City of Richmond

Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, June 22, 2026
7:00 p.m.

Pg. # ITEM

MINUTES

1. ***Motion to:***

CNCL-13 ***(1) adopt the minutes of the Regular Council meeting held on June 8, 2026;***

CNCL-30 ***(2) adopt the minutes of the Special Council meeting held on June 15, 2026;***

CNCL-34 ***(3) adopt the minutes of the Regular Council meeting for Public Hearings held on June 15, 2026; and***

CNCL-36 ***(4) receive for information the Metro Vancouver 'Board in Brief' dated May 29, 2026.***

AGENDA ADDITIONS & DELETIONS

PRESENTATION

Presentation of the GFOA Canadian Award for Financial Reporting and the Outstanding Achievement in Popular Financial Reporting.

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. 26.

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
- 2026 UBCM Community Excellence Awards Program
- Richmond Sport Hosting Strategy (2026-2031)
- Award Of Contract – 8562P - Provision of Traffic Control Services
- Housekeeping Amendments to Traffic, Soil Deposit and Removal, Boulevard Maintenance, Noise and Related Enforcement Bylaws
- Seniors Homelessness in Richmond
- Heritage Alteration Permit for 3871 Moncton Street (Independent Meat Market)

- North Dike Upgrades from Lynas Lane to No. 2 Road – Public Engagement Summary
- Garry Street Traffic Calming
- 2025 Annual Report And 2025 Annual Report Highlights

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

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-51 ***(1) the Community Safety Committee meeting held on June 9, 2026;***

(2) the General Purposes Committee meeting held on June 15, 2026; *(distributed separately)*

CNCL-56 ***(3) the Planning Committee meeting held on June 16, 2026; and***

(4) the Public Works and Transportation Committee meeting held on June 17, 2026; *(distributed separately)*

be received for information.

Consent Agenda Item

7. **2026 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**
(File Ref. No. 01-0005-01) (REDMS No. 8387953)

CNCL-59 See Page **CNCL-59** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the City of Richmond's submissions to the Union of BC Municipalities 2026 Community Excellence Awards program be endorsed:

(1) Excellence in Governance: Building Our Future Together: Social Development Strategy (2025-2035);

(2) Excellence in Service Delivery: Richmond Fire-Rescue Online Education Program;

(3) Excellence in Asset Management: Murals Celebrate Richmond's Beauty; and

(4) Excellence in Sustainability: Nature-Based Flood Protection Solutions Assessment.

Consent Agenda Item

8. **RICHMOND SPORT HOSTING STRATEGY (2026-2031)**
(File Ref. No. 11-7000-10-02) (REDMS No. 8393560)

CNCL-71

See Page **CNCL-71** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Richmond Sport Hosting Strategy (2026-2031), as detailed in the report titled "Richmond Sport Hosting Strategy (2026-2031)", dated June 1, 2026, from the General Manager, Finance and Corporate Services and the General Manager, Parks, Recreation and Culture, be approved.

Consent Agenda Item

9. **AWARD OF CONTRACT - 8562P - PROVISION OF TRAFFIC CONTROL SERVICES**
(File Ref. No. 02-0745-01) (REDMS No. 8389258)

CNCL-133

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

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That Contract 8562P – Provision of Traffic Control Services be awarded for a three-year term commencing July 1, 2026, to Glen Traffic Solutions as the primary service provider and with United Traffic Control Ltd. and The Universal Group identified as the secondary and tertiary providers respectively, for the maximum total amount of contract of $3,230,600, excluding taxes, as described in the report titled "Award of Contract – 8562P – Provision of Traffic Control Services" dated June 1, 2026, from the General Manager, Engineering & Public Works; and

(2) That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contracts with Glen Traffic Solutions, United Traffic Control Ltd. and The Universal Group.

Consent Agenda Item

10. **HOUSEKEEPING AMENDMENTS TO TRAFFIC, SOIL DEPOSIT AND REMOVAL, BOULEVARD MAINTENANCE, NOISE AND RELATED ENFORCEMENT BYLAWS**
(File Ref. No. 12-8060-01) (REDMS No. 8355981)

CNCL-138

See Page **CNCL-138** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That Traffic Bylaw No. 5870, Amendment Bylaw No. 10752, be introduced and given first, second and third readings;

(2) That Soil Deposit and Removal Bylaw No. 10200 Amendment Bylaw No. 10681, be introduced and given first, second and third readings;

(3) That Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754, be introduced and given, first, second and third readings;

(4) That Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755 be introduced and given first, second and third readings;

(5) That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756 be introduced and given first, second and third readings; and

(6) That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765 be introduced and given first, second and third readings.

Consent Agenda Item

11. **SENIORS HOMELESSNESS IN RICHMOND**
(File Ref. No. 07-3000-01) (REDMS No. 8440024)

CNCL-157

See Page **CNCL-157** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That a letter be sent to the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, the Parliamentary Secretary for Seniors Services and Long-Term Care, and local Members of the Legislative Assembly to advocate for sustainable funding to enhance services that support seniors at risk of or experiencing homelessness;

(2) That a letter be sent to the President and Chief Executive Officer, Vancouver Coastal Health; the Vice President, Richmond Community, Vancouver Coastal Health; the Vice President, Richmond Acute Care, Vancouver Coastal Health and the Medical Health Officer to advocate for sustainable funding to enhance services that support seniors at risk of or experiencing homelessness;

(3) That a request to meet with the Minister of Housing and Municipal Affairs, the Minister of Social Development and Poverty Reduction and the Minister of Health at the 2026 Union of BC Municipalities Conference be submitted; and

(4) That staff explore options for a possible emergency shelter fund.

Consent Agenda Item

12. **HERITAGE ALTERATION PERMIT FOR 3871 MONCTON STREET (INDEPENDENT MEAT MARKET)**
(File Ref. No. HA 26-004534) (REDMS No. 8422913)

CNCL-173 See Page **CNCL-173** for full report

PLANNING COMMITTEE RECOMMENDATION

That a Heritage Alteration Permit be issued for the protected heritage property at 3871 Moncton Street (Independent Meat Market), which would permit exterior alterations.

Consent Agenda Item

13. **NORTH DIKE UPGRADES FROM LYNAS LANE TO NO. 2 ROAD – PUBLIC ENGAGEMENT SUMMARY**
(File Ref. No. 10-6000-01) (REDMS No. 8353697)

CNCL-202 See Page **CNCL-202** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That the Dike Master Plan Concept identified in the report titled "North Dike Upgrades from Lynas Lane to No. 2 Road- Public Engagement Summary", dated May 13, 2026, from the General Manager, Engineering and Public Works, be endorsed for detailed design and construction.

Consent Agenda Item

14. **GARRY STREET TRAFFIC CALMING**
(File Ref. No. 10-6500-01) (REDMS No. 8392777)

CNCL-238

See Page **CNCL-238** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That Option 2 to implement two raised crosswalks on Garry Street as described in the report titled "Garry Street Traffic Calming", dated May 19, 2026, from the General Manager, Engineering and Public Works, be approved.

Consent Agenda Item

15. **2025 ANNUAL REPORT AND 2025 ANNUAL REPORT HIGHLIGHTS STAFF**
(File Ref. No. 01-0375-01) (REDMS No. 8412599)

CNCL-244

See Page **CNCL-244** for full report

FINANCE AND AUDIT COMMITTEE RECOMMENDATION

That the report titled "2025 Annual Report" and "2025 Annual Report – Highlights", from the General Manager Finance and Corporate Services, be approved and posted on the City's website.

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE
Mayor Malcolm D. Brodie, Chair

Pg. # ITEM

16. **APPLICATION BY BC HOUSING MANAGEMENT COMMISSION FOR A TEMPORARY USE PERMIT AT 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD**
(File Ref. No. TU 26-011521) (REDMS No. 8412272)

CNCL-353 See Page **CNCL-353** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs Heed and Loo

(1) That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and

(2) That the application be forwarded to the July 20, 2026, Public Hearing at 5:30 pm.

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Councillor Carol Day, Chair

17. **BUSINESS RECYCLING RESOURCES PILOT PROGRAM REVIEW**
(File Ref. No. 10-6370-01) (REDMS No. 8377585)

CNCL-384 See Page **CNCL-384** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

Opposed: Cllr. Heed

(1) That Option 2 as outlined in the report titled, "Business Recycling Resources Pilot Program Review", dated May 29, 2026, from the General Manager, Engineering and Public Works, be approved; and

(2) That a letter be sent from the Mayor to the Minister of Environment and Parks requesting that, using the findings from the 2025 Preventing Non-Residential Packaging Waste Engagement Report, the Province enact legislation for businesses and institutions to submit waste prevention plans, conduct audits, or implement specific waste prevention actions.

18. **MINLER ROAD TRAFFIC CALMING UPDATE AND PEDESTRIAN FACILITY OPTIONS**
(FILE REF. NO. 10-6460-01) (REDMS NO. 8416996)

CNCL398 See Page **CNCL-398** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

Opposed: Cllr. Loo

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

FINANCE AND CORPORATE SERVICES DIVISION

19. **2025 COUNCIL REMUNERATION AND EXPENSES**
(File Ref. No. 03-1200-03) (REDMS No. 8422797)

CNCL-413 See Page **CNCL-413** for full report

STAFF RECOMMENDATION

That the report titled, "2025 Council Remuneration and Expenses", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be received for information.

20. **2025 COUNCIL REMUNERATION AND EXPENSES FROM OTHER AGENCIES**
(File Ref. No. 03-1200-03) (REDMS No. 8442764)

CNCL-415 See Page **CNCL-415** for full report

STAFF RECOMMENDATION

That the report titled, "2025 Council Remuneration and Expenses from Other Agencies", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be received for information.

21. **2025 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-06) (REDMS No. 8422074)

CNCL-418 See Page **CNCL-418** for full report

STAFF RECOMMENDATION

That the report titled, "2025 Statement of Financial Information", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be approved.

22. **RICHMOND OLYMPIC OVAL CORPORATION 2025 STATEMENT OF REMUNERATION AND EXPENSES**
(File Ref. No. 03-1200-09) (REDMS No. 8446362)

CNCL-518 See Page **CNCL-518** for full report

STAFF RECOMMENDATION

That the report titled Richmond Olympic Oval Corporation 2025 Statement of Remuneration and Expenses from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

23. **2025 STATEMENT OF FINANCIAL INFORMATION FOR THE LULU ISLAND ENERGY COMPANY**
(File Ref. No. 03-0950-01) (REDMS No. 8402096)

CNCL-552 See Page **CNCL-552** for full report

STAFF RECOMMENDATION

That the Lulu Island Energy Company report titled "2025 Statement of Financial Information for the Lulu Island Energy Company", dated April 15, 2026, from the Chief Executive Officer and Chief Financial Officer, be received for information.

24. **2025 STATEMENT OF FINANCIAL INFORMATION FOR THE RICHMOND PUBLIC LIBRARY**
(File Ref. No. 03-0905-01) (REDMS No. 8447477)

CNCL-595 See Page **CNCL-595** for full report

STAFF RECOMMENDATION

That the report titled, "2025 Statement of Financial Information for the Richmond Public Library", for the year ended December 31, 2025, as presented in the attached from the Chief Librarian, be received for information.

LAW AND COMMUNITY SAFETY DIVISION

25. **REQUEST OF THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS PERTAINING TO THE CITY OF RICHMOND'S APPLICATION DATED OCTOBER 24, 2023, TO THE LIEUTENANT GOVERNOR IN COUNCIL FOR THE APPOINTMENT OF A COMMISSIONER AS CONTEMPLATED BY SECTION 43 OF THE MUNICIPALITIES ENABLING AND VALIDATING ACT, RSBC 1960, CHAPTER 261, AS AMENDED ("MEVA")**
(File Ref. No.) (REDMS No.)

Motion

That the Council of the City of Richmond hereby affirms its support of the City of Richmond's application dated October 24, 2023, to the Lieutenant-Governor in Council for the appointment of a Commissioner as contemplated by section 43 of the Municipalities Enabling and Validating Act, RSBC 1960, Chapter 261, as amended.

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-627 Richmond Zoning Bylaw 8500, Amendment **Bylaw No. 10656**
(9000 No. 3 Road, RZ 23-033712)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

CNCL-632 Development Cost Charges Waiver for Affordable Housing
9000 No. 3 Road **Bylaw No. 10697**
Opposed at 1st/2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

26. RECOMMENDATION

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

CNCL-634 ***(1) That the minutes of the Development Permit Panel meeting held on June 10, 2026, and the Chair's report for the Development Permit Panel meetings held on December 10, 2025, be received for information; and***

CNCL-678 ***(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 23-033716) for the properties at 9000 No. 3 Road, be endorsed, and the Permits so issued.***

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Monday, June 8, 2026

Place: Council Chambers
Richmond City Hall

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

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:07 p.m.

RES NO. ITEM

MINUTES

R26/11-1 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on May 25, 2026, be adopted as circulated.

CARRIED

Regular Council
Monday, June 8, 2026

R26/11-2 It was moved and seconded
That agenda delegation Greg Ferguson and staff member Todd Gross be permitted to enter the meeting via Zoom.

CARRIED

AGENDA ADDITIONS & DELETIONS

R26/11-3 It was moved and seconded

(1) ***That Item No. 17 "Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732", be corrected to reflect the revised Amendment Bylaw set out in the staff memorandum,*** *(attached to and forming part of these minutes as Schedule 1)* ***and Part 2 of the recommendation be amended to read "That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 as attached in the staff memorandum dated June 4, 2026, be introduced and given first, second and third readings; and***

(2) ***That a Non-Agenda Delegation by Mr. Michael Bishop to speak about CG2 zoning at 7991 No. 1 Road be added as item No. 19 to the agenda.***

CARRIED

PRESENTATION

Denise Hui, Chair, Richmond Public Library (RPL) Board and Susan Walters, Chief Librarian, presented the Richmond Public Library Board 2025 Annual Report, highlighting the following:

- There were 1,193,625 RPL visitors in 2025;
- Richmond's cultural programs engaged over 3,400 attendees through celebrations of Passover, Ramadan, and other traditions, demonstrating strong community interest;
- The new Community Conversation series connects local residents with guest speakers to discuss critical and sometimes sensitive issues;

- RPL continues to amplify Indigenous voices by strengthening meaningful connections and sustaining programs such as the Indigenous Authors Series;
- Connecting with seniors remains vital to the City's age-friendly commitment, with RPL's cost-effective Community Connect Box program exemplifying targeted service delivery;
- In 2025, RPL launched a new, more accessible website, relaunched its monthly newsletter, and expanded its social media presence, making it easier for customers to access services, stay informed, and connect with the library; and
- The City's $100,000 investment to expand RPL collections, has helped reduce hold times and improve collection freshness.

Discussion ensued with respect to (i) circulation of more than 60,000 items each week to Richmond residents, (ii) new Steveston Library is anticipated to be busy and well used, (iii) BC Summer Reading Club is funded by the Provincial government, and (v) there is a 13 percent increase in digital collection usage, e-books are significantly higher in cost, and the e-book model continues to be a challenge.

COMMITTEE OF THE WHOLE

R26/11-4 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:19 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 12 – Richmond Community Memorial Garden – Planning Process Update, Site Selection Criteria, and Next Steps

Howard Jampolsky, Richmond resident, spoke in support of creating a memorial garden or cemetery space in Richmond, emphasizing the importance of providing places for people to honour, remember, reflect, and heal. He noted that such spaces support the emotional needs of residents and help strengthen community connections, and encouraged Council to continue exploring the proposal in consultation with residents, cultural groups, faith communities, and memorialization professionals.

Item No. 15 – Official Community Plan: Minor Administrative Amendments and Environmentally Sensitive Areas Map Update

Greg Ferguson, Richmond resident, spoke to his concerns regarding the removal of the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, noting that doing so could set a precedent for landowners to seek ESA removals for private benefit. He urged a more thorough process, and stressed the importance of protecting the environment.

R26/11-5 4. It was moved and seconded
That Committee rise and report (7:27 p.m.).

CARRIED

CONSENT AGENDA

R26/11-6 5. It was moved and seconded
That Items No. 6 through No. 14 and No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Parks, Recreation and Cultural Services Committee meeting held on May 26, 2026;

(2) the Finance and Audit Committee meeting held on June 1, 2026;

(3) the General Purposes Committee meeting held on June 1, 2026; and

(4) the Planning Committee meeting held on June 2, 2026;

be received for information.

ADOPTED ON CONSENT

7. **2026-2027 ENGAGING ARTISTS IN THE COMMUNITY PROGRAM PUBLIC ART PROJECTS**
(File Ref. No. 11-7000-09-20-089) (REDMS No. 8377012, 8245190, 8377155)

That the 2026–2027 Engaging Artists in Community Program Public Art Projects as presented in the report titled "2026–2027 Engaging Artists in Community Program Public Art Projects", dated May 4, 2026, from the General Manager, Parks, Recreation and Culture, be approved.

ADOPTED ON CONSENT

8. **STEVESTON CANNERY CHANNEL DREDGING PROJECT UPDATE AND EXPANDED SCOPE OF WORK**
(File Ref. No. 10-6150-04) (REDMS No. 8366373)

(1) That a one-time additional level request of $1,000,000 for dredging Imperial Landing and Britannia Shipyards City waterlot landside frontages as detailed in the report titled "Steveston Cannery Channel Dredging Project Update and Expanded Scope of Work", from the General Manager, Parks, Recreation and Culture, dated May 4, 2026, be considered as part of the 2027 budget process.

(2) That a letter be written to the relevant Provincial and Federal ministers and the local MLAs and MPs to advise of the City's commitment towards the Steveston Cannery Channel Dredging Project and continuation of the four-way partnership model used as well as the dredging type allowance to help with the process.

ADOPTED ON CONSENT

9. **RICHMOND FOOD HUB GAP ANALYSIS AND FEASIBILITY STUDY**
(File Ref. No. 08-4150-20-001) (REDMS No. 8392971)

That Option 1: Food Distribution Hub as detailed in the report titled "Richmond Food Hub Gap Analysis and Feasibility Study", dated May 19, 2026, from the General Manager, Finance and Corporate Services, be approved.

ADOPTED ON CONSENT

10. **ADVOCACY FOR RENEWED LOCAL GOVERNMENT CLIMATE ACTION PROGRAM FUNDING**
(File Ref. No. 10-6125-07-01; 03-1087-31-01) (REDMS No. 8409329)

(1) That, as described in the report titled "Advocacy for Renewed Local Government Climate Action Program Funding", dated May 5, 2026, from the General Manager, Engineering and Public Works, letters be sent to the Premier, relevant Provincial ministers, and Richmond MLAs outlining the benefits of local government climate action funding and the need for its continuation; and

(2) That the proposed resolution on Continued Local Government Climate Action Funding, described in Attachment 1, for submission to the Union of British Columbia Municipalities (UBCM), in the report titled "Advocacy for Renewed Local Government Climate Action Program Funding", dated May 5, 2026, be endorsed.

ADOPTED ON CONSENT

11. **ANNUAL FUNDING REQUIREMENT FOR EQUIPMENT REPLACEMENT RESERVE FUND - FIRE RESCUE VEHICLES**
(File Ref. No. 03-1075-05; 02-0650-01) (REDMS No. 8364999)

That an increase of $900,000 per year to the annual contribution to the Equipment Replacement Reserve Fund – Fire Rescue Vehicles (the "Reserve") for a period of three year as outlined in Option 1 in the report titled "Annual Funding Requirement for Equipment Replacement Reserve Fund – Fire Rescue Vehicles" be considered in the annual budget process.

ADOPTED ON CONSENT

12. **RICHMOND COMMUNITY MEMORIAL GARDEN – PLANNING PROCESS UPDATE, SITE SELECTION CRITERIA, AND NEXT STEPS**
(File Ref. No. 06-2000-20-004) (REDMS No. 8385767)

That the report titled "Richmond Community Memorial Garden – Planning Process Update, Site Selection Criteria, and Next Steps", from the General Manager, Parks, Recreation and Culture, dated May 11, 2026, be received for information; and the approach be endorsed.

ADOPTED ON CONSENT

13. **ARTERIAL ROAD POLICY**
(File Ref. No. 01-0095-30-7003; 01-0035-20-HSRD1) (REDMS No. 8442376)

That a letter be written from the Mayor to the Minister of Housing and Municipal Affairs and Kelly Greene, Minister of Emergency Management and Climate Readiness, requesting that Richmond be exempted from SSMUH zoning for properties along a designated Arterial Road where higher density residential uses are permitted through an Area Plan or Official Community Plan.

ADOPTED ON CONSENT

14. **APPLICATION BY BRIDGEPORT EAST BT HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO THE "LIGHT INDUSTRIAL, OFFICE AND HOTEL (ZI10) – BRIDGEPORT VILLAGE (CITY CENTRE)" ZONE TO ADD "HEALTH SERVICE, MINOR" AS A PERMITTED USE AT UNIT 105 - 2777 JOW STREET**
(File Ref. No. 12-8060-20-010766, ZT 25-022777) (REDMS No. 8356952, 8359294)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10766, for a Zoning Text Amendment to the "Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)" zone to add "Health service, minor" as a permitted use at Unit 105 - 2777 Jow Street, be introduced and given first reading.

ADOPTED ON CONSENT

15. **OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE**
(File Ref. No. 12-8060-20-010767; 12-8060-20-010768; 08-4045-30-04; 08-4045-30-02) (REDMS No. 8412593, 8418236, 8441577, 8413849, 8416797)

Please see page 8 for action on this item.

16. **ABANDONMENT OF UNADOPTED BYLAWS**
(File Ref. No. 12-8060-01; 12-8060-20-010582, RZ 22-013378; 12-8060-20-010546, RZ 21-945388; 12-8060-20-010529, RZ 20-891129; 12-8060-20-010513, RZ 22-011080; 12-8060-20-010497, RZ 22-011063) (REDMS No. 8421029)

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the report titled "Abandonment of Unadopted Bylaws" dated May 20, 2026, from the General Manager, Finance and Corporate Services, be abandoned.

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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PLANNING COMMITTEE –
Councillor Bill McNulty, Chair

15. **OFFICIAL COMMUNITY PLAN: MINOR ADMINISTRATIVE AMENDMENTS AND ENVIRONMENTALLY SENSITIVE AREAS MAP UPDATE**
(File Ref. No. 12-8060-20-010767; 12-8060-20-010768; 08-4045-30-04; 08-4045-30-02) (REDMS No. 8412593, 8418236, 8441577, 8413849, 8416797)

R26/11-7 It was moved and seconded

(1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, to incorporate minor administrative amendments to the Official Community Plan (OCP), including minor changes to the OCP Land Use Map, Plan Interpretation and Sections 3 and 6, be introduced and given first reading;

(2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, to remove the Environmentally Sensitive Area (ESA) designation from the properties bounded by Thompson Gate, Boundary Road, Highway 91A and Thompson Road, be introduced and given first reading;

(3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

(4) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10767, and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10768, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.

The question on Resolution R26/11-7 was not called as discussion ensued with respect to (i) ESA assessment and compensation, (ii) development being limited by costs, (iii) consideration of habitat species at risk, (iv) concerns regarding ESA's on private property, (v) ESA designation as a result of an overgrown yard, (vi) varying the time of year for site visits to capture all native plants in season, and (vii) consideration of ESA removal on private property on a case by case basis.

In response to queries from Committee, staff advised that (i) within the OCP the subject area is designated for townhouse development, and (ii) the tree bylaw would still apply if ESA designation was removed.

The question on Resolution R26/11-7 was then called and it was **CARRIED** with Cllrs. Gillanders and Wolfe opposed.

Regular Council
Monday, June 8, 2026

NON-CONSENT AGENDA ITEMS

FINANCE AND AUDIT COMMITTEE
Mayor Malcolm D. Brodie, Chair

17. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499, AMENDMENT BYLAW NO. 10732**
(File Ref. No. 12-8060-20-010732) (REDMS No. 8352525, 8392601)

R26/11-8 It was moved and seconded

(1) That Option 2, as outlined in the report titled "Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732", from the General Manager, Finance and Corporate Services, dated May 7, 2026, be used as the unit of measurement for the new SSMUH development category for the proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732; and

(2) That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732, as attached in the staff memorandum dated June 4, 2026, be introduced and given first, second and third readings.

The question on Resolution R26/11-8 was not called as discussion ensued with respect to (i) comparing various sizes of development types and the Development Cost Charges (DCC) that will be charged, (ii) incentivizing developers, and (iii) the use of square footage as the SSMUH unit of measurement to calculate DCC.

The question on Resolution R26/11-8 was then called and it was **CARRIED** with Cllr. Loo opposed.

PUBLIC ANNOUNCEMENTS

Mayor Brodie advised that in a past Closed meeting, Council made a referral to staff asking them to look at the matter of seniors experiencing homelessness. Staff will bring forward a report to Open General Purposes on June 15, 2026 regarding this matter.

BYLAWS FOR ADOPTION

R26/11-9 It was moved and seconded

That the following bylaws be adopted:

Traffic Bylaw 5870, Amendment Bylaw No. 10750;

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10760 (Density Bonus in Standard Zones);

Affordable Housing Density Benefits Reserve Fund Establishment, Bylaw No. 10761

CARRIED

DEVELOPMENT PERMIT PANEL

R26/11-10 18. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on May 27, 2026, and the Chair's report for the Development Permit Panel meeting held on March 25, 2026, be received for information; and

(2) That the recommendations of the Panel to authorize the issuance of Development Permit (DP 25-037550) for the properties at 3071 St. Edwards Drive, be endorsed, and the Permits so issued.

CARRIED

Regular Council
Monday, June 8, 2026

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R26/11-11 19. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:17 p.m.).

CARRIED

Michael Bishop, Richmond resident, spoke to his submission (Copy on File, City Clerk's office) regarding the CG2 zoning for the property at 7991 No. 1 Road and asked Council to consider whether the character and principal function of this use is consistent with the intended character of a CG2 site in a residential neighborhood.

As a result of the delegation the following **referral motion** was introduced:

R26/11-12 It was moved and seconded
That the presentation from Michael Bishop regarding the CG2 zoning designation at 7991 No. 1 Road be referred to staff and brought back to a Planning Committee.

CARRIED

R26/11-13 20. It was moved and seconded
That Committee rise and report (8:27 p.m.).

CARRIED

ADJOURNMENT

R26/11-14 It was moved and seconded
That the meeting adjourn (8:28 p.m.).

CARRIED

City of Richmond

Minutes

Regular Council
Monday, June 8, 2026

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, June 8, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

CITY OF RICHMOND DATE JUN 05 2026 RECEIVED CITY CLERK'S OFFICE

City of Richmond

Memorandum

Finance and Corporate Services Division

To:	Mayor and Councillors	**Date:**	June 4, 2026
From:	Venus Ngan Manager, Treasury and Financial Services	**File:**	03-0900-01/2025-Vol 01
Re:	**Revision to Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732**		

At the June 1, 2026 Finance and Audit Committee meeting, the Development Cost Charges (DCC) Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 was presented to Committee for consideration.

The Richmond School District has requested the City, through the City's DCC Bylaw Amendment process, to enable the collection of School Site Acquisition Charge (SSAC) to all residential developments, including the newly created small-scale multi-unit housing (SSMUH) developments in accordance with the provisions under the *Local Government Act*. Currently, the City collects SSAC on behalf of the Richmond School District for building permit applications only when the construction involves four or more self-contained dwelling unit. The following administrative text amendment is thereby proposed:

"1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the ***Local Government Act***, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**."

The revised Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 will be included in Item 17 of the June 8, 2026 Council Meeting for Council's consideration.

If you have any questions, please do not hesitate to contact the undersigned.

Venus Ngan
Manager, Treasury and Financial Services
604-276-4217

Pc: SMT
Josh Reis, Director, Development

PHOTOCOPIED
JUN 05 2026
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Richmond

City of Richmond

Bylaw 10732

Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732

The Council of the City of Richmond enacts as follows:

1. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part One (General Provisions) by inserting the following as new Section 1.2.5:

"1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the ***Local Government Act***, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**."

2. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part Two (Interpretation) Section 2.1 by:

1.1 Replacing the definition of "**single family**" with the following:

"**Single Family**	means single **residential** detached housing that has a maximum of one principal ground-oriented **dwelling unit** with a maximum of one **secondary suite** within the same structure."

1.2 Replacing the definition of "**townhouse**" with the following:

"**Townhouse**	means **development** zoned Housing, town as defined in the **Richmond Zoning Bylaw**."

1.3 Inserting, in alphabetical order, the following:

"**Coach House**	means self-contained dwelling that is accessory to a **single-family** detached housing, as defined in the **Richmond Zoning Bylaw**.
Dwelling or Dwelling Unit	means "dwelling or dwelling unit", as defined in the **Richmond Zoning Bylaw**.
Secondary Suite	means an accessory and self-contained **dwelling** located within a principal **dwelling unit**, as defined in the **Richmond Zoning Bylaw**.

Small-Scale Multi-Unit Housing means a building or group of buildings on a **parcel** for **residential** use designed to accommodate one or more households in separate ground-oriented **dwelling unit**, each having a separate exterior entrance directly accessible from a road or a common open space (i.e. without passing through a common lobby or corridor), which may share walls with adjacent dwelling units, may be arranged above, below or beside each other, and may include detached **dwelling units** (for example, **coach house**), as defined in the **Richmond Zoning Bylaw**, but excludes **single family**, **townhouse** and **apartment** units."

3. 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.

4. This Bylaw is cited as **"Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732".**

FIRST READING _____

SECOND READING _____

THIRD READING _____

INSPECTOR OF MUNICIPALITIES APPROVAL _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

SCHEDULE B
City-Wide Development Cost Charge

Description	Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
Agricultural Marina (1)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Single Family	$ 13,370	$ 17,895	$ 1,166	$ 2,249	$ 17,896	$ 11,191	$ 63,767	per lot
Small-Scale Multi-Unit Housing	$ 7.18	$ 12.17	$ 0.51	$ 0.99	$ 7.87	$ 4.93	$ 33.65	per sq. ft. of DU
Townhouse	$ 7.68	$ 7.98	$ 0.65	$ 1.25	$ 9.98	$ 6.25	$ 33.79	per sq. ft. of DU
Apartment	$ 10.56	$ 6.11	$ 0.69	$ 1.32	$ 10.53	$ 6.58	$ 35.79	per sq. ft. of DU
Commercial (2)	$ 10.86	$ 5.32	$ 0.24	$ 0.47	$ 3.82	$ 2.39	$ 23.10	per sq. ft. of BA
Light Industrial (3)	$ 7.77	$ 5.32	$ 0.24	$ 0.47	$ 3.18	$ 1.99	$ 18.97	per sq. ft. of BA
Major Industrial	$41,422.88	$105,912.82	$ 3,449.36	$ 6,656.14	$ 35,486.68	$ 22,190.12	$215,118.00	per acre of gross site area
Institutional	$ 10.86	$ 5.32	$ 0.24	$ 0.47	$ 3.82	$ 2.39	$ 23.10	per sq. ft. of BA

(1) 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.

(2) 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

(3) 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.

City of Richmond

Minutes

Special Council
Monday, June 15, 2026

Place: Anderson Room
Richmond City Hall

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

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

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

****

The meeting reconvened at 5:33 p.m. following the Open and Closed General Purposes Committee meetings, with all members of Council present.

Special Council
Monday, June 15, 2026

RES NO. ITEM

RICHMOND OLYMPIC OVAL CORPORATION

1. **UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF RICHMOND OLYMPIC OVAL CORPORATION**
(File No.:)

SP26/4-1 It was moved and seconded

(1) The Shareholder acknowledges that the financial statements of the Company for the period ended December 31, 2025, together with the auditor's report on such financial statements, have been provided to the shareholder in accordance with the requirements of the British Columbia Business Corporations Act;

(2) the number of directors of the Company be fixed at 7;

(3) 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 earlier of the annual general meeting of the Company held in 2028 or the unanimous consent resolutions consented to in lieu of holding an annual general meeting in 2028, or until their successors are appointed:

	Name	Term
i.	*Axel Hovbrender*	*2028*
ii.	*Gina Fernandez*	*2028*
iii.	*Helmut Pastrick*	*2028*

(4) 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

(5) June 15, 2026 is hereby selected as the annual reference date for the Company for its current annual reference period.

CARRIED

Special Council
Monday, June 15, 2026

RES NO. ITEM

LULU ISLAND ENERGY COMPANY

1. **2026 ANNUAL GENERAL MEETING RESOLUTIONS OF THE LULU ISLAND ENERGY COMPANY**
(File No.: 01-0060-20-LIEC1) (REDMS No. 8412731)

SP26/4-2 It was moved and seconded

(1) the Board recommend to Council (the Shareholder) that they approve and adopt the unanimous consent resolutions (Attachment 1) in the staff report dated May 1, 2026 addressing the business that would otherwise be required to be transacted at an annual general meeting;

(2) upon adoption of the unanimous consent resolutions of the shareholder in the form in Attachment 1, any officer be authorized to sign the Notice of Appointment of Auditor (Attachment 2), notifying KPMG LLP of its appointment as auditors of the Lulu Island Energy Company Ltd. (LIEC) until LIEC's next annual reference date or until a successor is appointed, at a remuneration to be fixed by the Directors;

(3) the Lulu Island Energy Company 2025 Annual Report (Attachment 3) be approved and presented to the shareholder at the Special Council Meeting on June 15, 2026.

Special Council
Monday, June 15, 2026

RES NO. ITEM

ADJOURNMENT

SP26/4-3 It was moved and seconded
That the meeting adjourn (5:34 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 15, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

City of Richmond

Minutes

Regular Council meeting for Public Hearings
Monday, June 15, 2026

Place:	Council Chambers Richmond City Hall
Present:	Mayor Malcolm D. Brodie, Chair Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe Claudia Jesson, Corporate Officer
Call to Order:	Mayor Brodie opened the proceedings at 5:32 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10751 (ZT 25-017720)**
(Location: 7980 Williams Road; Applicant: JTA Development Consultants)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH26/5-1 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10751 be given second and third readings.

CARRIED

City of Richmond

Minutes

Regular Council meeting for Public Hearings
Monday, June 15, 2026

ADJOURNMENT

PH26/5-2 It was moved and seconded
That the meeting adjourn (5:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, June 15, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, May 29, 2026

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

Metro Vancouver Regional District

E1.1 Kanaka Creek Regional Park – Contribution Agreement for Operation of the Kanaka Creek Bell-Irving Hatchery 2027 - 2029 **APPROVED**

This Contribution Agreement proposes a three-year funding amount of $28,000 per year for the Kanaka Education and Environmental Partnership Society (KEEPS) to support the Society's operations at Kanaka Creek Bell-Irving Hatchery, with respect to fish production, conservation, education, and community involvement activities.

Metro Vancouver's contribution is combined with an annual contribution of $25,000 from the Canadian Federal Department of Fisheries and Oceans to fund a Hatchery Manager position, and related fish production and administration costs.

The Board approved the Contribution Agreement between Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society, on the terms and conditions set out therein.

E2.1 Metro 2050 Regional Context Statement – City of Surrey **ACCEPTED**

The City of Surrey completed an update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement demonstrating how the new OCP is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considered acceptance of Regional Context Statements to ensure that local aspirations, as expressed in OCPs, align with the regional federation's goals as expressed in the Regional Growth Strategy.

The Regional Context Statement supports the regional federation's vision by advancing:

- Compact Urban Growth: Focusing new development within the City's Metro Centre, six Urban Centres, and five FTDAs, consistent with *Metro 2050* Goal 1.
- Environmental Protection and Climate Action: Working towards a 30% tree canopy cover target by 2038 and reducing GHG emissions, consistent with Goal 3.
- Housing Diversity and Affordability: Ensuring a diversity of housing forms, tenures and affordability levels throughout the city, especially for family-friendly housing in new apartment buildings in the City Centre, Town Centres and transit corridors.
- Sustainable Economy and Transportation: Protecting industrial and agricultural lands, supporting intensification of industrial and employment areas, and improving infrastructure for transit, walking, and cycling, consistent with Goals 2 and 5.

The Board accepted the City of Surrey's Regional Context Statement and directed staff to notify the City of Surrey of the decision.

E2.2 Metro 2050 Regional Context Statement – City of Coquitlam **ACCEPTED**

The City of Coquitlam has completed an update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement demonstrating that the new OCP is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considered acceptance of Regional Context Statements to ensure that local aspirations, as expressed in OCPs, align with the regional federation's goals as expressed in the regional growth strategy.

The Regional Context Statement supports the regional federation's vision by advancing:

- Compact Urban Growth: Focusing new development towards existing neighbourhoods, around frequent transit stations, neighbourhood centres, and significant community facilities.
- Environmental Protection and Climate Action: Reducing greenhouse gas (GHG) emissions 45% below 2007 levels by 2030 and contributing to the region's goal of achieving carbon neutrality by 2050, consistent with Goal 3.
- Housing Diversity and Affordability: Encouraging a range of housing types, unit sizes and tenures to meet the needs of households of varying ages, incomes, abilities and sizes, as indicated by the City's most recent Housing Needs Report, consistent with Goal 4.
- Sustainable Economy and Transportation: Protecting industrial and agricultural lands and improving infrastructure for transit, walking, and cycling, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has indicated that a comprehensive review of the OCP is planned for 2027. Through the next OCP and Regional Context Statement update, Metro Vancouver and the City will work together to update growth targets for Centres and Corridors, strengthen nature protection policies, and provide clearer direction on areas where the plan is "working towards" *Metro 2050* alignment.

The Board accepted the City of Coquitlam's Regional Context Statement, and directed staff to notify the City of Coquitlam of the decision and to include in the correspondence to the City of Coquitlam that future updates to the Official Community Plan and Regional Context Statement be in line with the *Local Government Act*'s request to show how the Official Community Plan is to be made consistent with the regional growth strategy over time.

E3.1 Lower Fraser Floodplains Coalition Joint Statement for Action on Floodplain Resilience in the Lower Mainland **ENDORSED**

At its May 8, 2026 meeting, the Air Quality Committee received an invited presentation from Gillian Fuss, Manager, Emergency Planning Secretariat, and Deborah Carlson, Staff Lawyer, West Coast Environmental Law, titled "Lower Fraser Floodplains Coalition Joint Statement: Calling on Higher Levels of Government to Recognize the Lower Fraser".

The Committee was presented with a joint statement calling on the provincial and federal governments to provide funding and support to local governments and First Nations for long-term investment in flood resilience infrastructure to protect people, communities, and ecosystems from flood risks. The Committee discussed the importance of the work presented and the advocacy efforts to address increasing flood risks in the region and the province. The Committee passed the following resolution:

THAT the Air Quality Committee recommend THAT the MVRD Board endorse the Joint Statement for Action on Floodplain Resilience in the Lower Mainland prepared by the Lower Fraser Floodplains Coalition.

Metro Vancouver has actively participated in ongoing flood resiliency planning processes for many years. Since the release of the *BC Flood Strategy* in spring 2024, the MVRD Board's direction has focused on advocating to the BC Government to prioritize implementation of the strategy, as reflected in the resolution below passed in July 2024.

"That the MVRD Board write letters to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, and the Honourable Bowinn Ma, Minister of Emergency Management and Climate Readiness, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region."

The joint statement aligns with the MVRD Board's advocacy efforts related to flood resiliency in the region.

The Board endorsed the Joint Statement.

E3.2 Orphan Dike Advocacy Letter to the Province **APPROVED**

The Regional District of Okanagan-Similkameen (RDOS) has sent a request to all regional districts to sign an advocacy letter asking the Province to assume responsibility for orphan dikes and establish a provincial management program. The RDOS also requests that the letter be shared with each regional district's member jurisdictions so that councils can consider signing the letter.

In the information provided, the RDOS notes that there are over 100 orphan dikes across the province that are in a deteriorating condition and that lack an identified owner, diking authority, or long-term maintenance program. It makes the case that the Province should assume responsibility for orphan dikes for the following reasons:

1. Public safety requires a single responsible authority *(for orphan dikes)*
2. Local governments & First Nations cannot shoulder the burden *(for capital costs and engineering expertise associated with the maintenance and upgrade of orphan dikes)*
3. These *(orphan dike)* structures are often on Crown land
4. Provincial risk assessment already identifies the threat *(to orphan dikes from structural deficiencies and natural hazards)*
5. Coordinated provincial stewardship prevents future failures *(by establishing consistent standards and predictable funding and maintenance, which reduces long-term risks and costs).*

There are several dikes on Metro Vancouver Regional Park Land, including one 300m section of orphan dike in Capilano River Regional Park. There is also a dike on Barnston Island in Electoral Area A that, while not orphaned, has faced similar challenges to orphan dikes. Based on the relevance of this issue to Metro Vancouver and the region, staff recommended showing support for this initiative by signing the letter and forwarding the RDOS request to member jurisdictions to enable each member council to consider also signing the letter.

The Board requested that the Regional District of Okanagan Similkimeen include specific references to the Lower Mainland orphan dikes, including the Surrey diking district; requested that the Board Chair send an advocacy letter on behalf of the MVRD requesting that the province assume responsibility for orphan dikes; and directed staff to forward a copy of the report to member jurisdiction staff.

