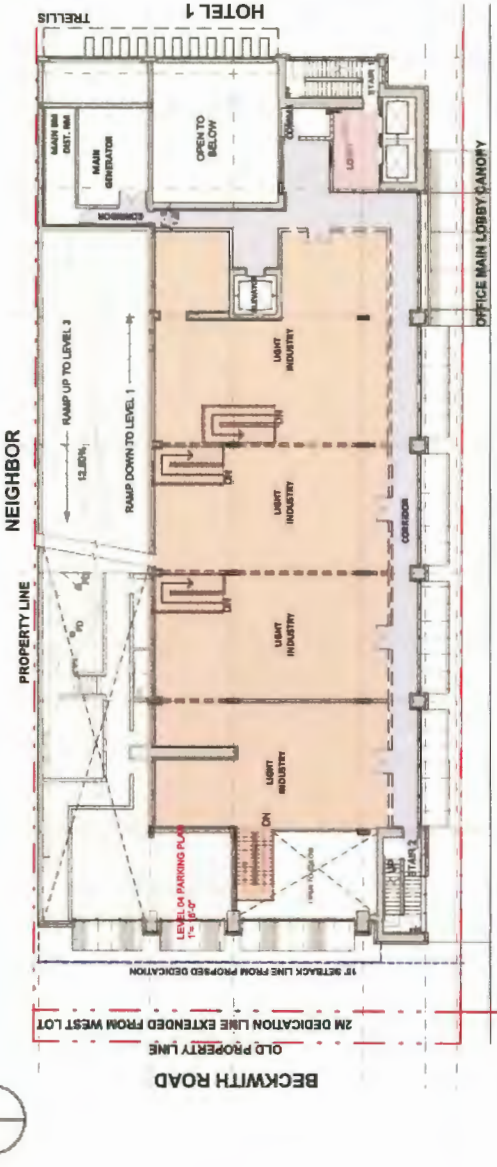
PARKING RATIO			
REQUIRED BASED ON ZONING	13	PROPOSED PARKING	19
15,000 SQ FT (10,000)		BY PHASE	
20,000 SQ FT (13,000)			
25,000 SQ FT (16,000)			
30,000 SQ FT (19,000)			
35,000 SQ FT (22,000)			
40,000 SQ FT (25,000)			
45,000 SQ FT (28,000)			
50,000 SQ FT (31,000)			
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60,000 SQ FT (37,000)			
65,000 SQ FT (40,000)			
70,000 SQ FT (43,000)			
75,000 SQ FT (46,000)			
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245,000 SQ FT (148,000)			
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615,000 SQ FT (370,000)			
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635,000 SQ FT (382,000)			
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660,000 SQ FT (397,000)			
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795,000 SQ FT (478,000)			
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910,000 SQ FT (547,000)			
915,000 SQ FT (550,000)			
920,000 SQ FT (553,000)			
925,000 SQ FT (556,000)			
930,000 SQ FT (559,000)			
935,000 SQ FT (562,000)			
940,000 SQ FT (565,000)			
945,000 SQ FT (568,000)			
950,000 SQ FT (571,000)			
955,000 SQ FT (574,000)			
960,000 SQ FT (577,000)			
965,000 SQ FT (580,000)			
970,000 SQ FT (583,000)			
975,000 SQ FT (586,000)			
980,000 SQ FT (589,000)			
985,000 SQ FT (592,000)			
990,000 SQ FT (595,000)			
995,000 SQ FT (598,000)			
1,000,000 SQ FT (601,000)			



SECTION

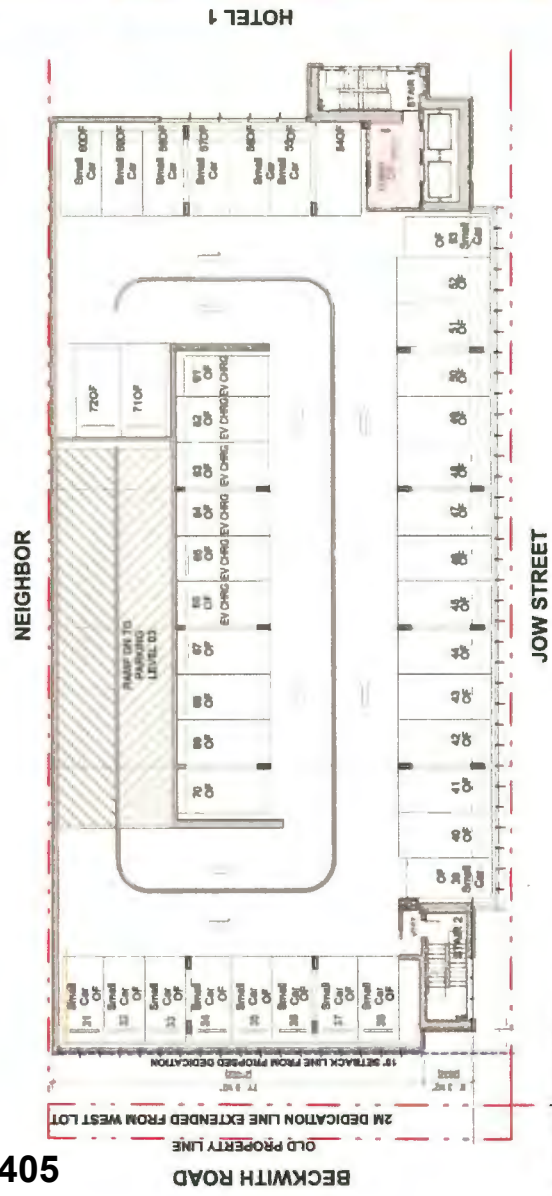
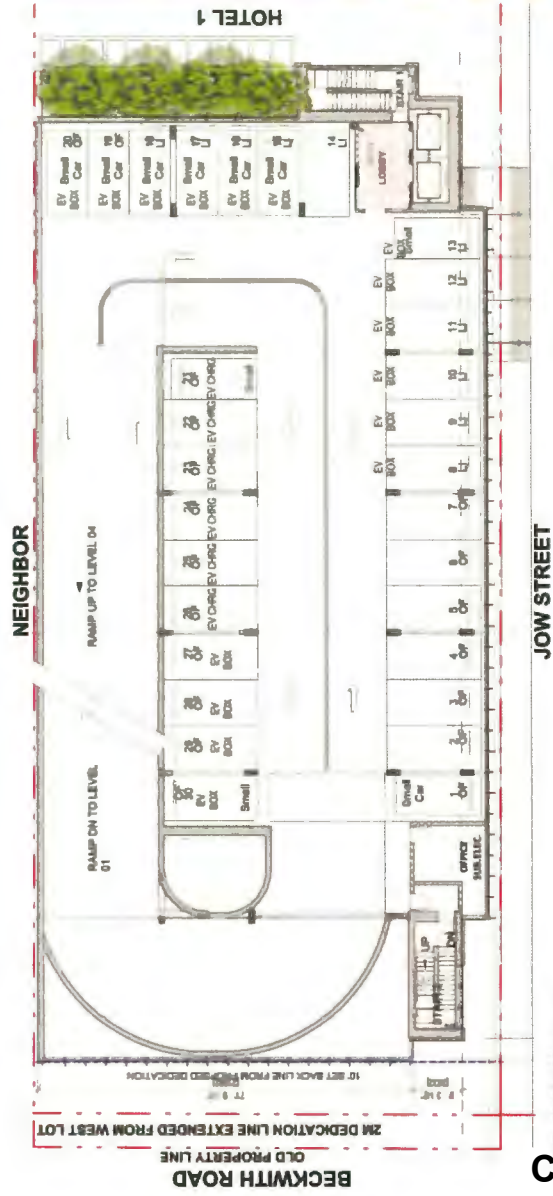


CNCL - 404



JOW STREET

LEVEL 02 FLOOR PLAN
1"=16'-0"





AERIAL FROM SOUTH-WEST



AERIAL FROM NORTH-EAST



North Elevation

West Elevation

CNCL - 407



South Elevation

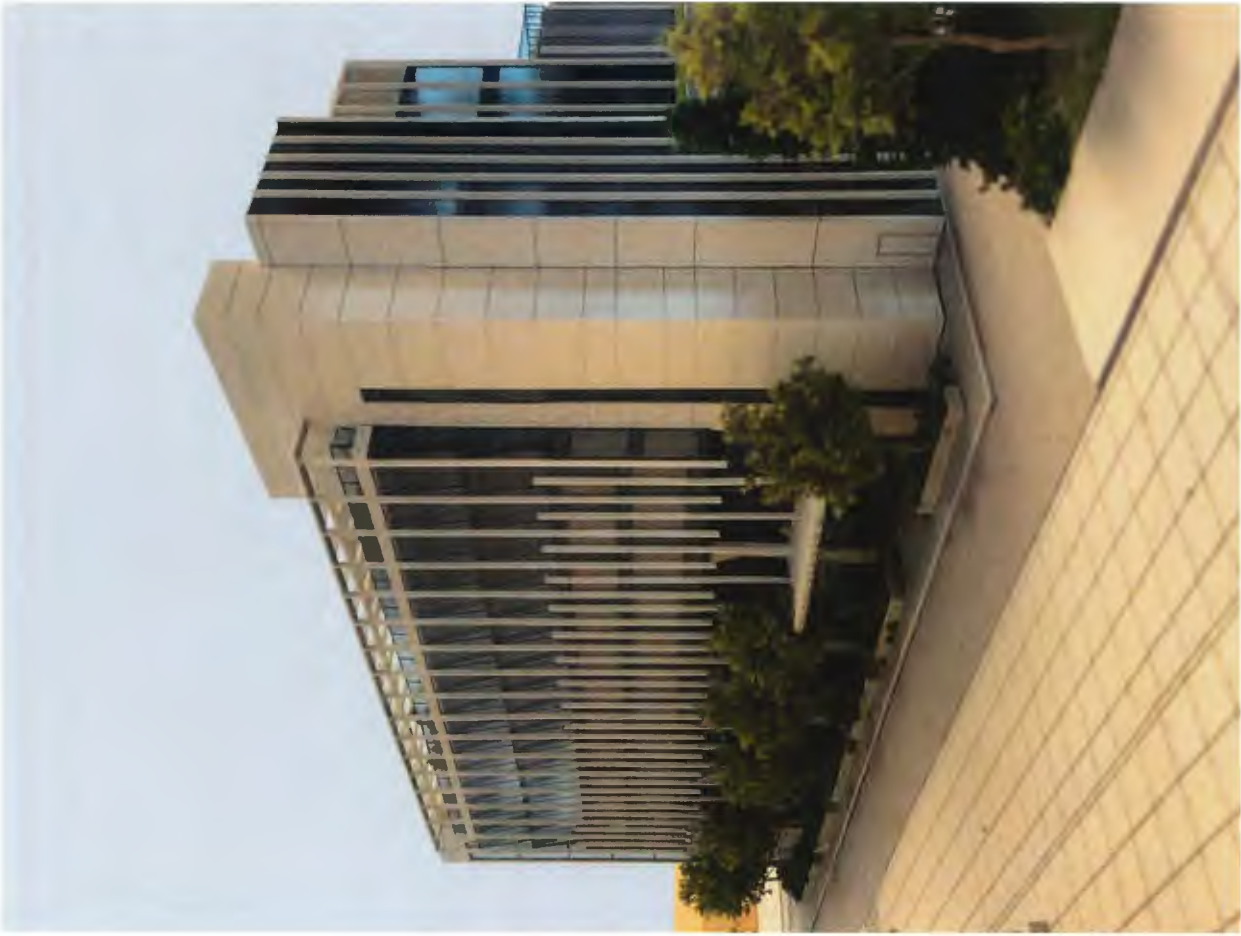
East Elevation

MATERIAL LIST

- | | | | |
|--|---------------------------------|---|---|
| 1A. LOW-E GLAZED WINDOW SYSTEM | 2. STORE FRONT GLAZING - CLEAR | 4. 3 TONE PAINTED CONCRETE:
2119-40 DARK GRAY
2119-50 MEDIUM GRAY
2119-70 LIGHT GRAY
(BENJAMINE OR SIM) | 5. MECHANICAL LOUVER
CHARCOAL |
| 1B. FROSTED GLASS WINDOW SYSTEM | 3. METAL PANEL CLADDING - WHITE | | 6. TEXTURED WALL
CONCRETE FORM LINER |
| 1C. SPANDREL GLAZED WINDOW
SYSTEM - COBALT BLUE | | | 7. ILLUMINATED SIGNAGE |