E3.3 BC Retrofit Accelerator Program Update – Impacts and Next Steps **APPROVED**

The BC Retrofit Accelerator is a program delivered by the Zero Emissions Innovation Centre (ZEIC) to accelerate energy-efficient, low-carbon retrofits in large buildings with seed funding from Metro Vancouver's Sustainability Innovation Fund (SIF). Metro Vancouver's support enabled ZEIC to establish the BC Retrofit Accelerator from the ground up and to leverage an additional $18 million in diverse external funding. The program provides technical support, retrofit planning, and helps building owners navigate incentives and financing, delivering specialized services at a scale that individual municipalities do not have the capacity to provide, and supporting affordable housing while advancing climate action. Member jurisdictions have been actively involved in ZEIC's suite of programs for many years, including participation in the BC Retrofit Accelerator through advisory committees and program recruitment alongside Metro Vancouver staff. The program is now transitioning to ongoing delivery to 2028.

Project Impact (as of the end of 2025):

- 961 buildings registered
- 400 building owners participating
- 50,577 residential units represented
- Over 6 million m^2 of floor space
- 39,500 tonnes of annual GHG reduction potential identified
- 16,000 tonnes of annual GHG reductions moving toward implementation

Between the Retrofit Accelerator's launch to the end of 2025, four sector-specific programs have registered 961 buildings across BC, representing more than 50,000 residential units, with over 50% located in Metro Vancouver. Participants have reduced greenhouse gas emissions by 39,500 tonnes to date, with more projects moving toward implementation. This report marks the conclusion of the SIF phase of the project, and outlines opportunities to increase participation and impacts including emissions reduction.

The Board received the report for information and directed staff to forward a copy of the report to member jurisdiction staff with an offer of a presentation to Council upon request.

E3.4 Air Quality Warning Program and Wildfire Smoke Preparedness for 2026 **RECEIVED**

For over 30 years, Metro Vancouver has operated an air quality warning program in collaboration with health authorities and partners. Metro Vancouver issues air quality warnings to protect public health when regional air quality degrades. New in 2026, air quality warnings will be issued as yellow or orange warnings to improve public understanding of the level of risk, aligning with provincial and federal partners.

The length and intensity of the wildfire season in BC is influenced by rainfall in May and June, along with spring snowpack levels. Average snowpack levels as of April 1 were below normal in BC (92 per cent) and Metro Vancouver's watersheds (55 per cent). Metro Vancouver is experiencing the impacts of a changing climate now, with wildfire smoke and heat waves degrading regional air quality in seven of the last ten summers. This reflects a significant increase in wildfire activity from conditions that dominated much of the past century.

The Board received the report for information.

E4.1 Electoral Area A Community Works Fund – University Endowment Lands Project (University Marketplace Active Transportation Improvements) **APPROVED**

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities and is distributed within Electoral Area A based on community population. The Electoral Area A Community Works Fund Reserve stands at approximately $1.1 million, with 17% of that apportioned based on population to the University Endowment Lands (UEL), which by the end of 2026 is projected to stand at approximately $162,000.

The UEL provides municipal-like services to its residents and is responsible for making and maintaining land improvements such as sidewalks and curbs within its boundaries. In spring 2026, UEL Administration staff consulted with the UEL Community Advisory Council (CAC) on a proposal to remediate 26 tree-pits surrounding the University Marketplace and hardscaping along the eastern side of Western Parkway at an estimated cost of $190,000. These improvements would make the area more accessible for pedestrian and active transportation users. In March 2026, the CAC and the Electoral Area A Director confirmed their support of this project and for seeking funding through the Electoral Area A Community Works Fund.

If the MVRD Board approves the recommendation, Metro Vancouver will enter into an agreement with the UEL to reimburse them for eligible costs up to $160,000 upon submission of required documentation and subject to Metro Vancouver receiving the grant funds from Union of BC Municipalities (UBCM). The UEL has confirmed they will cover any remaining amount for the project.

The Board approved funding from the Electoral Area A Community Works Fund up to $160,000 as recommended.

E4.2 Electoral Area A Community Wildfire Resiliency Plan – Implementation **ENDORSED**

Following the completion of the Electoral Area A Wildfire Resiliency Plan in 2024, the MVRD Board directed staff to apply for a provincial FireSmart grant and to bring back a priority list of recommendations from the Plan for short-term implementation.

Metro Vancouver was notified in late 2025 that its grant application for $150,000 per year for two years was successful, and is in the process of hiring a temporary (two-year) full-time position that focuses on FireSmart activities in Electoral Area A and whose salary is wholly funded through the grant.

Based on feedback from Electoral Area A residents, which highlighted a strong interest in practical, property-specific advice and training for rural and remote areas, staff recommended prioritizing resident education and FireSmart Home Ignition Zone assessments for individual properties. Staff recommended that a secondary priority be interagency cooperation to strengthen ties with emergency management partners in the region.

The Board endorsed the priority recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan.

E5.1 Major Local Investment Attraction Events Update **RECEIVED**

In 2026, the Metro Vancouver region will host two major local events: Web Summit Vancouver (WSV) and the FIFA World Cup. These events will create a rare opportunity to accelerate foreign direct investment (FDI) into the region. They will significantly increase investor presence, global visibility, and opportunities for curated engagement, enabling Invest Vancouver to compress multi-year relationship-building into a concentrated window of access locally without the added burden of travelling outside the region.

Building on lessons learned from Web Summit 2025, Invest Vancouver has refined its coordinated strategy focused on partner alignment, high-impact groups and environments, and global awareness to drive targeted investor outreach.

For the FIFA World Cup, Invest Vancouver has the opportunity to engage senior decision makers, corporate delegations, and institutional investors across multiple markets while they are in the Metro Vancouver region. Invest Vancouver aims to convert this heightened global attention into increased high-value investment aligned with Metro Vancouver's priority sectors.

The Board received the report for information and directed staff to forward the report to member jurisdictions for information.

E5.2 Investment Attraction Update Q1 **RECEIVED**

This report provides an update on Invest Vancouver's foreign direct investment (FDI) attraction activities during the first quarter of 2026. As of Q1 2026, Invest Vancouver is managing 179 active investment leads, representing $3.5 billion in potential direct investment over three years and 2,701 projected jobs. Five companies landed in the region in Q1 2026, expected to contribute $128.9 million in direct investment over three years and 400 high-quality jobs. Invest Vancouver generated leads through inbound delegations, partner engagement, and targeted outbound missions including outbound missions to UK (London Tech Week), Spain (Mobile World Congress), Japan (Smart Energy Week), Portugal (Bio Sprin Europe).

During Q1 2026, Invest Vancouver also prepared for Web Summit Vancouver, the FIFA World Cup, and five strategic outbound missions scheduled for Q2 (Hannover Messe, CANSEC, Global Affairs Canada Spring Roadshow, VIVA Tech/Eurosatory, and BIO International Convention) designed to generate further leads.

Recognizing the complexities of the current global economic climate, Invest Vancouver focused heavily on improving targeted investment attraction and aftercare programs. During Q1, Invest Vancouver advanced specialized subsector strategies, launched an Account-Based Marketing (ABM) pilot project to systematically engage key multinational prospects, and developed the "Team Invest Vancouver" regional collaboration framework to coordinate efforts across member jurisdictions. The organization also supported over 15 multinationals already operating in the region, hosted domestic events to spur investment into key industries, and conducted four international outbound missions and one Canadian mission.

The Board received the report for information and directed staff to forward the report to member jurisdictions for information.

E5.3 Invest Talent Update Q2 2026 **RECEIVED**

This report outlines Invest Vancouver's progress and next steps in advancing Invest Talent, an employer-led, skills-first workforce development model designed to strengthen regional talent pipelines, supporting investment readiness and economic growth. With talent availability identified as a top driver of foreign direct investment, Invest Vancouver completed a successful pilot that trained 136 learners, engaged over 80 employers, and established medical technology and cybersecurity talent hubs. Building on this foundation, the next phase focuses on scaling the cybersecurity workforce hub through employer-validated training, coordinated sector engagement, and targeted cohort delivery in 2026. Activities include launching the hub, validating priority cybersecurity roles, co-designing applied training with industry and education partners, and deepening employer participation in hiring and evaluation. Together, these steps strengthen the Metro Vancouver region's cybersecurity ecosystem, making it more attractive for global investment as well as building a more resilient, future-ready workforce.

The Board received the report for information.

E6.1 Metro Vancouver External Agency Status Report – May 2026 **RECEIVED**

This report provides the MVRD Board with updates from representatives to external agencies.

The Board received the report for information.

E6.2 Update On Implementing Recommendations From the 2025 Independent Metro Vancouver Board Governance Review completed by Deloitte Canada **RECEIVED**

The presentation attached to the report provides a summary and status update on the work of the Governance Committee and MVRD Board to date to consider and implement recommendations from the 2025 independent Metro Vancouver Board Governance Review completed by Deloitte Canada in May 2025. The Committee, struck in June 2025, has met nine times, and has addressed 20 of the recommendations for Metro Vancouver, as well as two recommendations for the Province of BC. All Committee recommendations have been approved by the MVRD Board. The Committee has considered changes to the Remuneration Bylaw for Board Directors as well as Committee Chairs, has worked to streamline the number, number of meetings, and composition of Standing Committees, has endorsed a Board Orientation Program, developed a Board Annual Calendar, endorsed a Board Self-Evaluation Tool, and reviewed all 57 Board policies and endorsed a schedule for their review, as well as Committee accountabilities. The Committee is now engaged in a multi-month exploration of ways to optimize the size and structure of Metro Vancouver's four Boards with recommendations expected in July 2026, post a fulsome engagement period.

The Board received the report for information.

E6.3 Support for Bowen Island Municipality Short Term Accommodation Tax Bylaw **APPROVED**

Bowen Island Municipality recently sent a letter to Metro Vancouver requesting support for the introduction of a local tax on short-term accommodation as part of the provincial Municipal Regional District Tax program. The program allows local governments to raise revenues for tourism and affordable housing initiatives by applying an up-to three percent tax on sales of short-term accommodation that is collected by the Province and remitted back.

One of the requirements for municipalities who wish to participate in the program is to consult with, and seek support from, their regional district board for their local tax bylaw. Bowen Island has given first reading to, and referred *Bowen Island Municipality Short Term Accommodation Tax Bylaw No. 701, 2026* to Metro Vancouver. The bylaw would impose a three percent municipal tax on local short-term accommodation and would function directly under the provincial program. Therefore, it has no financial implications to Metro Vancouver.

To enable the tax to be implemented starting March 1, 2027, Bowen Island Municipality must submit its application to the Province by June 1, 2026 along with MVRD Board input.

The Board approved sending a letter to Bowen Island Municipality to advise of the Board's support for *Bowen Island Municipality Short Term Accommodation Tax Bylaw No. 701, 2026*.

E6.4 Metro Vancouver request to be made whole for DCC reductions through the Building Communities Strong Fund **APPROVED**

This report follows the Board's April 15, 2026 decision to roll back the 2026 DCC rate increase to 2025 levels, reduce the 2027 rate increase, and extend the move to a 1% assist factor to 2029. The provincial and federal governments are currently negotiating the terms of the new federal infrastructure funding program (Build Communities Strong Fund). The federal government has previously indicated that local governments would be kept whole for any required reductions to development cost charges (DCCs). This report provides an opportunity for the Board to request that the Chair send a formal request to the province to ensure that the foregone revenue in the amount of $332 million over the next five years resulting from DCC rate reductions, be covered by federal and provincial funding.

The Board requested that the Chair send a letter to Premier David Eby and Minister Christine Boyle, requesting that the Province, as part of their negotiations with the federal government on the Build Communities Strong Fund, ensure that Metro Vancouver is 'made whole' for foregone revenue of $332 million over the next five years resulting from Development Cost Charge (DCCs) rate reductions.

G1.1 Electoral Area A Building Bylaw – Climatic Design Values and Fees Update: MVRD Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026 MVRD Fees and Charges Amendment Bylaw No. 1461, 2026 **ADOPTED**

Climatic design values are referenced in the BC Building Code and include temperatures, precipitation, snow loads, wind pressures, heating degree-days, and moisture indices. In recognition of the diverse geography and local weather patterns in Electoral Area A communities, the report proposes an amendment to the Electoral Area A Building Administration Bylaw to replace the current general reference to BC Building Code climatic data with community-specific climatic design values for the four areas where Metro Vancouver provides building inspection services: Barnston Island, Howe Sound, Indian Arm, and Pitt Lake. The amendment would insert a table of climatic design values directly into the bylaw to be used in the design of new buildings to provide location-specific direction for building design.

In addition, the report proposes a minor amendment to the Fees and Charges Bylaw related to building permits in Electoral Area A. The change would cap the existing 1.0 percent construction value deposit at $2,000. The deposit would continue to be refundable upon project completion and would remain available to cover any incidental costs associated with permit administration. Introducing a maximum amount would reduce upfront financial requirements for applicants while preserving the purpose of the deposit.

The Board gave three readings to and adopted *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*. The Board also gave three readings to and adopted *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026.*

G2.1 Alternative Approval Process for MVRD Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1462, 2026 **APPROVED**

At its April 24, 2026 meeting, the Metro Vancouver Regional District Board gave three readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (the Bylaw). After the Bylaw received three readings it was noted that three additional legal titles were required to be included in the Bylaw. This report presents the corrected Bylaw for third reading.

The Bylaw requires approval of the electors pursuant to section 269(b) of the *Local Government Act*. This can be obtained through an Alternative Approval Process (AAP), as outlined in the report titled "Alternative Approval Process for MVRD Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026", dated May 6, 2026.

The Board rescinded third reading of *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026,* gave third reading to the bylaw as amended and presented, and approved the recommendations regarding the Alternative Approval Process.

G2.2 Alternative Approval Process for MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026 **APPROVED**

At the March 27, 2026 regular Board meeting, the MVRD Board gave three readings to MVRD Bylaw No. 1433, 2026 and directed the Corporate Officer to submit the bylaw to the Inspector of Municipalities for approval and initiate an Alternative Approval Process (AAP) to obtain electoral approval of MVRD Bylaw No. 1433, 2026 pursuant to section 269(b) of the *Local Government Act*. Approval from the Inspector of Municipalities was received on May 11, 2026.

The Metro Vancouver Regional District (MVRD) intends to adopt *Metro Vancouver Regional District Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026* (MVRD Bylaw No. 1433, 2026), which authorizes the establishment of a barge and bin clean-up service for water-access communities in Electoral Area A.

Before proceeding with an AAP, the Board must establish a fair determination of the eligible number of voters and approve the Elector Response Form. Once this has been completed, staff will publish notices and provide at least 30 days for voters to submit forms. After the approval process has been completed, staff will report back to the MVRD Board on the results, and if participating area approval has been obtained, will seek adoption of MVRD Bylaw No. 1433, 2026.

The Board approved the recommendations regarding the Alternative Approval Process.

G2.3 Sasamat Fire Service – MVRD Loan Authorization Bylaw No. 1443, 2026 **ADOPTED**

On January 30, 2026, the MVRD Board gave three readings to *Metro Vancouver Regional District Loan Authorization Bylaw No. 1443, 2026* to facilitate the replacement of the Sasamat Volunteer Fire Department's (SVFD) fire halls in the Village of Anmore and the Village of Belcarra. The MVRD Board directed staff to submit the bylaw for ministerial approval and then participating area approval. On February 13, 2026, the Ministry requested that participating area approval be obtained prior to requesting approval by the Inspector of Municipalities. The Councils of Anmore and Belcarra provided participating area approval on March 17, 2026 and April 13, 2026 respectively. Inspector approval was received on May 7, 2026. *Metro Vancouver Regional District Loan Authorization Bylaw No. 1443, 2026* is now presented to the Board for consideration of adoption.

The Board adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026*.

G2.4 Regional Growth Strategy Amendment Bylaw No. 1393, 2026 – City of Surrey (Hazelmere) **ADOPTED**

On March 27, 2026, the MVRD Board initiated a Type 2 Amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026* ("MVRD Bylaw No. 1393, 2026"). The amending bylaw would extend the Urban Containment Boundary and redesignate a 23.7-hectare area, known as Hazelmere, from Rural to General Urban.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, and regional agencies of the proposed amendment to provide an opportunity for comment. Seven responses were received, and a summary of the responses was provided.

The Board received for information the comments from affected local governments and other agencies, and adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026*.

G2.5 Regional Growth Strategy Amendment Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan) **ADOPTED**

On March 27, 2026, the MVRD Board initiated a Type 2 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026* ("MVRD Bylaw No. 1451, 2026") . The amending bylaw would re-designate Rural and Industrial lands in the North 256 Street Industrial Lands Area Plan to Industrial and Conservation and Recreation and expand the Urban Containment Boundary to accommodate a light industrial hub.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, and regional agencies of the proposed amendment to provide an opportunity for comment. Nine responses were received, and a summary of the responses was provided.

The Board received for information the comments from affected local governments, local First nations, and regional agencies, adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026*; and accepted the City of Maple Ridge's amended and corresponding Regional Context Statement.

I1 Committee Information Items and Delegation Summaries

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

Regional Parks Committee – May 6, 2026

Information Items:

E1 Regional Parks 2025 Annual Reports

In 2025, 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 provide important climate, health, and other benefits to park visitors and the wider region.
In 2025, there were an estimated 14.7 million visits to regional parks and greenways with records set at two locations. A total of 46,802 people took part in 606 programs, events, and outreach activities, while 6,617 volunteers and park partners contributed 21,068 hours to stewardship, education activities, and interpretive programs and events. Staff advanced numerous planning, design, and asset management initiatives.

Regional Planning Committee – May 7, 2026

Information Items:

E3 Invasive Species Best Management Practices – Lesser Celandine and Brown Marmorated Stink Bug

With the support of member jurisdictions, Metro Vancouver collaboratively develops and shares best practice guidance for managing invasive species of regional concern. Since 2018, 26 guides have been produced, plus two new guides described in this report. Members periodically propose and sponsor new guides, and the Invasive Species Council of Metro Vancouver summarizes local research and expertise. Metro Vancouver provides peer review and graphic design, while additional review is undertaken by experts from member jurisdictions, the Provincial government, and other organizations. This coordinated process supports a consistent, evidence-based regional approach to invasive species management.

The Vancouver Board of Parks and Recreation and the City of Burnaby recently funded new best practice guides for lesser celandine and brown marmorated stink bug. These guides provide practical advice for practitioners – including local government staff, field crews, project managers, contractors, developers, and stewardship groups – to improve the efficiency and effectiveness of management efforts across the region. The Invasive Species Council will promote the guides and associated public-friendly fact sheets.

Metro Vancouver Housing Corporation

E1.1 Mortgage Renewal 10711 Shepherd Drive, Richmond (Odlinwood) **APPROVED**

The mortgage for MVHC's Odlinwood project, located in Richmond, at 10711 Shepherd Drive, in the amount of $3,108,082 is up for renewal on August 1, 2026.

The current and prior mortgages were arranged through British Columbia Housing Management Commission (BCHMC), whereby BCHMC tenders the loan and chooses a lender of their choice. The interest rates secured by BCHMC's preferred lender have historically been equal to or better than any the MVHC could obtain elsewhere from outside lenders. Continuing with BCHMC-arranged financing is a key requirement for maintaining eligibility for the annual BC Housing operating subsidy of approximately $55,000. Refinancing outside of BCHMC's framework would be subject to BCHMC approval and would likely result in the loss of this subsidy. As such, the financing decision has direct and ongoing operating budget implications.

It was recommended that the MVHC Board continues this funding relationship and authorizes BCHMC to act on MVHC's behalf to renew the existing mortgage.

The Board approved the recommendation.

Greater Vancouver Water District

E1.1 Metro Vancouver request to be made whole for DCC reductions through the Building Communities Strong Fund **APPROVED**

This report follows the Board's April 15, 2026 decision to roll back the 2026 DCC rate increase to 2025 levels, reduce the 2027 rate increase, and extend the move to a 1% assist factor to 2029. The provincial and federal governments are currently negotiating the terms of the new federal infrastructure funding program (Build Communities Strong Fund). The federal government has previously indicated that local governments would be kept whole for any required reductions to development cost charges (DCCs). This report provides an opportunity for the Board to request that the Chair send a formal request to the province to ensure that the foregone revenue in the amount of $332 million over the next five years resulting from DCC rate reductions, be covered by federal and provincial funding.

The Board requested that the Chair send a letter to Premier David Eby and Minister Christine Boyle, requesting that the Province, as part of their negotiations with the federal government on the Build Communities Strong Fund, ensure that Metro Vancouver is 'made whole' for foregone revenue of $332 million over the next five years resulting from Development Cost Charge (DCCs) rate reductions.

G1.1 Update on Stage 2 Water Restrictions **RECEIVED**

The Board received for information the verbal report from the Commissioner.

I1 Committee Information Items and Delegation Summaries

The Board received three information items from one standing committees and no delegation summaries.

Water Committee – May 13, 2026

Information Items:

E1 Water Supply Preparedness for Summer 2026

As of May 1, snowpack levels were approximately 44% per cent of the historical average, and spring and summer forecasts indicate above-normal temperatures and lower-than-normal precipitation. Environment and Climate Change Canada is forecasting 2026 to be one of the hottest years on record. To protect the system over the summer, Metro Vancouver implemented Stage 2 water restrictions — which prohibit all lawn watering — starting on May 1. These measures are needed to conserve water amid low snowpack conditions, mitigate the impacts of potential drought, and maintain system pressure during critical infrastructure upgrades. Stage 3 restrictions are anticipated to begin in early June to further support the reliable delivery of water throughout the summer. It is anticipated that the existing snowpack and expected full-source reservoirs, supported by widespread compliance with watering restrictions, will ensure sufficient source water to meet water demands during the high-demand season. Proactive public education supported by strong member jurisdiction enforcement of the water restrictions will be essential this summer.

E2 Water Use by Sector Report: 2004-2023

The Greater Vancouver Water District "Water Use by Sector Report 2004 – 2023" (the 2023 report) outlines the trends in water use in the Metro Vancouver region from 2004 to 2023. The 2023 report is based on data provided by 20 member jurisdictions.

The percentage of water consumed in the region that is metered at the end-user has increased by 4.1 per cent since 2021. Almost half, 49.2 per cent, of water consumed in the region is unmetered. However, the percent of water consumed that is metered is expected to increase with the implementation of new metering programs (both mandating universal metering and voluntary programs) across the region.

In 2023, the average total per-capita water consumption is calculated at 387 litres per-capita per day for the region. Most of the water used in the region was by the Residential sector, 64.3 per cent. The Industrial, Commercial and Institutional sector accounted for 29.7 per cent, and the Agricultural sector 1.3 per cent. These figures are calculated using a total system loss estimate of 13.2 per cent, based on self-reported estimates by member jurisdictions.

E3 2026 Major Projects Update No. 1 – Water

Metro Vancouver follows best practices related to governance and oversight on all of Metro Vancouver's capital projects. A key deliverable is to provide regular updates on the portfolio of high value, risk, and consequence capital projects being delivered by the Project Delivery Department. This report provided the first of two annual updates on the major water projects.

Greater Vancouver Sewage and Drainage District

E1.1 Metro Vancouver request to be made whole for DCC reductions through the Building Communities Strong Fund **APPROVED**

This report follows the Board's April 15, 2026 decision to roll back the 2026 DCC rate increase to 2025 levels, reduce the 2027 rate increase, and extend the move to a 1% assist factor to 2029. The provincial and federal governments are currently negotiating the terms of the new federal infrastructure funding program (Build Communities Strong Fund). The federal government has previously indicated that local governments would be kept whole for any required reductions to development cost charges (DCCs). This report provided an opportunity for the Board to request that the Chair send a formal request to the province to ensure that the foregone revenue in the amount of $332 million over the next five years resulting from DCC rate reductions, be covered by federal and provincial funding.

The Board requested that the Chair send a letter to Premier David Eby and Minister Christine Boyle, requesting that the Province, as part of their negotiations with the federal government on the Build Communities Strong Fund, ensure that Metro Vancouver is 'made whole' for foregone revenue of $332 million over the next five years resulting from Development Cost Charge (DCCs) rate reductions.

City of Richmond

Minutes

Community Safety Committee

Date:	Tuesday, June 9, 2026
Place:	Anderson Room Richmond City Hall
Present:	Councillor Alexa Loo, Chair Councillor Andy Hobbs Councillor Laura Gillanders Councillor Kash Heed Councillor Bill McNulty
Also Present:	Councillor Carol Day (entered the meeting at 4:01 p.m.) Councillor Michael Wolfe (by teleconference)
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Community Safety Committee held on May 12, 2026, be adopted as circulated.

CARRIED

DELEGATIONS

Cllr. Day entered the meeting (4:01 p.m.).

1. (1) Dr. Meena Dawar, Medical Health Officer, and Lisa Ramage, Acting Director, Mental Health and Substance Use Services, Vancouver Coastal Health (VCH) Authority, shared a PowerPoint presentation (copy on-file, City Clerk's Office), and spoke on overdoses and deaths from overdoses in Richmond.

It was noted that First Nations suffer a disproportionate burden from this crisis in VCH. A Public Health Emergency was declared in British Columbia (BC) in 2016, and over 18,000 people have died since then, with a peak in 2023 with 7 individuals dying per day in BC. Richmond's highest rate was in 2021, and the rate has been declining since. Furthermore, it was noted that Richmond offers a variety of mental health and substance use services for adults, children and youth, bed-based substance use services, and housing and supports.

In response to queries from Committee, the delegation advised that (i) the primary reason fatalities have decreased has not been determined, new medications on market cause overdoses but are not fatal, (ii) data is collected from the coroner's office, BC Centre for Disease Control website, and BC Emergency Health Services, (iii) resources available throughout Vancouver Coastal region to support individuals throughout different stages of recovery, (iv) care and supportive housing is set-up through contractors including BC Housing, and (v) VCH provides supportive health services.

(2) Brennan MacLachlan, Program Manager, Emergency Planning, and Jennifer Hayes, Coordinator, Emergency Programs, shared a PowerPoint presentation (copy on-file, City Clerk's Office), highlighting the current state of the program, including the Emergency Operations Centre (EOC) preparations in support of the Richmond Celebrates Soccer public engagement and preparedness.

In response to queries from Committee, the delegation advised that (i) the command centre is located next door to Richmond City Centre, developing a deployable command centre for EOC, (ii) grant funding includes First Nations engagement funding, and Union of British Columbia Municipalities community emergency preparedness fund, (iii) focusing on developing capability and training, submit additional levels request annually, and (iv) liaise regularly with YVR and member participation in regulatory exercises each year.

LAW AND COMMUNITY SAFETY DIVISION

2. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT - APRIL 2026**
(File Ref. No. 12-8375-02) (REDMS No. 8411888)

In response to queries from Committee, staff advised that (i) six tickets for zoning violations have been issued in 2026 for the soil work removal order at 114100 No. 2 Road, and an investigation is underway, (ii) a number of garbage and vegetation violations can be correlated to abandoned properties, (iii) pre-deployment of parking patrols on two principles, 1) safety, and 2) hot spots, (iv) follow up on complaints and enter information into dataset including time, date, location, and vehicle details, and (v) warning violations issued for water bylaw infractions, in stage three bypass warnings and issue tickets; will increase control in certain areas.

It was moved and seconded
That the report titled "Community Bylaws Monthly Activity Report – April 2026", dated May 15, 2026, from the General Manager, Law and Community Safety, be received for information.

CARRIED

3. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – APRIL 2026**
(File Ref. No. 09-5140-01) (REDMS No. 8409689)

In response to queries from Committee, staff advised that an accidental breach of pipe at a school, by a tradesman on site, was resolved by the crew who shut off the gas, ventilated the space, and evacuated the site.

It was moved and seconded
That the report titled "Richmond Fire-Rescue Activity Report – April 2026", dated May 11, 2026, from the General Manager, Law and Community Safety, be received for information.

CARRIED

4. **FIRE CHIEF BRIEFING**
(Verbal Report)

Acting Fire Chief Grant Wyenberg provided a briefing and highlighted that 3,500 attendees came to the open house held on the first weekend of June 2026, partners from YVR attended, and informed the second day of hazmat training was completed with YVR, additional training scheduled with VCH, BC Ambulance, and YVR.

5. **RCMP MONTHLY ACTIVITY REPORT – APRIL 2026**
(File Ref. No. 09-5030-01) (REDMS No. 8417831)

In response to queries from Committee, Chief Supt.Chauhan advised that (i) legal procedures are followed based on the offense committed, an offense can result in a warning, a ticket, or jail; (ii) Richmond RCMP is active in the community and teams go to community events and ensure communication is available in communities preferred language; (iii) communication with the community takes place regarding prolific offenders, safety, and protection of valuables; and (iv) RCMP vehicles under repair will have "out of service" decals on vehicles for transportation to repair site.

It was moved and seconded
That the report titled "RCMP Monthly Activity Report – April 2026", dated May 13, 2026, from the Officer in Charge, be received for information.

CARRIED

6. **RCMP/OIC BRIEFING**
(Verbal Report)

Chief Supt. Chauhan advised that Supt. Julie Drotar has retired from her position following a distinguished career with the RCMP. Staff advised that a letter of thanks was presented to Supt. Drotar.

Chief Supt. Chauhan introduced Mike Roberts as the new superintendent.

As a result of discussion, the Committee introduced the following motion:

It was moved and seconded
That Committee congratulate Supt. Julie Drotar on her retirement and give thanks for her service with the Richmond RCMP.

CARRIED

Chief Supt. Chauhan briefed Committee on the Youth Academy, noting that candidate interviews are currently taking place.

7. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn 5:08 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, June 9, 2026.

Councillor Alexa Loo
Chair

Jasmeen Dhillon
Recording Secretary

Planning Committee

Date:	Tuesday, June 16, 2026
Place:	Anderson Room Richmond City Hall
Present:	Councillor Bill McNulty, Chair Councillor Alexa Loo Councillor Carol Day Councillor Andy Hobbs
Also Present:	Councillor Michael Wolfe (by teleconference)
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

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

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAKLAND DEVELOPMENTS LTD. FOR REZONING AT 9340 DAYTON AVENUE FROM THE "SMALL SCALE MULTI-UNIT HOUSING (RSM/M)" ZONE TO THE "SMALL-SCALE MULTI-UNIT HOUSING (RSM/S)" ZONE**
(File Ref. No. 24-047015) (REDMS No. 8393711)

It was moved and seconded
That Zoning Bylaw 8500, Amendment Bylaw 10762, for the rezoning of 9340 Dayton Avenue from the "Small-Scale Multi-Unit Housing (RSM/M)" zone to the "Small-Scale Multi-Unit Housing (RSM/S)" zone, be introduced and given first, second and third reading.

CARRIED

2. **HERITAGE ALTERATION PERMIT FOR 3871 MONCTON STREET (INDEPENDENT MEAT MARKET)**
(File Ref. No. HA 26-004534) (REDMS No. 8422913)

Staff provided a brief overview of the application.

Discussion ensued with respect to (i) interim signage while the applicant awaits Council approval of the Heritage Alteration Permit, (ii) allowing the use of coroplast or other materials for temporary signage, (iii) referring the matter of temporary signage to staff to review processes and procedures around temporary signage, (iv) reviewing the Sign bylaw and exploring with the Heritage Commission the matter of signage that helps publicize Steveston's heritage and history.

In response to a query from Committee, staff advised that the applicant was permitted temporary sandwich board signage.

It was moved and seconded
That a Heritage Alteration Permit be issued for the protected heritage property at 3871 Moncton Street (Independent Meat Market), which would permit exterior alterations.

CARRIED

Further discussion ensued with respect to (i) staff reviewing the sign bylaw for Steveston and bringing back options for temporary signage, (iii) the process of Council approval for Heritage Permit signage applications, and (iii) expediting the application process.

Committee directed staff to review and report back on options for temporary signage in Steveston, including possible delegated approvals and the role of the Heritage Commission.

3. **MANAGER'S REPORT**

None

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:19 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 16, 2026.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	May 19, 2026
From:	Jason Kita Director, Intergovernmental Relations and Corporate and Strategic Planning	**File:**	01-0005-01/2025-Vol 01
Re:	**2026 UBCM Community Excellence Awards Program**		

Staff Recommendation

That the City of Richmond's submissions to the Union of BC Municipalities 2026 Community Excellence Awards program be endorsed:

1. Excellence in Governance: Building Our Future Together: Social Development Strategy (2025-2035);
2. Excellence in Service Delivery: Richmond Fire-Rescue Online Education Program;
3. Excellence in Asset Management: Murals Celebrate Richmond's Beauty; and
4. Excellence in Sustainability: Nature-Based Flood Protection Solutions Assessment.

Executive Summary

Staff have prepared four submissions to the Union of BC Municipalities 2026 Community Excellence Awards program. The recommended submissions reflect the City's ongoing commitment to excellence in local government. Staff have reviewed the award criteria and identified nominations that align with the criteria in the areas of governance, service delivery, asset management, and sustainability.

The recommended submissions showcase City achievements that provide community benefit and demonstrate leadership among BC local governments. These include the Social Development Strategy; the Richmond Fire-Rescue Online Education Program; Murals Celebrate Richmond's Beauty; and the Nature-Based Flood Protection Solutions Assessment.

Endorsement of these nominations supports recognition of Richmond's implemented projects and programs that demonstrate best practices, innovation, continuous improvement, and leadership.

Staff Report

Origin

The Union of BC Municipalities (UBCM) Community Excellence Awards recognize and celebrate UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government in BC.

Staff have submitted four award applications to UBCM on behalf of the City by the submission deadline of May 29, 2026. As part of the application process, entries for this year's awards submissions must also include a resolution by Richmond City Council indicating support for the project/program in order to be considered for a 2026 UBCM Community Excellence Award. UBCM accepts applications without a resolution, provided that a resolution is submitted by August 14, 2026. Should City Council choose not to endorse an application, staff can withdraw the application(s).

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.*
>
> *1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*

Analysis

Awards and recognition received from peers in local government and other organizations demonstrate the City's commitment to excellence in local government. City awards can be located on the City's website at https://www.richmond.ca/culture/discover-richmond/profile/awards.htm.

Annually, the City applies for various awards, and in particular, the UBCM Community Excellence Awards program to showcase Richmond projects and programs in governance, service delivery, asset management, and sustainability. The 2026 application guide is included as **Attachment 1**. Staff have reviewed the eligibility criteria and are recommending submissions in the four award categories:

1. Excellence in Governance

   Criteria:

   Governance is the process of decision-making and the means by which decisions are implemented (or not implemented).

   This category recognizes UBCM members that utilize governance processes and policies that are outcomes-based and consensus-oriented; support and encourage citizen participation in civic decision-making; are efficient, equitable, and inclusive, open and transparent; and

exemplify best practices in accountability, effectiveness, and long-term thinking. This may include projects focused on staff, elected officials, and/or the community at large.

The City's 2026 submission to the Excellence in Governance award category is the *Building Our Future Together: Social Development Strategy (2025-2035).*

Project Description:

Richmond's Social Development Strategy is an integrated, community-driven framework demonstrating strong local leadership as residents increasingly rely on local governments to address complex social challenges. Developed through a rigorous, multi-stage process including a jurisdictional scan, census and community-level data analysis, and extensive engagement with residents, community organizations, and government partners, the Strategy reflects transparent, accountable, and collaborative decision-making.

Its five strategic directions and 73 priority actions form a coordinated response to current and emerging needs, improving access to basic needs, enhancing inclusion and belonging, fostering safety and resilience, strengthening community voice, and supporting collective action. Aligned with Council-adopted plans, the Strategy integrates policy areas into a unified approach, positioning Richmond as an innovator in local governance and advancing a more inclusive, equitable community.

2. Excellence in Service Delivery

Criteria:

Service delivery involves the actual production and provision of goods and services to the community and should be integrated with community plans and aligned with financial plans.

This category recognizes UBCM members that provide effective services in a proactive manner and demonstrate benefit to the community.

The City's 2026 submission to the Excellence in Service Delivery award category is the *Richmond Fire-Rescue Online Education Program.*

Project Description:

Richmond Fire-Rescue developed an innovative online education program to address the need for fire and life safety education among young children. As the first program of its kind in North America, it has supported fire departments across British Columbia and Canada in developing similar initiatives, demonstrating broader applicability.

Designed to meet an identified need, the program delivers key safety messages through engaging and interactive methods. Participating teachers in Richmond School District No. 38 receive access to a series of online safety videos and accompanying materials that reinforce key learning outcomes. The videos and materials are currently available in English. Students can immediately apply their learning through hands-on activities, and upon completion, the

Community Relations team conducts in-person visits, including a fire truck tour or turnout gear demonstration.

Developed in-house, the program ensures accuracy, consistency, and strong local relevance. Since launching the Kindergarten and Grade 1 program with the Richmond School District in 2023, and expanding to Grade 2 and 3 in 2024, it has reached over 4,000 students.

3. Excellence in Asset Management

Criteria:

Asset management is an integrated business approach that involves planning, finance, engineering, and operations to effectively manage existing and new infrastructure in order to maximize benefits, reduce risk, and provide satisfactory levels of service to community users in a sustainable manner.

This category recognizes UBCM members that have developed and implemented a comprehensive system of asset management policies and practices, meeting and/or exceeding accepted best practices such as the International Infrastructure Management Manual, ISO 55000, or Asset Management for Sustainable Service Delivery: A BC Framework.

The City's 2026 submission to the Excellence in Asset Management award category is the *Murals Celebrate Richmond's Beauty* project.

Project Description:

Four public washrooms along Richmond's dyke trail were transformed by local artists into vibrant landmarks celebrating local culture and natural beauty.

The project was grounded in a comprehensive asset management approach focused on maximizing the value, performance, and lifespan of existing infrastructure. Staff collaborated with artists, sharing knowledge of Richmond's flora, fauna, history, flood protection, and sustainability initiatives. Planning and implementation emphasized efficient resource use, lifecycle management, and durable protective coatings to extend asset life and reduce maintenance needs.

The project also introduced an innovative maintenance strategy by redirecting funds previously used for graffiti removal toward mural creation and long-term asset enhancement. Since installation, the sites have remained graffiti-free, reducing maintenance costs and operational demands while fostering community pride, cross-cultural exchange, and engagement across generations.

4. Excellence in Sustainability

Criteria:

Sustainability means meeting current needs without compromising the ability of future generations to meet their own needs.

This category recognizes UBCM members that incorporate a long-term sustainability lens by considering the four pillars–cultural, social, economic, and environmental issues–in planning, policy, and practice.

The City's 2026 submission to the Excellence in Sustainability award category is the *Nature-Based Flood Protection Solutions Assessment*.

Project Description:

To advance Richmond's accelerated flood protection initiative, the City is planning to raise 49 kilometres of its perimeter dike over 50 years. The City's Flood Protection Management Strategy highlights the importance of coordinated habitat compensation to address the environmental impacts of dike upgrades while balancing flood protection, environmental stewardship, and community values.

To support this work, the Nature-Based Flood Protection Solutions Assessment was conducted to identify and evaluate opportunities to integrate natural infrastructure into the perimeter dike system, demonstrating leadership in environmental sustainability. These green solutions further reduce flood risks while enhancing biodiversity, recreational opportunities, and community access to natural spaces. The assessment informed an implementation strategy and monitoring plan for the Lulu Island perimeter dike that meets current flood protection needs while supporting long-term environmental sustainability.

Budgetary Implications

None.

Conclusion

The UBCM Community Excellence Awards program recognizes implemented projects or programs that demonstrate excellence in local government in BC. This annual awards program provides the City of Richmond an opportunity to be recognized for its commitment to excellence in municipal governance and service delivery.

Respectfully submitted,

Jason Kita, Director, Intergovernmental Relations and Corporate and Strategic Planning

Report Contributors

This report was prepared by Trevor Penrose, Corporate Project Leader, Corporate Programs Management Group and reviewed by Arts, Culture & Heritage, Facilities & Project Development, Richmond Fire-Rescue, Community Social Development, and Engineering Departments.

Endorsed by Serena Lusk, CAO

Att. 1: UBCM Community Excellence Awards – 2026 Application Guide

Community Excellence Awards

2026 Program and Application Guide

Applications will be accepted March 18 to May 29, 2026 using the new UBCM Awards Online Application Tool.

1. Introduction

The Community Excellence Awards recognize and celebrate UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government in BC. The awards are designed to profile promising practices and to encourage local governments to learn from the success of other members in order to implement changes in their own communities.

UBCM has offered the Community Excellence Awards since 2004.

2. Eligible Applicants and Projects

The Community Excellence Awards program is open to UBCM members only, including local government and First Nation members. UBCM members may submit one application per category.

To be eligible for consideration, projects:

- Must have been initiated after January 1, 2021 and be substantially completed.
- Cannot be the subject of an application that was previously awarded a Community Excellence Award.
- May have been funded by grant programs administered by UBCM.

3. Categories

The purposes of local governments in BC are set out in both the *Community Charter* and the *Local Government Act* and generally focus on good governance, providing services for community benefit, providing stewardship of public assets, and fostering sustainability. Based on this, the categories are:

Excellence in Governance

Governance is the process of decision-making and the means by which decisions are implemented (or not implemented).

This category recognizes UBCM members that utilize governance processes and policies that are outcomes-based and consensus oriented; support and encourage citizen participation in civic decision-making; are efficient, equitable and inclusive, open and transparent; and exemplify best practices in accountability, effectiveness, and long-term thinking. This may include projects focused on staff, elected officials and/or the community at large.