ELEVATIONS



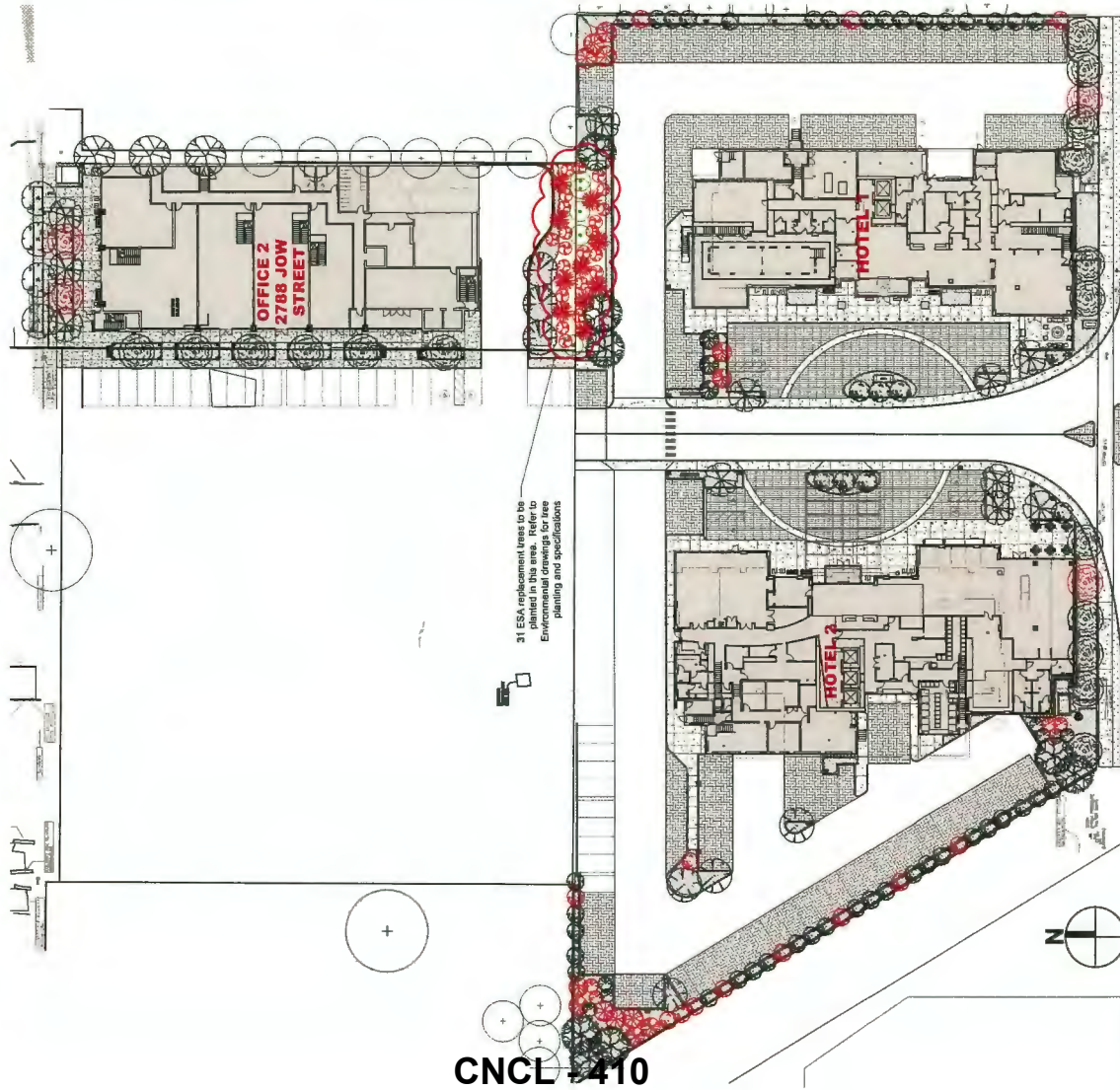


VIEWS



CNCL - 409

SITE PLAN - 9520 Beckwith Road (2788 Jow St)- Office 2

[illegible]

TREE LEGEND	
	Secondary phloem Secondary xylem Pith
	Secondary phloem Secondary xylem Pith
	Secondary phloem Secondary xylem Pith
	Secondary phloem Secondary xylem Pith













[illegible]

HOTEL 2		TREES PLANTING provided on existing DP for hotel 2	
TREE LEGEND			
	Tree symbol		Tree symbol
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[illegible][illegible]

9820 BECKWITH

TREE SCHEDULE

Tree Species	Height (ft)	Tree Species	Height (ft)	Tree Species	Height (ft)
	10		15		20
	25		30		35
	40		45		50
	55		60		65

Trees planting

provided on routing

DE for 9820

Beckwith Road

TREE SCHEDULE

Tree Species	Height (ft)	Tree Species	Height (ft)	Tree Species	Height (ft)	Tree Species	Height (ft)
1	10	2	15	3	20	4	25
5	30	6	35	7	40	8	45
9	50	10	55	11	60	12	65
13	70	14	75	15	80	16	85
17	100	18	105	19	110	20	115
21	140	22	145	23	150	24	155
25	180	26	185	27	190	28	195
29	220	30	225	31	230	32	235
33	270	34	275	35	280	36	285
37	320	38	325	39	330	40	335
41	380	42	385	43	390	44	395
45	440	46	445	47	450	48	455
49	500	50	505	51	510	52	515
53	560	54	565	55	570	56	575
57	620	58	625	59	630	60	635
61	680	62	685	63	690	64	695
65	740	66	745	67	750	68	755
69	800	70	805	71	810	72	815
73	860	74	865	75	870	76	875
77	920	78	925	79	930	80	935
81	980	82	985	83	990	84	995
85	1040	86	1045	87	1050	88	1055
89	1100	90	1105	91	1110	92	1115
93	1160	94	1165	95	1170	96	1175
97	1220	98	1225	99	1230	100	1235
101	1280	102	1285	103	1290	104	1295
105	1340	106	1345	107	1350	108	1355
109	1400	110	1405	111	1410	112	1415
113	1460	114	1465	115	1470	116	1475
117	1520	118	1525	119	1530	120	1535
121	1580	122	1585	123	1590	124	1595
125	1640	126	1645	127	1650	128	1655
129	1700	130	1705	131	1710	132	1715
133	1760	134	1765	135	1770	136	1775
137	1820	138	1825	139	1830	140	1835
141	1880	142	1885	143	1890	144	1895
145	1940	146	1945	147	1950	148	1955
149	2000	150	2005	151	2010	152	2015
153	2060	154	2065	155	2070	156	2075
157	2120	158	2125	159	2130	160	2135
161	2180	162	2185	163	2190	164	2195
165	2240	166	2245	167	2250	168	2255
169	2300	170	2305	171	2310	172	2315
173	2360	174	2365	175	2370	176	2375
177	2420	178	2425	179	2430	180	2435
181	2480	182	2485	183	2490	184	2495
185	2540	186	2545	187	2550	188	2555
189	2600	190	2605	191	2610	192	2615
193	2660	194	2665	195	2670	196	2675
197	2720	198	2725	199	2730	200	2735
201	2780	202	2785	203	2790	204	2795
205	2840	206	2845	207	2850	208	2855
209	2900	210	2905	211	2910	212	2915
213	2960	214	2965	215	2970	216	2975
217	3020	218	3025	219	3030	220	3035
221	3080	222	3085	223	3090	224	3095
225	3140	226	3145	227	3150	228	3155
229	3200	230	3205	231	3210	232	3215
233	3260	234	3265	235	3270	236	3275
237	3320	238	3325	239	3330	240	3335
241	3380	242	3385	243	3390	244	3395
245	3440	246	3445	247	3450	248	3455
249	3500	250	3505	251	3510	252	3515
253	3560	254	3565	255	3570	256	3575
257	3620	258	3625	259	3630	260	3635
261	3680	262	3685	263	3690	264	3695
265	3740	266	3745	267	3750	268	3755
269	3800	270	3805	271	3810	272	3815
273	3860	274	3865	275	3870	276	3875
277	3920	278	3925	279	3930	280	3935
281	3980	282	3985	283	3990	284	3995
285	4040	286	4045	287	4050	288	4055
289	4100	290	4105	291	4110	292	4115
293	4160	294	4165	295	4170	296	4175
297	4220	298	4225	299	4230	300	4235
301	4280	302	4285	303	4290	304	4295
305	4340	306	4345	307	4350	308	4355
309	4400	310	4405	311	4410	312	4415
313	4460	314	4465	315	4470	316	4475
317	4520	318	4525	319	4530	320	4535
321	4580	322	4585	323	4590	324	4595
325	4640	326	4645	327	4650	328	4655
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333	4760	334	4765	335	4770	336	4775
337	4820	338	4825	339	4830	340	4835
341	4880	342	4885	343	4890	344	4895
345	4940	346	4945	347	4950	348	4955
349	5000	350	5005	351	5010	352	5015
353	5060	354	5065	355	5070	356	5075
357	5120	358	5125	359	5130	360	5135
361	5180	362	5185	363	5190	364	5195
365	5240	366	5245	367	5250	368	5255
369	5300	370	5305	371	5310	372	5315
373	5360	374	5365	375	5370	376	5375
377	5420	378	5425	379	5430	380	5435
381	5480	382	5485	383	5490	384	5495
385	5540	386	5545	387	5550	388	5555
389	5600	390	5605	391	5610	392	5615
393	5660	394	5665	395	5670	396	5675
397	5720	398	5725	399	5730	400	5735
401	5780	402	5785	403	5790	404	5795
405	5840	406	5845	407	5850	408	5855
409	5900	410	5905	411	5910	412	5915
413	5960	414	5965	415	5970	416	5975
417	6020	418	6025	419	6030	420	6035
421	6080	422	6085	423	6090	424	6095
425	6140	426	6145	427	6150	428	6155
429	6200	430	6205	431	6210	432	6215
433	6260	434	6265	435	6270	436	6275
437	6320	438	6325	439	6330	440	6335
441	6380	442	6385	443	6390	444	6395
445	6440	446	6445	447	6450	448	6455
449	6500	450	6505	451	6510	452	6515
453	6560	454	6565	455	6570	456	6575
457	6620	458	6625	459	6630	460	6635
461	6680	462	6685	463	6690	464	6695
465	6740	466	6745	467	6750	468	6755
469	6800	470	6805	471	6810	472	6815
473	6860	474	6865	475	6870	476	6875
477	6920	478	6925	479	6930	480	6935
481	6980	482	6985	483	6990	484	6995
485	7040	486	7045	487	7050	488	7055
489	7100	490	7105	491	7110	492	7115
493	7160	494	7165	495	7170	496	7175
497	7220	498	7225	499	7230	500	7235
501	7280	502	7285	503	7290	504	7295
505	7340	506	7345	507	7350	508	7355
509	7400	510	7405	511	7410	512	7415
513	7460	514	7465	515	7470	516	7475
517	7520	518	7525	519	7530	520	7535
521	7580	522	7585	523	7590	524	7595
525	7640	526	7645	527	7650	528	7655
529	7700	530	7705	531	7710	532	7715
533	7760	534	7765	535	7770	536	7775
537	7820	538	7825	539	7830	540	7835
541	7880	542	7885	543	7890	544	7895
545	7940	546	7945	547	7950	548	7955
549	8000	550	8005	551	8010	552	8015
553	8060	554	8065	555	8070	556	8075
557	8120	558	8125	559	8130	560	8135
561	8180	562	8185	563	8190	564	8195
565	8240	566	8245	567	8250	568	8255
569	8300	570	8305	571	8310	572	8315
573	8360	574	8365	575	8370	576	8375
577	8420	578	8425	579	8430	580	8435
581	8480	582	8485	583	8490	584	8495
585	8540	586	8545	587	8550	588	8555
589	8600	590	8605	591	8610	592	8615
593	8660	594	8665	595	8670	596	8675
597	8720	598	8725	599	8730	600	8735
601	8780	602	8785	603	8790	604	8795
605	8840	606	8845	607	8850	608	8855
609	8900	610	8905	611	8910	612	8915
613	8960	614	8965	615	8970	616	8975
617	9020	618	9025	619	9030	620	9035
621	9080	622	9085	623	9090	624	9095
625	9140	626	9145	627	9150	628	9155
629	9200	630	9205	631	9210	632	9215
633	9260	634	9265	635	9270	636	9275
637	9320	638	9325	639	9330	640	9335
641	9380	642	9385	643	939		



FBI LABORATORY

FILE NUMBER _____

9520 ADDITIONAL TREE SCHEDULE

Trees added to 9520
Backwell Road for ESA
tree removal
compensation

CONTRACT NAME	DATE	TIME OF DAY	PAGE NO.	PAGE TOTAL	CONTRACT NO.
_____	_____	_____	_____	_____	_____

[illegible]

GROUND LEVEL PLANTING

SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	

SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	

SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	

9520 BECKWITH - ESA AREA

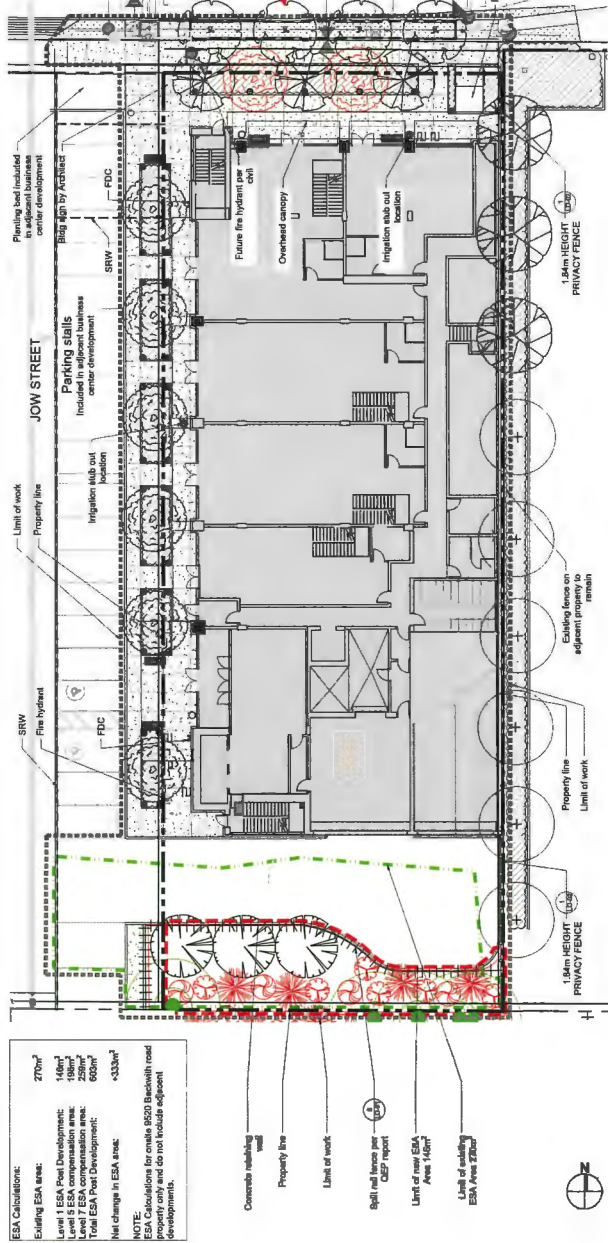
SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	