Excellence in Service Delivery

Service delivery involves the actual production and provision of goods and services to the community and should be integrated with community plans and aligned with financial plans.

This category recognizes UBCM members that provide effective services in a proactive manner and demonstrate benefit to the community.

Excellence in Asset Management

Asset management is an integrated business approach that involves planning, finance, engineering and operations to effectively manage existing and new infrastructure in order to maximize benefits, reduce risk and provide satisfactory levels of service to community users in a sustainable manner.

This category recognizes UBCM members that have developed and implemented a comprehensive system of asset management policies and practices, meeting and/or exceeding accepted best practices such as the International Infrastructure Management Manual, ISO 55000 or Asset Management for Sustainable Service Delivery: A BC Framework.

Excellence in Sustainability

Sustainability means meeting current needs without compromising the ability of future generations to meet their own needs.

This category recognizes UBCM members that incorporate a long-term sustainability lens by considering the four pillars – cultural, social, economic and environmental issues – in planning, policy and practice.

4. Program Criteria

All applications will be scored against the following overall program criteria:

- Leadership: the extent to which the applicant acted as a local or regional leader in the development or implementation of the project.
- Financial management and planning: the degree to which the project and/or organization has implemented financial best practices that support long-term financial planning, value for money, financial sustainability and/or economic development.
- Partnerships and collaboration: the breadth and depth of community and/or regional partnerships that supported the project and the extent to which internal (e.g. inter-departmental and/or staff and elected officials) and/or external collaboration was evident.
- Innovation and promising practices: the degree to which the project demonstrated creativity and innovation, and contributed to increased efficiency or effectiveness.
- Engagement and communications: the extent to which internal and/or external engagement was foundational to the success of the project, including the use of communication tools such as social media.
- Transferability: the degree to which the process or outcomes of the project, or other learnings, could be conveyed to other UBCM members.
- Performance measurement: the extent to which the project has identified and/or utilized performance measures, benchmarks and/or standards to demonstrate benefit to the community.

5. UBCM Presidents Committee Choice Award

The Presidents Committee Choice Award is an opportunity for an outstanding, unique and/or special project that would otherwise not be recognized through the adjudication process, to be recognized in the Community Excellence Award's program.

The award is not an additional category that applicants can apply under; instead candidates for the award are identified during the regular adjudication process.

The criteria for considering a candidate for the Presidents Committee Choice Award include:

- Exemplary demonstration of excellence in meeting objectives of local government (for example, as demonstrated by highest application review score in a given intake).
- Outstanding achievement in relation to a current issue faced by local governments.

6. Application Process

The new UBCM Awards Online Application Tool is required to be used for all applications. Refer to Appendix 1 for full information.

Application Deadline

The application deadline is May 29, 2026.

Application Contents

All applicants are required to submit an electronic copy of the complete application package, including:

- Signed application form. Applications should be submitted as Word or PDF files.
- Council, Board or Band Council resolution indicating support for the project to be considered for a 2026 Community Excellence Award. Note: UBCM will accept applications without a resolution, providing the resolution is received by August 14, 2026. Please contact UBCM if the resolution cannot be submitted by the application deadline.
- Five representative photos of the project. Photos should be submitted as JPEG files at a high resolution suitable for display.
- Links to any publicly available videos related to the project.

Submission of Applications

Applications are required to be submitted in two steps prior to the application deadline:

1. UBCM Awards Online Application Tool: This online form must be completed for all Community Excellence Awards. When the UBCM Awards Online Application Tool is completed, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.
2. Application Worksheet: This worksheet contains questions that are specific to the Community Excellence Awards and must be submitted by email to UBCM with all other required attachments.

Refer to Appendix 1 for the information that will be required to be submitted during each step, including all application questions.

Worksheets and required attachments should be submitted as Word, Excel, or PDF files. Total file size for email attachments cannot exceed 20 MB. All materials should be submitted to Local Government Program Services, Union of BC Municipalities by email at awards@ubcm.ca.

Review of Applications

UBCM staff will perform a preliminary review of all applications to ensure the required application elements have been submitted and to ensure that basic eligibility criteria have been met. Only complete application packages will be reviewed.

Should UBCM staff determine that a submission is more suitable to a different category than the one submitted to, they may transfer the application to that category.

Subject matter experts will assess and score all eligible applications. UBCM's Presidents Committee will then review recommendations and scores from the subject matter experts and select category winners and, if recommended, honourable mentions.

The committee may also consider if applicants have received past awards and the location and type of each project.

7. Awards Ceremony

Awards will be presented during UBCM's 2026 Convention. All applicants are invited to the Community Excellence Awards; however, only delegates with a Convention badge will be able to attend the awards event.

Please note that in the case that an application for a project with multiple partners is selected for an award or honourable mention, only the local government that submitted the application will be identified as the recipient.

8. Additional Information

Please visit the Community Excellence Awards section of the UBCM website or contact awards@ubcm.ca.

Appendix 1: UBCM Awards Online Application Tool

As outlined in Section 6, applications are required to be submitted in two steps **prior to the application deadline**:

1. UBCM Awards Online Application Tool: This online form must be completed for all Community Excellence Awards. When the UBCM Awards Online Application Tool is completed, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.
2. Application Worksheet: This worksheet contains questions that are specific to the Community Excellence Awards and must be submitted by email to awards@ubcm.ca with all other required attachments.

STEP ONE: UBCM Awards Online Application Tool

The following questions are required to be answered on the LGPS Online Application Form:

1. Name of the intake of the program that you want to apply for (select from menu).
2. Name of the Applicant (select from menu). Please note: if the name of your organization is not included in the menu, contact UBCM in order to determine eligibility and next steps.
3. Primary and secondary contact information: full name, position, email, phone.
4. Category (select from menu).
5. Name of project/program.
6. Project summary.
7. Name and email of person submitting application.

When the UBCM Awards Online Application Tool is completed, the applicant will receive an email confirmation including the file number that has been assigned to the application, and a copy of the Application Worksheet that must be completed as part of Step 2.

STEP TWO: Application Worksheet and Required Attachments

Application Worksheet

The following questions will be required to be answered on the Application Worksheet:

1. Primary Applicant full name (local government or First Nation).
2. File Number (this can be found on the confirmation email you will receive after the UBCM Awards Online Application Tool is completed).
3. Purpose. What problem or issue does this project/program address? In other words, why was it started?
4. Outcomes. What outcomes have you seen, or expect to see, as a result of the project/program?
5. Demonstrating Excellence. Describe how your project/program demonstrates excellence in meeting the purposes of local government in BC, including how it provides promising practices for others to follow.
6. Timeline: When was the project/program initiated? Is it now substantially complete?
7. Category Criteria. How does your project/program meet the objectives of the category you have applied under. (Refer to Section 3 of the 2026 Community Excellence Awards Program and Application Guide)

8. Secondary Categories. Does it meet the criteria of more than one category? If so, please identify one or more category and describe how the project/program meets the criteria.
9. Leadership. Describe the extent to which your local government acted as a leader in the development or implementation of the project/program.
10. Innovation. How does the project/program demonstrate creativity and innovation? Does it contribute to increased efficiency or effectiveness?
11. Partnerships and collaboration. What partnerships supported the project/program? To what extent was collaboration (internal and/or external) evident?
12. Financial management and planning. What is the financial impact of the program/project? Describe any financial practices that support long-term financial planning, value for money and/or economic development.
13. Engagement and communications. How has the program/project been communicated, and what engagement has been foundational to its success? (Internally and/or externally)
14. Transferability. In what way could other local governments in BC learn from or duplicate the process or outcomes of the program/project?
15. Performance measurement: What performance measures, benchmarks and/or standards have been used to demonstrate benefit to the community?
16. Please share any other information you think may help support your submission.

Required Attachments

The following attachments will be required to be submitted with the completed Application Worksheet:

- Council, Board or Band Council resolution indicating support for the project to be considered for a 2026 Community Excellence Award. Note: UBCM will accept applications without a resolution, providing the resolution is received by August 14, 2026. Please contact UBCM if the resolution cannot be submitted by the application deadline.
- Five representative photos of the project. Photos should be submitted as JPEG files at a resolution suitable for display.
- Links to any publicly available videos related to the project.

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	June 1, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	11-7000-10-02/2025-Vol 01
	Elizabeth Ayers General Manager, Parks, Recreation and Culture		
Re:	**Richmond Sport Hosting Strategy (2026-2031)**		

Staff Recommendation

That the Richmond Sport Hosting Strategy (2026-2031), as detailed in the report titled "Richmond Sport Hosting Strategy (2026-2031)", dated June 1, 2026, from the General Manager, Finance and Corporate Services and the General Manager, Parks, Recreation and Culture, be approved.

Executive Summary

This report seeks Council approval of the Richmond Sport Hosting Strategy (2026–2031), which will guide the City's sport hosting program over the next five years in support of tourism, local sport development and community participation. Building on Richmond's legacy as a 2010 Olympic Winter Games venue, the program has become an established municipal function. Between 2019 and 2025, Richmond hosted 446 sporting events, generating more than 100,000 room nights and nearly $275 million in economic impact. The strategy aligns with the Richmond Tourism Master Plan 2035, which identifies sport hosting as a priority for the city's visitor economy.

The Sport Hosting Strategy (2026-2031) was developed through engagement with residents, sport organizations, accommodation providers and partner agencies, who support continued sport hosting while emphasizing the need for focused growth aligned with Richmond's facilities, community feedback and operational capacity. In response, the strategy sets seven priorities, including targeting events that match Richmond's strengths, expanding accessible and parasport hosting, leveraging hotels and meeting spaces, and improving coordination across the sport hosting system. Letters of support for the strategy have been received by the Richmond Sports Council, Tourism Richmond, the Richmond Hotel Association and the Richmond Destination Hotel Association. Early actions have been initiated in alignment with feedback received from key partners, with a complete list of short-, medium- and long-term actions outlined in the Strategy.

Staff Report

Origin

The Richmond Sport Hosting Office was established by City Council in 2009 leading up to the 2010 Olympic Winter Games, with a vision to become a premier destination for sporting events to support the visitor economy and local sport community. It is a City program funded by Municipal and Regional District Tax (MRDT), administered by the Richmond Olympic Oval Corporation and governed by a Council approved strategy.

Richmond's first Sport Hosting Strategy 2010-2014 formalized the sport hosting function as a municipal program delivered in collaboration with the Sport Hosting Task Force comprising representatives from the City, Tourism Richmond, the Richmond Sports Council and the Richmond Olympic Oval Corporation.

In 2015 Council approved the updated Richmond Sport Hosting Strategy 2016-2020 to guide the continued implementation of the program. Strategic priorities included maximizing relationships and partnerships, continuing to serve as a one-stop-shop for event organizers, and updating the Sport Hosting Incentive Grant Program which provides financial assistance to support sport organizations in attracting sport events to Richmond.

An interim Sport Hosting Plan was developed in 2021 to address pandemic-related impacts such as the suspension of travel and sporting events, and to adapt to a changing sport event landscape.

In late 2025, in conjunction with the development of the Richmond Tourism Master Plan 2035, work began to update the Sport Hosting Strategy, in collaboration with a working group comprised of staff from the City, Richmond Sport Hosting, Tourism Richmond and the Richmond Olympic Oval.

The purpose of this report is to seek Council's approval of the updated Sport Hosting Strategy (2026-2031) (Attachment 1).

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.*

Analysis

Background

Sport hosting is the coordinated effort to attract and deliver organized sport events within a community. The result is sport tourism, which occurs when participants and spectators travel from outside the community and contribute to the local economy through accommodation bookings, dining, transportation, or related services.

Sport hosting is a legacy of Richmond's role as an official competition venue city during the 2010 Olympic Winter Games. Investments made for the Games – most notably the Richmond Olympic Oval – established world-class sport infrastructure, event-delivery expertise, and partnerships that continue to support major events at facilities across the City today. Between 2019 and 2025, the Sport Hosting Program attracted 446 sporting events to Richmond across multiple public and private facilities, including City ice, aquatic, court and field sport facilities. These events supported local sport development and community participation, resulting in over 100,000 room night bookings by visitors, and generating nearly $275 million in economic impact.

Beyond its economic impact, sport hosting strengthens local sport organizations by increasing athlete participation and creating clear pathways for competitive development of athletes, coaches and officials. It also maximizes the use of existing facilities and contributes to a more vibrant, connected community.

Program Overview and Governance

Richmond Sport Hosting is a City program funded by Municipal and Regional District Tax (MRDT) that is governed by a Council approved strategy and the Richmond Sport Hosting Incentive Grant Policy. The program has been administered by the Richmond Olympic Oval Corporation on behalf of the City since 2011.

The Richmond Sport Hosting Task Force, established by Council in 2009, is a collaborative, multi-agency group that plays a key role in guiding and supporting the delivery of Richmond's Sport Hosting Program. The Task Force includes representatives from the City, Richmond Sports Council, Tourism Richmond, the Richmond Olympic Oval Corporation and the Richmond Sport Hosting Office. Other program partners include the Richmond Hotel Association, the Richmond Destination Hotel Association, local sport organizations, venue operators, and accommodation providers.

Key elements of the program include marketing and business development, serving as a one-stop shop for event organizers and administering sport hosting incentive grants.

Sport Hosting Incentive Grants

The Council-adopted Sport Hosting Incentive Grant Policy (Policy 3710) establishes the City's framework for supporting sport event attraction and delivery through a grant program funded by MRDT. Under the policy, the Sport Hosting Task Force is responsible for evaluating applications and awarding grants based on criteria such as the number of hotel room bookings generated, event scale, economic impact, legacy potential, and future hosting opportunities. Eligible organizations may apply for funding to support the costs of hosting sanctioned provincial, national, or international events. Funding can be used for a variety of event hosting expenses including, but not limited to, facility rental, marketing, communications, transportation, security, accommodations, officials and volunteer management.

In 2025, a total of $151,000 in grants, funded by MRDT, were awarded to 27 organizations supporting 34 events across 11 different venues. Grant amounts included $86,375 awarded by the

Richmond Sport Hosting Task Force, and additional matching funding of 75% was provided by Tourism Richmond in the amount of $64,785.

Tourism Master Plan Alignment

The Richmond Tourism Master Plan 2035, approved by Council on March 23, 2026, was developed in collaboration with tourism industry partners and with extensive input from the community. Sport hosting was identified as a key and continuing priority and reflected in multiple goals and strategic initiatives throughout the Plan. The Sport Hosting Strategy (2026-2031) reflects feedback obtained through that process which included a desire to ensure optimized facility use and support for a wide range of sport-focused events and activities that create lasting economic and community benefits.

Community and Industry Engagement

To enhance the development of the updated Sport Hosting Strategy, community engagement was conducted between November 2025 and March 2026, gathering input from a broad range of interest holders across Richmond's sport hosting ecosystem, including residents, local sport organizations, community associations and societies, accommodation providers, facility owners and operators, and other key partners.

Engagement activities included 298 community survey responses, participation from 15 accommodation providers, input from 53 local sport leaders representing 37 sports, 15 one-on-one interviews with key partners, and workshop participation from 30 local sport organizations.

The input received confirmed strong support for sport hosting as part of Richmond's identity and economy. Participants emphasized that success depends on thoughtful planning, coordination, and impact management. Rather than increasing event volume, participants consistently called for focused, strategic growth aligned with Richmond's facilities, capacity, and community priorities.

While demand to host events is strong, some challenges – including facility availability, volunteer resources, scheduling priorities, accommodation availability, and rising costs – were identified as the primary limiting factors. Participants also highlighted that resident and visitor experience is shaped as much by factors such as amenities, transportation connections and accessibility as by the sporting event itself. Local sport organizations expressed willingness to host more events but identified the need for practical supports such as financial assistance, coordination, and clearer processes, alongside stronger system-wide collaboration and communication to maintain community trust and support.

Sport Hosting Strategy (2026-2031)

The Richmond Sport Hosting Strategy (2026–2031) is designed to strengthen Richmond's role as a leading Canadian sport hosting destination. The strategy builds on Richmond's strong foundation, including its access to the Vancouver International Airport, extensive

accommodation inventory, established sport infrastructure, and proven track record of hosting regional, national, and international events.

The strategy identifies growing competition among host communities, capacity pressures, and rising expectations for accessible, coordinated, and high-quality event experiences.

The following seven strategic priorities will guide the Richmond Sport Hosting function over the next-five years.

1. Define sports and events best aligned with Richmond's sport hosting strengths
2. Position Richmond as "Canada's Sport Business Capital"
3. Leverage hotels and meeting spaces for sport events
4. Establish Richmond as a leading host for accessible and parasport events
5. Attract and anchor sport organizations and training environments
6. Explore opportunities for facility investment and partnerships to support sport hosting
7. Enhance coordination and delivery across the sport hosting system

To support implementation, an action plan has been developed that advances the strategy's priorities across short, medium, and long-term horizons. This phased approach is intended to deliver early wins, build organizational capacity, and guide sustained investment over time. Short-term actions focus on foundational initiatives and near-term opportunities. Medium- and long-term actions strengthen partnerships and position Richmond for continued growth and competitiveness in sport hosting. The complete strategy, including the action plan, is found in Attachment 1.

Industry Support

Following development of the updated Sport Hosting Strategy (2026-2031), the engagement results, key findings, and strategic directions were shared with Richmond Sports Council, the Richmond Hotel Association, and the Richmond Hotel Destination Association. All organizations expressed strong support and provided their endorsement for the updated strategy (Attachment 2). A letter of support is also provided by Tourism Richmond, who participated in strategy development through the working group.

Next Steps

Pending Council approval of the updated Sport Hosting Strategy (2026-2031), identified actions and priorities will be delivered through continued collaboration between the City, Tourism Richmond, Richmond Sports Council and the Richmond Olympic Oval. Early actions align with feedback received from key partners and include:

- Securing continued funding for the Sport Hosting Program through the MRDT renewal process, and reviewing funding amounts;
- Reviewing and updating the sport hosting grant program funding model, criteria and related Council Policy to better support local sport organizations;

- Reviewing program governance and clarifying roles and responsibilities across partner organizations;
- Identifying near-term facility improvements and operational enhancements to strengthen event delivery opportunities and participant experiences; and
- Establishing a coordinated process for tracking and reporting out on program outcomes including sport hosting visitation, participation and economic impact metrics.

A complete list of short-, medium- and long-term actions are outlined in the attached Strategy. Several of the identified actions have already been initiated and are underway.

An application to the Province to renew the MRDT Program is in progress, which includes the Sport Hosting Program as a key continued element. Approval of this application would provide continued funding for the Sport Hosting Program, and other tourism initiatives, during the period from July 1, 2027 – June 30, 2032.

Budgetary Implications

The Richmond Sport Hosting program is currently funded through a fixed annual contribution of $400,000 from Municipal and Regional Tax (MRDT) revenues. Program funding will be reviewed and future funding amounts aligned with the 2027-2032 MRDT term will be determined upon approval of the Sport Hosting Strategy.

Conclusion

The Richmond Sport Hosting Strategy (2026-2031) outlines a shared vision for the continued developmentof Sport Hosting in Richmond. Focusing on opportunities that align with Richmond's strengths and building on a strong history of sport hosting, the updated strategy will strengthen Richmond's role as a leading sport hosting destination while balancing community access and supporting the growth and development of the local sport community.

Respectfully submitted,

Katie Ferland Director, Business Services	Keith Miller Director, Recreation and Sport Services	Andrew Clark Director, Sport Business Richmond Olympic Oval

Report Contributors

This report was prepared by Katie Ferland, Director Business Services; Keith Miller, Director, Recreation and Sport Services; and Andrew Clark, Director Sport Business, Richmond Olympic Oval and reviewed by: Intergovernmental Relations & Protocol.

Endorsed by Serena Lusk, CAO

Att.: 1) Richmond Sport Hosting Strategy
2) Letters of Support

Attachment 1



RICHMOND
SPORT
HOSTING

Sport Hosting Strategy

2026-2031

IN PARTNERSHIP WITH:

RICHMOND OLYMPIC OVAL

tourism Richmond

Richmond

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STRATEGY OVERVIEW:
RICHMOND SPORT HOSTING STRATEGY (2026-2031)

INTRODUCTION

Richmond is well positioned to strengthen its role as a leading sport hosting destination in Canada—one that supports local sport participation and athlete, coach and official development, builds community vibrancy and pride, and delivers meaningful economic activity through sport hosting activities.

The City of Richmond Sport Hosting office was established in 2009 and serves to attract and support local, provincial, national, and international sporting events, competitions, conferences, and camps so as to drive Richmond's visitor economy. Created in advance of the 2010 Winter Olympics, when Richmond proudly served as an official competition venue city, the office has grown into one of the Games' enduring legacies, helping position Richmond as a leading sport tourism destination in Canada. With a highly accessible location, quality sport infrastructure, established partnership model, and a strong accommodation base, Richmond is well-positioned to grow its sport tourism sector. At the centre of this opportunity is sport hosting—the coordinated effort to attract and deliver events that bring visitors to the community.

The Richmond Sport Hosting Strategy sets a clear direction for the next five years: building on Richmond's proven track record in sport hosting to further strengthen coordination, alignment, and long-term community and economic benefit. It emphasizes alignment across partners, thoughtful use of existing sport and recreation assets, and a commitment to delivering sport event experiences that benefit residents, local sport organizations, community partners and the visitor economy alike.



WHAT IS SPORT HOSTING?

Sport hosting is the process of attracting and delivering events within a community. Sport tourism is the outcome of sport hosting. Sport tourism occurs when people travel outside their home community to participate in or attend organized sport activities. This includes athletes, coaches, officials, spectators, and families who contribute to the local economy through accommodations, dining, transportation, or other services.

Categories of sport hosting include sport competitions, training and evaluation camps, community sport events and sport-related festivals, sport business events (e.g., AGMs), and hosting semi-professional, professional or national team programs in Richmond.

What makes sport hosting distinct is its structure and reliability. Events are scheduled well in advance, participation is confirmed early, and travel and accommodations are often coordinated as groups. Sport hosting creates predictable demand and allows destinations to plan, prepare, and deliver with a high degree of confidence.

Beyond economic activity, sport tourism contributes to community vibrancy and leaves lasting benefits through stronger local sport organizations, enhanced facilities, and increased opportunities for residents to participate. It supports local sport development and fosters a sense of pride and connection. When managed thoughtfully, it enhances both the visitor experience and the day-to-day quality of life for those who call Richmond home. As a result, sport tourism is widely recognized by municipalities and provinces as a high-value investment that delivers both economic impact and community benefit.

SPORT HOSTING IN RICHMOND

Sport tourism is a high-value outcome of effective sport hosting—bringing athletes, teams, officials, and spectators into destinations that can deliver well-run, reliable event experiences.

Richmond is already well-established in this segment, hosting more than 75 sport events annually. Since 2019, the city has welcomed events across 57 sports—including 12 parasports—demonstrating both the breadth and inclusivity of its hosting portfolio.

In 2025 alone, Richmond hosted 89 sport events, across 11 venues, generating over 20,000 room nights and $79.6 million in total economic impact.

These results reflect a highly efficient and mature sport hosting system. As the home of Vancouver International Airport, Richmond offers unmatched connectivity, complemented by strong hotel capacity and high-quality sport facilities.



THE OPPORTUNITY

The sport hosting landscape has become increasingly competitive. Event organizers are more selective, costs are rising, and municipalities across Canada are competing for event attraction. Demand for suitable sport hosting cities remains strong—particularly for multi-day youth sport events, multi-venue tournaments, and sport-related business gatherings.

Sport hosting aligns directly with the Richmond Tourism Master Plan, which identifies sport tourism as a key driver of visitation and economic activity. The Tourism Master Plan also emphasizes the importance of leveraging Richmond's accommodation capacity, city-wide accessibility, and event infrastructure to attract high-value, year-round demand.

Local sport organizations in Richmond are also highly supportive of sport hosting, highlighting sport hosting as a catalyst for increasing participation, strengthening community connections, and building the local sport system.

For Richmond, the opportunity is to focus on the events it is best equipped to host and deliver reliably—through strong coordination, efficient use of facilities, and a consistent, high-quality experience for participants, coaches, spectators, and organizers alike.

RICHMOND'S POSITION

Richmond is well positioned as a gateway and hub within Metro Vancouver, offering:

- The Vancouver International Airport
- A concentrated and diverse hotel inventory
- A connected network of sport venues
- Experience hosting provincial, national, and international events

This enables Richmond to deliver efficient, high-quality events and serve as a base for both competition and sport-related business activity.



RICHMOND'S APPROACH TO SPORT HOSTING

This strategy identifies a refreshed and focused approach to sport hosting—grounded in input from residents, local sport organizations, accommodation providers, and key partners across Richmond. It moves Richmond toward a model that is:

Focused > Targeting events that align with facilities and capacity.

Selective > Prioritizing opportunities that fit hosting capabilities and deliver results.

Coordinated > Aligning partners to improve planning and delivery.

Balanced > Managing event activity alongside community use.

Legacy-minded > Ensuring hosting contributes to long-term benefits for residents and local sport.



STRATEGIC DIRECTIONS

Richmond will concentrate its efforts on seven strategic directions:

1. **Define sports and events best aligned with Richmond's sport hosting strengths**
2. **Position Richmond as Canada's "Sport Business Capital"**
3. **Leverage hotels and meeting spaces for sport events**
4. **Establish Richmond as a leading host for accessible and parasport events**
5. **Attract and anchor sport organizations and training environments**
6. **Explore opportunities for facility investment and sport hosting partnerships**
7. **Enhance coordination and delivery across the sport hosting system**

Together, these directions reflect a shift toward a more deliberate, coordinated, and performance-driven approach to sport hosting—focused on where Richmond can compete most effectively and deliver the greatest overall benefit.

WHAT SUCCESS WILL LOOK LIKE

Success will be defined by hosting events that align with Richmond's strengths, can be delivered within the capacity of local facilities and hotel inventory, and create meaningful value for the community.

By 2031, success will be demonstrated through:

- A more focused and aligned event portfolio
- Growth in sport business and non-traditional events
- Stronger, more predictable year-round demand for local hotels, restaurants, and businesses
- A distinctive position in accessible and parasport hosting
- More opportunities and supports for local athletes, coaches, officials and volunteers to participant in and/or host sport events at all levels (e.g., regional through international)
- A more coordinated and predictable sport hosting experience for organizers and participants
- Support for targeted facility investments and partnerships
- Continued positive sentiment from residents and local sport organizations regarding sport hosting
- An enhanced reputation as a reliable and well-run sport hosting destination



RICHMOND

SPORT HOSTING

STRATEGY

2026-2031

SPORT HOSTING VISION

Sport hosting in Richmond is a strategic driver of sport development, community vibrancy, and economic activity. As the sport hosting sector continues to grow, Richmond is focused on delivering an intentional, high-impact approach to event attraction and hosting.

OUR VISION

Richmond is a leading Canadian sport hosting destination that delivers a high-impact, curated portfolio of events—leveraging its strategic location, diverse facilities, and strong partner alignment to enhance quality of life, support community sport, and strengthen the visitor economy.

STRATEGIC DIRECTION

This strategy prioritizes events that align with Richmond's strengths, deliver measurable outcomes, and contribute to long-term community and economic value.

It recognizes that success will not come from pursuing all opportunities, but from making clear choices about where Richmond can be most competitive and where hosting will deliver the greatest impact.

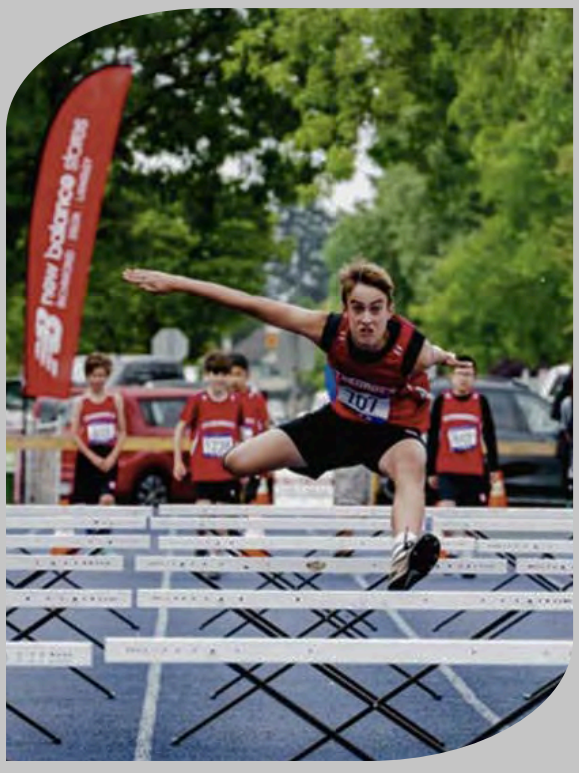


GUIDING PRINCIPLES

These guiding principles reflect input from Richmond residents, Richmond Sports Council, local sport organizations, Community Associations and Societies, Richmond School District #38 and other key partners including Tourism Richmond and the Richmond Hotel Association and are grounded in a commitment to ensuring sport hosting delivers meaningful benefits for the community.



1. **Prioritize Where Richmond Can Win >** Focus on events that align with Richmond's facilities, capacity, and competitive strengths.
2. **Deliver Clear and Measurable Value >** Generate economic activity, strengthen local sport, and deliver tangible benefits for Richmond residents and communities.
3. **Build Lasting Community Benefit and Legacy Through Hosting >** Ensure sport hosting leaves a positive and lasting legacy—strengthening local sport, supporting community use of facilities, and delivering benefits that extend beyond the event itself.
4. **Strengthen Community Vibrancy and Identity >** Ensure sport hosting contributes to a vibrant and connected community—bringing people together, supporting local sport, and reflecting Richmond's diversity—while respecting community use of facilities and day-to-day life.



5. **Advance Inclusive and Accessible Hosting >** Create welcoming environments that reflect Richmond's diversity and support participation across all communities.
6. **Maximizing Existing Community Infrastructure and Assets >** Optimize current facilities, scheduling, infrastructure, and partnerships before pursuing expansion.
7. **Support Sustainable and Year-Round Hosting >** Leverage sport events to encourage year-round tourism demand while respecting community, volunteer, and system capacity.
8. **Strengthen Coordination Across the System >** Improve alignment, communication, and role clarity across partners involved in hosting.

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WHAT IS SPORT HOSTING?

Sport hosting is the catalyst that brings events to a destination, creating the conditions for sport tourism, which is the intersection of sport and travel. Sport tourism is the outcome of that activity, occurring when participants, coaches, officials, spectators, and their families travel and stay overnight in another community for organized sport activities. These activities range from training camps and tournaments to provincial, national, and international competitions, as well as sport-related meetings and events.

What distinguishes sport tourism from other forms of tourism is its purpose, structure, and predictability. Sport-related meetings and events are scheduled, participants commit to attend well in advance, and travel is typically group-based, generating reliable demand for accommodations providers, venues, and supporting businesses. Sport tourism contributes to community vibrancy and plays a pivotal role in driving economic activity, supporting local sport development, contributing to community prosperity, and enhancing overall quality of life and civic pride.



CATEGORIES OF SPORT HOSTING ACTIVITY

There are eight distinct categories of sport hosting activity, each requiring different levels of partner support, facility alignment, and local sport organization engagement. The categories include:

1. **SPORT COMPETITIONS:** Organized events sanctioned by sport governing bodies, ranging from regional tournaments to national championships.
2. **TRAINING AND EVALUATION CAMPS:** Short-term training stays where teams and athletes prepare for competition or undergo assessment.
3. **OPEN-REGISTRATION / COMMUNITY EVENTS:** Open-registration events available to anyone who wishes to enter, such as 5km or 10km runs, charity cycling event, and open recreational tournaments and competitions (e.g., dragon boat or pickleball) that attract broad participation and family travel.
4. **ANCILLARY EVENTS AND SPORT BUSINESS MEETINGS:** Conferences, annual general meetings, and industry gatherings that leverage Richmond's hotel and meeting infrastructure.
5. **SPORT FESTIVALS:** Multi-day events that combine sport with cultural, food, and entertainment experiences to enhance visitor appeal.
6. **HIGH-PERFORMANCE TRAINING RESIDENCIES:** Ongoing or seasonal use of facilities by elite athletes and teams, particularly within specialized training environments.
7. **SPORT ORGANIZATION RELOCATION OR PRESENCE:** The establishment of provincial or national sport organization offices, contributing to sustained economic and sector activity.
8. **PROFESSIONAL AND SEMI-PROFESSIONAL TEAMS:** Resident teams that generate regular attendance, visibility, and year-round community engagement.

Sport tourism in Richmond is not one-size-fits-all. It spans a range of activities and event types—each with its own requirements, impacts, and opportunities. Recognizing these distinctive categories allows Richmond to take a targeted and strategic approach to event attraction and delivery, ensuring resources are focused where they will generate the greatest value for the community.

BENEFITS OF SPORT HOSTING IN RICHMOND

Sport tourism delivers a range of community, social, and economic benefits that are widely recognized across leading destinations in Canada and internationally. When aligned with Richmond's facilities, capacity, and community priorities, sport hosting generates consistent value for residents, local businesses and sport organizations, and the broader visitor economy.

Economic Activity and Local Business Growth > Sport events generate direct spending across hotels, restaurants, transportation, and retail—supporting businesses, sustaining employment, and contributing to Richmond's overall economic vitality.

Year-Round Visitation and Demand Stability > Since sport events are scheduled in advance and occur throughout the year, they help stabilize visitation, improve hotel occupancy, and create more consistent demand across the tourism sector in Richmond—particularly during shoulder and off-peak periods.

Efficient Use of Existing Infrastructure and Assets > Sport hosting helps optimize the use of existing facilities and infrastructure—supporting strong returns on community investments. Sport hosting can act as a catalyst to identify and inform future capital development requirements to meet evolving community and sport needs.

Sport Development, Youth Engagement, and Participation > Hosting events creates opportunities for local athletes—particularly youth—to compete at higher levels, while supporting the development of coaches, officials, and local sport leaders in Richmond, enhancing participation pathways, strengthening local technical sport knowledge, and contributing to an increasingly vibrant and sustainable local sport system.

Volunteer Development and Community Capacity > Events—from local tournaments to World Championships—rely on volunteers. Sport hosting provides meaningful opportunities for residents to gain experience, develop skills, and contribute to their community—strengthening both local sport hosting capacity and broader civic engagement.

Community Vibrancy, Inclusion, and Civic Pride > Sport events bring energy into the community, creating shared experiences that foster pride, strengthen social connection, and reflect and celebrate Richmond's diversity.

Enhanced Destination Profile and Competitiveness > Sport event hosting increases Richmond's visibility as a destination for sport, tourism, and business activity—strengthening its reputation within the provincial, national, and international sport systems, supporting future event attraction, and contributing to broader economic development and investment goals.

These benefits are well established across leading destinations and supported by national and global data. The following section provides context on the scale, growth, and economic contribution of sport tourism.

ALIGNMENT WITH COMMUNITY, SPORT, AND TOURISM PRIORITIES

The Richmond Sport Hosting Strategy does not exist in isolation. It reflects and supports a broader set of municipal, provincial, and national priorities related to sport development, community wellness, accessibility, tourism, inclusion, and economic development.
This strategy aligns with key City of Richmond plans and policies, as well as broader Canadian sport system priorities that emphasize participation, accessibility, community benefit, reconciliation, sustainability, and long-term sport development. Together, these frameworks reinforce Richmond's role as a leading and forward-looking sport hosting destination that balances visitor economy growth with community wellbeing and resident quality of life.

Municipal Alignment:

Richmond Recreation and Sport Strategy: This strategy aligns with Richmond's broader recreation and sport priorities by supporting participation, community vibrancy, facility optimization, and the continued development of local sport organizations that appeal to all ages and a broad demographic. It also reinforces the importance of balancing community access with event hosting activity.

Community Wellness Strategy: Sport hosting contributes to broader community wellness outcomes by encouraging active living, social connection, volunteerism, civic pride, and inclusive community experiences. Sport events can support mental wellbeing, a sense of belonging, and intergenerational engagement across Richmond's diverse population.

Richmond Tourism Master Plan: This strategy directly supports Richmond's Tourism Master Plan by strengthening year-round visitation, increasing hotel demand during shoulder and off-peak periods, and leveraging Richmond's accessibility, accommodation inventory, and event infrastructure to attract high-value visitors and sport-related business activity.

Richmond Accessibility Plan 2023–2033: The strategy aligns with the Richmond Accessibility Plan 2023–2033 by supporting more inclusive, accessible, and welcoming sport hosting environments across facilities, accommodations, transportation systems, and event experiences. The strategy's focus on accessible hosting and parasport development reinforces Richmond's commitment to reducing barriers to participation and enhancing accessibility throughout the community.

Cultural Harmony Plan 2019–2029: The strategy supports the Cultural Harmony Plan 2019–2029 by recognizing and celebrating Richmond's cultural diversity through sport and community events. Sport hosting provides opportunities to foster connection, shared experiences, intercultural understanding, and community pride while reflecting the diverse identities and cultures that shape Richmond.

ALIGNMENT WITH COMMUNITY, SPORT, AND TOURISM PRIORITIES

National Alignment:

Canadian Sport Policy: The strategy aligns with the Canadian Sport Policy, refreshed in 2025, that focuses on participation, excellence, inclusion, safe and accessible sport environments, and strengthening the sport system through collaboration and community development.

National Aboriginal Sport Strategy: The strategy recognizes the importance of advancing inclusive and culturally respectful sport environments and supports opportunities to strengthen relationships with Indigenous communities and sport organizations, Indigenous athletes, and Indigenous-led sport initiatives in Richmond and across BC.

Future of Sport in Canada Commission: In 2026, the Future of Sport in Canada Commission released its Final Report, outlining 98 Calls to Action related to safe sport, governance, accessibility, inclusion, funding alignment, and participant wellbeing across the Canadian sport system. The Richmond Sport Hosting Strategy reflects many of these broader themes through its focus on accessible hosting, participant experience, community benefit, collaboration, sustainability, and strengthened coordination across the sport system.

Government of Canada and Sport Canada Investment Priorities: In 2026, the Government of Canada announced approximately $755 million in new sport system investments over five years, including $50 million dedicated to sport hosting initiatives and event attraction across Canada. While funding streams, eligibility criteria, and allocation mechanisms have not yet been fully defined, the Richmond Sport Hosting Strategy is well aligned with many of the broader priorities identified through these national investments, including accessibility, community participation, inclusive sport environments, and strengthening Canada's sport hosting capacity.

Sport for Life / Long-Term Development Principles: The Canadian Sport Policy and broader Canadian sport system have historically been informed by Sport for Life and Long-Term Athlete Development (LTAD) principles, which emphasize quality sport experiences, participant wellbeing, and age- and stage-appropriate participation. While local sport organizations in Richmond operate independently, this strategy reflects many of these broader principles through its focus on participant experience, accessible and inclusive sport environments, athlete, coach and volunteer development, community-based sport pathways, and attracting events across all ages and stages of development.

Together, these alignments position Richmond's sport hosting strategy within the broader evolution of the Canadian sport and tourism landscape—supporting a coordinated, community-centered, and economically impactful approach to sport hosting that reflects both local priorities and broader sector direction.

RICHMOND AT A GLANCE

RICHMOND'S POSITIONING IN THE BC SPORT TOURISM SECTOR

British Columbia's sport tourism sector is entering a period of accelerated growth, driven by major international hosting opportunities and sustained investment in destination development.

Within this broader context, Richmond stands out as a key driver and facilitator for the region's visitor economy. Serving as a primary gateway, the city consistently draws exceptional demand, with hotel occupancy rates frequently surpassing the national average.

Sport hosting contributes meaningfully to this performance. In 2025, Richmond supported over 85+ sport events across 11 facilities, generating more than 20,000 room nights annually. It is understood that there are a number of events taking place in Richmond throughout the year that are not yet tracked. This volume of events creates a consistent stream of visitation that supports demand throughout the year, including during shoulder and off-peak periods. This positions sport tourism as a stable and high-yield segment within the broader visitor economy, aligned with Richmond's infrastructure, accessibility, and accommodation strengths.

Between 2019 and 2025, the Richmond Sport Hosting Program attracted 446 sporting events to Richmond across multiple public and private facilities. These events supported local sport development and community participation, resulting in over 100,000 room night bookings by visitors, and generating nearly $275 million CAD in economic impact for Richmond.

Realizing this opportunity depends on the strength of Richmond's local system. The following section outlines the partners, assets, and infrastructure that collectively enable sport hosting in the city.



RICHMOND'S SPORT HOSTING ECOSYSTEM

Sport hosting in Richmond is enabled through a coordinated network of partners that collectively support event attraction, planning, and delivery. Each partner contributes distinct capabilities, ranging from venue operations and destination marketing to technical sport expertise and event delivery. This ecosystem includes the Richmond Sport Hosting office, Tourism Richmond, the City of Richmond, the Richmond Olympic Oval, the Richmond Sports Council, Richmond Hotel Association (RHA), Richmond Hotel Destination Association (RHDA), local sport organizations, sport venue owners / operators, accommodation providers, among others.