ESA TREE SCHEDULE - 9520 BECKWITH

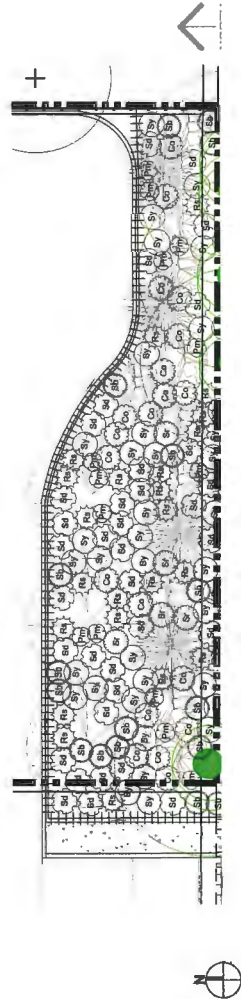
SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	

PLANT SCHEDULE 9520 ESA

SYMBOL	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
SRW	1	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	20
SRW	2	Acer rubrum	Red Maple	10m x 10m x 1.5m x 1.5m	1m x 1m	44




Ground Level Tree Planting Plan



Ground Level ESA Shrub Planting Plan (South Edge)

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY




Acanthamoeba castellanii

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	7	<i>Acer circinnatum</i>	Vine Maple	B&B: 3.0m HL	Per Plan

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	7	<i>Acer circinnatum</i>	Vine Maple	B&B: 3.0m HL	Per Plan



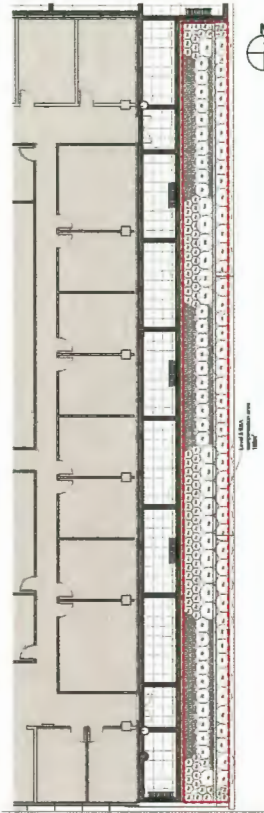
	<p><i>Acer circinatum</i></p>
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SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	14	<i>Acer arduum</i>	Vine Maple	8-10; 3.0m Ht.	Per Plan

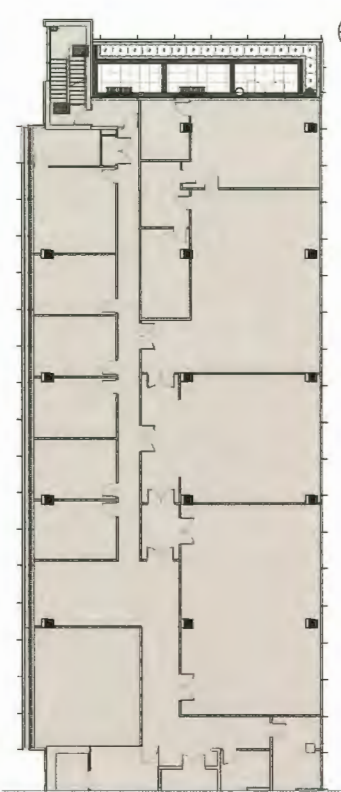
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	14	<i>Acer arduum</i>	Vine Maple	8-10; 3.0m Ht.	Per Plan

May 29, 2024

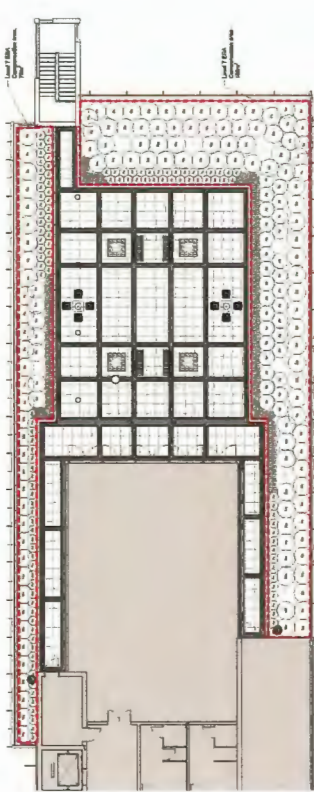
UPPER LEVEL ESA - SHRUBS



Level 5



Level 6



Level 7

CNCL - 413

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	45	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot	1m
Au	94	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	144	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
Ma	16	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	33	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	198	Sedum spathulifolium 'Camea' / Broadleaf Stonecrop	#1	0,30m

PLANT SCHEDULE			
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
Ab	17	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot
			1m

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
Ab	30	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot	1m
Au	118	Arctostaphylos uva-ursi / Kinnikinnick	#2 Pot	0,60m
D	76	Deschampsia cespitosa / Tufted Hair Grass	#2 Pot	0,30m
F	48	Festuca glauca 'Elijah Blue' / Blue Fescue	#1	0,30m
Ma	51	Mahonia aquifolium / Oregon Grape	#3	1,20m
Rs	56	Ribes sanguineum / Red Flowering Currant	#3	1,20m
S	181	Sedum spathulifolium 'Camea' / Broadleaf Stonecrop	#1	0,30m
Sa	25	Symphoricarpos albus / Common White Snowberry	#3	1,20m



To: Richmond City Council

Date: May 29, 2024

From: Cecilia Achiam
Chair, Development Permit Panel

File: DP 21-936427
DP 23-024119

Re: **Development Permit Panel Meetings Held on June 28, 2023 & April 24, 2024**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 21-936427) for the 10340, 10360, 10380, 10400 and 10420 No. 4 Road; and
 - b) a Development Permit (DP 23-024119) for the property at 8635, 8655, 8675 and 8695 Cook Crescent;be endorsed and the Permits so issued.