Since 2019, 57 different sports have hosted events in Richmond, including 12 parasports.



The Richmond Sport Hosting (RSH) Office serves as a central point of coordination within this system. It provides event organizers with support across the hosting lifecycle, including bid development, grant funding administration, venue alignment, securing accommodations with hotel partners, interest holder coordination, and local logistics and event experience. This function is supported through the Municipal and Regional District Tax (MRDT) program—a visitor-based accommodation tax applied to short-term stays and collected through local hotels. These funds are reinvested locally, in partnership with the accommodation sector, enabling a structured and proactive approach to event attraction.

This coordinated approach has supported a consistent pipeline of events across a range of sports and competition levels—demonstrating Richmond's ability to attract, deliver, and sustain sport hosting activity over time.

Building on this foundation, the next phase of this strategy considers how sport hosting is experienced across the community and where there is opportunity to strengthen alignment, coordination, and overall impact.

RICHMOND'S SPORT VENUE INVENTORY

Richmond is home to a wide array of sport venues that position the city as a competitive and attractive destination for sport hosting in British Columbia and across Canada. This diverse infrastructure supports Richmond's capacity to host regional, provincial, national and select international-level events.

RICHMOND SPORT FACILITIES & VENUES

- 10 multi-sport facilities (i.e., recreation / community centres)
- 70+ multi-purpose fields
- 50+ gymnasiums
- 40+ outdoor tennis courts and 2 indoor tennis facilities
- 4 privately-owned indoor tennis facilities
- 9 outdoor pickleball courts
- 4 privately-owned pickleball facilities – with 28 courts total
- 10 privately-owned indoor badminton facilities – with 100 courts total
- 1 indoor table tennis facility
- 1 privately-owned indoor table tennis facility
- 1 indoor competition climbing facility
- 100+ outdoor basketball courts
- 10 ice pads – with one six-pad complex
- 1 curling rink – with 8 sheets of ice
- 13 outdoor artificial turf fields with lights
- 13 softball diamonds
- 6 baseball diamonds
- 7 privately-owned golf courses
- 2 outdoor beach volleyball courts
- 1 privately-owned indoor beach volleyball facility – with 5 courts
- 4 aquatic facilities – with 2 indoor pools and 2 outdoor pools (3 x 25m pools / 1 x 50m competition pool)
- 1 50m competition pool
- 1 outdoor synthetic 400m track
- 1 indoor synthetic 200m track

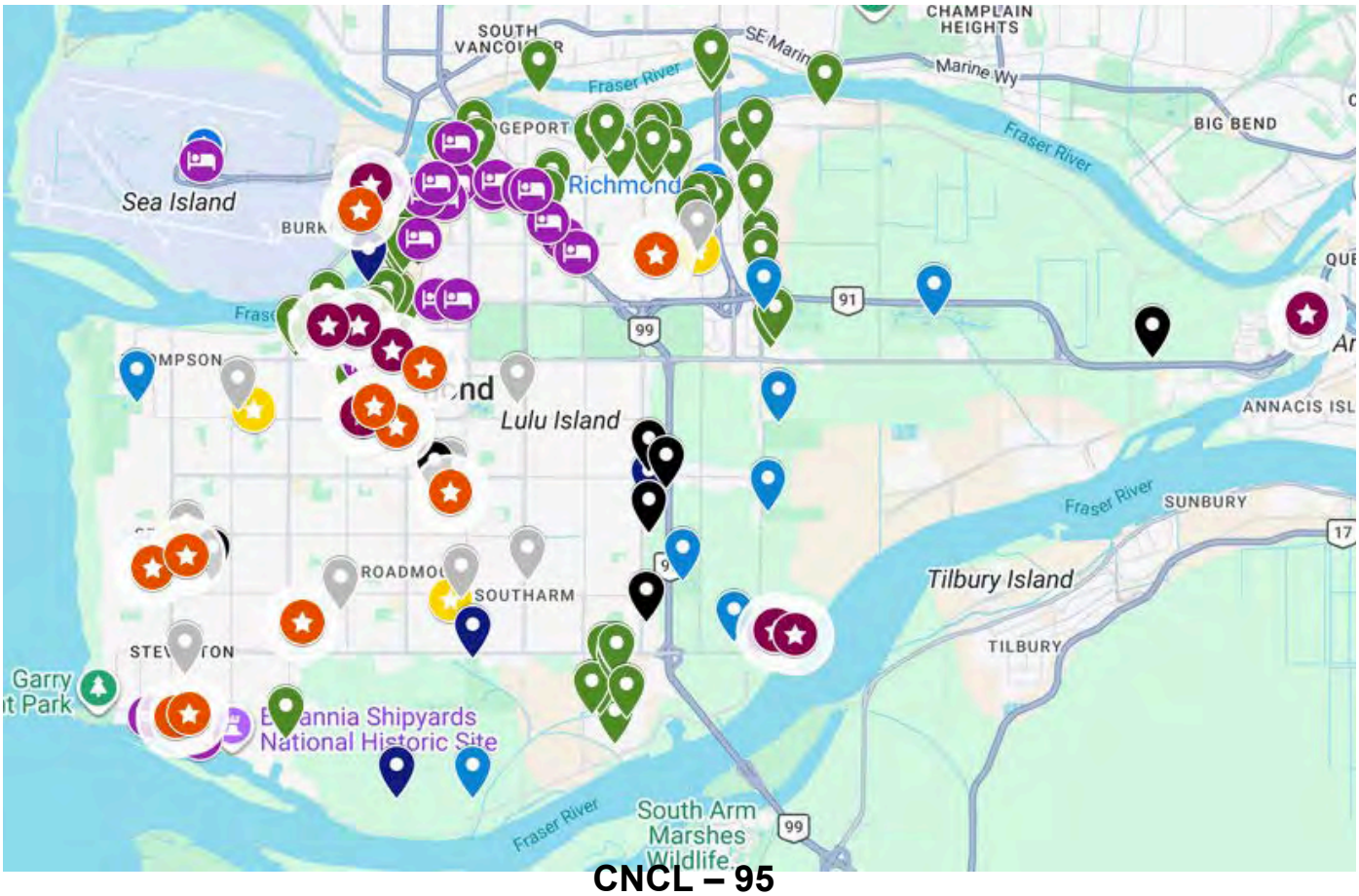


RICHMOND SPORT HOSTING MAP

This custom Google Map is a collaborative planning and visualization tool centered on the City of Richmond, designed to support strategic decision-making around sport tourism.

The map is divided into nine (9) layers:

- City-Owned, Indoor
- City-Owned, Outdoor
- City-Owned, Indoor + Outdoor
- Privately-Owned, Indoor
- Privately-Owned, Outdoor
- Privately-Owned, Indoor + Outdoor
- Accommodations Providers
- Public Schools
- Private Schools



WHAT WE HEARD

Community engagement took place between November 2025 and March 2026 and included input from Richmond residents, local sport organizations, community associations and societies, accommodation providers, facility owners / operators, and key partners across Richmond's sport hosting system.

SCOPE OF COMMUNITY ENGAGEMENT

15 accommodation providers	**298 community survey respondents**	**15 key partner interviews**
53 sport leaders across 37 sports	**30 local sport organizations through workshops**	**representing 44,500+ athletes, coaches, officials and volunteers**
All age categories were represented	**Single and multi-sport activities**	**Competitive and recreational sport**

WHAT WE HEARD MOST CLEARLY

Sport hosting is valued - but expectations are rising > Residents and partners see sport hosting as a positive part of Richmond's identity, contributing to community pride, youth development, and economic activity. However, support depends on how well events are planned, communicated, and delivered.

Growth should be focused, not volume-driven > There was no call to simply host more events. The strongest signal was to prioritize specific sports and events—those that align with Richmond's facilities, operational capacity, and community priorities.

Capacity - not demand - is the constraint > With a wide array of quality sport and recreation facilities Richmond is well positioned to attract events, but facility allocation, volunteer capacity, and rising costs are factors that must be considered to support sport hosting success.

The experience extends beyond the field of play > Parking, traffic, transit access, wayfinding, and amenities were consistently identified as critical to both resident satisfaction and visitor experience. Event success is shaped as much by logistics as by competition.

Local sport organizations need practical support > Clubs are willing to host events but face real barriers, including volunteer capacity, financial risk, and administrative burden. Financial support, coordination assistance, and clearer processes would enable greater participation in hosting.

Accommodation plays a critical role in competitiveness > Hotel availability, pricing, and coordination influence Richmond's ability to secure events. Accommodation providers expressed strong interest in increased coordination and planning, particularly to support shoulder- and off-peak demand.

Stronger coordination would improve delivery > While the system is viewed as capable, there is an opportunity to improve how partners work together. Clearer roles, earlier communication, and more consistent processes across bidding, booking, and delivery would strengthen outcomes.

Community support depends on how impacts are managed > Residents are generally supportive of sport hosting when impacts—such as traffic, congestion, and facility access—are well managed and clearly communicated. Predictability and transparency are key to maintaining trust and support.

WHAT THIS MEANS

Richmond is seen as a strong and credible sport hosting community with a solid foundation to build from. The opportunity ahead is to continue to be increasingly deliberate—focusing on the events that fit Richmond's current strengths, enhancing coordination across partners, and supporting the people and organizations delivering events on the ground.



Continued success will depend on balancing event activity with community access, volunteer capacity, and rising costs with the improvement of the overall event experience, and making clear, consistent choices about where Richmond can compete most effectively.

The message from the community is clear: Richmond's approach to sport hosting should continue to build off its strong foundation—focusing on events, delivered in a way that strengthens the community experience and respects how residents live, play, and access their city.

KEY TRENDS SHAPING SPORT HOSTING IN CANADA

Sport hosting is evolving quickly, shaped by changes in how events are designed, how participants travel, and how destinations compete to host them. Across Canada and globally, communities are taking a more targeted approach—focusing on the sport events they can best support, how they deliver them, and the value they generate for residents.



Sport hosting expectations are rising. Event organizers are seeking destinations that offer not only state-of-the-art facilities, but also coordinated delivery, seasoned leadership teams, accessible accommodations, competitive pricing, and a strong overall participant and spectator experience.

Costs are increasing, financial incentives are playing a greater role in event selection, and competition between host communities is intensifying—particularly as municipalities invest in new infrastructure, create permanent positions for professional event delivery staff, and expand local hosting capacity.

For Richmond, these shifts are not incremental—they are redefining what it takes to compete. Understanding these trends is essential to making informed choices about where to focus, how to invest, and how to position the city to attract and deliver events that generate meaningful and measurable value. Among 100+ current industry trends, here are the top ten of note for Richmond:

1. **Continued Growth of Participant-Driven Sport Travel:** Amateur, youth, and club-based sport travel continues to dominate the sport tourism landscape, driven by frequent competitions, team-based travel, and strong family involvement.

   Opportunity for Richmond: This segment offers consistent volume and repeat visitation, supported by clear prioritization and capacity management to ensure alignment with facility availability and community use.

2. **Increasing Reliance on Financial Incentives and Bid Contributions:** Event hosting success is increasingly influenced by the level of financial support offered by host communities. This includes direct bid fees, hosting grants, facility subsidies, and in-kind contributions, particularly in the face of rising event costs. For many high-profile and even mid-tier events, the selection process has shifted toward competitive bidding environments where financial packages play a decisive role.

   Opportunity for Richmond: Event attraction is increasingly influenced by financial competitiveness, reinforcing the need for a clear, aligned funding approach to remain competitive with communities willing to invest.

3 **Greater Emphasis on Accommodation Availability and Affordability:** Event organizers are placing increased importance on access to room blocks, pricing alignment, and proximity between accommodations and venues.

Opportunity for Richmond: Richmond's strong accommodation base supports a strategic approach to managing seasonal and peak-period demand, including a greater focus on attracting events during shoulder and off-peak periods.

4 **Expansion of Sport-Related Meetings and Business Events:** Sport tourism is extending beyond competition to include conferences, annual meetings, training summits, and governance gatherings tied to the sport sector.

Opportunity for Richmond: This represents a high-value, underleveraged segment that Richmond is well positioned to capture through a targeted and deliberate approach to attraction.

5 **Increasing Expectations for Inclusive and Accessible Hosting:** Accessibility, inclusion, and equitable sport event planning and delivery are becoming an expectation to maximize participant and spectator experience and comfort.

Opportunity for Richmond: Accessibility is now a baseline expectation—destinations that consistently deliver inclusive environments, supported by strong policy and funding, are well positioned to win bids and deliver successful events.

6 **Intensifying Competition Among Host Communities:** More municipalities and regions are investing in sport hosting strategies, facilities and infrastructure, enhanced amenities and event delivery capabilities, increasing competition for events at all levels.

Opportunity for Richmond: As other municipalities invest in new and enhanced facilities and strengthen their hosting strategies, maintaining competitiveness will require Richmond to continue evolving its approach—including targeted investment in facilities and infrastructure that support long-term hosting capacity, and sports and events that best align with Richmond's strengths.

7 **Growing Demand for Measurable Economic and Community Impact:** Funders, partners, and governments are increasingly expecting destinations to demonstrate the economic, social, and community outcomes of sport hosting.

Opportunity for Richmond: Richmond will need to continue to prioritize data collection and reporting that demonstrates the value of sport hosting.

8 **Shift Toward Experience-Driven Sport Events:** Participants and spectators are seeking more than competition, with growing interest in events that incorporate cultural, culinary, and community experiences.

Opportunity for Richmond: Event experience is becoming a competitive factor, with integrated cultural and community elements supporting longer stays and increased visitor spend.

9 **Increasing Pressure on Facility Capacity and Scheduling:** As demand increases, municipalities can face a direct trade-off between event hosting and community access—requiring clear decisions about which events to prioritize to avoid displacing local users and overextending facility capacity.

Opportunity for Richmond: Capacity constraints are shaping how events are prioritized and scheduled, reinforcing the need for coordinated planning, clear prioritization, and a long-term approach to managing and expanding capacity.

10 **Shift Toward Regional Collaboration in Event Hosting:** There is a growing trend toward collaborative, multi-jurisdictional approaches to hosting, where neighbouring communities work together to attract and deliver events.

Opportunity for Richmond: Collaboration creates access to larger and more complex events and reinforces the importance of clear positioning and defined roles to ensure Richmond can lead where it is best positioned.

These trends are actively shaping the opportunities and constraints facing communities across Canada, making it essential to understand Richmond's position within an increasingly competitive and evolving sport hosting landscape.



SWOT ANALYSIS

The following analysis provides a snapshot of Richmond's sport hosting landscape—highlighting key strengths to build on and areas that may influence future growth and competitiveness.

STRENGTHS

- Strategic gateway location; home to Vancouver International Airport (YVR)
- Well-connected geography with clustered venues, hotels, attractions, and services
- Olympic legacy infrastructure and strong credibility within the sport system
- High-quality sport facilities anchored by the Richmond Olympic Oval
- Proven track record of hosting provincial, national, and international sport events
- Strong alignment across municipal, tourism, business, and sport partners
- Diverse accommodation inventory supporting a range of event types
- Multicultural, engaged community supporting sport participation and visitation
- Perceived community safety relative to other municipalities across Canada

WEAKNESSES

- Capacity pressures across select sport venues
- Limited mid-sized spectator venues (1500+ spectators)
- No large-sized spectator venues (2500+ spectators)
- No meeting / conference space for more than 800 participants
- Traffic, parking, transit connections, and logistics constraints at high-demand venues
- Short funding and planning cycles can limit long-term event attraction strategies
- Funding structure and strategy has not been updated since 2016
- Volunteer capacity and availability vary across sports and event cycles

OPPORTUNITIES

- Increased global and regional visibility driven by major events (e.g., 2023 CARHA)
- Growing demand for participant-driven, youth, and amateur sport events
- Opportunity to better align event attraction with shoulder and off-peak demand periods
- Evolving expectations for inclusive, accessible, and diverse sport hosting environments
- Advancements in data, measurement, and reporting to demonstrate event impact
- Potential to strengthen regional collaboration across Metro Vancouver destinations
- Opportunity to optimize and maximize use of existing facilities and infrastructure
- Growing interest in experiential and community-integrated sport events
- Continued investment in sport hosting infrastructure
- Enhanced event experiences supports longer stays and greater visitor engagement
- Increased investment and evolving sport event funding approaches across Canada

THREATS

- Rapidly increasing competition from sport host communities across Canada
- Communities investing in state-of-the-art sport facilities
- Rising costs across labour, accommodation, logistics, and event delivery
- Increasing expectations for competitive accommodation pricing and overall value
- Capacity ceilings limiting ability to scale event volume
- Volunteer fatigue and long-term sustainability challenges
- Community sensitivity to event-related impacts (traffic, disruption)
- Economic uncertainty affecting travel, participation, and sponsorship
- Climate variability impacting reliability of outdoor events

SWOT INSIGHT: Richmond's sport hosting ecosystem is well-established, coordinated, and competitively positioned. Continued success will depend on prioritization by sport and by event, coordinated planning between partners, maintaining local resident support, and managing capacity and cost pressures within a growing and competitive marketplace.



WHY NOW?

KEY FACTS ABOUT SPORT TOURISM

Sport tourism is one of the fastest growing and most resilient segments of the global tourism industry, consistently rebounding faster than leisure or corporate travel following disruptions. (*UNWTO, 2024)*

Globally, sport tourism represents approximately 10–12% of total tourism spending, with the market projected to reach USD $1.3–$1.8 trillion by 2030–2032. *(UNWTO; Allied Market Research, 2024–2025)*

Tourism contributes approximately $60-$70 billion annually to Canada's GDP when including total economic impacts. Sport tourism spending in Canada is higher than the global average, estimated to be approximately 17% of total tourism spending (~$11.5B), a significant jump from the conservative estimate of $7.4 billion annually. *(Statistics Canada; Conference Board of Canada; Destination Canada)*

Major sport events in Canada generate over $1 billion CAD annually in economic impact, driven by national and international competitions.

Sport tourists spend 2–3 times more per trip than typical leisure tourists, reflecting longer stays, team travel, and higher per-visit expenditures. *(UNWTO; Destination Canada, 2024)*

Amateur and youth sport events account for over 70% of sport events in Canada, providing consistent, year-round visitation across communities. *(Sport Tourism Canada, 2023–2024)*

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STRATEGIC DIRECTIONS

FOCUSED PRIORITIES TO GUIDE SPORT HOSTING IN RICHMOND

The strategic directions defined in the following pages illustrate how Richmond can strengthen its approach to sport hosting—focusing effort, aligning partners, and supporting how events are attracted and delivered. Together, they build on Richmond's strong foundation and advance a coordinated and performance-driven approach.

1. **Define sports and events best aligned with Richmond's sport hosting strengths**
2. **Position Richmond as "Canada's Sport Business Capital"**
3. **Leverage hotels and meeting spaces for sport events**
4. **Establish Richmond as a leading host for accessible and parasport events**
5. **Attract and anchor sport organizations and training environments**
6. **Explore opportunities for facility investment and sport hosting partnerships**
7. **Enhance coordination and delivery across the sport hosting system**

The following section highlights the details of each strategic direction, including a detailed description of the strategic direction, why the strategic direction matters in Richmond, as well as short-term actions Richmond can take to kick start this strategy.

A full action plan inclusive of short-term, mid-term, and long-term actions can be found in *Appendix 1: Action Plan*.



STRATEGIC DIRECTION #1

DEFINE SPORTS AND EVENTS BEST ALIGNED WITH RICHMOND'S SPORT HOSTING STRENGTHS

OVERVIEW

Establish clear and consistent sport hosting priorities for sports and event types best aligned with Richmond's facilities, infrastructure, and delivery strengths. This includes concentrating on high-participation and facility-aligned sports with a strong local participation base or demographic alignment—racquet sports, indoor court sports, field sports (e.g., soccer, rugby, ultimate, etc.), diamond sports, as examples.

This prioritization allows Richmond to also target event formats—such as mid-sized, multi-site tournaments or small multi-sport games—that can be delivered effectively and generate strong community and economic benefits. This approach supports more consistent decision-making and ensures that hosting efforts are directed toward opportunities where Richmond can deliver strong community and economic outcomes.

WHAT THIS LOOKS LIKE IN PRACTICE

- Prioritize sport categories aligned with Richmond's facilities and participation base: *Concentrate on racquet sports, indoor court sports, field sports, diamond sports, arena sports, aquatic sports, and other activities that align with existing infrastructure and local demand.*
- Target event formats suited to Richmond's venue network: *Emphasize mid-sized, multi-site tournaments, league-based competitions, and small multi-sport games that can be delivered effectively across multiple facilities.*
- Apply a consistent "fit" lens to event attraction and selection: *Assess opportunities based on alignment with facilities, facility capacity, accommodation availability, event duration, and overall community impact.*
- Align partners around shared sport and event priorities: *Establish a common understanding across the City, Richmond Sport Hosting, facility operators, and local sport organizations to guide decision-making.*
- Establish a more structured and forward-looking event pipeline: *Improve visibility into upcoming opportunities through shared planning tools, coordinated calendars, and earlier engagement with event rights holders.*

WHY THIS MATTERS FOR RICHMOND

- Responds directly to input from local sport organizations seeking clearer direction on which events Richmond is pursuing and supporting
- Strengthens alignment between event activity and Richmond's existing facility base, helping manage capacity and scheduling pressures
- Supports more consistent and predictable event opportunities for local sport organizations and partners
- Improves the quality and fit of events, leading to stronger delivery experiences for participants and organizers
- Reinforces Richmond's credibility with event rights holders by demonstrating a clear and consistent hosting approach

SHORT-TERM ACTIONS

- Confirm and formalize priority sport categories and event formats
- Develop and implement a consistent event "fit" framework
- Audit existing event portfolio to identify "high fit" events to retain or grow
- Strengthen relationships with sport organizations and event rights holders in priority sports
- Communicate priorities to event organizers and partners
- Establish a shared event calendar



STRATEGIC DIRECTION #2

POSITION RICHMOND AS "CANADA'S SPORT BUSINESS CAPITAL"

OVERVIEW

Position Richmond as a national hub for sport-related business activity by leveraging its position as home to the Vancouver International Airport, strong hotel and meeting space inventory, established sport infrastructure, and network of ancillary suppliers and services. This includes attracting sport organization meetings, conferences, and leadership gatherings, as well as industry events.

This approach complements Richmond's sport hosting activity by expanding its role within the sport system—supporting a broader mix of year-round tourism activity. This approach raises Richmond's visibility and credibility within the sport sector, and strengthening relationships with national and international sport event rights holders.

WHAT THIS LOOKS LIKE IN PRACTICE

- Target sport-related meetings and industry events aligned with Richmond's strengths: *Focus on national and provincial sport organization meetings, annual general meetings, technical conferences, and leadership gatherings that benefit from accessibility and hotel-based venues.*
- Leverage hotel and meeting infrastructure as primary hosting assets: *Position Richmond's concentrated hotel inventory and meeting spaces as a competitive advantage for sport business events requiring integrated accommodation and function space.*
- Strengthen Richmond's visibility within the sport system: *Proactively engage with sport governing bodies, event rights holders, and industry networks to position Richmond as a preferred host for sport business activity.*
- Align partners around a consistent positioning and value proposition: *Coordinate messaging and outreach across Richmond Sport Hosting and sector partners.*
- Integrate sport business activity into broader destination development efforts: *Align sport business attraction with tourism, economic development, and major event strategies to support year-round activity.*
- Establish a pipeline of recurring and repeatable sport business events: *Prioritize opportunities that can return on a regular basis and build longer-term relationships within the sport sector.*

WHY THIS MATTERS FOR RICHMOND

- Builds on Richmond's strong hotel inventory and position as home to the Vancouver International Airport—key advantages identified through engagement
- Responds to interest in attracting more year-round activity beyond competition-based events
- Creates additional opportunities for accommodation providers and local businesses, particularly during off-peak periods
- Strengthens relationships with provincial and national sport organizations, supporting future event attraction
- Expands Richmond's role within the sport system beyond hosting competitions

SHORT-TERM ACTIONS

- Refine Richmond's value proposition as "Canada's Sport Business Capital"
- Identify priority sport organizations and industry events aligned with Richmond's value proposition
- Align partners on messaging, roles and approach to attracting sport business activity
- Initiate targeted outreach to key sport organizations, rights holders, and sector partners
- Integrate sport business activity into broader tourism planning and marketing



STRATEGIC DIRECTION #3

LEVERAGE HOTELS AND MEETING SPACES FOR SPORT EVENTS

OVERVIEW

Position hotels and conference spaces as active sport hosting venues by targeting events that can be delivered in flexible, non-traditional environments. Build on Richmond's concentration of accommodation and meeting space to attract competitions, tournaments, and sport-related gatherings that generate room nights and support local businesses.

This approach builds on Richmond's hotel infrastructure to support a broader mix of event formats and more consistent, year-round hosting activity.

WHAT THIS LOOKS LIKE IN PRACTICE

- Target event types suited to hotel and flexible environments: *Focus on competitions and gatherings such as combat sports, racquet sports, dance and performance-based events, and sport-related showcases that can be delivered in ballroom and multi-purpose spaces.*
- Position hotels as active hosting venues, not just accommodation: Work with hotel partners to identify, pursue, and support events that can be fully or partially delivered within hotel-based settings.
- Align event timing with hotel availability: *Prioritize opportunities that fit within shoulder and off-peak periods to better utilize available room inventory and function space.*
- Strengthen coordination between hotels and sport partners: *Improve alignment between accommodation providers, event organizers, and Richmond Sport Hosting to support integrated event delivery.*
- Incorporate hotel-based hosting into Richmond's event attraction approach: *Consistently position hotel and meeting space capacity as part of Richmond's overall sport hosting offering.*



WHY THIS MATTERS FOR RICHMOND

- Builds on Richmond's strong hotel inventory and meeting space capacity—identified as a key competitive advantage
- Responds to opportunities to better utilize underused capacity during shoulder and off-peak periods
- Expands the range of events Richmond can host without requiring additional sport-specific infrastructure
- Creates additional opportunities for accommodation providers and local businesses
- Strengthens alignment between the tourism sector and sport hosting activity

SHORT-TERM ACTIONS

- Identify event types suited to hotel and flexible venue environments
- Engage hotel partners to confirm interest, capacity, and alignment
- Align event timing with hotel availability and demand patterns
- Establish coordination mechanisms between hotels and sport partners
- Integrate hotel-based hosting into event attraction and positioning



STRATEGIC DIRECTION #4

ESTABLISH RICHMOND AS A LEADING HOST FOR ACCESSIBLE AND PARASPORT EVENTS

OVERVIEW

Position Richmond as a leading destination for accessible and parasport events by building on its existing facilities, infrastructure, and experience in inclusive sport delivery. This includes attracting regional, provincial, and national parasport competitions, as well as small multi-sport games—such as Special Olympics and other inclusive sport events—that align with Richmond's venue network, including ice facilities and the Richmond Olympic Oval.

This approach builds on the City's broader commitment to equity, diversity, inclusion, and accessibility (EDIA), aligning sport hosting with EDIA priorities while leveraging Richmond's climate, accessibility, and geography to support inclusive participation and event delivery. This strategic direction also links to the Richmond Tourism Master Plan's strategic goal "to enhance connectivity and provide barrier-free access for all ages and abilities".

WHAT THIS LOOKS LIKE IN PRACTICE

- Target parasport events and inclusive multi-sport games aligned with Richmond's strengths: *Focus on regional, provincial, and national parasport competitions and small multi-sport games that can be delivered across venues such as the Richmond Olympic Oval and local ice facilities.*
- Leverage key facilities to support accessible event delivery: *Position the Olympic Oval, ice venues, and multi-use facilities as core assets for hosting inclusive and parasport events.*
- Align venues, accommodations, and services to promote enhanced access: *Ensure event planning considers accessibility across facilities, hotels, transportation, and participant services.*
- Strengthen relationships within the parasport system: *Engage with parasport organizations, provincial and national bodies, and inclusive sport networks to support event attraction and delivery.*
- Build awareness and capacity across partners for inclusive hosting: *Support knowledge-sharing, training, and alignment to strengthen the delivery of accessible sport events.*



WHY THIS MATTERS FOR RICHMOND

- Builds on input from partners highlighting Richmond's strengths in accessibility, facilities, and inclusive community planning
- Aligns directly with the City's equity, diversity, inclusion, and accessibility (EDIA) priorities and broader commitment to inclusion
- Responds to interest in expanding inclusive and accessible sport opportunities across the community
- Establishes a distinctive position within the sport hosting landscape
- Strengthens relationships with parasport organizations and inclusive sport partners
- Reflects Richmond's diverse population and interest in inclusive programming and events

SHORT-TERM ACTIONS

- Identify priority parasport events and multi-sport opportunities aligned with Richmond's facilities and hosting capabilities
- Assess accessibility across venues, accommodations, and transportation to identify key strengths and gaps
- Engage parasport organizations and partners to support event attraction
- Align partners on a coordinated approach to accessible and inclusive event hosting
- Integrate accessibility considerations into event planning, evaluation, and delivery processes



STRATEGIC DIRECTION #5

ATTRACT AND ANCHOR SPORT ORGANIZATIONS AND TRAINING ENVIRONMENTS

OVERVIEW

Position Richmond to attract and support provincial and national sport organizations (PSOs and NSOs), as well as training environments aligned with its priority sport categories and facility strengths. This includes enabling opportunities for administrative presence, recurring training activity, and high-performance environments that can be sustained through Richmond's accessibility, accommodation base, and venue network.

While there is a near-term opportunity to advance indoor court and field-based sport environments at scale, Richmond will remain open to opportunities across a broader range of sports that align with its infrastructure, community priorities, and overall sport hosting strategy. This direction represents a longer-term strategic choice—working with partners to create the conditions for sustained sport system presence in Richmond, including alignment across partners, services, and existing and emerging facility opportunities that support growth over time.

WHAT THIS LOOKS LIKE IN PRACTICE

- Target PSOs and NSOs aligned with Richmond's priority sport categories: *Focus on organizations whose programming, events, and training needs align with the sport categories identified in Direction #1.*
- Support administrative presence and recurring training activity: *Pursue opportunities for organizations to establish a regular presence through training programs, camps, and administrative functions.*
- Leverage existing facilities to support training and development: *Utilize the Richmond Olympic Oval, ice facilities, and multi-use venues as anchors for ongoing sport activity.*
- Advance opportunities with long-term potential for system presence: *Work with partners to explore opportunities—particularly in court and field-based sports—that support sustained engagement over time.*
- Integrate organizational presence into the broader hosting strategy: *Align training, administration, and sport system activity with event attraction and delivery.*

WHY THIS MATTERS FOR RICHMOND

- Responds to interest from sport organizations exploring training, programming, and administrative presence
- Builds on Richmond's accessibility, accommodation base, and existing facilities as a foundation for year-round sport activity
- Supports more consistent utilization of facilities beyond event-based hosting
- Strengthens Richmond's role within the provincial and national sport system
- Positions Richmond as a location for both competition and preparation

SHORT-TERM ACTIONS

- Identify priority sport partners and training opportunities aligned with Richmond's facilities
- Assess facility availability to support training and residency opportunities
- Align partners on a coordinated approach to supporting long-term presence
- Engage provincial / national sport organizations to assess interest in "anchoring" in Richmond



STRATEGIC DIRECTION #6

EXPLORE OPPORTUNITIES FOR FACILITY INVESTMENT AND SPORT HOSTING PARTNERSHIPS

OVERVIEW

Enable and support a coordinated and partnership-driven approach to facility investment that expands Richmond's capacity to support sport hosting and year-round sport activity. This includes working with community partners and sport organization to explore opportunities for facility development and investment that support community needs and sport hosting opportunities.

This direction represents a long-term strategic choice to work with private, community, and sport partners to deliver facility solutions that complement existing public infrastructure. This includes exploring shared-use models, privately led developments, and the conversion of large-format spaces to support high-participation sport and event hosting at scale.

This opportunity is further strengthened by a series of upcoming global sport events in North America—including the FIFA World Cup 2026, the 2028 Summer Olympics, and future Rugby World Cups—which are expected to increase demand for training environments, acclimatization locations, event-ready facilities, and regional hosting capacity across the West Coast.

This strategic direction also links to the Tourism Richmond Masterplan's strategic goal to enhance connectivity and accessibility by creating a seamlessly connected destination that prioritizes multi-model, barrier-free access and sustainable transportation.

WHAT THIS LOOKS LIKE IN PRACTICE

- Signal priority facility needs aligned with sport hosting demand: *Identify and communicate gaps in sport infrastructure and flexible event space aligned with the sports and formats identified in Strategic Direction #1.*
- Advance scalable indoor and outdoor facility opportunities: *Support the development of large-format environments that can accommodate tournaments, training, and concurrent events.*
- Enable private sector and partner-led facility development: *Work with developers, operators, and sport organizations to explore and advance shared-use, revenue-generating, and privately led facility models.*
- Facilitate coordination across partners and opportunities: *Connect municipal, sport, tourism, and private sector stakeholders to support aligned planning, investment, and delivery.*
- Integrate new and partner-led facilities into the sport hosting system*: Ensure emerging infrastructure—whether publicly or privately delivered—is aligned with event attraction, scheduling, and long-term hosting priorities.*

WHY THIS MATTERS FOR RICHMOND

- Responds to identified facility capacity constraints and increasing demand for court, field and flexible event space
- Builds on interest from private, sport, and development partners in advancing new facility opportunities
- Positions Richmond to capture regional demand associated with amjor international events and related training activity
- Expands Richmond's ability to host larger, concurrent, and more complext events
- Supports long-term growth in sport hosting without relying solely on public investment

SHORT-TERM ACTIONS

- Identify near-term facility improvements and operational enhancements to strengthen event delivery and participant experience
- Identify and prioritize facility gaps aligned with sport hosting and community sport needs
- Inform facility development planning processes with sport hosting needs and considerations
- Signal priority areas for facility investment to partners, operators and developers
- Engage private sector, community, and sport partners to explore investment, partnership and shared-use opportunities
- Establish clear processes to evaluate and advance facility investment and partnership opportunities



STRATEGIC DIRECTION #7

ENHANCE COORDINATION AND DELIVERY ACROSS THE SPORT HOSTING SYSTEM

OVERVIEW

Enhance how Richmond's sport hosting system operates by strengthening coordination across partners, clarifying roles and responsibilities, and aligning the processes that support event attraction and delivery.

This direction strengthens Richmond Sport Hosting's role as a primary point of entry and focuses on how the system functions as a whole—ensuring that communication, decision-making, facility access, and funding mechanisms are well aligned across organizations. This includes evaluating existing sport hosting funding and grant programs to ensure they are aligned, clearly defined, and effectively support event attraction and delivery across the system.

WHAT THIS LOOKS LIKE IN PRACTICE

- Strengthen a consistent entry point into the sport hosting system: *Build on Richmond Sport Hosting's role as a central interface for event organizers and enhance visibility across the event pipeline.*
- Enhance coordination and information sharing across partners: *Support early alignment on opportunities and improve visibility across sport, tourism, and accommodation partners.*
- Align timelines and decision-making across the system: *Improve coordination between funding, facility scheduling, and event planning to support timely and effective delivery.*
- Improve consistency in facility access and allocation: *Work collaboratively with facility operators, associations, and partners to support a more coordinated approach to space allocation.*
- Strengthen support for local sport organizations: *Enhance access to shared resources, coordination support, and aligned funding to support event delivery.*
- Continue to evolve funding and grant programs: *Improve clarity, alignment, and competitiveness of funding tools to support priority events and maximize impact.*

WHY THIS MATTERS FOR RICHMOND

- Builds on feedback from local sport organizations and partners seeking continued alignment and coordination across the system
- Supports more efficient and consistent event attraction and delivery
- Enhances visibility and coordination across partners and opportunities
- Improves the experience for event organizers working within Richmond's hosting environment
- Strengthens Richmond's reputation as a well-coordinated and reliable host community
- Supports the continued evolution of funding programs to remain competitive and impactful

SHORT-TERM ACTIONS

- Review program governance and clarify roles and responsibilities across Richmond Sport Hosting, City of Richmond, Tourism Richmond, facility operators, and hotel partners
- Review and update funding model and sport hosting incentive grant program
- Launch a shared event calendar across local sport organizations, facilities, and key partners
- Strengthen Richmond Sport Hosting's role as a primary entry point for event organizers with clear intake, triage and referral processes
- Explore opportunities to align facility allocation processes across all City facilities
- Provide local sport organizations with shared tools, templates, and coordination support to deliver events
- Establish a coordinated process for tracking and reporting out on sport hosting outcomes including visitation, participation, and economic impact metrics.



CONCLUSION

Richmond is well positioned to strengthen its role as a leading sport hosting destination. With its facilities, accessibility, strong accommodation base, and experienced partners, the city has the foundation to attract and deliver a wide range of events that benefit both residents and visitors.

This strategy sets a clear direction—focusing on the sports, events, and opportunities that align with Richmond's strengths, while further strengthening coordination and clarity in how events are selected and delivered. It also reflects a commitment to balancing community access with event activity, ensuring that sport hosting continues to enhance quality of life across the city.

Looking ahead, success will depend on continued collaboration, clear priorities, and a shared commitment to delivering high-quality experiences. By building on what already exists and focusing on where it can lead, Richmond can grow its sport hosting activity in a way that is sustainable, inclusive, and aligned with its long-term vision.



PARTICIPATING COMMUNITY GROUPS AND LEADERS:

We would like to thank the organizations and local sport leaders who generously donated their time to participate in interviews / surveys, and generously shared their insights, which helped inform the development of this strategy, including:

- BC Fencing Association
- BC Soccer
- BC Wheelchair Sports Association
- Bhullar Wresting Club
- City Centre Community Association
- Connaught Figure Skating
- Defy Gravity Dance Company Inc
- Dolphin Classic
- Drive Basketball
- East Richmond Community Association
- Fusion FC
- Hamilton Community Association
- JM SportHorse
- Kajaks Track & Field Club
- KidSport
- Kigoos Swim Club
- Minoru Seniors Society
- Nation's Cup
- Pinnacle Cheer
- Raincity Boxing & Fitness
- Richmond Air Attack Volleyball Club
- Richmond Aquatics Advisory Board
- Richmond Arenas Community Association
- Richmond (Vancouver) Ultimate
- Richmond Ball Hockey Association
- Richmond Chess Champions
- Richmond City Baseball
- Richmond Cricket Club
- Richmond Dragon Boat
- Richmond Golf & Tennis Country Club
- Richmond Gymnastics Association
- Richmond Hotel Destination Association
- Richmond Jets Minor Hockey Association
- Richmond Lacrosse
- Richmond Lawn Bowling
- Richmond Olympic Oval
- Richmond Pickleball Association
- Richmond Raiders Football
- Richmond Rapids Swim Club
- Richmond Ravens Female Hockey Association
- Richmond Ringette
- Richmond Rockets
- Richmond Rod & Gun Club
- Richmond Rugby Football Club
- Richmond School District #38
- Richmond Sockeyes Junior A Hockey Club
- Richmond Softball Association
- Richmond Sport Hosting
- Richmond Sports Council
- Richmond United FC
- Richmond Winter Club
- Sea Island Community Association
- South Arm Community Association
- Split Second Basketball
- Steveston Community Society
- Supra Soccer
- Tennis BC
- The Dugout Club
- Thompson Community Association
- TSS Football Club
- Vancouver Airport Marriott
- Volleyball BC
- West Richmond Community Association
- Wings Badminton Club

APPENDIX 1

ACTION PLAN

ACTION PLAN

To support implementation, the following action plan provides a snapshot to advancing the strategic directions across short-, medium-, and long-term horizons. This structure is designed to prioritize early wins, build organizational capacity, and guide sustained investment over time. Short-term actions focus on foundational initiatives and immediate opportunities, medium-term actions advance key priorities and partnerships, and long-term actions position Richmond for continued growth and competitiveness in sport hosting.

Strategic Direction #1: Define Sports and Events Best Aligned with Richmond's Sport Hosting Strengths	
Short-Term Actions (0-12 months)	• Confirm and formalize priority sport categories and event formats • Develop and implement a consistent event "fit" framework • Audit existing event portfolio to identify "high fit" events to retain or grow • Strengthen relationships with sport organizations and event rights holders in priority sports • Communicate priorities to event organizers and partners
Mid-Term Actions (1-3 Years)	• Apply the event evaluation framework consistently across all event attraction and hosting decisions • Track and assess event performance across economic, facility use, and community impact metrics • Refine priority sports and event formats based on performance, demand, and system capacity • Build a multi-year pipeline of repeat and returning events aligned with priority areas • Align facility scheduling and allocation practices with priority events and hosting windows
Long-Term Actions (4-5+ Years)	• Regularly review and update priority sports and event focus areas to reflect evolving market conditions and community priorities • Work to position and establish Richmond as a preferred sport host destination for select sports and event formats • Integrate sport and event priorities into long-term facility planning and investment decisions • Expand into new sports or event types where Richmond develops a competitive advantage • Use performance data to continuously refine event selection and maximize overall impact • Create and embed a criteria-based approach to event attraction across all partners / decision-makers

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Strategic Direction #2: Position Richmond as "Canada's Sport Business Capital"	
Short-Term Actions (0-12 months)	• Refine Richmond's value proposition as "Canada's Sport Business Capital" • Identify priority sport organizations and industry events aligned with Richmond's value proposition • Align partners on messaging, roles and approach to attracting sport business activity • Initiate targeted outreach to key sport organizations, rights holders, and sector partners • Integrate sport business activity into broader tourism planning and marketing
Mid-Term Actions (1-3 Years)	• Attract and secure sport organization meetings, conferences, and leadership events • Build a multi-year pipeline of recurring sport business events and gatherings • Strengthen relationships with national and provincial sport organizations and sector leaders • Refine positioning and value proposition based on market response and performance • Align hotel, venue, and partner offerings to better support sport business activity • Increase visibility of Richmond within the sport sector through consistent presence and promotion
Long-Term Actions (4-5+ Years)	• Establish Richmond as a recognized destination for sport business activity within Canada • Attract high-profile, national-level sport conferences and industry events • Sustain a consistent calendar of annual and repeat sport business events • Integrate sport business activity as a core component of Richmond's visitor economy • Expand partnerships across the sport, tourism, and business sectors to support continued growth • Embed sport business positioning into long-term tourism strategies

Strategic Direction #3: Leverage Hotels and Meeting Spaces for Sport Events	
Short-Term Actions (0-12 months)	• Identify event types suited to hotel and flexible venue environments • Engage hotel partners to confirm interest, capacity, and alignment • Align event timing with hotel availability and demand patterns • Establish coordination mechanisms between hotels and sport partners • Integrate hotel-based hosting into event attraction and positioning
Mid-Term Actions (1-3 Years)	• Attract and secure events aligned with hotel and meeting space capabilities • Refine and standardize coordination between hotel partners and the sport hosting system • Expand the range and volume of events delivered in hotel-based environments • Develop integrated hosting approaches that align accommodations, venues, and services • Strengthen alignment between event timing and hotel availability across the calendar • Promote successful hotel-based events to build credibility and attract similar opportunities
Long-Term Actions (4-5+ Years)	• Establish hotel and meeting spaces as a core and recognized component of Richmond's hosting model • Sustain a consistent pipeline of events aligned with accommodation-based delivery • Through collaboration with sport hosting partners, work to increase competitiveness for flexible-format and non-traditional sport events • Collaborate and enhance communication processes to maximize utilization of hotel infrastructure across peak and non-peak periods • Integrate hotel-based hosting into long-term sport tourism and destination strategies • Continuously refine event selection and delivery approaches based on performance and demand

Strategic Direction #4: Establish Richmond as a Leading Host for Accessible and Parasport Events	
Short-Term Actions (0-12 months)	• Identify priority parasport events and multi-sport opportunities aligned with Richmond's facilities and hosting capabilities • Assess accessibility across venues, accommodations, and transportation to identify key strengths and gaps • Engage parasport organizations and partners to support event attraction • Align partners on a coordinated approach to accessible and inclusive event hosting • Integrate accessibility considerations into event planning, evaluation, and delivery processes
Mid-Term Actions (1-3 Years)	• Inform facility improvement planning processes to address priority accessibility gaps across venues and accommodations where feasible • Actively attract and host regional and provincial parasport events • Strengthen partnerships with parasport organizations and governing bodies • Build capacity among staff, volunteers, and partners to support inclusive event delivery • Refine coordination across venues, accommodations, and services to improve accessibility outcomes • Promote Richmond's accessibility strengths to support event attraction and positioning
Long-Term Actions (4-5+ Years)	• Continue to work to establish Richmond as a recognized destination for accessible and parasport events • Attract national-level parasport competitions and high-profile inclusive events • Advocate for accessibility standards as a minimum baseline across all sport hosting activities • Sustain strong relationships within the parasport system to support ongoing event attraction • Continuously improve accessibility across facilities, accommodations, and services • Integrate accessibility and inclusion into long-term sport hosting and community development strategies

Strategic Direction #5: Attract and Anchor Sport Organizations and Training Environments	
Short-Term Actions (0-12 months)	• Identify priority sport partners and training opportunities aligned with Richmond's facilities • Assess facility availability to support training and residency opportunities • Align partners on a coordinated approach to supporting long-term presence • Engage provincial / national sport organizations to assess interest in "anchoring" in Richmond
Mid-Term Actions (1-3 Years)	• Attract and secure training camps, seasonal residencies, and partial organizational presence • Strengthen relationships with key sport organizations and governing bodies • Align facilities, accommodations, and services to better support training environments • Refine + promote Richmond's offering based on successful training + residency experiences • Increase utilization of facilities through year-round training and organizational activity • Support coordination across partners to deliver consistent + effective training environments
Long-Term Actions (4-5+ Years)	• Establish sustained presence of select sport organizations + training environments in Richmond • Position Richmond as a preferred location for both competition and preparation within the sport system • Expand year-round sport activity through ongoing training, camps, + organizational presence • Strengthen Richmond's role within provincial and national sport systems • Integrate training and organizational presence into long-term facility and hosting planning • Sustain and grow partnerships that support ongoing sport system engagement and activity

Strategic Direction #6: Explore Opportunities for Facility Investment and Sport Hosting Partnerships	
Short-Term Actions (0-12 months)	• Identify near-term facility improvements and operational enhancements to strengthen event delivery and participant experience • Identify and prioritize facility gaps aligned with sport hosting and community sport needs • Inform facility development planning processes with sport hosting needs and considerations • Signal priority areas for facility investment to partners, operators and the development community • Engage private sector, community, and sport partners to explore investment, partnership and shared-use opportunities • Establish clear processes to evaluate and advance facility investment and partnership opportunities
Mid-Term Actions (1-3 Years)	• Advocate for the advancement of priority facility enhancement and modernization projects that strengthen hosting capabilities and community use • Support partnership-based facility developments across public, private, non-profit, and education sectors where feasible • Collaborate to identify, communicate and support opportunities to improve hosting readiness and efficiencies through improvements to accessibility, technology, athlete services and spectator experience • Better integrate schools, hotels, and privately operated venues into Richmond's hosting ecosystem
Long-Term Actions (4-5+ Years)	• Work to expand overall sport hosting capacity by informing partner-led facility development and shared-use models that facilitate increased hosting possibilities • Collaborate with partners within the Sport Hosting Ecosystem to enable the attraction and delivery of larger and concurrent events through increased infrastructure readiness • Collaborate to identify and maintain a diversified and adaptable mix of facilities aligned with evolving sport, event, and community needs • Strengthen Richmond's ability to attract recurring events, training environments, and sport organization presence • Continuously assess and identify facility gaps related to hosting to inform future facility planning

Strategic Direction #7: Enhance Coordination and Delivery Across the Sport Hosting System	
Short-Term Actions (0-12 months)	• Review program governance and clarify roles and responsibilities across Richmond Sport Hosting, City of Richmond, Tourism Richmond, facility operators, and hotel partners • Review and update funding model and sport hosting incentive grant program • Launch a shared event calendar across local sport organizations, facilities, and key partners • Strengthen Richmond Sport Hosting's role as a primary entry point for event organizers with clear intake, triage and referral processes • Explore opportunities to align facility allocation processes across all City facilities • Provide local sport organizations with shared tools, templates, and coordination support to deliver events • Establish a coordinated process for tracking and reporting out on sport hosting outcomes including visitation, participation, and economic impact metrics.
Mid-Term Actions (1-3 Years)	• Implement a coordinated event planning and delivery model across all system partners • Develop shared bid templates, operational playbooks, and hosting tools for consistent delivery • Integrate facility booking systems with event planning timelines and partner coordination • Strengthen hotel alignment through improved understanding of sport event needs and timing • Expand LSO support through shared staffing models, volunteer coordination, and services • Establish regular partner forums to coordinate upcoming events and resolve delivery challenges
Long-Term Actions (4-5+ Years)	• Operate a fully integrated sport hosting system across RSH, City, facilities, and partners • Enable faster, more competitive bid responses through aligned decisions, funding, and access • Use data to track event performance, system capacity, and economic and community impact • Position RSH as a recognized leader and convenor in regional and national hosting • Sustain strong hotel alignment to support repeat events and optimize occupancy • Continuously refine funding, processes, and coordination to meet evolving event demands • Balance high-quality event delivery with community access and resident experience

Attachment 2

205 South Tower, 5811 Cooney Rd
Richmond, British Columbia
Canada, V6X 3M1

604 821 5474
info@tourismrichmond.com

May 2026

Re: Richmond Sport Hosting Updated Strategy

On behalf of Tourism Richmond, I am pleased to offer our enthusiastic support for the Richmond Sport Hosting 2026-2031 Strategy. Richmond has established itself as a leader in sport hosting, building on the legacy of the 2010 Winter Olympic Games and the ongoing collaboration between our tourism, hotel, and sport sectors.

Sport hosting is a key driver of Richmond's tourism economy and a central focus of our Tourism Master Plan. The new strategy's emphasis on leveraging community assets, enhancing coordination, and prioritizing sustainable growth aligns perfectly with our vision for Richmond as a premier destination for sport events. We are particularly supportive of the strategy's focus on attracting events that align with our facilities and community priorities, as well as its commitment to accessible and inclusive sport hosting.

Tourism Richmond looks forward to continuing our partnership with Richmond Sport Hosting, local hotels, and sport organizations to ensure the successful delivery of events that benefit residents, athletes, and visitors alike. We are committed to supporting initiatives that enhance Richmond's reputation as Canada's Sport Business Capital and drive positive economic and social impacts for our community.

Sincerely,

Nancy Small
CEO, Tourism Richmond

Date: May 6, 2026

To Whom It May Concern,

On behalf of the Richmond Hotel Destination Association (RHDA), I am writing to affirm our full support for the Richmond Sport Hosting 2026-2031 Strategy. The RHDA recognizes the vital role that sport hosting plays in driving visitation, economic impact, and community pride in Richmond.

We are encouraged by the strategy's commitment to stronger coordination, data transparency, and alignment across partners. The focus on attracting the right events, supporting accessible and parasport hosting, and advancing facility investment will ensure Richmond remains at the forefront of sport tourism in Canada.

The RHDA is eager to collaborate on initiatives that enhance Richmond's competitiveness, improve the visitor experience, and deliver lasting benefits to our hotels and the broader community. We look forward to supporting the strategy's rollout and working together to achieve its ambitious goals.

Sincerely,

Franco Michielli

Franco Michielli
Executive Director
Richmond Hotel Destination Association

RICHMOND
HOTEL ASSOCIATION

May 15, 2026

RE: Richmond Sport Hosting 2026-2031 Strategy

To Whom It May Concern,

The Richmond Hotel Association is proud to express our strong support for the Richmond Sport Hosting 2026-2031 Strategy. Our member hotels have played a foundational role in Richmond's emergence as a sport hosting leader, and we remain committed champions and connectors for the city's sport hosting ecosystem.

The strategy's focus on leveraging hotel and meeting spaces for sport events, improving coordination, and supporting year-round activity is critical to our shared success. We particularly appreciate the emphasis on early communication, shared calendars, and coordinated planning, which will help maximize room night generation and support both peak and shoulder-season demand.

We look forward to working closely with our partners to ensure Richmond remains competitive as a host community and continues to deliver exceptional experiences for athletes, teams, and visitors. The Richmond Hotel Association is dedicated to supporting the strategy's implementation and advancing Richmond's position as a top sport event destination.

Sincerely,

Chris Perna
Chair
Richmond Hotel Association

Richmond Sports Council

May 15, 2026

Justine Cheng
Manager, Richmond Sport Hosting

Dear Justine,

Please be advised that the Richmond Sports Council hereby endorses the 2026–2031 Richmond Sport Hosting Strategy.

Further, it was agreed upon by the Richmond Sports Council board and members that this endorsement includes a few notations.

- Continued discussion on the Richmond Sport Hosting Incentive Grant Program structure and criteria
- Collective effort to track economic impact from local events
- Sharing of sport hosting visitation and participation levels to support Richmond Sport Council's data collection initiatives
- Ongoing dialogue related to facilities and access constraints

The Board of Directors of the Richmond Sports Council praise you, along with other City of Richmond and Richmond Olympic Oval staff, and the consultant, for your detailed and well-developed Strategy. We appreciate the engagement, transparency and collaborative approach shown to the Richmond Sports Council.

Regards,



Stuart Corrigal
Richmond Sports Council
Chair

"cc"
- RSC Board of Directors

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	June 1, 2026
From:	Roeland Zwaag General Manager, Engineering & Public Works	**File:**	02-0745-01/2026-Vol 01
Re:	**Award of Contract - 8562P - Provision of Traffic Control Services**		

Staff Recommendations

1. That Contract 8562P – Provision of Traffic Control Services be awarded for a three-year term commencing July 1, 2026, to Glen Traffic Solutions as the primary service provider and with United Traffic Control Ltd. and The Universal Group identified as the secondary and tertiary providers respectively, for the maximum total amount of contract of $3,230,600, excluding taxes, as described in the report titled "Award of Contract – 8562P – Provision of Traffic Control Services" dated June 1, 2026, from the General Manager, Engineering & Public Works; and

2. That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the contracts with Glen Traffic Solutions, United Traffic Control Ltd. and The Universal Group.

Executive Summary

This report presents the results of Request for Proposals (RFP) 8562P – Provision of Traffic Control Services. Traffic control services are required to support a variety of operational, maintenance, rehabilitation, capital, and emergency works occurring within active roadways throughout the City. The scope of work includes the preparation of Traffic Management Plans, the provision of Traffic Control Personnel, and the supply of traffic control equipment and materials required to maintain safe and compliant work zones.

A total of 16 proposals were received through the competitive procurement process and evaluated based on criteria including corporate capacity, equipment and service availability, demonstrated experience, sustainability, and overall cost and value. Based on the evaluation results, staff recommend awarding the contract to Glen Traffic Solutions as the primary service provider, with United Traffic Control Ltd. and The Universal Group identified as the secondary and tertiary providers, respectively. Due to the demand-based nature of these services, multiple service providers are required to ensure availability when required. The recommended contract is for a three-year term commencing July 1, 2026. The estimated total contract value for the three-year term is $3,230,600, excluding taxes, and will be funded through various capital and operating budgets.

Staff Report

Origin

The purpose of this report is to recommend the award of contract for traffic control services due to the current contract expiring. Traffic control services are required to support operational, maintenance and rehabilitation work of the City's infrastructure. This work often takes place within active roadways and requires traffic control services to direct vehicles and pedestrians in accordance with WorkSafeBC and Ministry of Transportation and Infrastructure requirements.

To engage qualified contractors for these services, the City issued a Request for Proposals (RFP) 8562P – Provision of Traffic Control Services on BC Bid which closed on April 16, 2026.

This report presents the outcome of the RFP process and recommends the award of contract to Glen Traffic Solutions as the primary service provider, with United Traffic Control Ltd. and The Universal Group identified as secondary and tertiary providers respectively.

Demand for traffic control services varies throughout the year and is dependent on the volume and nature of work being undertaken. Maintaining contracts with qualified traffic control service providers ensures the City has access to qualified personnel, equipment, and resources necessary to support both planned and emergency activities, while providing flexibility to respond to changing operational needs.

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

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

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

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

Analysis

The RFP invited qualified bidders to provide proposals for the provision of traffic control services in support of capital, maintenance and repairs. The scope of work includes the preparation of Traffic Management Plans, the provision of traffic control personnel, traffic control equipment and materials.

Consistent with past practice, the RFP advised bidders that the City intended to request traffic control resources from the highest ranked proponent as the primary service provider where possible. In the event the primary provider is unable to provide the requested resources for reasons such as short notice requests or availability constraints, the RFP advised that the City would engage the second-ranked and subsequently the third-ranked proponent as required.

Sixteen (16) proposals were received by the closing date from the following proponents:

- 4-Way Traffic Control Ltd.
- Argo Safety Services Ltd.
- ATS Traffic Ltd.
- BCRS Road Safe Inc.
- BCW Traffic Management Ltd.
- EagleGreen LLP
- Glen Traffic Solutions
- Gridlock Traffic Solutions
- Highway Traffic Management Company
- Lanesafe Traffic
- Metro Traffic Ltd.
- SPR Traffic Services Ltd.
- Tangerine Traffic Control
- The Universal Group
- Truenorth Flagging and Security Group Ltd.
- United Traffic Control Ltd.

The RFP required proponents to submit financial proposals for the services based on historical data and anticipated annual demand for services required during regular, evening and weekend hours. The RFP also stipulated fixed prices for the first year of the contract and escalation rates for subsequent terms.

Review Process

The evaluation results of the RFP are summarized in Table 1.

Table 1 – RFP Evaluation Results

Rank	Name of Proponent	Evaluation Score	Financial Proposal (based on estimated service hours required per annum)
1	Glen Traffic Solutions	93.33	$934,651
2	United Traffic Control Ltd.	83.61	$1,024,618
3	The Universal Group	83.17	$1,106,350
4	4-Way Traffic Control Ltd.	82.79	$944,890
5	BCW Traffic Management Ltd.	82.50	$935,360
6	Argo Safety Services Ltd.	81.49	$1,030,353
7	Metro Traffic Ltd.	80.22	$1,016,950
8	ATS Traffic Ltd.	78.24	$1,284,750
9	BCRS Road Safe Inc.	76.76	$1,056,720
10	EagleGreen LLP	76.41	$1,119,405

11	SPR Traffic Services Ltd.	74.86	$1,210,790
12	Lanesafe Traffic	72.47	$1,267,540
13	Truenorth Flagging and Security Group Ltd.	69.51	$949,030
14	Tangerine Traffic Control	68.52	$1,116,500
15	Highway Traffic Management Company	67.61	$1,036,680
16	Gridlock Traffic Solutions	57.81	$1,132,200

Based on the evaluation of the proposals received, Glen Traffic Solutions achieved the highest overall score and was ranked first. The proposal received from Glen Traffic Solutions offered the strongest overall capacity to deliver the required services and represented best value to the City, due to their competitive pricing, extensive experience, large workforce, equipment capacity and positive references. They also demonstrated their capability to provide responsive 24-hour dispatch and emergency traffic control services.

United Traffic Control Ltd. and The Universal Group were ranked second and third respectively, as both proponents demonstrated strong operational capacity, emergency response capability, experienced personnel, and comprehensive equipment inventories. However, their proposals received lower overall scores due to higher pricing and lower overall value when compared to Glen Traffic Solutions.

4-Way Traffic Control Ltd. and BCW Traffic Management Ltd. were ranked fourth and fifth respectively. While both proponents submitted competitive proposals, the higher-ranked proponents provided stronger overall submissions, including more extensive municipal and infrastructure experience, more detailed methodologies, and greater personnel and equipment capacity to support large-scale and emergency traffic control operations.

Contract Term

The general scope of the contract includes:

- Provision of traffic control services on an as-required basis at various job sites, including projects related to roads, utilities, boulevards, medians and emergency response activities; and
- Supply of all necessary personnel, supervision, vehicles, equipment, signage, traffic control devices, tools, materials, fuel, and other resources required to design, implement, and maintain safe and compliant traffic control operations.

The contract is recommended for a three-year term. It is anticipated that the majority of the work will be assigned to Glen Traffic Solutions as the primary service provider.

Budgetary Impact

Based on historical usage and projected annual requirements for Traffic Management Plans and Traffic Control Personnel hours, the estimated total contract value for the three-year term is $3,230,600, excluding taxes. This contract will be funded through various capital and operating budgets on a demand basis. Funding is available within the City's Operating and Capital Budget

and Consolidated Five Year Financial Plan. Any excess funding will be returned to the original funding source upon project completion.

The historical usage of traffic control is summarized in Table 2.

Table 2 – Previous Contract Cost (2023-2026)

Historical Usage	
First Year (2023-2024)	$868,300
Second Year (2024-2025)	$1,101,800
Third Year (Projected for 2025-2026)	$1,002,100
Estimated Subtotal Contract Cost (exclusive of taxes)	**$2,972,200**

The cost breakdown is summarized in Table 3.

Table 3 – Estimated Contract Cost

Estimated Cost	
First Year (July 2026 – August 2027)	$1,028,100
Second Year (July 2027 – August 2028)	$1,073,200
Third Year (July 2028 – August 2029)	$1,129,300
Estimated Subtotal Contract Cost (exclusive of taxes)	**$3,230,600**

Conclusion

This report presents the results of the competitive procurement process for RFP 8562P – Provision of Traffic Control Services. It is recommended that the contract be awarded Glen Traffic Solutions as the primary service provider and with United Traffic Control Ltd. and The Universal Group identified as the secondary and tertiary providers, respectively.

The contract is recommended to be executed for a three-year term commencing on July 1, 2026, with a maximum total contract value of $3,230,600, excluding taxes.

Respectfully submitted,

Suzanne Bycraft, Director, Public Works

Report Contributors

This report was prepared by Victor Ma, Manager, Sanitary Sewers and reviewed by Finance, Purchasing and Parks, Recreation & Culture.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	May 11, 2026
From:	Anthony Capuccinello Iraci General Manger, Law and Community Safety	**File:**	12-8060-01/2026-Vol 01
Re:	**Housekeeping Amendments to Traffic, Soil Deposit and Removal, Boulevard Maintenance, Noise and Related Enforcement Bylaws**		

Staff Recommendations

1. That Traffic Bylaw No. 5870, Amendment Bylaw No. 10752, be introduced and given first, second and third readings;

2. That Soil Deposit and Removal Bylaw No. 10200 Amendment Bylaw No. 10681, be introduced and given first, second and third readings;

3. That Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754, be introduced and given, first, second and third readings;

4. That Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755 be introduced and given first, second and third readings;

5. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756 be introduced and given first, second and third readings; and

6. That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765 be introduced and given first, second and third readings.

Executive Summary

This report proposes a series of administrative and regulatory amendments to several City bylaws to improve clarity, strengthen enforcement tools available to staff, and ensure the bylaws reflect current operational realities encountered in the field. The proposed amendments include alignment with applicable provincial programs and legislation, the introduction of additional ticketing and enforcement options for bylaw officers. Collectively, these updates are intended to improve the City's ability to administer and enforce its bylaws in a clear, consistent, and effective manner.

Origin

As needed, staff conduct periodic reviews of City bylaws and gather feedback from enforcement staff, other departments, and the community regarding issues encountered in the course of administering and enforcing these regulations. Through this ongoing review process, staff have identified several bylaws that would benefit from updates to improve clarity, address operational challenges encountered in the field, and support greater compliance with City regulations.

The proposed amendments contained within this report reflect operational experience gained through day-to-day enforcement activities, as well as evolving community conditions and regulatory practices. In several instances, the amendments will also align City bylaws with applicable provincial programs and provide additional enforcement tools for staff to address matters that are occurring with increasing frequency.

Collectively, these updates are intended to ensure that the City's regulatory framework remains clear, practical, and effective in supporting compliance and enabling staff to carry out enforcement responsibilities in a consistent and efficient manner.

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

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

Analysis

Traffic Bylaw No. 5870, Amendment Bylaw No. 10752

Proposed amendments to Traffic Bylaw No. 5870 are intended to improve pedestrian safety, accessibility, and enforcement clarity. Section 12.3(d) would be updated to include curb ramps or pedestrian curb let-downs within existing driveway clearance requirements, prohibiting vehicles from stopping within 1.5 metres of these features to ensure accessible pathways remain unobstructed. A new definition for "Curb Ramp" is also proposed.

In addition, Section 12.4(w) would be revised to remove the requirement to confirm whether a recreational vehicle is being used for the purposes of living or occupying. This change would allow staff to address the use of parking recreational vehicles on City streets for storage purposes and enables staff to address the matter faster than waiting for the 72 hours prohibition to lapse.

New text is proposed to clarify that all persons issued a City road/lane closure permit must comply with its terms and conditions. This amendment strengthens the City's ability to take enforcement action where a permit holder fails to adhere to approved requirements, including Traffic Management Plans, lane closure conditions, or other operational controls.

Minor definition updates are also proposed to clarify the types of parking permits that may be issued. While the bylaw currently references physical window-hanger placards, the City has

introduced digital permits linked to licence plates. The amendments will ensure the bylaw reflects the updated permit system.

Soil Deposit and Removal Bylaw No 10200, Amendment Bylaw No. 10681

Proposed amendments to this bylaw include updates to several sections to clarify regulations and definitions, ensuring that both property owners and tenants or agents acting on behalf of a property can be held accountable for activities occurring on the site. In addition, language has been updated to reflect terminology no longer used by the Agricultural Land Commission and to clarify permit conditions pursuant to the Agricultural Land Commission Act and the Agricultural Land Reserve Regulations.

Additional minor amendments include provisions prohibiting the removal of posted Stop Work Orders and establishing an offence for removing or otherwise tampering with a posted order. These updates will support clearer administration of the bylaw and improve the City's ability to ensure compliance.

Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754,

The updates to the Bylaw Enforcement Officer Bylaw are proposed to reflect positions within the City that perform bylaw enforcement functions but are not currently listed in the bylaw. The amendments would add the Director, Community Bylaws and Business Licences, the Program Manager, Parking and Animal Services, and several additional roles to the bylaw to ensure their enforcement authority is clearly established.

Boulevard Maintenance Bylaw No. 7171, Amendment Bylaw No. 10755,

Proposed amendments to this bylaw are administrative in nature such as introducing language regarding artificial turf as well as text that would enable the issuance of Bylaw Violation Notices under the City's Notice of Bylaw Violation Dispute Adjudication system.

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756

Updates to this bylaw include the addition of new fines and revised fine amounts for several of the bylaws referenced earlier in this report. Notably, this includes adding violations related to the Traffic Bylaw and introduces offences for Boulevard Maintenance violations, and clarifying several short-form descriptions of contraventions as they would appear on a violation notices.

Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765

The proposed changes amend Section 3.2.1 to revise the prohibited noise hours from noise occurring after 2:00 a.m. to noise occurring after 11:00 p.m. This would align Richmond's noise restrictions more closely with neighbouring municipalities, which typically prohibit such noise that disrupts the peace of a neighborhood beginning at 10:00 p.m. or 11:00 p.m.

In addition, a new and separate offence is proposed for prohibited construction noise, including construction activity occurring on Sundays or construction noise exceeding the permitted 85 dBA threshold.

Budgetary Implications

The proposed amendments are expected to improve enforcement efficiency by reducing investigation time, minimizing repeat site attendances, and expanding the use of the City's bylaw adjudication system in lieu of Provincial Court proceedings. The amendments may also result in modest increases in fine revenue and improved cost recovery through enhanced compliance and enforcement tools.

Conclusion

The proposed amendments outlined in this report represent a series of administrative and operational updates intended to improve the clarity, consistency, and enforceability of several City bylaws. Through periodic review and feedback from staff responsible for administering and enforcing these regulations, a number of areas have been identified where minor revisions would better reflect current operational realities and strengthen the City’s regulatory framework.

Collectively, the amendments will align certain provisions with provincial programs, introduce additional enforcement options available to bylaw officers, and clarify existing language to support more consistent application of the bylaws. Adoption of these amendments will assist staff in addressing issues encountered in the community more effectively and support greater overall compliance with City regulations.

Respectively submitted,

Mark Corrado,
Director, Community Bylaws and Business Licencing

Report Contributors

This report was prepared by Geoffrey Bramhill, Manager, Community Bylaw Operations and reviewed by Engineering, Law and Transportation.

Endorsed by Serena Lusk, CAO

City of Richmond

Bylaw 10752

Traffic Bylaw No. 5870
Amendment Bylaw No. 10752

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1.2 by deleting the definition of "**Parking Permit**" and replacing it with the following:

"PARKING PERMIT	means a time-limited authorization, issued under the direction of the **Manager, Community Bylaws** that permits a **vehicle** to park within a **Permit Zone**, and may be issued as a physical **permit decal** or in a **digital permit** form."

2. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1.2 by adding the following definitions in alphabetical order:

CURB RAMP	means a lowered section of curb designed to provide access between the sidewalk and roadway for pedestrians, including persons using wheelchairs, mobility aids, strollers, or similar devices, and for vehicles where such access is intended or permitted.
DIGITAL PERMIT	means a **parking permit** issued electronically by the City and linked in the City's parking permit system to a **vehicle number plate**, which authorizes **parking** within a **permit zone**."

3. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 6.3 by deleting it in its entirety and replacing it with the following:

" 6.3 No person shall:
(a) excavate in any portion of a highway or other public place;
(b) block or close any portion of a highway or other public place;
(c) obstruct, encumber or otherwise interfere with the use of a highway or other public place; or
(d) injure, foul, damage, or otherwise impair any portion of a highway or other public place,

whether on, in, over or under the highway or other public place, without first obtaining a written permit from the **General Manager, Engineering & Public Works** to do so."

4. **Traffic Bylaw No. 5870**, as amended, is further amended by inserting the following after section 6.5:

"6.6 Every person who is issued a written permit by the **General Manager, Engineering & Public Works** pursuant to Section 6.3 must comply with all terms and conditions of that permit. No person may carry out, or allow anyone else to carry out, any work or activity authorized by such permit except in full compliance with those terms and conditions."

5. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12.3 by deleting subsection (d) in its entirety and replacing it with the following:

"(d) in front of, or within 1.5 metres (4.92 feet) of the near side of, or 1.5 metres (4.92 feet) of the far side of a private road, public or private sidewalk crossing, **curb ramp**, or the property line of any intersecting lane;"

6. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12.4 by deleting subsection (w) in its entirety and replacing it with the following:

"(w) which is a **recreational vehicle** on any **street** between the hours of 8:00 p.m. and 6:00 a.m."

7. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting section 12B.4 in its entirety and replacing it with the following:

"12B.4 The fees payable for a **permit decal** or **digital permit** issued under subsection 12B.2 are set out in the **City's** Consolidated Fees Bylaw No. 8636."

8. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12B.6 by deleting subsection (a) in its entirety and replacing it with the following:

"(a) payment pursuant to subsection 12B.4 has been made to the City of Richmond for a **permit decal** or **digital permit** indicating the expiry date of the relative **parking permit**; and."

6. This Bylaw is cited as **"Traffic Bylaw No. 5870, Amendment Bylaw No. 10752."**

FIRST READING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND

APPROVED for content by originating dept.

GB

APPROVED for legality by Solicitor

BRB

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 10681

Soil Deposit and Removal Bylaw No. 10200, Amendment Bylaw No. 10681

The Council of the City of Richmond enacts as follows:

1. Soil Deposit and Removal Bylaw No. 10200, as amended, is further amended at Section 2, by deleting the definition of "Other Material" and replacing it with the following:

"OTHER MATERIAL	includes, but is not limited to, **Woodwaste**, construction and demolition waste, masonry rubble, concrete, asphalt, glass, plastic, unchipped lumber, drywall, biological waste, organic waste, including any materials listed in the *Solid Waste and Recycling Regulation Bylaw No. 6803*, but does not include **Soil**."

2. Soil Deposit and Removal Bylaw No. 10200, as amended, is further amended at Part Three: Depositing and Removing, by:

   a) deleting section 3.3.1(a) in its entirety and replacing it with the following:

      "(a) the **Deposit** or **Removal** of **Soil:**

         (i) will not exceed 14 cubic metres over the course of the calendar year; and

         (ii) is accessory to a permitted residential use of the **Subject Property** on a non-**ALR Property**;"

   b) deleting section 3.3.1(c) in its entirety and replacing it with the following:

      "(c) the **Deposit** or **Removal** is specifically authorized by a permit or other approval issued by a **Governmental Authority** in which authority to regulate is granted to that **Governmental Authority** pursuant to **Applicable Laws,** other than a permit or approval granted by the **ALC** pursuant the **ALC Act** and/or **ALR Regulations**;"

3. Soil Deposit and Removal Bylaw No. 10200, as amended, is further amended at Part Seven: Enforcement by deleting section 7.1.1 in its entirety and replacing it with the following:

   "7.1.1 If an **Owner** of a **Subject Property** or a **Permittee** contravenes a provision of this Bylaw or a **Permit** condition, or if a **Deposit** or **Removal** has occurred at a **Subject**

Property in contravention of any provision of this **Bylaw** or a **Permit**, the **General Manager** may issue a **Stop Work Order** notifying the **Owner** and/or **Permittee** of such a contravention and may instruct the **Owner** and/or **Permittee** to correct the contravention. Such order may include, but not be limited to, a requirement for one or more of the following:

(a) immediately ceasing all **Soil** or **Other Material Deposit** or **Soil Removal** activities;

(b) addressing any contravention of the **Permit** as specified by the **General Manager** by a date specified by the **General Manager**;

(c) removal of unauthorized **Soil** and/or **Other Material** from the **Subject Property** by a date specified by the **General Manager**;

(d) remediating the **Subject Property** to a standard suitable to the **General Manager** by a date specified by the **General Manager**;

(e) if requested by the **General Manager**, submission of a completed **Soil** or **Other Material Deposit** and/or **Soil Removal** application with a non-refundable application fee twice the amount specified within the **Consolidated Fees Bylaw** to the City within five (5) business days, unless specified otherwise by the **General Manager**. Unless exempted by the **General Manager**, the **Applicant** would be required to meet all other requirements within the **Bylaw** or **Permit**, should one be issued. If an application is not submitted within the specified period, the **General Manager** is authorized to stipulate the means to correct the contravention; and

(f) complying with an order, notice or direction of the **General Manager.**"

4. Soil Deposit and Removal Bylaw No. 10200, as amended, is further amended at Part Seven: Enforcement by inserting the following sections after section 7.1.11:

"7.1.12 The **Stop Work Order** referred to in section 7.1.1 must remain posted on the **Subject Property** until full compliance with the required standards have been achieved.

7.1.13 A person must not reverse, alter, deface, cover, remove or in any way tamper with a **Stop Work Order** posted or affixed to a building, structure, or **Subject Property** pursuant to this bylaw, unless authorized in writing by the City."

5. This Bylaw is cited as "**Soil Deposit and Removal Bylaw No. 10200, Amendment Bylaw No. 10681**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND

APPROVED for content by originating Division

GB

APPROVED for legality by Solicitor

BRB

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 10754

Bylaw Enforcement Officer Bylaw No. 9742 Amendment Bylaw No. 10754

The Council of the City of Richmond enacts as follows:

1. **Bylaw Enforcement Officer Bylaw No. 9742**, as amended, is further amended at section 1.3, by:

   a) deleting the word "and" at the end of section 1.3(g);

   b) deleting the period at the end of section 1.3(h) and replacing it with a semi-colon; and

   c) adding the following new sections after section 1.3(h):

   " (i) Director, Community Bylaws & Licencing / Chief Licence Officer;

   (j) Program Manager, Business Licencing;

   (k) Program Manager, Parking & Animal Services;

   (l) Program Manager, Community Bylaws Policy and Programs; and

   (m) Program Manager, Tree Preservation."

3. This Bylaw is cited as **"Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 10755

Boulevard Maintenance Regulation Bylaw No. 7174 Amendment Bylaw No. 10755

The Council of the City of Richmond enacts as follows:

1. **Boulevard Maintenance Regulation Bylaw No. 7174**, as amended, is further amended at section 1.1.1, by deleting subsection (b) and replacing it with following;

   "(b) place any hard surfaces, such as rocks, gravel, landscaping ties, rails, asphalt, brick, concrete structures or figures; or

   (c) place or install artificial turf,"

2. **Boulevard Maintenance Regulation Bylaw No. 7174**, as amended, is further amended at Part Two: Violations and Penalties, by deleting section 2.1 in its entirety and replacing it with the following:

   "2.1 A violation of any of the provisions identified in this bylaw shall:

   (a) result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time;

   (b) be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as they may be amended or replaced from time to time; and

   (c) be subject to such fines as may be prescribed in the *Municipal Ticket Information Authorization Bylaw No. 7321*.

   2.2 Every person who contravenes any provision of this bylaw is considered to have committed an offence against this bylaw and is liable on summary conviction, to a fine of not more than Fifty Thousand Dollars ($50,000), and each day that such a violation is caused, or allowed to continue, constitutes a separate offence."

3. This Bylaw is cited as **"Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755**".

FIRST READING	
SECOND READING	
THIRD READING	
ADOPTED	

CITY OF RICHMOND

APPROVED for content by originating dept.

GB

APPROVED for legality by Solicitor

BRB

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 10756

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the following to the list in Section 1.1 in alphabetical order:

   "Boulevard Maintenance Regulation Bylaw No. 7174, as amended"

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw, to Schedule A of Bylaw No. 8122 as a new "Schedule - Boulevard Maintenance Regulation Bylaw No. 7174".

3. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following lines in "Schedule – Traffic Bylaw No. 5870" of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	11.2	No	$70.00	$45.00	$95.00	n/a
Stopping within 1.5 metres of a sidewalk crossing, private road or lane	12.3 (d)	No	$ 70.00	$ 45.00	$ 95.00	n/a

and replacing them with the following lines:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	11.2	No	$110.00	$80.00	$140.00	n/a

Stopping within 1.5 metres of a sidewalk crossing, private road, curb ramp/let down or lane	12.3 (d)	No	$ 70.00	$ 45.00	$ 95.00	n/a

4. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following line in "Schedule – Parking (Off-Street) Regulation Bylaw No.7403" of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	3.2.2	No	$70.00	$45.00	$95.00	n/a

and replacing it with the following line:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	3.2.2	No	$110.00	$80.00	$140.00	n/a

5. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the following lines in "Schedule – Traffic Bylaw No. 5870" of Schedule A in numerical order:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Excavate highway/public place without permit	6.3 (a)	No	$275.00	$225.00	$325.00	n/a
Closure/blocking of highway without permit	6.3 (b)	No	$275.00	$225.00	$325.00	n/a
Obstruction of highway without permit	6.3 (c)	No	$275.00	$225.00	$325.00	n/a

Damage highway/public place without permit	6.3 (d)	No	$275.00	$225.00	$325.00	n/a
Failure to comply with permit	6.6	No	$275.00	$225.00	$325.00	n/a

6. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following lines in "Schedule – Noise Regulations Bylaw No. 8856" of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Making or causing a prohibited type of noise which disturbs the quite, peace and enjoyment of a neighbourhood.	3.2.1	No	$200.00	$175.00	$225.00	n/a

and replacing it with the following line:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Making or causing a prohibited type of noise	3.2.1	No	$300.00	$250.00	$350.00	n/a

7. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the following lines in "Schedule – Noise Regulations Bylaw No. 8856" of Schedule A in numerical order:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Prohibited construction noise	3.2.1 (h)	No	$500.00	$450.00	$550.00	n/a

8. This Bylaw is cited as "**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756**".

FIRST READING	
SECOND READING	
THIRD READING	
ADOPTED	

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

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw No. 10756

Schedule – Boulevard Maintenance Regulation Bylaw No.7174 Designated Bylaw Contraventions and Corresponding Penalties							
A1 **Bylaw**	**A2** **Description of Contravention**	**A3** **Section**	**A4** **Compliance Agreement Available**	**A5** **Penalty**	**A6** **Early Payment Option**	**A7** **Late Payment Amount**	**A8** **Compliance Agreement Discount**
Boulevard Maintenance Regulation Bylaw No. 7174	**Period of Time from Receipt (inclusive)**		**N/A**	**29 to 60 days**	**1 to 28 days**	**61 days or more**	**N/A**
	Failure to keep boulevard clear of garbage/debris	1.1.1 (a)	No	$ 110.00	$ 80.00	$ 140.00	N/A
	Prohibited placement of hard surfaces	1.1.1 (b)	No	$ 110.00	$ 80.00	$ 140.00	N/A
	Failure to trim grass below 20cm	1.2.1 (a)	No	$ 110.00	$ 80.00	$ 140.00	N/A
	Failure to keep boulevard free of brush or noxious weeds	1.2.1 (b)	No	$ 110.00	$ 80.00	$ 140.00	N/A

City of Richmond

Bylaw 10765

Noise Regulation Bylaw No. 8856
Amendment Bylaw No. 10765

The Council of the City of Richmond enacts as follows:

1. **Noise Regulation Bylaw No. 8856,** as amended, is further amended at section 3.2.1 by deleting subsection (e) and replacing it with the following:

   "(e) the sound made by amplified music, weather pre-recorded or live, after 11:00 p.m. and before 8:00a.m. on any day;"

2. This Bylaw is cited as **"Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	June 12, 2026
From:	Kim Somerville Director, Community Social Development	**File:**	07-3000-01/2025-Vol 01
Re:	**Seniors Homelessness in Richmond**		

Staff Recommendations

1. That a letter be sent to the Premier, the Minister of Health, the Minister of Social Development and Poverty Reduction, the Minister of Housing and Municipal Affairs, the Parliamentary Secretary for Seniors Services and Long-Term Care, and local Members of the Legislative Assembly to advocate for sustainable funding to enhance services that support seniors at risk of or experiencing homelessness;

2. That a letter be sent to the President and Chief Executive Officer, Vancouver Coastal Health; the Vice President, Richmond Community, Vancouver Coastal Health; the Vice President, Richmond Acute Care, Vancouver Coastal Health and the Medical Health Officer to advocate for sustainable funding to enhance services that support seniors at risk of or experiencing homelessness; and

3. That a request to meet with the Minister of Housing and Municipal Affairs, the Minister of Social Development and Poverty Reduction and the Minister of Health at the 2026 Union of BC Municipalities Conference be submitted.