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 28, 2023 and April 24, 2024.

DP 21-936427 – KADIUM NO. 4 DEVELOPMENT LTD. – 10340, 10360, 10380, 10400 AND 10420 NO. 4 ROAD
(June 28, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”. Variances are included in the proposal to reduce the minimum front yard setback from 6.0 m to 4.5 m and to reduce the minimum lot depth from 35.0 m to 34.0 m.

The applicant’s architect, Matthew Cheng, of Matthew Cheng Architect Inc. and the applicant’s landscape architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed townhouse development consists of 19 units in three front buildings and four rear buildings.
- The existing sanitary sewer right-of-way along the east property line of the subject site will be enlarged from three meters to six meters at the northeast corner of the subject site to save the four existing trees on the adjacent property to the east for the upgrade of the sanitary sewer.
- The existing grade along the east property line of the subject site will be maintained to protect the existing trees within the sanitary sewer right-of-way.
- Construction works near the tree protection zone (TPZ) will be done under arborist supervision.
- 38 residential side-by-side parking stalls in individual garages and four visitor parking stalls including one accessible parking stall are provided in the proposed development.
- Two convertible units are proposed and provided with one indoor accessible parking space for each unit.
- The proposed development includes four secondary suites.
- The applicant proposes to include individual air source heat pumps for each unit, and the project has been designed to achieve BC Energy Step Code Level 3.
- Screening will be provided for individual air source heat pumps.
- Two existing on-site trees will be relocated to the front yard and amenity space.
- Landscaped private outdoor spaces are provided for each unit.
- Wood fencing is proposed along the north, east and south edges of the site to provide privacy to neighbouring properties.
- Low transparent aluminum fencing is proposed along the frontage.
- The common outdoor amenity area is centrally located and includes, among others, a children’s play area with a play equipment.
- Permeable pavers are proposed on certain portions of the site.

In reply to queries from the Panel, the applicant noted that (i) the two relocated trees will be installed within the front yard and within the common outdoor amenity area, (ii) individual air source heat pumps will be provided for each unit and will be located either in the front or side yards of units, (iii) the air source heat pumps will be screened and will meet the City's Noise Bylaw standards, and (iv) the developer had tried to purchase the adjacent properties to the north to consolidate these properties with the subject property but was unsuccessful.

Staff clarified that the applicant is required to register a legal agreement on Title for shared access to future neighbouring developments to the north and south. A concept plan for shared vehicle access for the residual properties to the north of the subject site has been provided.

Staff also noted that (i) the proposed front yard setback variance was identified at rezoning stage and is a result of the two-meter road dedication being provided along No. 4 Road, (ii) the applicant is required to submit an acoustical report demonstrating that all of the front units will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) the proposed lot depth variance is a technical variance and is also a function of the two-meter road dedication and is supported by staff, and (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 4 Road, utility upgrades along the rear property line, and site services.

Donald Smith (10271 Dennis Crescent) delegated to the panel expressing support for the project. They also asked (i) whether the existing sanitary sewer right-of-way along his property's shared rear property line with the subject property would remain in place, and (ii) whether the existing trees along the sanitary sewer right-of-way would be retained and protected should the sanitary sewer upgrade go ahead. In addition, he sought clarification regarding the provision of on-site parking in the proposed development.

In reply to Mr. Smith's queries, staff noted that (i) the existing sanitary sewer right-of-way along Mr. Smith's shared rear property line with the subject site will remain in place, (ii) the sanitary sewer will be upgraded through the Servicing Agreement associated the project, (iii) the existing trees on the neighbour's property along the sanitary sewer right-of way will be retained and protected, (iv) the right-of-way will be expanded on the subject site to allow the sewer to be relocated around the existing trees in order to avoid impacting them during the sewer upgrade, (v) each townhouse unit will be provided with two vehicle parking spaces in a side-by-side arrangement in a garage, and (vi) four on-site visitor parking stalls will be provided.

The Panel expressed support for the project, noting that the proposed variances were identified at rezoning stage.

The Panel recommends the Permit be issued.

DP 23-024119 – TOPSTREAM MANAGEMENT LTD. – 8635, 8655, 8675 AND 8695 COOK CRESCENT (April 24, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of construction of 28 townhouse units and fourteen secondary suites at 8635, 8655, 8675 and 8695 Cook Crescent on a site zoned “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)”

The applicant, Coby Xiao, of Topstream Management Ltd., the applicants architect, Jeff Shen, of J+S Architect, Inc. and the applicant’s landscape architect, Yiwen Ruan, of PMG Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The form of the proposed development is consistent with neighbouring townhouse developments in the area.
- Due to the closure of Cook Crescent in the future, the entrances to the building’s parkade and main lobby will be located off Spires Road on the south side of the proposed development.
- The project provides 28 dwelling units, including 27 multi-level townhouse units and one ground level flat in four building blocks.
- The proposed unit mix consists of two- to five-bedroom townhouse units and 14 townhouse units will contain a secondary suite on ground level.
- A central courtyard space is proposed on the podium level surrounded by the four building blocks.
- All townhouse units include a patio on the podium level and/or rooftop deck and all secondary suites will have a private outdoor space.
- A three-metre wide north-south public walkway along the west property line and a 10-meter wide greenway, i.e. pedestrian linkage, along the north property line are proposed.
- The triangular area north of the 10-meter wide greenway will be dedicated by the developer to the City.
- A three-metre landscape strip around the perimeter of the site is proposed to provide a second layer of landscaping on the ground level.
- The proposed 34 residential parking spaces meet the minimum Zoning bylaw requirement.
- The proposed use of materials, colours and architectural elements visually reduce the height of the building and breaks down the building mass.
- Two four-storey convertible units and one single-level Basic Universal Housing (BUH) unit are proposed.
- The project has been designed to achieve Step Code 3 of the BC Energy Step Code.
- Each unit will be provided with a landscaped yard with a canopy tree to enhance the pedestrian experience around the site.
- Multiple trees are proposed to be retained and protected along the west property line.
- The west public walkway is configured to protect the retained trees.
- Street furniture is proposed at the northeast and southeast corner plazas to encourage their use.

- The outdoor amenity area on the podium level includes two children's play areas in different locations and exercise and play equipment for adults.
- Each unit will be provided with a landscaped yard on the podium level.
- Wall mounted and bollard lighting are proposed for the project.
- Drought tolerant species are proposed for planting on-site.
- An on-site high-efficiency irrigation system is proposed for all planted areas.