Executive Summary

This report summarizes the work underway in Richmond to support seniors experiencing homelessness and to identify potential temporary shelter or accommodation options for seniors without housing. It highlights the distinct needs of seniors, including increased vulnerability related to health, mobility, personal care and service navigation, and highlights that these needs often require more specialized and coordinated responses than those of younger adults. The report describes the City's ongoing collaboration with community agencies, outreach providers, health partners, and senior levels of government to provide individualized support, improve access to services and strengthen the local response for seniors who are unsheltered or otherwise without stable housing.

The report reviews current information on seniors' homelessness in Richmond, identifies potential temporary shelter models that may be possible subject to funding from senior levels of government. The analysis is informed by community service data, the experience of frontline outreach and shelter providers, coordinated case management practices, focused planning with homelessness and seniors-serving organizations, engagement with BC Housing and Vancouver Coastal Health, and a preliminary scan of relevant program models in other jurisdictions. Together, this work informs potential program models appropriate to the needs of seniors in Richmond and will guide further development, partnership discussions and funding advocacy.

Staff Report

Origin

Council has requested staff to explore additional options for temporary emergency shelter for seniors experiencing homelessness including potential funding sources. This report responds to this request.

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.*

The purpose of this interim report is to provide a summary regarding the work that the City, in partnership with the community, is currently engaged in and to propose models for temporary shelter for seniors without housing in Richmond. The report outlines these preliminary program models and proposes next steps. The models contained in this report require further analysis and development due to the complexity and multisectoral implications.

Analysis

Seniors who are at risk of or experiencing homelessness are more vulnerable than younger adults, experience greater impacts on their health and well-being and may require different forms of shelter, housing or health-related support to meet their individual needs. These seniors often have complex needs related to their age, level of independence and health status. As a result, they often require more complex interventions and supports than younger people experiencing homelessness and often the supports needed involve health care components. Additionally, some seniors experience homelessness for the first time as older adults. It is not uncommon for them to be hesitant, fearful or embarrassed to access services or request support resulting in delays accessing services. Understanding the needs and perspectives of each individual senior is vital in determining the services, shelter and housing that would best support them.

When providing individualized support for seniors experiencing homelessness, there are a range of areas where additional or specialized assistance may be needed. These supports are essential for shelter or housing to be safe, appropriate and sustainable. These include:

- Activities of daily living (e.g. eating, bathing, dressing, toileting and mobility);
- Activities related to living independently (e.g. grocery shopping, cooking, cleaning, laundry, managing finances, medications and appointments); and
- Access to programs and services such as navigating technology and online activities (e.g. banking, filing taxes, submitting online applications and booking appointments).

Even when the necessary resources and supports are clearly identified, navigating the systems involved and accessing the most appropriate service for optimal outcomes is complex for many of the following reasons:

- Waitlists for health care and housing remain long;
- Many services for seniors support people in their homes and are challenging to undertake in a tent, a vehicle or an emergency shelter;

- Referrals to medical specialists must be made by a primary care physician; and
- If a senior requires care such as assisted living or long-term care, emergency shelters or rental housing is challenging and poses risks.

Responding to homelessness is complex and involves various government and community service partners, faith-based organizations and individuals. Seniors are prioritized by the City's Homelessness Outreach Team and community service providers to receive individualized assistance to access services that are aligned with their unique needs and health or housing related goals. Service providers offer referrals to access the specialized supports and government benefits available to seniors at risk of or experiencing homelessness and respond quickly and collaboratively to prioritize seniors when resources are being allocated in the community.

Senior Government Responsibility for Seniors Health, Housing and Homelessness

There are a number of areas related to seniors homelessness, including ensuring there are appropriate types of shelter and housing to meet their unique needs, where jurisdiction for funding and provision of programs and services rests with the provincial and federal governments. These include emergency shelters, supportive housing, emergency and acute medical care, home health supports, assisted living and long-term care. In addition, income supports such as Old Age Security and other financial supports and benefits are also within the realm of senior levels of government.

While considerable collaborative work is being executed in the community to respond to homelessness, further supports are required in Richmond to respond to the unique and often complex needs of seniors experiencing or at risk of homelessness, including:

- Increased and expedited access to primary care physicians;
- Access to specialized medical practitioners including gerontologists;
- Flexible home health supports that can be delivered for seniors without housing;
- Shelter and supportive housing options appropriate for seniors including accessible beds and units; and
- Increased assisted living and long-term care beds.

While these areas are primarily the responsibility of senior levels of government, the City of Richmond invested $3,496,660 in its response to homelessness in 2025 and continues to provide significant investment. Advocacy to senior levels of government continues to be needed for additional, sustained funding to expand the range of emergency shelter options in Richmond and to support innovative, locally-driven options specifically for seniors who require immediate shelter and wrap around supports. Should Council approve the recommendations in this report a request will be made to meet with the Minister of Housing and Municipal Affairs, the Minister of Social Development and Poverty Reduction and the Minister of Health at the Union of BC Municipalities Conference in September 2026 to discuss Richmond's context and the support needed from the Province.

Collaborative Support and Community-Based Approach

The partnerships amongst service providers in Richmond are a unique and successful example of a community-based model of collaboration and shared case management. This is a strength of the Richmond approach to supporting seniors experiencing homelessness and contributes valuable information to inform community-led decision making and advocacy with intersecting partners, including Vancouver Coastal Health and BC Housing. These strong, established relationships have

enabled the community to prioritize, advocate for and in some cases, expedite access to resources for highly vulnerable individuals and complex circumstances such as seniors experiencing homelessness. Staff across organizations are committed to assisting seniors experiencing homelessness to navigate multiple systems and secure support that aligns with their unique needs. The typical system navigation process, common decision points and the range of referrals considered by the Homelessness Outreach Team and other service providers in supporting a senior experiencing homelessness is outlined in Attachment 1.

Coordinated case management is the focal point of Richmond's Integrated Outreach Team. This team is committed to ensuring informed client consent prior to sharing personal information and abides by formal privacy and confidentiality practices. Collaboration within this team is critical and ensures that a range of housing, health and financial supports can be explored simultaneously by staff from various government and community service organizations. This helps to maximize opportunities, leverage resources and increase the range of options being explored while protecting the privacy and confidentiality of individuals receiving support. Not all outreach organizations or individuals in Richmond are part of the Integrated Outreach Team however any member of the Homelessness Outreach Worker Network (the Network) can refer an individual, with their consent, to the team for support and then share information directly with relevant service providers. The membership of the Integrated Outreach Team and the Network is provided in Attachment 2.

Consistent access to information and up-to-date resources is vital to supporting seniors experiencing homelessness. The members of the Network also support seniors at risk of or experiencing homelessness through their individual organizations or mandates. Members of the Network deliver site-based or street outreach services to individuals at risk of or experiencing homelessness in Richmond and include individual volunteers, informal faith-based teams, grant funded programs, non-profit service providers and government entities.

There are also community organizations that offer specialized programs that respond to the unique needs of seniors and provide resources and supports including the Seniors Housing Information Navigation Ease (SHINE) program and Home Health Services. Specific government income supports and financial supplements may also be directed at seniors of various ages depending on their individual circumstances. Familiarizing seniors with these and supporting them with access is another key component of collaboration and community support. These organizations are actively engaged alongside homelessness service providers in supporting seniors without housing in Richmond where appropriate. A list of specialized programs and funding sources are outlined in Attachment 3.

All of the community service organizations noted are providing individualized supports to seniors experiencing homelessness in Richmond to fulfill their shelter, housing and health-related goals. Continued provision of high priority, individualized support to seniors experiencing homelessness including access to basic necessities, referrals to emergency shelter, and rapid rehousing for those who are recently homeless is ongoing. Overall, it is estimated that the number of seniors (55+ years) without access to emergency shelter or housing is in the mid-20s with the majority of these being between the ages of 55 and 64 years. Additional information and data regarding seniors homelessness and service utilization in Richmond is outlined in Attachment 4.

Jurisdictional Scan of Program Models to Support Seniors Experiencing Homelessness

In order to identify additional options for temporary emergency shelter for seniors experiencing homelessness that could be applicable to the Richmond context, a preliminary jurisdictional scan has been completed. The scan looked at unique program models in other municipalities to support seniors who are or have experienced homelessness. Funding for these models has typically been provided by a range of senior government entities, including the Federal Reaching Home Program, BC Housing and specific provincial ministries in addition to grants and community fundraising. Details about the most relevant program models can be found in Attachment 5. This information has helped to inform conversations with government and community service providers in order to identify potential programs that would be relevant to the Richmond context.

Strengthening Richmond's Response to Seniors Experiencing Homelessness

Richmond has a strong system of collaborative organizations working with individuals experiencing homelessness. Organizations regularly engage in both individual case planning and broader systems-level work to build on current strengths in Richmond and to identify areas for further development or system level improvements. The Richmond Community Homelessness Table, an Interagency Working Group and a Health Sector working group continue to work together to foster conditions for optimal outcomes for individuals experiencing homelessness in Richmond, including seniors. There have been three recent meetings with a specific focus on the needs and experiences of seniors experiencing homelessness in Richmond.

In addition to these meetings, a recent focused planning session was held with community service providers involved in both homelessness services and seniors services, including the City of Richmond, Ministry of Social Development and Poverty Reduction, Vancouver Coastal Health, BC Housing, The Progressive Housing Society, Chimo Community Services, The Salvation Army, Turning Point Recovery Society, Refuge Church's After Hours Outreach Program and Richmond Cares, Richmond Gives' SHINE program. This session built on the previous collaborative work outlined above but was specifically focused on additional actions that can be taken related to temporary shelter options for seniors, including for those with additional or complex needs beyond the need for shelter. Various preliminary program models were presented, discussed and refined based on their relevance and applicability to the Richmond context.

Recent meetings have also taken place with BC Housing and Vancouver Coastal Health regarding the current situation related to seniors experiencing homelessness in Richmond and the shortage of temporary shelter appropriate to respond to the complexity of age-related factors and seniors' unique needs. Also discussed were provincially funded resources and supports for seniors at risk of or experiencing homelessness within their mandate such as emergency shelter, long term care and housing. While no new funding is currently available from either entity, it was recommended that staff:

- Explore a model of temporary emergency shelter appropriate to the needs of seniors experiencing homelessness in Richmond and the specific context of the Richmond community;
- Develop a proposal for this Richmond-based model to present to BC Housing for consideration should funding become available; and
- Continue collaboration between government and community service organizations to identify and leverage opportunities to enhance system efficiency and capacity.

Relationships with the health sector where the needs of individuals experiencing homelessness intersect with or require access to health-related supports are being strengthened and progress is being made to enhance access to health services in ways that respond to the needs of individuals without housing and this important work will continue. Based on these discussions, preliminary program models are outlined in the following section.

Potential Program Models for Temporary Shelter for Seniors Experiencing Homelessness

In order to identify potential options that may be relevant to temporary shelter specifically for seniors experiencing homelessness in Richmond, the following factors, as outlined above in this report, were considered:

- The unique needs of seniors experiencing homelessness in Richmond;
- The range of services, community capacity and opportunities that currently exist in Richmond to support seniors;
- The demographic information and service data available on seniors experiencing homelessness, including the age range;
- The program models identified through the jurisdictional scan; and
- Potential funding sources in alignment with senior government responsibilities.

This information has been used to inform potential models for temporary shelter and community-based solutions for seniors experiencing homelessness in Richmond. Based on the research and engagement conducted to date, there are three preliminary potential program models that have applicability to Richmond. These program models have various levels of staffing and oversight but each requires an operator for implementation. Descriptions and considerations for the models are outlined in Table 1. These require further analysis and evaluation due to the complexity of multisectoral and intergovernmental program and senior government funding.

Table 1: Potential Program Models

	Description	Considerations
Emergency Shelter Program for Seniors (55+)	A staffed,10-bed emergency shelter designed specifically for seniors 55+ years who are experiencing homelessness. Accessible single or double occupancy bedrooms, secure storage, along with access to shared amenities and living spaces, nutritious meals, and access to essential resources such as medical care, mental health services and social support specifically tailored for seniors to help them transition to more permanent housing solutions.	• Requires capital and operational funding. • Typically, emergency shelters are funded by BC Housing. No funding is currently available for new programs. • May be accommodated in a single-family home. • Renovations to enhance accessibility and purpose will be required. • Requires an operator to be identified. • The wrap around services to support personal care and seniors health may be accessed through individualized referrals in the absence of broader health-related funding. • Depending on funding source, age requirements could be more specific (e.g. 60+ or 65+).

Table 1: Potential Program Models (Continued)

	Description	Considerations
Seniors Safe House	A multi-bedroom house that can accommodate up to 8 residents 55+ years for short term bridge housing during the process to secure long-term housing. Accessible single or double occupancy bedrooms, secure storage, along with access to shared amenities and living spaces. Residents receive help from onsite staff with securing housing, accessing income assistance, connecting to healthcare and navigating other community services.	• Requires capital and operational funding. • Typically, emergency shelters and transitional housing are funded by BC Housing. No funding is currently available for new programs. • May be accommodated in a single-family home. • Renovations to enhance accessibility and purpose will be required. • Requires an operator to be identified. • May be able to operate with partial staffing depending on needs of residents and enhancements through individualized services. • The wrap around services to support personal care and seniors health may be accessed through individualized referrals in the absence of broader health-related funding. • Depending on funding source, age requirements could be more specific (e.g. 60+ or 65+).
Scattered Site Model	Furnished apartments to provide temporary accommodation for seniors experiencing homelessness for up to three months while they seek permanent housing, Units are allocated by the operator but are unsupervised and unattended. Housing navigation and outreach support are provided by the operator. Individualized supports are provided via existing channels.	• Requires capital and operational funding. • Models identified in other areas are funded by BC Housing and Reaching Home. No funding is currently available for new programs. • Diversified model blends into community context. • Requires an operator to be identified. • Individuals must be able to live independently with home health services and other community supports based on their needs. • Offers additional privacy for those with personal care needs that is not afforded in group accommodation. • Lower operating cost.

These preliminary models require further analysis and evaluation due to the complexity and multisectoral nature of seniors' health and homelessness services. Staff will engage in further discussions with BC Housing and Vancouver Coastal Health regarding the applicability of these to Richmond, including potential funding. Simultaneously, the work currently in process to strengthen the current system of support for seniors experiencing homelessness in Richmond will continue to be advanced.

Next Steps

Should Council approve the recommendations in this report, the following next steps will be undertaken:

- Write and submit the letters outlined to advocate for funding and services for Richmond; and
- Submit requests for Council to meet with the Minister of Housing and Municipal Affairs, Minister of Social Development and Poverty Reduction and the Minister of Health at the 2026 Union of BC Municipalities Conference.

In addition analysis and evaluation will be conducted to further develop preliminary program model(s) for temporary emergency shelter or accommodation for seniors in Richmond as outlined including costs and operational considerations; engage the Richmond Community Homelessness Table, government and community service providers and faith-based organizations for input; and discuss Richmond-specific program model(s) to BC Housing and Vancouver Coastal Health for their input and engagement.

While these activities are underway, staff will continue the work that is ongoing with individual seniors experiencing homelessness, collaborate with government and community service providers on system enhancements and, simultaneously, provide direct services and support to seniors experiencing homelessness in Richmond.

Budgetary Implications

The current next steps and potential program models do not contemplate municipal funding at this time and there are no budgetary implications related to this report.

Conclusion

The City of Richmond has shown strong leadership and continues to work together with community and government partners to meet the complex needs of residents, including seniors, without housing. The development of a program model(s) for temporary shelter and accommodation for seniors experiencing homelessness in Richmond will help to respond to a critical gap in the complement of services that are currently available in the community. Further advocacy to senior levels of government, which are primarily responsible for the areas of homelessness, health care and housing, also continues to be critically important to support seniors without homes.

In addition, collaborative work to support individual seniors and to address systemic challenges and gaps in access to appropriate shelter and health services for seniors experiencing homelessness remains an important priority for the City and community. Richmond has many quality programs and committed service providers who work together on a daily basis to support individuals experiencing homelessness and the continuation of this work remains vital to supporting vulnerable seniors in the community.

Respectfully submitted,

Kim Somerville, Director, Community Social Development

Report Contributors

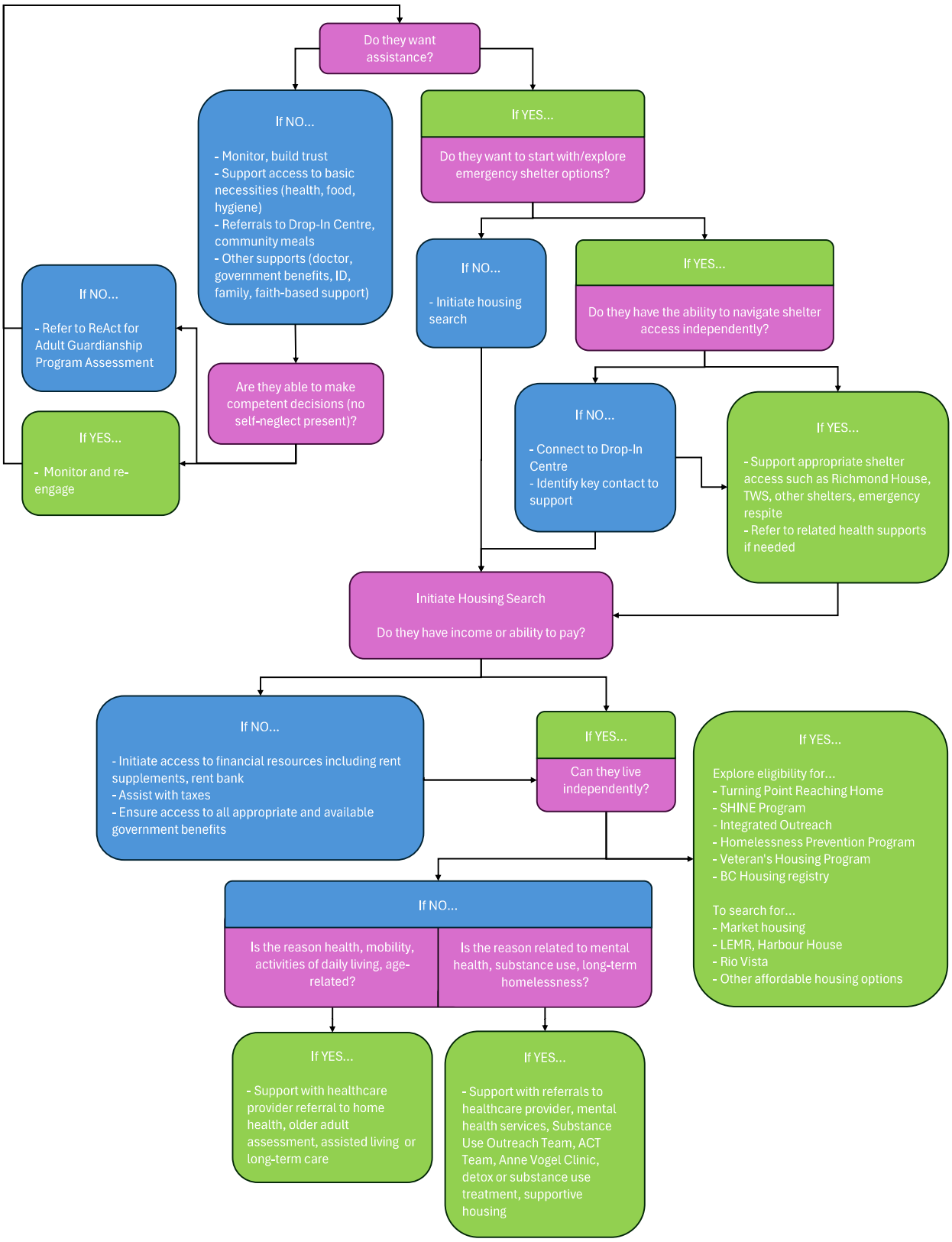
This report was prepared by Chris Duggan, Manager, Community Social Development and reviewed by Community Social Development.

Endorsed by Serena Lusk, CAO

Att. 1: Pathways to Supports, Shelter and Housing for Seniors Experiencing Homelessness
2: Current Richmond Homelessness-related Tables and Networks
3: Senior-Specific Services and Supports
4: Seniors Homelessness and Service Utilization in Richmond
5: Jurisdictional Scan of Program Models

Pathway to Supports, Shelter and Housing for Seniors Experiencing Homelessness

This flow chart provides an overview of how outreach staff and community service providers support seniors experiencing homelessness to connect with shelter, housing, and appropriate health and community-based services.



Current Richmond Homelessness-related Tables and Networks

Name	Mandate	Members
Richmond Community Homelessness Table	The Table provides strategic advice related to the Homelessness Strategy by identifying emerging issues, best practices, opportunities and policy changes as well as identifying gaps in existing services.	City of Richmond, Ministry of Social Development and Poverty Reduction, Vancouver Coastal Health, BC Housing, The Progressive Housing Society, Chimo Community Services, Community Builders, RainCity Housing and Support Society, The Salvation Army and Turning Point Recovery Society.
Richmond Integrated Outreach Team	The Team is engaged in interagency case planning regarding clients who have provided informed consent to share information between member agencies and who would benefit from being served by multiple member agencies. The purpose is to reduce duplication, provide consistency and support individuals to secure appropriate shelter, housing and health supports.	Government or government-funded agencies with a mandate to support homelessness, that provide direct case management with clients and have privacy infrastructure and consent practices in place. Current members include City of Richmond, Ministry of Social Development and Poverty Reduction, Vancouver Coastal Health, The Progressive Housing Society, The Salvation Army and Turning Point Recovery Society.
Homelessness Outreach Worker Network	The Network provides a venue for sharing resources, referral options and service information, and supports relationship building, cooperation and communication between individuals engaged in outreach activities in Richmond.	Participation is open to any individual, group, organization or government agency that is directly involved in the delivery of street outreach to individuals experiencing homelessness in Richmond. Current members include City of Richmond, Vancouver Coastal Health, Ministry of Social Development and Poverty Reduction, The Progressive Housing Society, The Salvation Army (multiple programs), Turning Point Recovery Society, Refuge Church After Hours Outreach, Union Gospel Mission, St. Albans, Pathways Clubhouse, BC Housing, and independent volunteers.

Senior-Specific Services and Supports

Organization	Areas of Responsibility	Funder
Vancouver Coastal Health	• Acute or emergency care through urgent care centres or hospitals. • Assessment for eligibility for home health support, assisted living, long term care. • Provision of home and community care services. • Assisted living and long-term care operations/direct service delivery. • ReAct Adult Protection Program in response to self-neglect or vulnerable adults who cannot seek support and assistance on their own.	Province of BC
BC Housing	• Funding for emergency and temporary shelter operations. • Management of BC Housing waitlist. • Funds and/or operates seniors specific housing sites. • Shelter Aid for Elderly Renters (SAFER) program.	Province of BC
Ministry of Social Development and Poverty Reduction	• Seniors Supplement for eligible low-income seniors. • Disability assistance for people designated as a Person with Disabilities (PWD).	Province of BC
Government of Canada	• Old Age Security (OAS) • Guaranteed Income Supplement (GIS) allowances • Canada Pension Plan (CPP) • Veterans Homelessness Program	Federal Government
Richmond Cares Richmond Gives	• Seniors Housing Information and Navigation Ease (SHINE) program designed to assist seniors in housing searches.	Province of BC
Faith based groups	• Distribute food and offer community meals. • Offer companionship and social activities designed to alleviate loneliness and isolation. • Individualized, short-term emergency accommodation.	Funded through grants, donations, independent support

Seniors Homelessness and Service Utilization in Richmond

The 2025 Point-in-Time Homeless Count (the Count) for Richmond indicated that there were 25 individuals experiencing homelessness who were seniors (55+ years). Twenty-three of the 25 were between the ages of 55 and 64 years and two were over 65 years. This number marks a small reduction compared to the 2023 Point-in-Time Count where 40 individuals identified as seniors. Thirty of those individuals were between 55 and 64 years and 10 were over 65 years. This information is summarized in Table 1.

Table 1: Point-in-Time Homeless Count Data

Year	55-64 Years	65+ Years	Total
2023	30	10	40
2025	23	2	25

Note: The response rate to demographic questions was much lower in 2025 (57 per cent) than in 2023 (79 per cent) resulting in greater potential of variability and reliability.

At this time, the estimate of seniors experiencing homelessness in Richmond is an approximation because of the different mandates of the organizations providing information, the type of service being provided and the specific demographic group the organization is focused on. The number of individuals experiencing homelessness is a very dynamic number and the housing status of individuals may fluctuate at any given time. Some organizations support both individuals who are at risk of homelessness (precariously housed, staying with friends or family members, or living in less than ideal circumstances) and those who do not have housing while others support only people who are sheltering outdoors, in vehicles or in emergency shelters. The City's Homelessness Outreach Team's mandate is to support people who are unsheltered or sheltering in vehicles in the community.

The information contained in the following tables outlines the community data from individual organizations regarding seniors experiencing homelessness that is currently available. As several organizations may be working with the same person, data sets contain some duplication as it is very common for people to access multiple services simultaneously.

Homelessness Outreach Team

The City's Homelessness Outreach Team provides community-based street outreach to individuals experiencing homelessness and are actively working in the community. Outreach services include resources, referrals, case management, housing applications and search, help accessing treatment/detox/shelter and assistance with family reunification or relocation to their home community, support with medical appointments, hospital or urgent care visits, wellness checks, assistance with transportation, support with pet needs, clothing and snacks.

The Homelessness Outreach Team is currently supporting nine individuals over 55 years in Richmond without housing. These include people staying in shelters or vehicles and two who are known to be sheltering outdoors. Since its inception in mid-2024, the Team has assisted 13 individuals over the age of 55 years to access long term care, specialized housing for veterans, supportive housing or housing in the private market. Details related to client age are outlined in Table 2.

Table 2: Current Homelessness Outreach Team Client Age

	Seniors 55-64 years	Seniors 65+ years	Staying in Shelter, RV or vehicle
Homelessness Outreach Clients	6	3	7

Richmond Drop-in Centre

The Drop-in Centre, operated by The Progressive Housing Society (Progressive), provides site-based support offering resources, referrals, case management, housing applications and search, help accessing treatment/detox/shelter, support with medical appointments, hospital or urgent care visits, showers, laundry, lunch, snacks, haircuts, foot care, clothing, mail delivery, computer and internet access and recreational activities. Data provided by Progressive regarding Drop-in Centre visits for individuals over the age of 55 years between January 2026 and May 2026 is outlined in Table 3.

Table 3: 2026 Drop-in Centre Usage

	January	February	March	April	May
Individuals 55+ years	11	15	12	11	6

Richmond House Emergency Shelter

The Salvation Army operates Richmond House Emergency Shelter (Richmond House) which provides emergency shelter 24 hours a day, meals, showers, laundry, resources, referrals, case management, housing applications and search, and help accessing treatment/detox. The Salvation Army provided information regarding seniors staying at Richmond House as of June 12, 2026. Presently, there are nineteen seniors staying at the shelter and nine of these are 65+ years. Although Richmond House has practices in place to limit an individual's stay in the shelter to 30 days, there is some flexibility to continue working with clients to secure alternative housing whenever possible. Currently, there are two senior clients who have stayed over 60 days. The Salvation Army is working with these two clients to arrange appropriate, organized departures rather than discharging them to the street.

Reaching Home Program

Turning Point Recovery Society (Turning Point) is the community entity for Richmond's federally funded Reaching Home Program. Reaching Home Program staff work closely with community service organizations to provide intervention when individuals are at risk of or experiencing homelessness. Services may include short-term rental assistance and funding for housing set up, problem solving with landlords to prevent an eviction, housing applications and search, short term financial assistance for rental or utility arrears and clinical and treatment services such as assistance with hoarding. Turning Point is currently supporting 22 seniors through the Reaching Home Program, including seniors aged 55–64 years and 65+ years. In the past five months, 19 of the 22 seniors have been supported to access housing or remain housed through the program (Table 4).

Table 4: 2026 Turning Point Reaching Home Support to Seniors

Month	Seniors 55–64 years	Seniors 65+ years	Total Seniors Referred in 2026	Total Seniors who Accessed Housing
January 2026	1	1	2	2
February 2026	1	1	2	2
March 2026	2	0	2	2
April 2026	4	2	6	5
May 2026	5	2	7	6
Total	**13**	**6**	**19**	**17**

After Hours Outreach Program

The After Hours Outreach Program through Refuge Church provides evening/after hours outreach, is a member of the Homelessness Outreach Worker Network and facilitates referrals to the City's Homelessness Outreach Team, the Drop-in Centre and other community services. Services provided by the After Hours Outreach Program include hot meal distribution, resources, referrals, case management, housing applications and search, help accessing treatment/detox/shelter and assistance with family reunification or relocation to their home community, support with medical or dental appointments, hospital or urgent care visits, wellness checks, transportation, support with pet needs and other supports, including assessment of needed supplies, judicial, volunteer and employment assistance. During a recent meeting between the City and Refuge Church regarding the program, outreach staff indicated that they are currently involved with 26 individuals (55+ years) who are experiencing or at risk of homelessness. The majority of these individuals have been referred to or are working with other government or community service organizations in Richmond.

Jurisdictional Scan of Program Models

A preliminary scan has been completed of unique program models being used to support seniors or other vulnerable individuals that have potential applicability for Richmond. These are outlined below.

Program Model or Initiative	Organization	Description
Sparrow Older Adult Shelter	Sparrow Community Services Society, Abbotsford	A 30-bed emergency shelter for individuals 50+ years. The Sparrow Older Adults Shelter is a dedicated space for older adults experiencing homelessness, includes accommodations, nutritious meals, and access to essential resources such as medical care, mental health services, and social support specifically tailored for seniors to help them transition to more permanent housing solutions. Funded by BC Housing.
The Grove Shelter	Ruth and Naomi's Mission, Chilliwack	The Grove is a 42-bed shelter designed specifically for seniors aged 55+ who are experiencing homelessness or housing insecurity. Each guest has their own private room with a bed and secure storage, along with access to shared amenities that provide comfort and dignity. Partnership between BC Housing, City of Chilliwack and Ruth and Naomi's Mission.
Morningstar Seniors Safe House	Hollyburn Community Services Society, North and West Vancouver	A 7-bedroom house that can accommodate up to 8 residents aged 55+ years. Morningstar provides short term, home-like accommodations. Residents receive help securing housing, accessing income assistance, connecting to healthcare and navigating other community services. Capital funding through the Province of BC, operational funding of approximately $60,000 annually is from grants and donations.
Temporary Housing Program	Senior Services Society, New Westminster and Vancouver	The Temporary Housing Program provides furnished apartments to provide temporary accommodation to homeless seniors (60+ years) in Metro Vancouver for up to three months while they seek permanent housing, in conjunction with tailored outreach services. Units are unsupervised and unattended. Funded by BC Housing and Reaching Home.
TOP Program	Vancouver Coastal Health	The TOP Program supports Richmond youth and adults who are involved with mental health services in independent living situations. The support is provided by 'in reach' clinicians who come to the home. This program involves agreements with landlords for market rental housing and wrap around supports provided by Vancouver Coastal Health. Units are unsupervised with visits scheduled on a frequency that aligns with the needs of the individual. Rent is paid by the individual and 'in reach' services are funded by Vancouver Coastal Health.

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	June 1, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	HA 26-004534
Re:	**Heritage Alteration Permit for 3871 Moncton Street (Independent Meat Market)**		

Staff Recommendation

That a Heritage Alteration Permit be issued for the protected heritage property at 3871 Moncton Street (Independent Meat Market), which would permit exterior alterations.

Executive Summary

1525970 B.C. Ltd. has applied for a Heritage Alteration Permit to allow exterior alterations to the protected heritage property known as the Independent Meat Market, located at 3871 Moncton Street in the Steveston Village Heritage Conservation Area.

The proposed alterations include the installation of new business signage, a retractable awning on the west side of the building, and changes to fencing and ground cover. The proposed alterations are intended to support the continued use of the property for a childcare use. The alterations are compatible with the heritage values and character-defining elements of the heritage building and are consistent with the applicable policies and guidelines for Steveston Village.

Staff Report

Origin

1525970 B.C. Ltd. (Wen-Ling Chiang) has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to allow exterior alterations to the building and landscaping of the protected heritage property located at 3871 Moncton Street in the Steveston Village Heritage Conservation Area. The building is historically known as the Independent Meat Market and is currently tenanted by a childcare operator (Little Earthlings Childcare) and a commercial retailer (Bare Basics Lingerie). A location map and aerial photo are included in Attachment 1.

The proposal comprises of a new business sign, the addition of a retractable awning on the west elevation, and alterations to landscape elements. No changes are proposed to the materials or colour of the building. The building continues in use as a commercial retail unit and a childcare business, consistent with the subject site's current "Steveston Commercial (CS2)" zoning.

Background

Heritage Value

The one-storey commercial building at 3871 Moncton Street is one of the 17 protected heritage buildings in the Steveston Village Heritage Conservation Area. An important part of the commercial streetscape for more than a century, it was built in 1920 as the Independent Meat Market and owned and operated by Ernest Griffin. It was purchased by Ryutaro and Nobuko Nakagama in 1941 who briefly operated a fish market and grocery store until their internment in 1942. They were subsequently dispossessed of their property in 1944. The property continued as a butcher shop and then other retail uses.

The heritage value of the Independent Meat Market lies in its historic role as a butcher shop, its contribution to the commercial centre of Steveston, and its association with the Nakagama family and the history of Steveston's Japanese Canadian community. The character-defining elements of the property include its location, setting at grade, continuous commercial use, commercial form, scale, and massing, its wood construction, flat roof with raised pediment, prominent storefront with large, glazed panes, and masonry chimney.

More detailed information about the heritage value and character-defining elements of the Independent Meat Market can be found in the Statement of Significance in Attachment 2. Historical photographs of 3871 Moncton Street are in Attachment 3.

Surrounding Development

Development surrounding the subject site is as follows:

To the North: A vacant site at 12080 1st Avenue on a site zoned "Steveston Commercial (CS3)".

To the South: Across Moncton Street, a one-storey commercial building zoned "Steveston Commercial (CS2)" at 3800 Moncton Street.

To the East: A one-and-one-half storey commercial building that is a protected heritage property known as the Tasaka Barbershop, on a site zoned "Steveston

Commercial (CS2)" at 3891 Moncton Street. Active applications for a Heritage Revitalization Agreement and Heritage Alteration Permit (HRA 25-020157, HA 25-020154) to add a second storey on the rear portion of the building to expand space for the existing business and will be advanced to Council for consideration upon completion of the technical review process.

To the West: A two-storey mixed use building zoned "Steveston Commercial (CS2)" at 3851 Moncton Street.

Related Policies & Studies

Official Community Plan & Steveston Area Plan

The City's Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated "Local Villages – Tier 1" in the OCP and "Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)" in the Steveston Area Plan. The continued retail and childcare use of the property is consistent with the plan.

Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy. Development within the HCA are subject to the City's applicable heritage policies and design guidelines.

An HAP is required for exterior alterations to protected heritage buildings within the Heritage Conservation Area in accordance with the *Local Government Act* (Part 15) to help retain the heritage values and special heritage character of Steveston Village. This includes changes to signage, the building exterior, and landscape elements as proposed. Proposed alterations for protected heritage properties should be in keeping with the history and heritage character of the building and be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Signs should also meet the requirements of the Signage section of the Development Permit Guidelines in the Steveston Area Plan.

The subject HAP includes changes limited to the signage, an awning on the west side of the building, and landscape elements. The proposed changes do not impact the heritage values or character-defining elements of the property.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village.

The *Standards and Guidelines* define conservation as "all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes."

The proposed alterations are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including supporting continued compatible uses at the subject site through functional improvements, and providing signage, an awning and landscape elements that are in keeping with the historic building and Steveston Village in terms of scale, design, material and colour. They do not negatively impact the heritage value or character-defining elements identified in the Statement of Significance.

Public Consultation

A notification sign has been installed on the subject property, and early notification notices have been mailed to residents and property owners within 100 m of the subject site in accordance with Council's Early Public Notification Policy 1316. Staff have not received any inquiries from the public as a result of the signage and notices.

Richmond Heritage Commission

The HAP application was presented to the Richmond Heritage Commission on May 20, 2026. The Commission supported the application. An excerpt from the Commission meeting minutes is included in Attachment 4.

Analysis

The subject property currently includes a retail unit fronting Moncton Street and a new childcare (Little Earthlings Childcare) operation within the rear unit of the property. The rear unit was previously occupied by a childcare operator (With Our Own Two Hands). The proposal includes new business signage, a retractable awning on the west side of the building and landscape elements, with each supporting the continuation of childcare operations at the property. There is no change in use or to the design and materiality of the property. The building continues in use as a commercial retail unit and childcare as permitted under the "Steveston Commercial (CS2)" zone.

Proposed alterations are as follows:

- Installation of a new business sign facing Moncton Street;
- Addition of a retractable fabric awning on the west elevation;
- Replacement of a wooden fence and gate at the rear;
- Installation of permeable artificial turf to part of the side yard; and
- Addition of semi-transparent stain finish to fences and gates.

Sign

For protected heritage buildings such as the Independent Meat Market, signage should be designed in a traditional format and materials that are compatible with the heritage character and history of the building. The proposed sign consists of individual painted metal letters and a logo attached to the fascia. It features the childcare business name and logo. It will be installed above

the access to the yard on a structure that is not historic. The format, material and size meet the signage guidelines in the Steveston Area Plan and it is in keeping with other signage on the building and with the character of the building façade.

Awning

A retractable fabric awning is proposed for the west side of the building over the entrance door to the rear unit. It will provide weather protection for children and caregivers accessing the childcare. The beige colour will integrate this new element with the beige and grey colour scheme of the building exterior. The format is generally consistent with the development permit guidelines for weather protection in the Steveston Area Plan.

Landscape elements

Changes to landscape elements are proposed to support the childcare operation. A deteriorated wood picket fence and gate at the rear of the property has been replaced by the new operator with a solid, full-height (2 m high) wood fence and gate in a simple design. This work has already been completed due to the necessity to provide a secure environment for the childcare. A semi-transparent mid-tone stain will be added to the unpainted gates and fences to maintain a more consistent wood finish. Approximately 37m^2 (400 ft^2) of interlocking pavers in the side yard will be replaced with permeable green artificial turf to enhance the outside play space and provide a cleaner surface beside the entrance door.

Budgetary Implications

None.

Conclusion

The proposed signage, addition of the retractable awning on the west side of the building and changes to landscape elements are consistent with the applicable policies and guidelines for Steveston Village and therefore, it is recommended that the Heritage Alteration Permit HA 26-0204534 for 3871 Moncton Street be issued to permit the proposed exterior alterations.

Respectfully submitted,

Joshua Reis, Development Applications

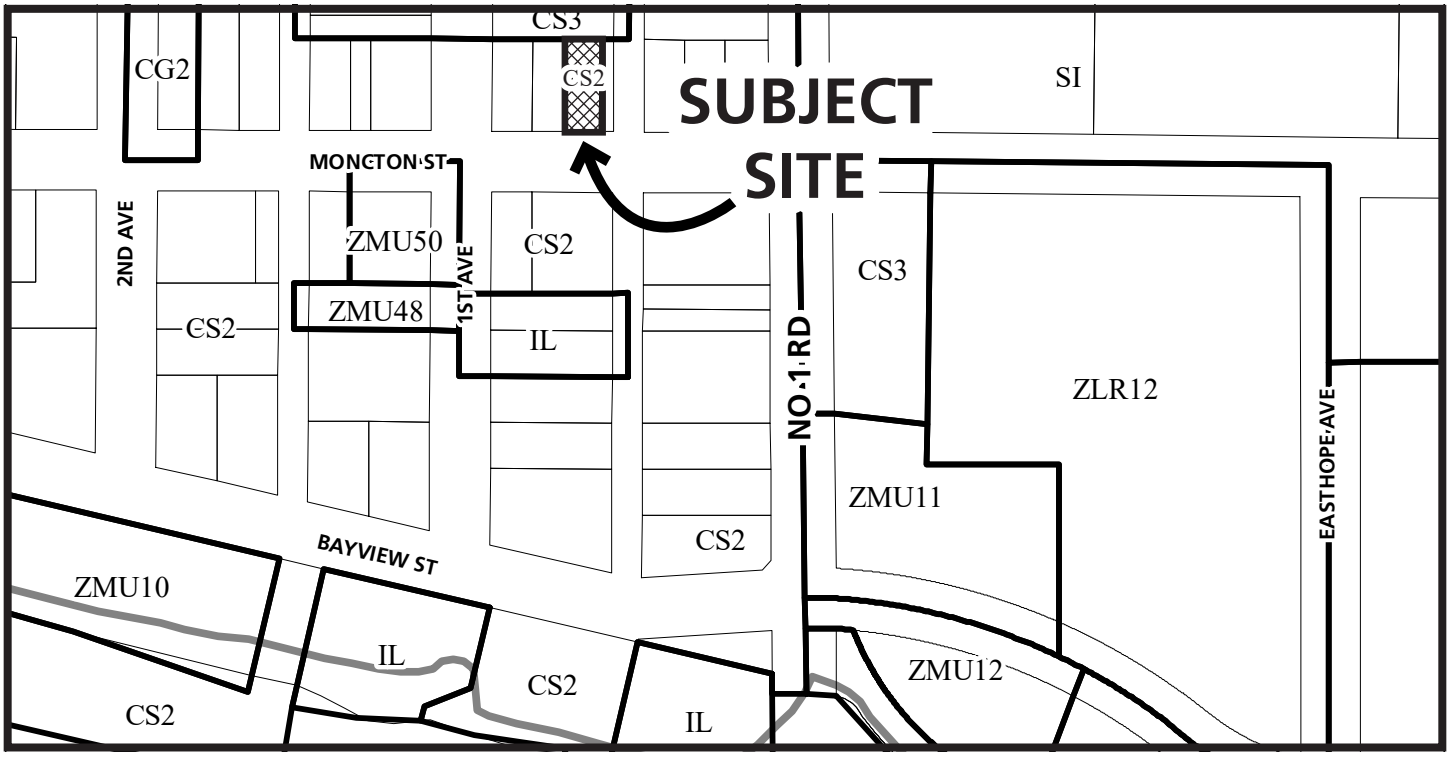
Report Contributors

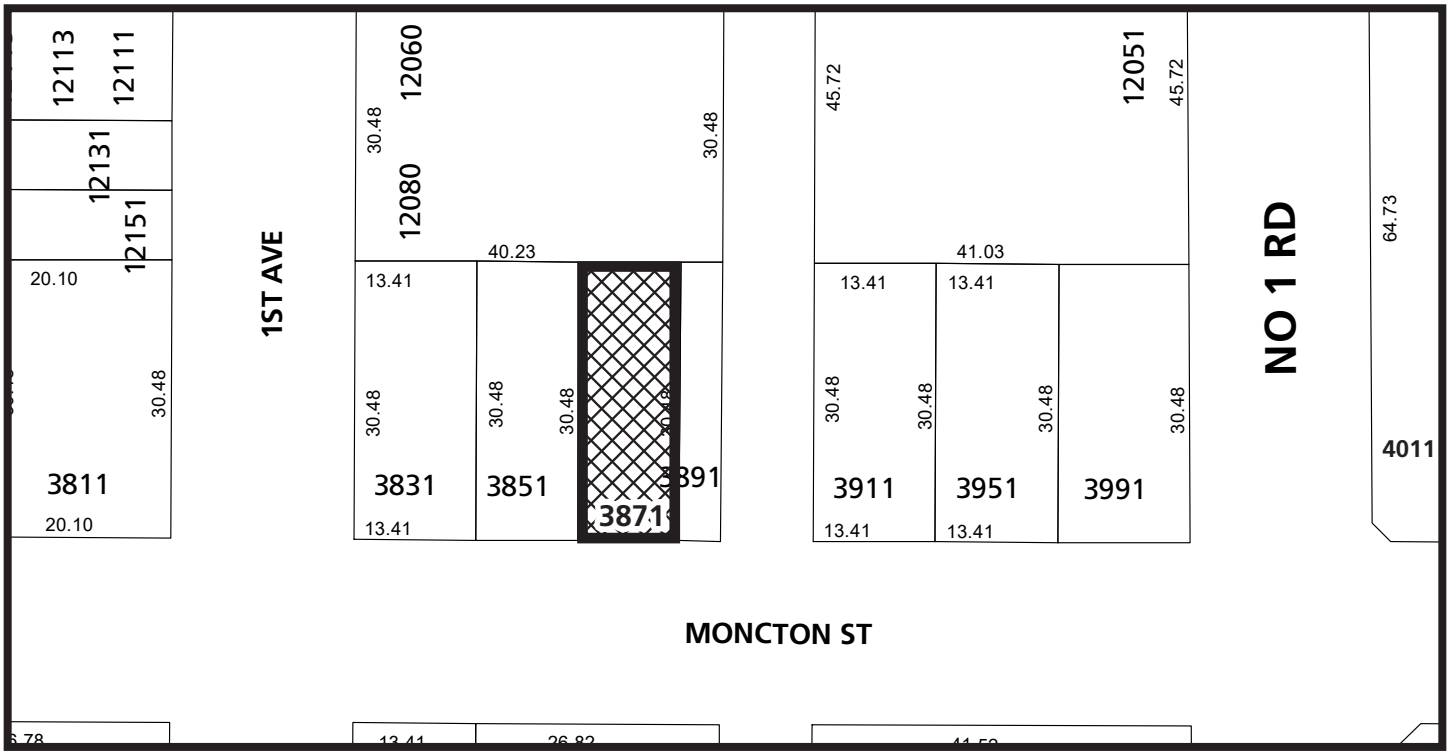
This report was prepared by Judith Mosley, Heritage Planner and reviewed by the Policy Planning Department.

Att. 1: Location Map and Aerial Photo
2: Statement of Significance
3: Historical photographs of 3871 Moncton Street
4: Excerpt from the Draft May 20, 2026, Richmond Heritage Commission Minutes

City of Richmond

ATTACHMENT 1





HA 26-004534

Original Date: 02/19/26
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



HA 26-004534

Original Date: 02/19/26
Revision Date:

Note: Dimensions are in METRES

STATEMENT OF SIGNIFICANCE

RESOURCE NAME	Independent Meat Market
ADDRESS	3871 Moncton Street
MUNICIPALITY	City of Richmond
NEIGHBOURHOOD	Steveston
LEGAL DESCRIPTION	Plan NWP11494, Block 3, Lot A
PARCEL IDENTIFIER (PID)	001-955-179
YEAR BUILT	1920
ORIGINAL OWNER	Ernest Griffin
BUILDER	Unknown
ARCHITECT/DESIGNER	Unknown

CONTEMPORARY PHOTO



DESCRIPTION OF HISTORIC PLACE

The Independent Meat Market is a one-storey commercial building located along Moncton Street in Richmond's historic village of Steveston. The building, constructed in 1920, is characterized by its vernacular commercial design, with large storefront windows and modest roof parapet.

HERITAGE VALUE OF HISTORIC PLACE

The Independent Meat Market is valued for its historic role as a butcher shop, serving in that capacity for several decades, and its contribution to the commercial centre of Steveston. This commercial block was constructed in 1920 as the Independent Meat Market, owned and operated by Ernest Griffin. The structure was initially built on property owned by Richard Crozier, a local blacksmith, though Griffin obtained title to the lot approximately two years after construction of the building. Griffin was a lifelong butcher, immigrating to Steveston from England in the early 1910s. He operated his butcher shop from this location until 1941, when the business and building were sold to Ryutaro Nakagama. The design of the structure is typical of the economical, small-scale commercial buildings constructed during the interwar era for local retail services. The Independent Meat Market was a fixture on Moncton Street as a butcher shop and has remained an important part of the commercial streetscape for more than a century.

The Independent Meat Market is also valued for its connection to the Nakagama family and the forcible expulsion of the Nikkei community of Steveston during the Second World War. Ryutaro Nakagama and his wife, Nobuko, operated a fish market and grocery store in the building for several months before their involuntary internment in 1942. The Nakagamas also owned the adjacent lot to the west on which their home was located. While they were able to make arrangements to lease their properties and business, the buildings were eventually sublet to George and Anna Rolston who established 'The Meat Shop' in 1942 and moved into Nakagama house. Following a fire in January 1943, which burnt down the house and damaged the butcher shop, the Rolstons petitioned the Custodian of Enemy Property to purchase the two lots from the Nakagamas. The sale was finalized in 1944, and having been dispossessed of their property and livelihoods, the Nakagamas reestablished their business in Lethbridge, Alberta after they were allowed to leave their confinement. The Independent Meat Market remains as one of many examples of businesses and real estate dispossessed by the Canadian government in the Steveston townsite.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Independent Meat Market include, but are not limited to its:

- location mid-block along Moncton Street in Steveston's commercial district in Richmond;
- setting at grade;
- continuous commercial use since 1920;
- commercial form, scale and massing as exemplified by its: rectangular plan; one-storey height, flat roof with raised pediment, off-centre entryway, and prominent storefront;
- wood-frame construction;
- storefront with large glazed panes; and
- exterior masonry chimney.

RESEARCH SOURCES

"Another Store Goes 'White'." *Richmond Review*, May 27, 1942.

Correspondence and architectural plans re: 3871 Moncton Street (City of Richmond Archives Series 295, File 48)

"Fire Engines Do Effective Work." *Richmond Review*, Jan. 20, 1943.

Registration of Death. Ernest Griffin, December 29, 1960 (British Columbia Archives 1960-09-015393)

"Steveston Meat Shop Has Changed Hands." *Richmond Review*, Nov. 28, 1945.

Tax Assessment Rolls. Corporation of the Township of Richmond (City of Richmond Archives)

Waterworks Atlas. Corporation of the Township of Richmond, c.1936 (City of Richmond Archives, 1991-40-18)

Yamagishi, N.R. *Japanese Canadian Journey: The Nakagama Story*. Canada: Trafford Publishing, 2010.

Library and Archives Canada (Courtesy of Michael Abe)
- Office of the Custodian of Enemy Property, Vancouver Office, File 3871 (R1213-19-8-E, Reel C-9339)
- Office of the Custodian of Enemy Property, Vancouver Office, File 4169 (R1213-19-8-E, Reel C-9342)
- Nakagama, Ryutaro. The Royal Commission on Japanese Claims (RG33-69, Vol. 35, File 710)

Historical Photographs of 3871 Moncton Street



Moncton Street, ca. 1940 or 1942. *3871 Moncton Street is in centre of photograph.*
Part of: City of Richmond Archives RCF 274.



Moncton Street, 1949-54. *3871 Moncton Street is at far right of photograph.*
City of Richmond Archives, Raymond Owens Photograph # 1999 22 5.



3871 Moncton Street, 1949-54.
City of Richmond Archives, Raymond Owens Photograph # 1999 22 4.



3871 Moncton Street, 1985.
City of Richmond Archives, David Fleming Photograph # 2010 47 1.



3871 Moncton Street, ca. 1984. *Third property from left.*
City of Richmond Archives, David Fleming Photograph # 2010 47 19.

Excerpt from the Draft Minutes to the
Richmond Heritage Commission Meeting

Wednesday, May 20, 2026 - 7:00 pm
Microsoft Teams Online Meeting

Heritage Alteration Permit for 3871 Moncton Street (Independent Meat Market) – HA 26-004534

Judith Mosley, Heritage Planner, introduced the heritage alteration permit application and the applicant. The proposal is for alterations to signage and landscape elements, and the addition of a new awning on the side elevation. The building is a protected heritage property within the Steveston Village Heritage Conservation Area. Ms. Mosley provided an overview of the property and the application including the following information:

- The Independent Meat Market is a one-storey commercial building built in 1920.
- It is significant for its historic role as a butcher shop, its contribution to the commercial centre of Steveston and its association with the history of Steveston's Japanese Canadian community.
- A new metal business sign is proposed facing Moncton Street, on an existing structure above the entrance to the side yard.
- Additional alterations are proposed to provide functional improvements to support the childcare operation, including a retractable awning over the side entrance, replacement of the deteriorated fence and gate at the rear of the lot, and the installation of artificial turf within part of the paved side yard.

The applicant, Wen-Ling (Emma) Chiang and Jackson Lin provided additional information. They are in the process of opening a daycare. The changes are requested to provide a more secure environment for the children during their daily routine including a solid, higher fence and turf for a safer play surface. The awning will offer additional space for the children when changing into raingear to go outside.

The Commission expressed support for the proposal and commented that the alterations are positive and will fit well with the character of the Heritage Conservation Area. They noted that the heritage values and character-defining elements of the heritage property are not impacted. The signage was noted to be in keeping with the character of the building and streetscape, and appropriately located. Commissioners also commented that the continued childcare use brings vitality and activation to the area.

The Commission thanked the applicant for their sensitive consideration of the heritage context.

It was moved and seconded:

That the Richmond Heritage Commission supports the heritage alteration permit application for 3871 Moncton Street (HA 26-004534) as presented.

CARRIED

City of Richmond

Heritage Alteration Permit

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 26-004534

To the Holder: 1525970 B.C. Ltd.

Property Address: 3871 Moncton Street

Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan 11494

(s.617, *Local Government Act*)

1. (Reason for Permit)
   - ☐ Designated Heritage Property (s.611)
   - ☐ Property Subject to Temporary Protection (s.609)
   - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
   - ☑ Property in Heritage Conservation Area (s.615)
   - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A", and any and all building, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the proposed exterior alterations as shown in the attached Plan #1 to Plan #13:
   i. installation of a business sign;
   ii. addition of an awning on the west elevation; and
   iii. replacement of fence and gate, installation of turf and addition of stain finish.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 36 months of the date of this Permit, this Permit lapses.
6. This is not a Sign Permit or a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

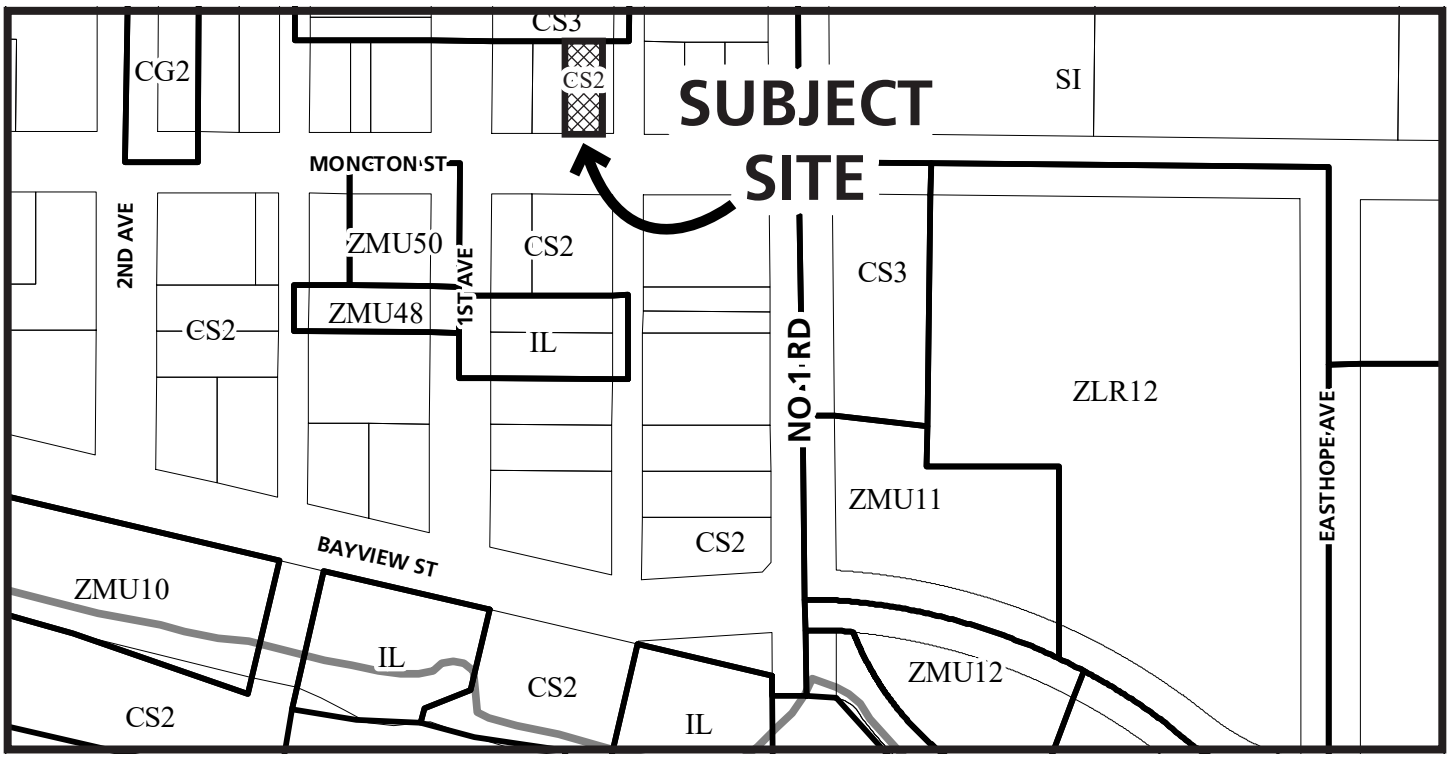
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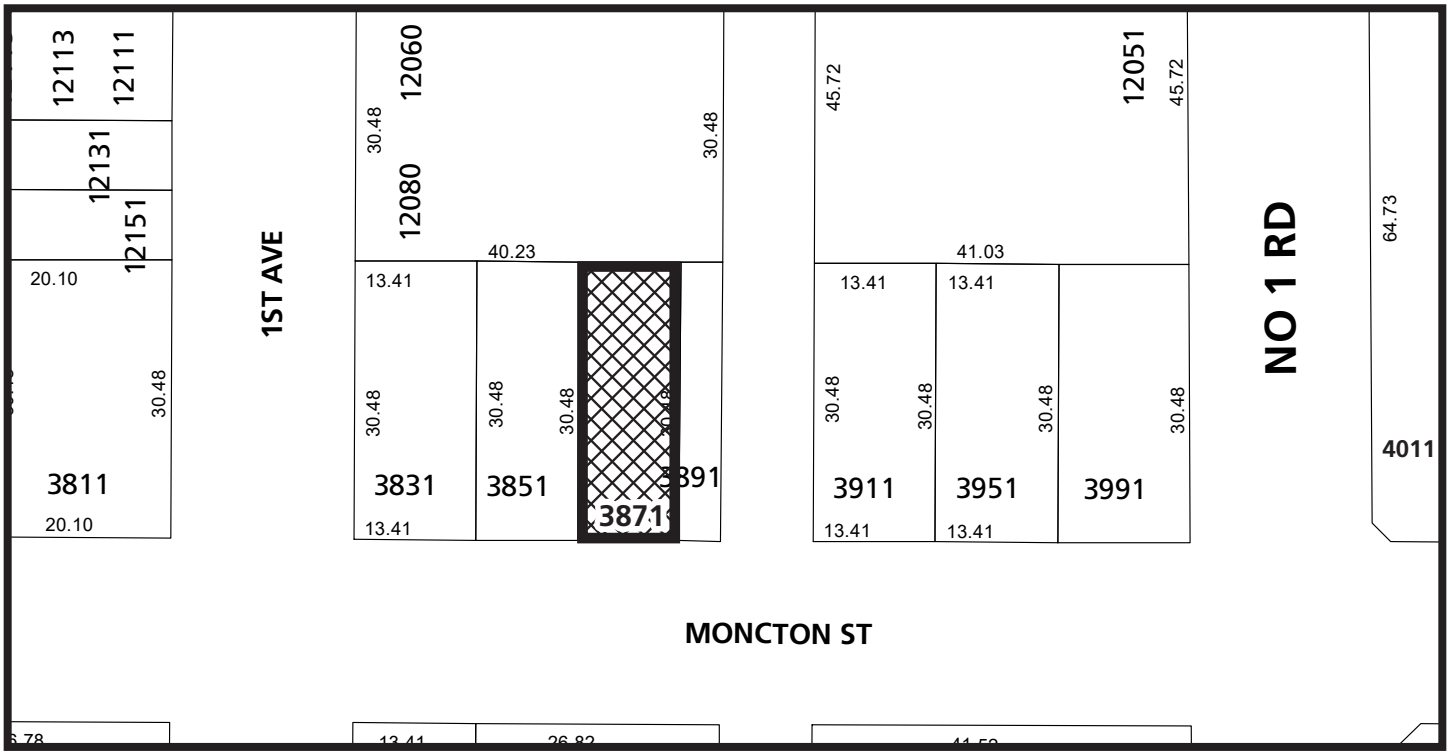
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO $50,000 IN THE CASE OF AN INDIVIDUAL AND $1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

City of Richmond

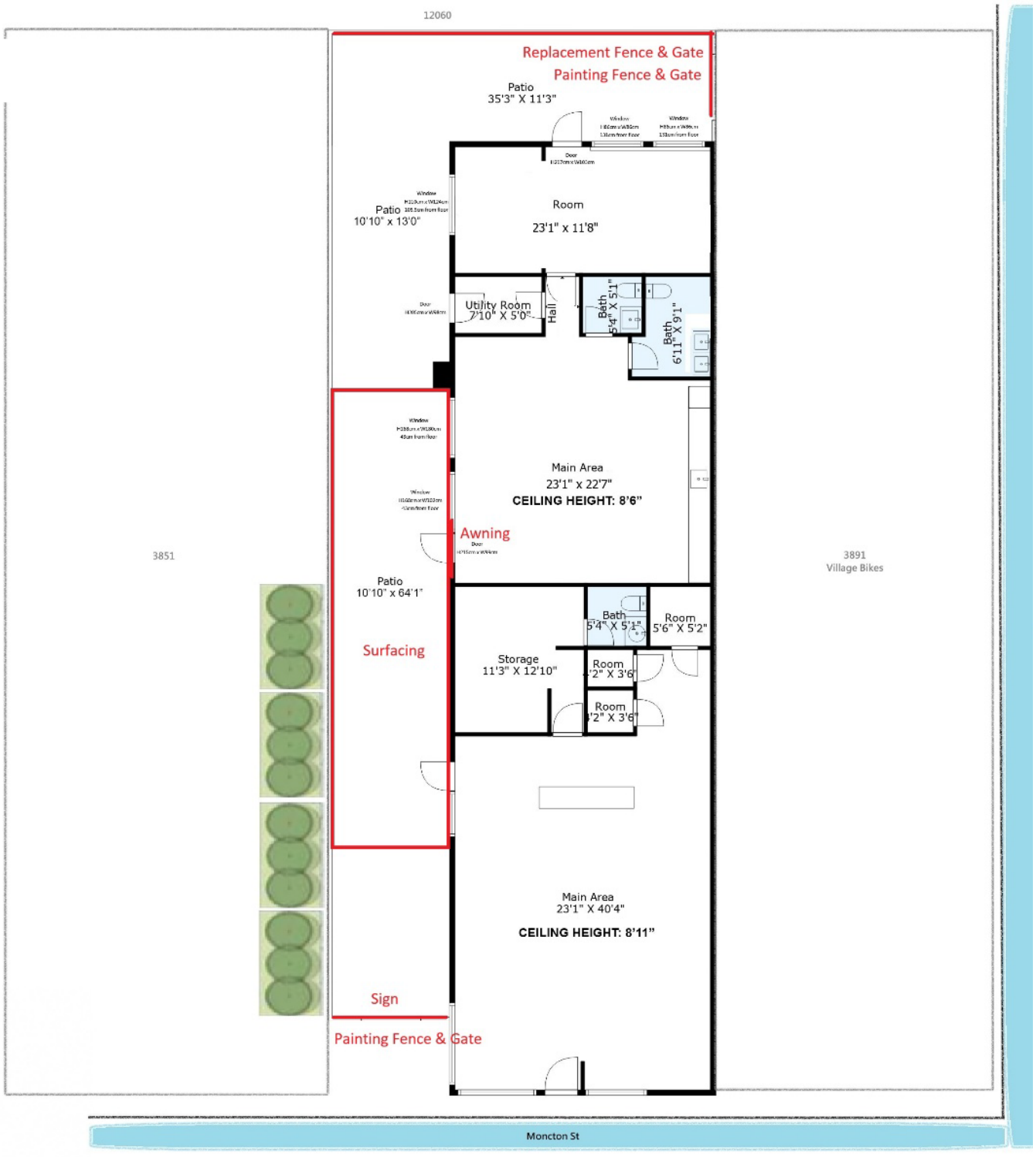




HA 26-004534
SCHEDULE "A"

Original Date: 02/19/26
Revision Date:

Note: Dimensions are in METRES



TOTAL LIVING AREA	**2109 SQ.FT.**
TOTAL EXCLUDED (PATIO)	1189 SQ.FT.

MEASUREMENTS DEEMED HIGHLY ACCURATE BUT CAN'T BE GUARANTEED. E&O INSURED.

Current Scene

SIGNAGE - EXISTING

HA 26-004534 - PLAN #2



Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

UU GRAPHICS

www.uuimaging.com
604-353-4475
chai@uuimaging.com

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Job Details
Job Name:
Contact Person:
Material:
Finishing:
Due Date:

WORK SAFE BC

CERTIFIED BY

C US

SIGNAGE DETAIL

Job#

Scale

File

Drawing No.

Proposed Signage Mockup

SIGNAGE - PROPOSED

HA 26-004534 - PLAN #3



Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

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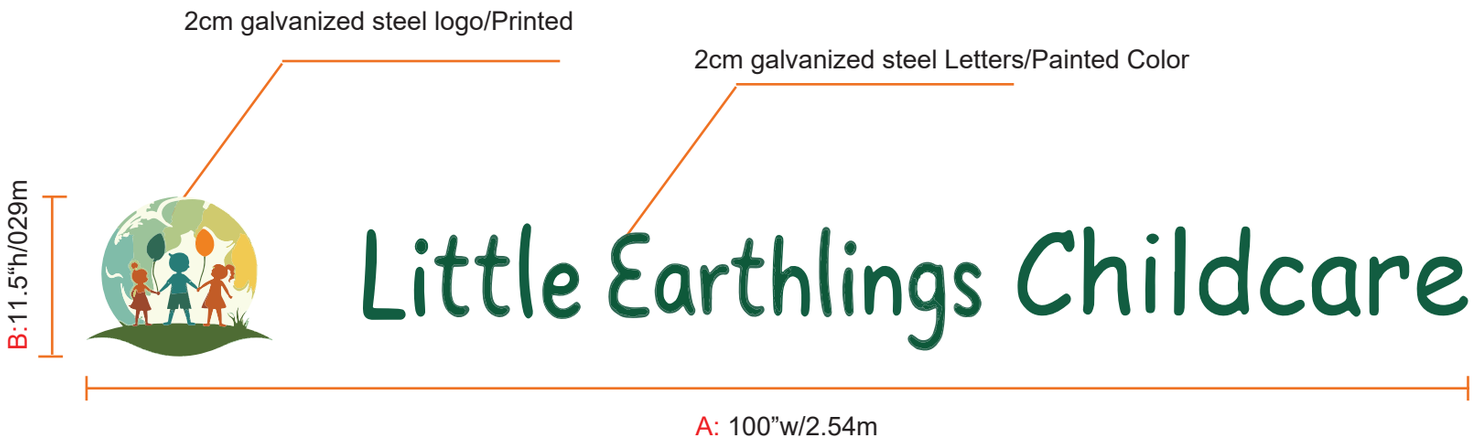
SIGNAGE DETAIL

Job#
Scale
File

Drawing No.

Proposed Signage Front View

HA 26-004534 - PLAN #4



Dimensions of the sign: A x B: 2.54m x 0.29m

Sign Area: 0.74sqm

Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

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SIGNAGE DETAIL

Job#

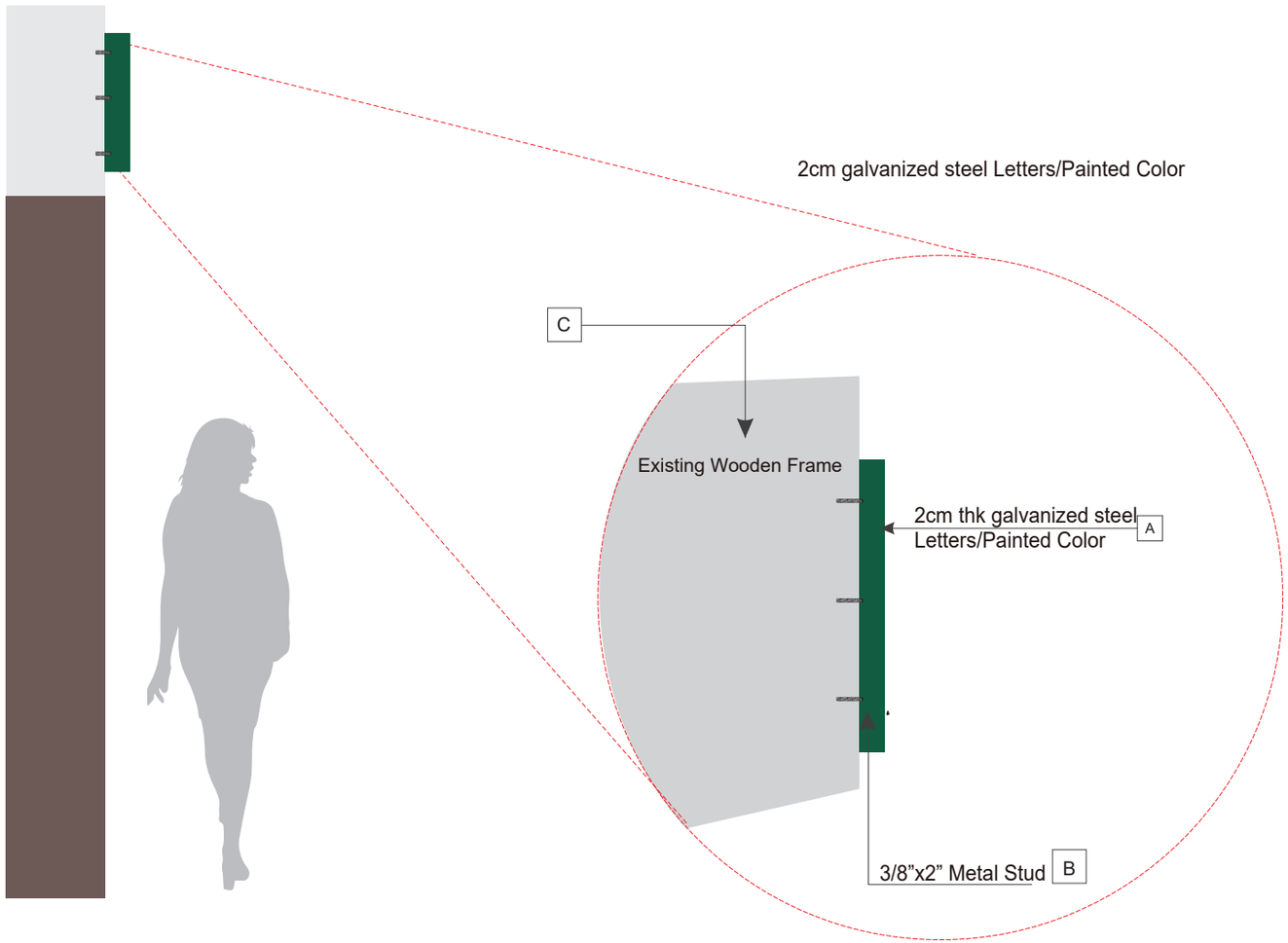
Scale

File

Drawing No.

Proposed Signage Side View

HA 26-004534 - PLAN #5



Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

CNCL – 193

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Job Details
Job Name:
Contact Person:
Material:
Finishing:
Due Date:

WORK SAFE BC

CERTIFIED BY

C US

SIGNAGE DETAIL

Job#
Scale
File

Drawing No.

Proposed Signage Elevation

HA 26-004534 - PLAN #6

Scale: 1″=10″

C+C1: 2.40m+0.29m=2.69m

Unit3



D: 135”w/3.43m

Project Add: unit3-3871 Moncton St, Richmond, BC V7E 3A7

UU GRAPHICS

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604-353-4475
chai@uuimaging.com

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Job Details
Job Name:
Contact Person:
Material:
Finishing:
Due Date:

WORK SAFE BC

CERTIFIED BY

C SA® US

SIGNAGE DETAIL

Job#
Scale
File

Drawing No.


15cm
10 ft
Canopy
40cm
238 cm
3



- **Aluminum frame.**
- **Matte finish polyester fabric, beige.**
- **Dimensions: 10' x 8'.**
- **Retractable, wall mounted.**



Rear Fence - previous condition





View from lane to rear gate and fence (installed).





- Stain finish to be added.



SW 3504 Woodridge

Exterior Semi-Transparent Stain

View all Exterior stain colors

Add to Project List | Save to My

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- Stain finish to be added.



SW 3504 Woodridge

Exterior Semi-Transparent Stain

View all Exterior stain colors

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YARD SURFACING

- Some paving to be replaced with artificial turf
- Area: 10' x 40' (400 sf / 37 m^2) approximately





Turf sample

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	May 13, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6000-01/2025-Vol 01
Re:	**North Dike Upgrades from Lynas Lane to No. 2 Road – Public Engagement Summary**		

Staff Recommendation

That the Dike Master Plan Concept identified in the report titled "North Dike Upgrades from Lynas Lane to No. 2 Road – Public Engagement Summary", dated May 13, 2026, from the General Manager, Engineering and Public Works, be endorsed for detailed design and construction.

Executive Summary

The North Dike Upgrades from Lynas Lane to No. 2 Road project seeks to upgrade approximately 350 metres of dike and River Road in alignment with the Council-endorsed Flood Protection Management Strategy and Dike Master Plan – Phase 2. The project will improve long-term flood resilience, reconstruct associated road and utility infrastructure, and enhance active transportation connections. This project is part of the Council's approved Disaster Mitigation and Adaptation Fund Infrastructure Upgrades projects (2020 to 2026).

Staff developed a preliminary design based on the Dike Master Plan Concept and received Council approval to undertake public engagement on June 24, 2024. Following an initial phase of public engagement, staff refined the preliminary design and developed two alternative concepts in response to community feedback related to roadway elevation, neighbourhood impacts, safety, and environmental considerations. A second phase of public engagement was then completed in March and April of 2026 to gather feedback on the Dike Master Plan concept and the two alternatives.

Residents provided feedback on the concepts directly through a Let's Talk Richmond survey, which had the following results:

- 71% indicated support or strong support for the Dike Master Plan concept from Lynas Lane to No. 2 Road.
- 39% indicated support or strong support for Alternative 1 – Reduced Raising of Road.
- 23% indicated support or strong support for Alternative 2 – Reduced Raising of Road and No Paved Bike Lane.

The Dike Master Plan Concept provides the greatest level of flood protection and resilience. Resident feedback indicates greater support for the Dike Master Plan Concept than for the alternative concepts. At the same time, some respondents expressed concerns about how changes to the elevation and alignment of River Road may affect nearby residents and adjacent buildings, including potential impacts on access and perceived safety. Staff recommend that the Dike Master Plan Concept be endorsed for detailed design and construction for the section from Lynas Lane to No. 2 Road, while continuing to explore options to mitigate resident concerns.

Origin

At the Regular Council meeting on June 24, 2024, Council approved that the Dike Master Plan Concept presented in the staff report titled "North Dike Upgrades Concept Plan – Lynas Lane to No. 2 Road", dated May 16, 2024, from the Director, Engineering be endorsed for the purposes of public consultation.

This report responds to this approval.

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

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

Analysis

Background

Guided by the Council-endorsed Flood Protection Management Strategy and Dike Master Plan – Phase 2, the North Dike Upgrades from Lynas Lane to No. 2 Road has been identified as a priority location for dike raising and upgrades. The project will upgrade approximately 350 metres of dike and River Road to improve long-term flood resilience, reconstruct associated road and utility infrastructure, and enhance active transportation connections. This project is part of Council's approved Disaster Mitigation and Adaptation Fund Infrastructure Upgrades projects (2020 to 2026). This program received federal funding as part of the Disaster Mitigation and Adaptation Fund (DMAF) grant that invests in infrastructure projects to increase the resilience of communities that are impacted by natural disasters triggered by climate change.

At the Regular Council meeting on June 24, 2024, Council endorsed the Dike Master Plan Concept for the purposes of public consultation. The first phase of public engagement was undertaken from July to September 2024 to seek feedback on the preliminary design. Input received through that process led staff to revise the designs and develop two alternative concepts for further consideration. A second phase of public engagement was then completed from March to April 2026 to obtain feedback on the revised preliminary designs and alternative concepts. This report presents the preliminary design concepts and summarizes the feedback received through both phases of engagement.

Current Conditions

River Road is currently situated at a lower elevation than the adjacent dike crest within the project area. A gravel multi-use pathway is located along the top of the dike, while a paved sidewalk is located on the south side of River Road. The dike reach is adjacent to the No. 2 Road North Drainage Pump Station and extends between Lynas Lane to the west and No. 2 Road to the east.

This section of dike forms part of Richmond's broader flood protection network and plays an important role in helping protect nearby homes, infrastructure and community assets from flood risk. In addition to its flood protection function, the corridor serves as a well-used neighbourhood and recreational route for pedestrians, cyclists and other users, and contributes to the livability and character of the surrounding area. The route is also used regularly for the Richmond Olympic parkrun for its weekly Saturday morning run event, which typically attracts approximately 100 to 150 participants.

Immediately west of this project is the Works Yards Replacement Project and the Lynas Lane to Terra Nova Rural Park Preliminary Dike Design. The Works Yards Replacement Project is currently in Phase 1 of detailed design construction, and the Lynas Lane to Terra Nova Rural Park Preliminary Dike Design is in the early stages of design. While both infrastructure upgrades are outside this project's boundaries and are not expected to have direct impact on this project, coordination among the project teams will continue to help minimize any potential impacts.

Properties located south of the proposed dike upgrade include strata residential buildings at 5500 Lynas Lane, 5888 Dover Crescent, 5880 Dover Crescent, and 5860 Dover Crescent, whose primary access is from Lynas Lane and Dover Crescent, as well as a planned development at 5900 River Road. Given the corridor's flood protection role, proximity to existing residential development, and importance as a local walking, cycling and recreational route, key interested parties for the project include adjacent property owners, strata residents, dike pathway users, River Road users, organized recreational users, and the broader Richmond community.



Figure 1: Project Location Map

Dike Master Plan Concept

The City of Richmond's Dike Master Plan – Phase 2 was endorsed by Council in 2018 and identifies several key objectives for this section of the North Dike:

- Raise the dike by approximately 1.7 metres on average to meet projected year 2100 flood levels, while allowing for potential future height increases;
- Raise River Road to improve dike stability and long-term resilience;
- Maintain the dike along its existing alignment; and

- Widen the dike toward the land side rather than into the Fraser River to minimize impacts to critical fish and wildlife habitat.

In developing the Dike Master Plan Concept, the following features were determined:

- The dike would be raised to the required elevation of 4.7 metres;
- The roadway would be raised to 4.7 metres elevation;
- The roadway would be shifted approximately 4.0 metres south of its current alignment;
- The gravel multi-use pathway on top of the dike would be reinstated and widened from approximately 3.0 metres to 4.0 metres;
- The pedestrian pathway south of the roadway would be reinstated in a similar alignment; and
- The paved bike lane would be located on the north side of the roadway at the same height as the dike.

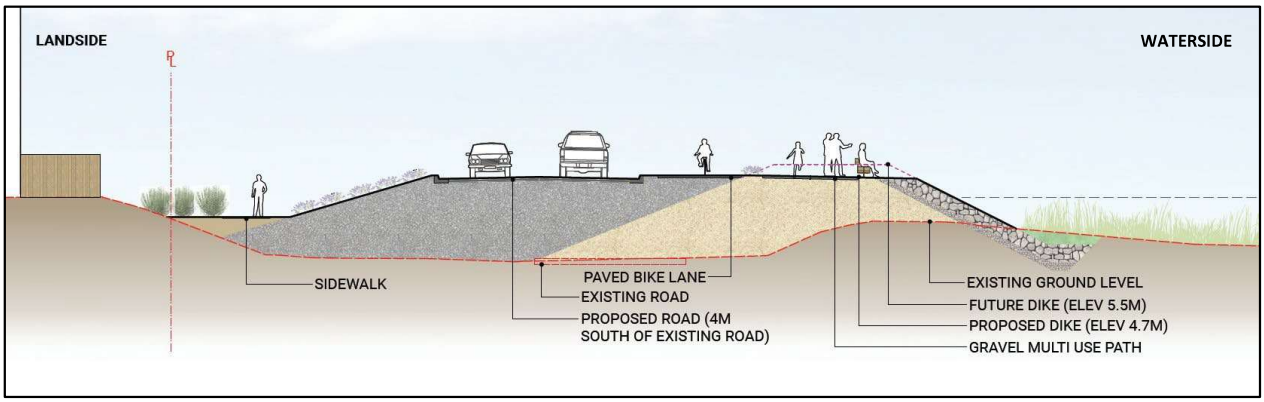


Figure 2: Dike Master Plan Concept

The Dike Master Plan Concept was developed to meet these objectives while accounting for site constraints and surrounding land uses. Adjacent properties are already on relatively higher ground, making this area well suited for coordinated roadway and dike upgrades. Under this concept, the dike crest would be raised to the required elevation of approximately 4.7 metres. River Road would also be raised to match the dike elevation, improving structural stability and providing consistent, resilient flood protection.

The design includes mobility improvements through reinstatement and widening of the existing gravel multi-use pathway on top of the dike, along with a new separated paved bike lane on the north side. Pedestrian crossings would also be improved at Lynas Lane, No. 2 Road, and mid-block between the two intersections. This bike facility is intended to extend west through future dike raising, connecting the existing dike trail in Oval Village to the multi-use pathway on McCallan Road and to the Railway Greenway. It would also improve access to the existing protected bicycle network via Lynas Lane and Westminster Highway, strengthening east-west cycling connections in the area. An existing pedestrian pathway on the south side would be reinstated. At Lynas Lane and No. 2 Road, the raised dike and River Road would transition back to existing grades.