Staff clarified that the triangular area north of the proposed 10-metre wide greenway is not intended to be a City park as it is a future development lot however, a licence agreement will be entered into to allow the residents of the proposed development to use the area until the redevelopment of the lot occurs.

In addition, Staff noted that (i) there is a Servicing Agreement associated with the project for site services and frontage works, and (ii) the applicant is commended for their efforts to integrate the four existing trees on the walkway along the western edge of the subject site.

In reply to a query from the Panel, Staff stated that the title of the triangular property north of the 10-metre wide greenway will be transferred to the City and the applicant will enter into a licencing agreement to allow the residents of the proposed development to use the lot on an interim basis, which will be fenced to prohibit public access.

In reply to queries from the Panel, the applicant team noted that (i) the secondary suites can be accessed on the ground level either from the street or public walkways, (ii) the secondary suites are designed to be studio or one-bedroom units and have sizes ranging from approximately 300 square feet or larger, (iii) there is a tree in the triangular area north of the 10-metre wide greenway that will be retained, (iv) the sculptural pieces hanging down in between buildings are intended to fill the gap between buildings and are not part of public art, and (v) lighting will be installed along the public walkways and on adjacent buildings.

The Chair advised staff to meet with the member of public present in Council Chambers wanting to delegate but unable to speak on the proposal due to the absence of her translator. Staff followed up with the individual who expressed concerns over potential damage to their property during construction. Staff connected them with the developer who has initiated monitoring and reporting measures for the property and provided contact information of the construction coordinator for ongoing communication.

The Panel expressed support for the project, noting the design is well thought out and there is adequate separation from the future development to the west through the provision of the public walkway.

The Panel recommends the Permit be issued.



To: Richmond City Council

Date: May 30, 2024

From: Wayne Craig
Chair, Development Permit Panel

File: DP 21-945917
DP 23-034544

Re: Development Permit Panel Meeting Held on May 15, 2024

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:

- a) a Development Permit (DP 21-945917) for the properties located at 6851 and 6871 Elmbridge Way; and
- b) a Development Permit (DP 23-034544) for the properties at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road;

be endorsed and the Permits so issued.

Wayne Craig
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meetings held on May 15, 2024.

DP 21-945917 – ARNO MATIS ARCHITECTURE – 6851 AND 6871 ELMBRIDGE WAY (May 15, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of 376 residential units, hotel and accompanying commercial uses in a high-rise mixed use development containing three 15 storey towers at 6851 and 6871 Elmbriage Way on a site zoned “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)”. A variance is included in the proposal to reduce the minimum road setback of 3.0 m along River Road to 0.25 m to allow projection on a small portion of the development’s podium (Levels 3 to 6) for components of the building and residential balcony units. A variance is also included to eliminate the requirement for a large size on-site loading space in the proposed development.

The applicant and architect, Arno Matis, of Arno Matis Architecture, and the applicant’s landscape architect, Jeffrey Staates, of PFS Studio, provided a brief visual presentation highlighting:

- The project consists of three 15-storey towers for hotel, residential and commercial uses.
- A total of 376 residential units are proposed, including 341 market residential units and 35 low-end-of-market (LEMR) housing units, 22 of which are two- to three-bedroom units.
- 38 Basic Universal Housing (BUH) units will be provided and 11 hotel units are proposed for hearing-impaired hotel guests.
- A total of 682 parking stalls are provided on-site, including 52 parking stalls that may be reserved for use by the Richmond Olympic Oval during special events.
- Four at grade public plazas are located in all four corners of the site and additional public plazas are located at mid-block.
- The existing lane between the subject development and Ora mixed-use development to the east will be widened.
- A new west road will be constructed along the west property line of the subject site.
- The architectural design of the proposed three towers was inspired by the City’s natural landscape.
- The siting of the three towers considered the existing location of neighbouring towers as well as the Richmond Olympic Oval to maximize views and minimize shadowing.
- The primary vehicle access to the parkade for residents and hotel guests is located mid-block of the new west road.
- A secondary vehicle access for hotel and on-site employees only is proposed off the existing lane to the east which will be widened.
- Extensive wayfinding signage will be installed to minimize traffic along the lane.
- A comprehensive package of Transportation Demand Management (TDM) measures is proposed to reduce vehicle ownership in the proposed development.

- The project will comply with Step 2 of the BC Energy Step Code and will be connected to a City District Energy Utility (DEU) facility.
- Extensive sustainability measures are proposed to enhance energy efficiency in the proposed development.
- Accessibility routes are provided for accessible pedestrian circulation at grade and in the common outdoor amenity area on level 6.
- Exclusive as well as shared indoor and outdoor amenity spaces for residents and hotel guests are provided.
- Proposed building and exterior cladding materials include, among others, glass and concrete.
- The overall landscape design is consistent with the river-inspired theme of the architectural design of the buildings.
- Ground level hard and soft landscaping include the use of banding for surface paving treatment and planting around the bands.
- The proposed outdoor amenity area on level 6 of the project podium includes, among others, layered planting, small and medium-sized trees, seating, multi-purpose lawn, outdoor pool, and small decks overlooking the street below.
- A terrace is provided at the south end on level 8 of the hotel (east) building.
- On level 9, terraces and green roof are proposed for the hotel building and the principal children's play area for the residential use is proposed to be located in the courtyard area between the two residential towers.
- A series of patios with stair access and small planting strips are proposed on the rooftop of residential towers.

Staff noted that (i) there is a Servicing Agreement associated with the project which includes, among others, frontage works, a new road along the western edge of the site that will connect Elmbridge Way and River Road, and widening of the existing lane to the east and related works, (ii) 52 parking stalls will be allocated to Richmond Olympic Oval for use during special events and can be used by the public at other times, (iii) an interim asphalt walkway will be installed on the south side of River Road to connect the subject site to Oval Way and provide an additional pedestrian route to access the Richmond Olympic Oval facility, (iv) the project includes a comprehensive package of Transportation Demand Management (TDM) measures secured through the rezoning process, (v) the project has been designed to comply with Step 2 of the BC Energy Step Code and will be connected to the City Centre District Energy Utility (DEU) for space and domestic hot water heating and cooling through an on-site low carbon energy system, and (vi) six on-site trees were identified for removal at the time of rezoning and 83 trees are proposed to be planted on-site which exceed the City's Official Community Plan requirements.

In addition, staff stated that there are two proposed variances associated with the project, noting that (i) the proposed variance on the minimum road setback along River Road applies only to one small corner portion of the development's podium on levels 3 to 6 which will not impact the pedestrian streetscape at-grade and will enable the units at this corner portion to achieve adequate private outdoor amenity space, and (ii) the proposed variance to not require a large size on-site loading space in the development is supported by staff as it was determined at rezoning that a medium size loading space is sufficient for the proposed uses in the development.

In closing, staff noted that a public art contribution in the amount of approximately \$330,000 will be provided by the applicant and a Public Art Plan is required for the project which will be brought forward for Council approval.

In reply to queries from the Panel, the applicant noted that (i) a digital model was used in a previous presentation of the project to illustrate the project's site layout and building massing which could be made available to the Panel, (ii) there will be a comprehensive signage strategy around the perimeter of the site that will be developed and implemented to assist in wayfinding, (iii) the adjacent Ora mixed-use development to the east of the subject site has two vehicle access points from the existing lane to their below grade and above grade parking system, and (iv) the subject development's secondary vehicle access from the lane is located directly across from Ora's below grade parkade entrance for safety and visibility reasons.

With regard to the query on parking and traffic management to mitigate and manage traffic in the area during construction, the Chair advised that a Construction Parking and Traffic Management Plan is required should the application move forward to Building Permit stage.

In reply to further queries from the Panel, the applicant noted that (i) the owner has engaged the services of a public art consultant and they are currently in the process of selecting an artist for the project's public art; however, no specific choice of public art and their location in the subject site have been determined, and (ii) the applicant has incorporated noise mitigation measures in the building design to comply with the City's noise mitigation standards.

In reply to further queries from the Panel, the applicant confirmed that (i) portions of the green roof on the ninth floor of the hotel building where there are no public access there is an intensive green roof component, (ii) the applicant will look into the impact of the use of banding and contrast in colours for at grade paving treatment on visually impaired persons and will address the connection of the public walkways to the pedestrian entrances of buildings, (iii) the street-fronting commercial units can be accessed from at grade parking level 1 (P1) through the pedestrian circulation zone along the ramp and out to the new west road walkway, and (iv) the parking stalls allocated to the Richmond Olympic Oval for use during special events are located in parking levels P1 and P2 which can be accessed from the new west road.

The Chair advised the applicant to review the proposed ground level paving treatment to ensure it does not adversely impact a visually impaired persons ability to navigate the prior to the project moving forward to Council for consideration.

Luo Yilei (Elaine Luo) (3600 Broadway St.) submitted correspondence indicating she had no concerns or comments regarding the proposal. Subsequent to the panel request to review the proposed ground level paving treatment the applicant has committed to engaging a consultant who has expertise in visual accessibility design guidelines to ensure that the selected tones/colours for contrast and design purposes will not pose issues to those individuals with visual impairments prior to Building Permit issuance.

The Panel expressed support for the project, noting that (i) it nicely complements the Richmond Olympic Oval, (ii) it is carefully designed and well thought out, and (iii) it is a good addition to the area.

The Panel recommends the Permit be issued.

DP 23-034544 – MASKEEN (HAMILTON) PROPERTIES CORP. – 4651, 4671, 4691 SMITH CRESCENT AND 23301, 23321, 23361, 23381 GILLEY ROAD
(May 15, 2024)

The Panel considered a Development Permit (DP) application to permit the of a mixed-use mid-rise development comprising commercial space, City-owned community amenity space and 186 residential units, including 19 low-end-of-market (LEMR) units at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road on a site zoned "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)"

The applicants architect, Sameh Guindi, of Ionic Architecture Inc., and the applicant's landscape architect, Ben Aldaba, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The project consists of one four-storey apartment building, one five-storey mixed-use building and a two-storey amenity building.
- The existing public strollway along the western edge of the site will be widened.
- The developer will design and construct a Community Policing Office with turnkey finish which will be transferred to the City.
- Surface parking for visitors as well as for the two reserved parking stalls for the Community Policing Office will be provided on the podium level central courtyard.
- A green roof will be installed on top of the two-storey amenity building and an elevator will be provided to provide accessibility.
- Proposed landscaping along Smith Crescent include tiered planters to provide screening to the parkade wall.
- Landscaping along the Smith Crescent and Garripie Avenue frontages includes tiered planters and planting at grade to help screen the parkade wall.
- Vertical landscape screening is proposed along Gilley Road to screen the tapered retaining wall.
- The large central courtyard on the podium level includes multiple uses for residents including among others, open play turf and lawn areas, children's play area, seating areas, and gathering spaces.
- The proposed landscaping in the central courtyard has been designed to integrate with the amenity building.
- Bollard lighting is provided throughout the courtyard to enhance security and assist in wayfinding.
- Street lighting will be installed along the three road frontages.
- Permeable pavers are proposed for visitor parking stalls in the central courtyard.

Staff noted that (i) the project is required to provide a City-owned Community Policing Office to a turnkey level of finish, (ii) the project will provide 19 low-end-of-market (LEMR) residential units, 17 of which consist of two to three-bedroom units, (iii) the publicly accessible areas on the site include the extension of the public plaza and the north-south public strollway along the west property line, (iv) there is a comprehensive Servicing Agreement associated with the project as a condition of rezoning adoption including, among others, the extension of Garripie Avenue, widening of Smith Crescent, the public plaza and the public strollway along the west property line, frontage improvements, and service utility connections, (v) there is a cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station, (vi) the project provides a comprehensive package of TDM measures, and (vii) staff have coordinated with the applicant who has committed to work with owners of adjacent properties, developers and the neighbouring school and provide information regarding construction traffic management plans and schedules for the proposed development.

In reply to queries from the Panel, the applicant noted that (i) the podium level central courtyard which includes, among others, the common outdoor amenity space is not intended to be publicly accessible and is not fenced, (ii) the amenity building is not publicly accessible, and (iii) the amenity building provides indoor amenity spaces for all residents including, among others, activity rooms, accessible washroom, bicycle room and access to the green roof area.

In reply to a further query from the Panel, the applicant reviewed the building elevations of the proposed development, noting that (i) majority of commercial units have a large frontage and are clad with clear glazing and aluminum panels above for installation of signage, (ii) the proposed exterior cladding materials for the residential buildings include, among others, glazing, fibre cement panel, metal panel, and stone cladding materials, (iii) identical exterior cladding materials and colours are proposed for the two residential buildings, and (iv) there is variation in exterior cladding treatment for the amenity building from the two residential buildings to provide more visual interest.

In reply to a query from the Panel, staff confirmed that the public strollway and Garripie Avenue extension will be designed through the Servicing Agreement that is required as a condition of rezoning adoption.

Staff were directed by the Panel to work with the applicant to review the design of the podium level central courtyard taking into consideration measures to ensure that the resident's amenity areas are appropriately secured from general public access. In response to changes requested by the Panel, the applicant has revised the design to provide a combination of low retaining walls and open picket fencing with gates to delineate the boundary between the resident outdoor amenity area and the semi-public parking area and bike racks. The gates will be secured with fob access only locks to ensure only residents have access to the resident outdoor amenity area.

The Panel recommends the Permit be issued.