To accommodate the wider dike footprint while protecting sensitive Fraser River habitat, River Road would shift about 4 metres south. Expanding the footprint to meet project requirements will require coordination with several private properties including the proposed development at 5900 River Road, which the City has already been coordinating and consulting with, and the existing residential developments on Dover Crescent and Lynas Lane. The proposed dike upgrades will not require any additional property acquisition.

Coordination with these properties will be important to address works at the private property interface, including landscaping, grading, drainage, pedestrian access and existing and future site access. Dike construction will also require the removal and/or relocation of some trees south of River Road.

Where possible, impacted trees will be replanted near their original location, and a tree compensation plan will be developed through detailed design and engagement with City departments and the public.

Public Engagement – July 2024

Upon receiving Council approval to seek resident feedback, staff held a public open house engagement session alongside a Let's Talk Richmond campaign to share the Dike Master Plan Concept and other information about the project. Included as part of the Let's Talk Richmond campaign was a survey to gather resident sentiment around the concept and project overall. While this engagement initiative was open to all Richmond residents, postcards were sent out to nearby residents within the project vicinity to notify them directly. The open house saw an attendance of over 40 residents and the Let's Talk Richmond webpage received over 500 views and over 200 survey responses.

The following summarizes key themes heard through the survey as well as the verbal input that was shared at the in-person open houses:

> Feedback indicated that residents generally understood and supported the need to upgrade the dike to improve flood protection and long-term resilience. At the same time, participants questioned why this section was being prioritized and how it fits within the City's broader dike improvement program. Participants requested clearer information on project phasing, how priority sections are selected, whether isolated upgrades would be effective without adjacent improvements, and how the proposed design elevations compare with other parts of Richmond's dike network.

Some other key feedback themes were as follows:

- **River Road elevation and related neighbourhood impacts:** A key concern throughout the first phase of engagement was the proposal to raise River Road together with the dike. While many respondents supported raising the dike itself, they questioned the need to elevate the roadway, citing concerns about cost, traffic noise, impacts on views, neighbourhood livability, and proximity to nearby residential buildings.
  Road safety, design, and alignment considerations: Residents also identified related safety and design concerns including vehicle speeds, pedestrian comfort, crosswalk

conditions, drainage, sight lines, and the interface between the dike and adjacent homes. Some respondents suggested exploring alternatives that would retain the existing road elevation, reduce inland impacts, or shift the road alignment further toward the Fraser River, although this was also recognized as having significant environmental implications.

- **Active transportation, environment, and public use:** Active transportation, environmental stewardship, and neighbourhood usability were also recurring themes. Residents generally supported measures to improve pedestrian and cyclist safety including separated pathways, traffic calming along River Road, and enhanced crosswalk treatments, while also emphasizing the importance of preserving the recreational character of the dike. Feedback further highlighted the need to minimize impacts on habitat and trees, maintain the area's natural character, and consider amenities that would improve public use and enjoyment of the corridor.

Overall, the first phase of engagement showed support for the project objectives, with a clear expectation that the design should balance flood protection, safety, environmental considerations, public amenities, and impacts on surrounding residents. A Let's Talk Richmond Form Results Summary was developed to summarize the engagement initiative and the feedback received and is included in this report as Attachment 1.

Alternative Design Concepts

Following feedback from the first phase of public engagement, staff developed two alternative design concepts to explore concepts that respond to resident concerns while continuing to advance the project's flood protection objectives. The alternatives were intended to reduce the amount of road raising to help lessen impacts on sightlines, neighbourhood character, and perceived livability, while still improving dike protection. Because lowering the road profile requires the roadway and dike to shift closer to adjacent buildings, staff also explored ways to reduce those impacts where possible. In one alternative, the paved bike lane was removed to provide greater separation between the roadway and nearby residences. All concepts also included added safety and traffic calming features to improve pedestrian visibility, manage vehicle speeds, and enhance corridor function. Overall, this work was intended to test whether a more balanced design approach could better respond to public feedback while still supporting long-term flood protection improvements.

Alternative 1 Concept – Reduced Raising of Road

In developing the Alternative 1 concept, the following features were determined:

- The dike would be raised to the required elevation of 4.7 metres;
- The roadway would be raised from its existing elevation of approximately 2.0 metres to 3.0 metres elevation, which is 1.7 metres lower than the Dike Master Plan Concept;
- The roadway would be shifted approximately 8.0 metres south of its current alignment;
- The gravel multi-use pathway on top of the dike would be reinstated and widened from approximately 3.0 metres to 4.0 metres;
- The pedestrian pathway south of the roadway would be reinstated in a similar alignment; and

- The paved bike lane would be located on the north side of the roadway at the same height as the dike.

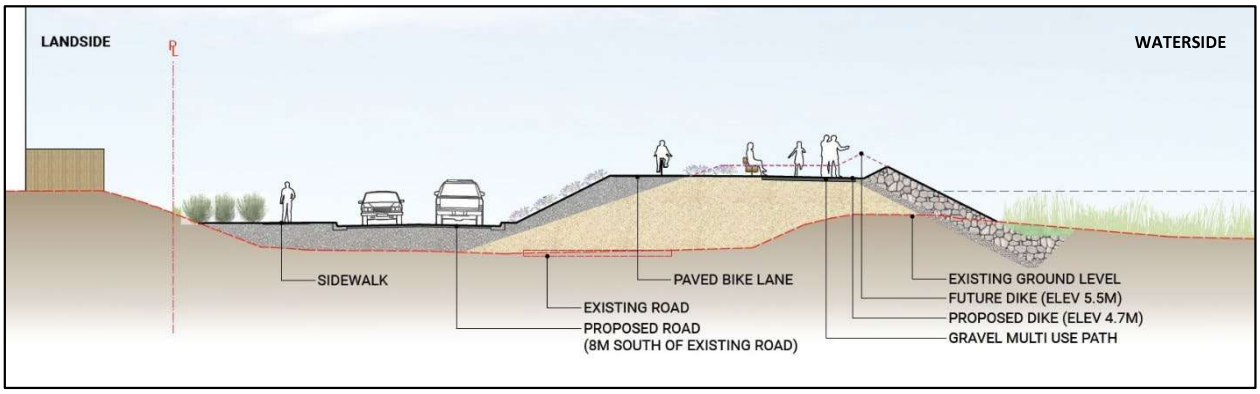


Figure 3: Alternative 1 Concept – Reduced Raising of Road

The Alternative 1 concept was developed in response to resident concerns about the proposed height of River Road under the Dike Master Plan Concept. Under this option, the dike crest would still be raised to the required elevation of approximately 4.7 metres to meet the City's long-term flood protection targets. However, River Road would be raised to approximately 3.0 metres, or 1.7 metres lower than in the Dike Master Plan Concept. This lower road elevation helps reduce impacts on nearby residences.

To accommodate the wider footprint required for the raised dike while maintaining the lower road elevation, River Road would need to shift approximately 8 metres south of its current alignment, closer to the residential properties along the south side of the corridor. This shift keeps the roadway outside the structural core of the dike, allowing continued access for maintenance and repairs, supporting structural integrity, and improving the ability to raise the dike further in the future if needed.

Although this concept achieves the required 4.7 metre dike elevation, it does not provide the same level of resilience as the configuration in the Dike Master Plan Concept, where the roadway and dike are raised to the same elevation. The design does, however, retain several features identified as important during engagement including a separated paved bike lane on the north side of the roadway at dike crest elevation, continued use of the gravel pathway on the dike crest, and measures to support safety, environmental protection, and habitat preservation by avoiding encroachment into the Fraser River.

The difference in elevation between River Road and the dike crest creates additional design considerations for connections between the sidewalk south of the road and the top of the dike. If advanced, providing accessible and convenient pedestrian and cyclist connections would be a priority during detailed design.

Alternative 2 Concept – Reduced Raising of Road and No Paved Bike Lane

In developing the Alternative 2 concept, the following features were determined:

- The dike would be raised to the required elevation of 4.7 metres;
- The roadway would be raised from its existing elevation of approximately 2.0 metres to 3.0 metres elevation, which is 1.7 metres lower than the Dike Master Plan Concept;
- The roadway would be shifted approximately 6.0 metres south of its current alignment;
- The gravel multi-use pathway on top of the dike would be reinstated and widened from approximately 3.0 metres to 4.0 metres;
- The pedestrian pathway south of the roadway would be reinstated in a similar alignment;
- The paved bike lane would be removed, creating some additional space between the roadway and adjacent residential buildings; and
- Some parallel parking areas could be introduced south of the roadway.

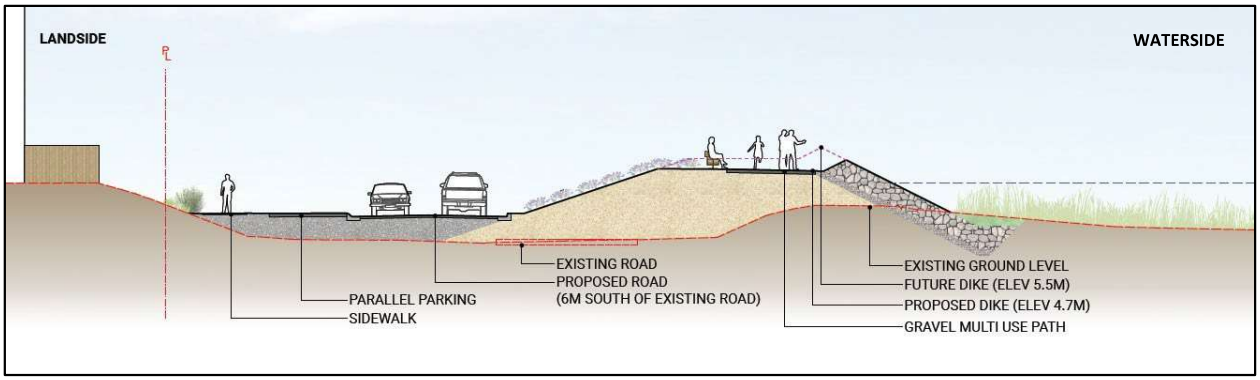


Figure 4: Alternative 2 Concept – Reduced Raising of Road and No Paved Bike Lane

The Alternative 2 concept was developed in response to resident concerns about the proposed height and location of River Road under the Dike Master Plan Concept. Under this option, the dike crest would still be raised to the required elevation of approximately 4.7 metres to meet the City's long-term flood protection targets. However, River Road would be raised to approximately 3.0 metres, or 1.7 metres lower than in the Dike Master Plan Concept. This lower road elevation helps reduce impacts on nearby residences.

Compared to the Dike Master Plan Concept and Alternative 1, the separated paved bike lane on top of the dike crest would be removed. This allows River Road to shift further north while still accommodating the wider footprint required for the raised dike. River Road would be shifted approximately 6 metres south of its current alignment, which keeps the roadway outside the structural core of the dike and avoids expansion into the Fraser River. Compared to Alternative 1, this concept keeps the roadway slightly farther from adjacent residential buildings. The space created by removing the bike lane would be used to provide gravel parallel parking along the south side of River Road, responding to feedback received during the initial engagement process requesting additional parking opportunities.

Although this concept achieves the required 4.7 metre dike elevation, it does not provide the same level of resilience as the configuration in the Dike Master Plan Concept, where the roadway and dike are raised to the same elevation. It also does not provide the same quality of active transportation infrastructure. However, the design balances flood protection needs with resident feedback by addressing roadway height concerns, minimizing environmental impacts to the Fraser River, and maintaining flexibility for future infrastructure planning in the corridor.

The difference in elevation between River Road and the dike crest creates additional design considerations for connections between the sidewalk south of the road and the top of the dike. If advanced, providing accessible and convenient pedestrian and cyclist connections would be a priority during detailed design.

Public Engagement – March 2026

Staff held second and third public open house engagement sessions alongside a Let's Talk Richmond campaign to share the Dike Master Plan Concept, two alternative concepts, and other information about the project. Included as part of the Let's Talk Richmond campaign was a survey to gather resident sentiment around the concept and project overall. While this engagement initiative was open to all Richmond residents, postcards were sent out to nearby residents within the project vicinity to notify them directly. The open houses saw a combined attendance of over 100 residents and the Let's Talk Richmond webpage received over 1,000 views and generated over 50 survey responses.

The following summarizes key themes heard through the survey, as well as the verbal input that was shared at the in-person open houses:

> Feedback reflected broad recognition of the need to improve flood protection and long-term resilience in the area. At the same time, many comments emphasized the importance of minimizing impacts on adjacent homes and maintaining neighbourhood livability. Some residents also questioned whether improvements to this section should proceed without clearer context on how the work fits within the broader dike corridor.

- **River Road elevation and neighbourhood impacts:** A major theme was concern with concepts that would raise River Road significantly or shift the roadway and dike closer to nearby residential buildings, particularly in the Pelican Pointe and Dover Crescent area. Residents identified potential impacts related to traffic noise, views, property values, and overall quality of life.
- **Design, access, and technical considerations:** Residents raised practical design concerns and requested additional information to help evaluate the alternatives. Key issues included the effects of proposed grades on parkade access, building access, drainage, runoff, water pooling, and crosswalk safety, as well as requests for clearer cross-sections, noise analysis, cost information, and explanation of the preferred approach. Feedback on the alternative concepts was generally more favourable where the designs avoided raising River Road to the same elevation as the dike, as residents felt these concepts better responded to earlier concerns regarding safety, drainage, noise and sight lines.
- **Alignment and environmental considerations:** Some concern remained regarding any inland shift of the dike toward existing residences. At the same time, there was also recognition that moving the alignment further into the Fraser River would introduce significant environmental impacts.
- **Active transportation, safety, and public realm:** Residents continued to emphasize the need to improve safety for pedestrians and cyclists along the dike corridor. Many supported clearer separation between travel modes to reduce conflicts, while others felt the existing arrangement functions reasonably well. Feedback was generally supportive

of proposed safety improvements across the concepts including raised crosswalks, a mid-block crossing, and centre medians to improve pedestrian visibility and help calm traffic along River Road. Residents also highlighted the importance of protecting trees and the natural environment, and expressed interest in incorporating amenities such as benches, picnic tables and gathering spaces.

Overall, the feedback indicated support for the project objectives, with an expectation that the preferred design should balance flood protection, safety, environmental stewardship, and impacts on surrounding residents. A summary of the responses is shown below in Table 1.

Table 1: Survey Responses

	Support	Oppose	Neutral
Dike Master Plan Concept	37	14	1
Alternative 1 – Reduced Raising of Road	20	21	10
Alternative 2 – Reduced Raising of Road and No Paved Bike Lane	12	30	9

A Let's Talk Richmond Form Results Summary was developed to summarize the engagement initiative and feedback received as shown in Attachment 2.

Concept Comparison

To support the evaluation of the proposed design approaches, the Dike Master Plan Concept and the two alternative concepts were reviewed and compared across several key categories. This comparison considers the advantages and limitations of each concept while balancing technical requirements, environmental considerations, and feedback received through the public engagement process. A summary of the comparison between the design concepts is shown below in Table 2.

Table 2: Concept Comparison

	Dike Master Plan Concept	Alternative 1 – Reduced raising of road	Alternative 2 – Reduced raising of road and no paved bike lane
Flood Protection	Strong level of flood protection with dike height at 4.7 m elevation.	Strong level of flood protection with dike height at 4.7 m elevation.	Strong level of flood protection with dike height at 4.7 m elevation.
Dike Resilience	High level of resilience with both the road and dike at elevation of 4.7 m, creating a wider dike crest.	Lower level of resilience compared to the Dike Master Plan Concept with the dike at 4.7 m elevation and the road at 3.0 m elevation, creating a narrower dike crest.	Lower level of resilience compared to the Dike Master Plan Concept with the dike at 4.7 m elevation and the road at 3.0 m elevation, creating a narrower dike crest.
Cost	Similar construction cost compared to other dike upgrade projects in the City.	Slightly lower construction cost compared to the Dike Master Plan Concept due to the reduced amount of dike fill material required with the road at elevation 3.0 m.	Slightly lower construction cost compared to the Dike Master Plan Concept due to the reduced amount of dike fill material required with the road at elevation 3.0 m.
Construction Impacts	Similar construction impacts compared to other dike upgrade projects in the City.	Similar construction impacts compared to the Dike Master Plan Concept.	Similar construction impacts compared to the Dike Master Plan Concept.
Proximity of Roadway to	Roadway at elevation of 4.7 m and 4.0 m south of its	Roadway at elevation of 3.0 m and 8.0 m south of its	Roadway at elevation of 3.0 m and 6.0 m south of its existing

Adjacent Properties	existing alignment.	existing alignment.	alignment.
Transportation Improvements	Strong level of transportation improvements that are comparable to other recent dike upgrade projects in the City, including roadway upgrades, a widened gravel pathway on the dike crest, a separated and paved bike lane, raised crossings at three locations, and a special crosswalk at the project midpoint.	Moderate to strong level of transportation improvements compared to the Dike Master Plan Concept, including roadway upgrades, a widened gravel pathway on the dike crest, a separated and paved bike lane, raised crossings at three locations, and a special crosswalk at the project midpoint. Some additional accessibility solutions will be required to accommodate the roadway and dike being at different elevations.	Moderate level of transportation improvements compared to the Dike Master Plan Concept, including roadway upgrades, a widened gravel pathway on the dike crest, raised crossings at three locations, and a special crosswalk at the project midpoint, but no separated and paved bike lane. Some additional accessibility solutions will be required to accommodate the roadway and dike being at different elevations.
Additional Private Property Acquisition	No private property acquisition required.	No private property acquisition required.	No private property acquisition required.
Environmental Impacts	Minimal environmental impacts compared to other recent dike upgrade projects in the City.	Minimal environmental impacts compared to other recent dike upgrade projects in the City.	Minimal environmental impacts compared to other recent dike upgrade projects in the City.
Public Feedback Summary from Survey Results	Highest support with lowest opposition: **Support:** 37 responses; **Oppose:** 14 responses; **Neutral:** 1 response.	Mixed support with higher opposition compared to the Dike Master Plan Concept: **Support:** 20 responses; **Oppose:** 21 responses; **Neutral:** 10 responses.	Lowest support with highest opposition compared to the Dike Master Plan Concept: **Support:** 12 responses; **Oppose:** 30 responses; **Neutral:** 9 responses.

Construction Impacts

While the exact details of the project's construction including equipment being used, hours of work, duration of construction, and methodology of construction cannot be confirmed until a contractor is hired, the City has identified potential measures that can be used to mitigate the impacts on residents. These measures, along with other information about what to expect during construction, were shared with residents through the 2026 public engagements. In addition to these measures, the City will look to have contractors submit information on how they will minimize disruption to nearby residents as part of the request for proposal process.

Residents' concerns have focused on the access to local residential buildings and amenities, and the potential for property damage during construction including disruption from noise, vibrations and dust. Prior to construction, staff will develop traffic management and noise and vibration monitoring plans. As the project reaches the construction stage, staff will remain committed to engaging with the residents, sharing details about the project construction and working closely with the community to ensure their questions and concerns are heard throughout construction.

Next Steps

Subject to Council endorsement, the next phase of the project would be to advance the detailed design. This work would include further refinement of the design, completion of the technical

studies required to support detailed design, and advancement of the approvals process including any required environmental, heritage and other regulatory permits. Following completion of detailed design and the permitting process, staff would proceed to construction.

Budgetary Implications

This project is a recipient of the Government of Canada's Disaster Mitigation and Adaptation Fund (DMAF) grant, which provided the City with funding for multiple drainage pump stations and perimeter dike improvement projects, including the North Dike Upgrades from Lynas Lane and No. 2 Road. Funding to complete the design and construction of this project is available through the 2020 to 2026 Disaster Mitigation and Adaptation Fund Infrastructure Upgrades Projects. The preliminary construction estimate is $16 million for the North Dike Upgrades from Lynas Lane to No. 2 Road, based on the Dike Master Plan Concept. Sufficient funding is available from existing capital accounts, using a combination of grant and utility funding.

Conclusion

The Dike Master Plan Concept provides the greatest level of flood protection and resilience, as outlined in the Council-approved Dike Master Plan – Phase 2, and received greater public support than the alternative concepts presented through public consultation. While some respondents expressed concerns about how changes to the elevation and alignment of River Road may affect nearby residents and adjacent buildings, including potential impacts on access, sightlines, and perceived safety, staff consider the Dike Master Plan Concept to be the most appropriate option based on public feedback and technical evaluation. Staff therefore recommend that the Dike Master Plan Concept be endorsed for detailed design and construction for the section between Lynas Lane and No. 2 Road.

Respectfully submitted,

Milton Chan, Director, Engineering

Report Contributors

This report was prepared by Eric Sparolin, Manager, Design and Construction and reviewed by Engineering, Finance, Parks Services, Development Applications and Transportation.

Endorsed by Serena Lusk, CAO

Att. 1: Let's Talk Richmond Form Results Summary - July 2024
2: Let's Talk Richmond Form Results Summary - March 2026

Let's Talk Richmond

Form Results Summary

Jul 17, 2024 - Sep 08, 2024

Project: North Dike Upgrades 2024

Form: North Dike Upgrades Survey

Tool Type: Form

Activity ID: 101

Exported: Apr 23, 2026, 09:51 AM

Exported By: JessieR

Filter By: No filters applied.

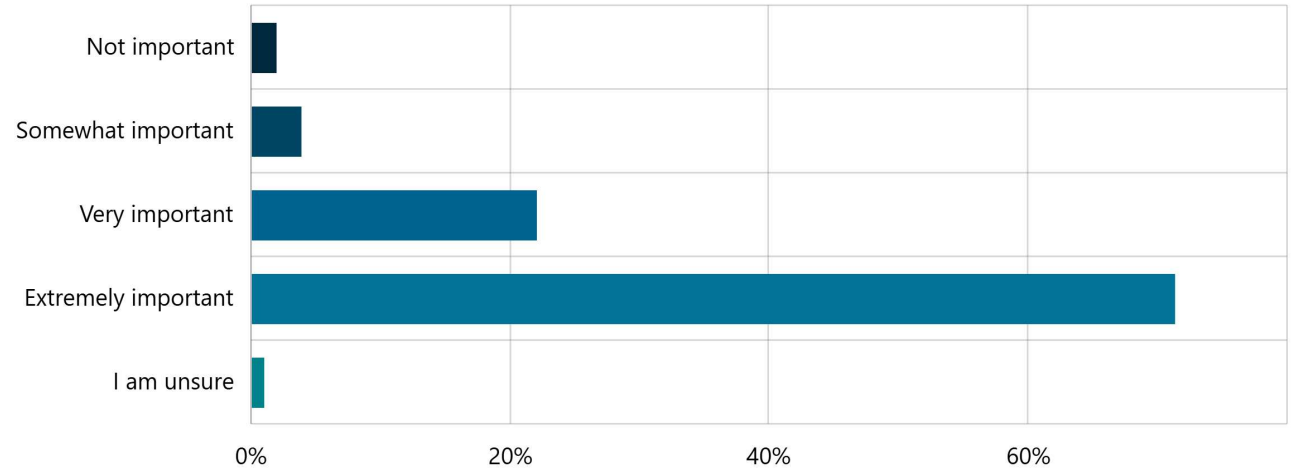
Closed

North Dike Upgrades Survey
North Dike Upgrades 2024

210 Contributors	210 Contributions

Contribution Summary

1. The north dike upgrades are part of the City's Dike Master Plan, which includes efforts to raise its perimeter dikes in anticipation of potential sea level rise. I think this effort is (select any one option):
Multi Choice | Skipped: 1 | Answered: 209 (99.5%)



Answer choices	Percent	Count
Not important	1.91%	4
Somewhat important	3.83%	8
Very important	22.01%	46
Extremely important	71.29%	149
I am unsure	0.96%	2

North Dike Upgrades 2024

Title/Question:	North Dike Upgrades Survey
Tool Type:	Form
Activity ID:	101
Report Date Range:	17 Jul 2024 - 8 Sep 2024
Date Exported:	23 Apr 2026 09:52 am
Exported By:	JessieR

2. I have the following additional comments about the north dike upgrades project:

It would be nice to have a wider trail for bikes & pedestrians to share similar to other parts of the dyke farther east/north I feel a little bit better riding on Dyke Rd right now to not inconvenience pedestrians/runners/dog walkers but that's at the cost of my own personal safety, because people don't really drive at reasonable speeds on Dyke Rd and it's not that wide
To the Richmond Dike Master Plan Committee, With regards to the dike elevation strategy in the Thompson Dover and Thompson Terra Nova neighbourhood, I would like to express my concern for the impact upon local residents in the form of safety and habitability. River road in these neighborhoods facilitates vehicle access for various mid-level multi-family complexes and single family homes, as well as the City Works Yard. There are few traffic lights on the road and little enforcement on speeding cars. As River road is proposed to be elevated to bolster the existing dike gravel path and elevate the vehicle roadway, the existing sidewalk pathway on the opposite side of the roadway to the dike is left behind in the elevation. With this configuration, pedestrians on the pathway would be expected to see fast cars moving on their side with the wheels at eye level, something that is uncommon exactly due to how inaccessible, dangerous, and terrifying it must be to have cars whiz by above you at high speeds. In the case of speed bumps being installed, cars in the area may slow down, but the fact is that they're still elevated to the head level of local pedestrians in a claustrophobic, sunken pathway. The sunken pathway also induces an environment where pedestrians have no context of the surroundings as they are surrounded by a wall of landscaping, cannot exit the pathway easily without climbing landscaping or a stairway (not accessible), and may be an area concentrating the pests and wildlife that typically reside on the inner wall of the dike greenery. Overall, various impacts to the local safety of the neighbourhood. The Thompson neighbourhood is located across the local seaplane launch area on the Fraser River and is under major YVR flight paths. The existing homes in this area already deal with excessive local noise and will have elevated traffic noise imposed upon the residents with the elevated roadway. The current configuration features the roadway in a lower elevation to the residential buildings, which naturally redirects traffic noise without the use of harsh landscaping or fencing. With the elevated roadway, the traffic noise will be constant and at an equal or higher elevation, and the local buildings are not equipped well enough to handle the noise. The buildings were constructed in the 1990s and do not feature modern soundproofing facades, landscaping, or windows. Regular traffic noise battery upon residents of homes and stratas not equipped to reduce the noise will have a significant negative impact on the local wellbeing of residents. I am by no means a professional, or engineer, or city planner in any regard, however I am a mother who has raised her children in Richmond and a resident who fully supports the importance of creating a future Richmond that will be safe and habitable for years to come despite impending environmental challenges. I cannot suggest technical alternatives to raising the roadway by Thompson neighbourhood as I don't have the technical knowledge but I hope the Committee is able to hear and act upon my concerns in the form of revisions to the dike improvement plan. Thank you all for your time and consideration.
Many people, including myself, children, and friends enjoy riding our bikes on the gravel surface of the dyke. I am concerned the inclusion of a paved multi-use path will mean we can no longer do so. Consider having one-way shoulder bike lanes on each side of the road, with an option of still riding along the dyke; similar to the Railway Greenway.
Why has the City prioritized this section? Of the 49 km of dikes, is this the lowest relative to sea level? How will the elevation of the proposed raised dike compare to that under the No 2 Road bridge? Is seems overly expensive to route traffic traveling west under this bridge up onto the dike and then back down at Lynas Lane. Residents will have their view changed terribly, now watching (increasing) traffic on busy River Road all day. What would the cost difference be to raise the dike outward and keep River Road as it is?
(1) It is curious how some sections of the dyke are raised, leaving adjacent sections at a lower grade. It is understandable that there might be cost issues, but does it really protect us to have this situation? Is the city raising the 'easy' sections first, i.e., the sections where the inland area has already been raised? (2) Re: the paved bike path on this section of the dyke: I hope this is because there is an adjacent roadway that benefits from having a separated bike lane. Having a paved bike lane all along the Middle Arm and the West Dyke Trail would attract the racing cyclists and ruin the dyke walk for everyone else.
Being a resident for over 50 years, I'm grateful for all the work and the planning that goes into protecting all of us. Thanks to you we have not experienced any flooding. Keep up the great work.
The plan is great, and I understand that the city has plans for similar upgrades around the city. Having seen the impact of king tides near where I live in Steveston, it concerns me that the city is not doing more to accelerate additional projects in Richmond. It's great that this small stretch of the dike is being upgraded, but what about our other dikes? The plan for a separate bike lane is great - upgrading the rest of River Road from Lynas Lane to No.1 Road should also be a priority, to protect all road users.
It is very important to minimize environmental impact while raising the dykes. THis looks like a good plan.
I have chosen "somewhat important" because the notion of "anticipation of **potential** sea level rise" is a ruse. For the past, oh!, almost 40 years of my life, we've been at one step from being swallowed by the seas. It's interesting that former US president Obama does not seem to be phased, having acquired in 2019 a 15 million dollar waterfront property at Martha's Vineyard. Al Gore, Mr. Climate Change himself, has an oceanfront property in California. So, stick to what matters to us folks: tides, storm surges and an ice jam up north are the things I am interested about. Climate change doesn't sell it to me. Cut the fear and stick to reality. Thanks for reading.

I understand the importance of upgrading the dyke. I support the proposed plan, EXCEPT the car road. I think we should close the car road from No 2 Road to Lynas Lane. The following are my reasons: (1)Noise & safety concerns: I've lived on 5500 Lynas Lane (facing River Road) since 2015. I bear the noise everyday 24-7 from cars, seaplanes, airplanes and helicopters. Throughout the years, I've seen many speeding and car accidents from my home. Some drivers think River Road is a highway. This issue needs to be STOPPED. According to the proposed plan, the car road will be closer to the residential area. The noise and gas emission from cars not only affect the residents' mental and physical health. The reckless drivers also put pedestrians at risk. (2)Detour suggestion: I know River Road was along the river a long time ago. But when the developer of River Green built their building, they detoured River Road behind their buildings. There MUST be a reason. People who live on River Road are people who are seeking for the quietness of the area. I know many seniors live in the area. Who wants to see or hear cars passing by their homes 24-7? (3)Feasibility: From No 2 Road to Lynas Lane, none of the building parking exits face River Road. Therefore, none of the residents need to use River Road when they drive out. Other cars that need to pass River Road can detour to Westminster Highway instead. In conclusion, as the upgrade will push everything inland and the area is very narrow already, we cannot have EVERYTHING (sidewalk, slopes, car road, bike lane, trail lane). This is not realistic and will be at the cost of all the residents. I suggest we should close the car road and add some plants and benches (like River Green). This way, everyone will be safe and happy. ☺
I think we must continue to upgrade the dikes all around Richmond.
cost over runs are concerning and will continue to be a watched topic.
The dyke should be raised but why does the roadway need to be raised?
I am very please to see that the proposed plans seem to provide separation between pedestrian walkways and those used by cylists and other forms of wheeled tranportation. I have only been run into once by a bicycle rider whle walking my dog on a leash on the dyke, but I wouldn't want it to ever happen again. I escaped without undue trauma from this experience because the bike rider, who was approaching me from behind without warning was the one who, probably in trying to avoid me. was the one who went into the ditch. But when he got back up he was furiously trying to blame me because he asserted that he had been yelling at me. These guys need bells or horns to warn pedestrians when they are approaching from behind and they need to be told to slow down when passing from behind. More courtesy in the interests of safety for all of us, eh?
Why are only small sections of the dyke being raised at any given time? This seems like a very small section of the north dyke on River Rd. The section that was completed on the south dyke on Dyke Rd is very nice, but if there is a major event any flood water will just go around the raised section.
Personally I find the appproach too doing the upgrade is taking too long.
Please don't raise the road also. It will be extremely expensive and we have a very good road parallel to it, Westminster. Please raise the Dyke with the least impact on the natural habitat and beauty that we so much treasure & enjoy
Are all dikes being raised to the same height above current high tides, or are there circumstances where specific areas should be raised higher? I'm thinking full moon, spring flood, etc. combinations that may affect (i.e. upper Fraser) more than Gulf facing areas?
Can the city allow some street parking in some of the area so residents can have easier access (to park) and walk along the dike? Can we add a few outdoor gym equipment so residents can spend time there while enjoy the scenery?
Take into account wildlife needs, usability for Richmondites, safety and preserving richmond for the next generations
I like the aspect of a separated paved bike path.
Get a move on
It appears that the rendering and the proposed plan include improvements to bicycle and pedestrian pathways. I hope this is kept as a high priority during all the dike upgrades.
The sooner the better.
I realize that all the dije will receive upgrades, just wondering how the COR selects which sections will be done first. How and why are the sections prioritized?
Glad to see you are proactive.
maximizing the environmental value of hard engineering - what other options are being used to enhance the lower fraser and protect richmond? sea level rise planning isn't enough - integrated approach in consideration of storms and wave run up need to be considersed
Signal crosswalks along River Road, cars do not stop for pedestrians and cyclists.
Why such a small section and how will the changes in the raised levels work with existing roadwork and paths
Please protect the wildlife and keep the noise level safe for them. I agree with this project as sea level rises every year
Not enough information release
The dyke trail should be paved as part of this project.
If this section of dike is raised, what about other sections that are not at the same height? Can the water not flow around via the lower sections? How will that be dealt with?
As regular users of the path, we like a gravel path that is well protected from cars.
We need to stay ahead of the effects of global warming
I lived in Richmond for 48 years and seen a number of questionable road upgrades which slowed traffic flow and ease of moving around Richmond. The top three extremely poor decisions were the restricted bus lanes down the middle of No. 3 Road (which are now history), the re-alignment of River Road between Cambie Road to No. 2 Road and near the intersection of Garden City Road and Alderbridge Way. Hopefully the north dike project and the so call road improvements learned from these lessons.
Please include dedicated bike lanes for cyclists. Currently vehicles must drive around cyclists into on coming traffic to avoid accidentally colliding with cyclists
NA

Thank you for informing the Richmond School District about the planned dyke improvements on River Road to the east of Lynas Lane. Our Facilities Services Centre is located to the west of the planned upgrades and understand that in the future the dyke fronting our building might be upgraded.

We are concerned that a similar dyke design in front of our building might restrict access to our site for our school buses and dump trucks due to the increased road elevation. Given our site constraints, maintaining our current access point is essential.

We request that the City continue to engage the Richmond School District in any future stakeholder consultations and progress updates of the project.

There is no evidence that the world's oceans are rising at a rate greater than 200mm/100 years, this based on over 100 years of physical measurements. Visit the National Oceanic and Atmospheric Administration (NOAA, a part of the U.S. Department of Commerce) website to view their data along the BC coast - it shows less rise than 200mm/100 years and even shows a decrease in ocean elevation at some locations. I recommend that the City pause further raising of Richmond's dikes until such time as the data warrants it.

I am writing as Strata Council for 5888, Dover Crescent. Our building consists of 194 residential units backing onto River Road in the middle of your proposed North Dyke upgrade plan. We have two fire exits that directly open onto the current footpath on River Road. As well as our building, there are four other large residential buildings that will be directly impacted by the proposed plan.

Strata Council members attended your information meeting. While we agree that raising the dyke level is necessary, we have many concerns and suggestions regarding the current plan and it's negative impact on our building.

1) Raising the height of the road will have a significant negative impact on traffic noise in our building and for pedestrian users of the dyke path. It will also create a flood channel hazard on the pedestrian footpath to the south of the proposed road structure and into our fire exits.
2) Raising the height of the road will create an access hazard for pedestrians trying to access the dyke from the south.
3) Raising the height of the road will create a steep gradient at the junction of Lynas Lane and River Road which is a traffic hazard.
4) There is considerable land space to the north of the proposed upgrade area to allow reinforcement of a raised dyke to the north instead of to the south.
4) How will the planned project stop water coming around the lower part of the dyke to the west of Lynas Lane? The project should be planned to raise all of the dyke at the same time from No 2 to No 1 pump stations. Is there a plan to raise the River Road right the way through to No 1 Road?

I am currently in discussion with other Strata Councils regarding this project and we plan to petition Richmond's Mayor and Councillors to not allow the raising of River Road and to insist on alterations to the proposed project to minimize impact on Richmond residents.

Thank you,

I thought there were pumps in operation and also how much is the water level rising by each year?

This is a waste of taxpayers money and it is a scam. Everything from 1 rd to the ocean was a swamp at one time it was considered worthless. My aunty said from her death bed I couldn't live in Richmond because it was a swamp. You are all crazy about saving habitat and land for birds, which will all be flooded according to the neo professionals. The farmers built Richmond not politicians.

I am concerned that instead of just raising the dike and path, they are raising the road as well and creating three pathways when we only need two. If we need a paved multiuse path, then pave the gravel path, don't have a gravel and paved path next to each other. Also it is unclear how the raised road will meet Lynas Lane, will Lynas Lane also be raised, as well as the rest of river road? What about River road at 2 road, that will remain lower to fit under the bridge, so how does it make sense to raise the road only between these two intersections? I am also concerned about the "plantings" - I have seen all the areas of plantings around the Oval in the areas the dike has been raised and all of them are choked with weeds, rather than the ecosystem of rushes, trees, and plants that currently line the proposed area. These weeds are out of control and have taken over the natural ecosystem, and make the path unpleasant to walk down as you are surrounded on both sides and cannot even see the river. I fear that this stretch will end up the same as the plan looks identical to what runs along the dike east of two road, and will end up choking out the plants and animals that currently live in this area. I favour a more minimalist approach, leave the road at it's current level but add a bike path along it, and raise the gravel dike path only, or raise the gravel path and pave it for accessibility. There is more than enough land north of the road to raise the path, and to add more environmentally sensitive landscaping than large rocks that then get overgrown with brambles and weeds.

I wonder why the road portion is being elevated. Given that every now and then someone manages to drive into the river, making that harder by keeping them on the other side of the dike seems like a good idea. It also provides greater separation from the multiuse pathway.

As the multi use pathways are becoming busier and busier, I think it's important to increase the existing width of the pathways allotted to pedestrians. In particular, to protect pedestrians from fast moving bikes and electrically propelled transportation methods.

Include public spaces with upgrade ie walkways or parks

Dear City of Richmond, The cross-section being proposed for the dyke raise is of major concern to many of us here at Pelican Pointe, specifically the proposal to raise the River Road elevation to the same elevation as the new dyke crest. A City engineer at the recent open house suggested this was for dyke stability, but I'm not entirely convinced. I worked in the mining field for 40 years and tailings dams are indeed often stabilized with toe berms, but they typically do not need to be to full dam height. Anyway, everyone I've spoken to in this building is very concerned about the proposed height of the new River Road configuration. I strongly and respectfully suggest that the City reconsider this; if a geotechnical analysis by a professional engineer shows that River Road must rise to the same elevation as the dyke crest, then so be it. I however strongly doubt that will be the case and that perhaps a River Road elevation to half the new dyke height might be more than adequate for stability. Raising the River Road elevation as suggested would also likely significantly increase the traffic noise into our building complex, especially those of us living relatively close to River Road (I live a couple of units past the top of the stairs at the main crosswalk between Pelican Pointe and Waterside). We already have enough noise! We've gotten used to the small float planes and jet airliners, but the engine testing facilities are something else! We do not need to add more traffic noise to the current situation. A couple of other points. What are your plans for all the very tall and mature trees running along the south side of River Road; surely you don't intend to cut them down. Also, the future intersections at Lynas Lane and Mccallen roads will require significant ramps to get up to the new River Road elevation, impacting properties along those sections, including the entrance to the recycling depot on Lynas. A lower River Road elevation would make this less of an issue. In summary, please do not raise River Road anymore than you have to, and then strictly only for stability reasons! As long as you have secured the footprint area required for the ultimate dyke height (in say 100 years time), you can raise River Road at a much later time. Your capital expenditures "now" will also be much less because of the significantly reduced embankment fill quantities. At say $25/m3, that must be a significant component of the capital costs for the currently proposed scheme. Thank you for the opportunity to voice my concerns. I will be watching closely for future engineering reports, especially any slope stability analysis that have been prepared. I assume those professional engineering reports will be made available to the public.
Since Lynas Lane has a bike path, please consider how people cycling can access the dyke trail easily
Add a ramp connection to Lynas Lane since that's a bike route.
select a good weather to do the project
Please only elevate the dyke, no need the bike path, no need to elevate road because it will create more noise and more dangerous to the sidewalk people if car run through. Also the proposal road more closer to the resident building, lower the privacy of living. East of No 2 road, there are no car drive through the River Green buildings, less noise OK.
My guess is that the planned increase in dike height is insufficient and will fail in the same way as the seawalls did in Japan.
I was surprised with the very short distance covered by this project, but understand that it's part of the Public Works Yard upgrade as well. It would have been nice to have had an over view of the whole plan for dike upgrades over the next 50 years.
We have to stay ahead of the rising sea levels
If the MUP is for active transportation then best practice would be to have path beside each travel lane. Less chance of conflicts with users.
reliability of cost estimate
From the drawings, it appears that River Road is being relocated a little further south?
An important long range mitigation strategy for the perimeter of Lulu Island.
Are there perhaps other areas that are a higher priority, Terra Nova, for example?
I am unable to attend your in person sessions. I am interested as to how priorities are set at to the order of which sections of existing dikes are to be upgraded.
I really like the multiuse pathway but it should connect to nearby bike lanes. Potentially additions of trees in between River road, the multiuse path and dike trail would provide nice shade to people cycling.
Flooding in Richmond has huge potential for massive damage in the future, dyking is essential
I understand the road will be raised up to dyke level...but why? For the condos facing the river it is nice that River Road is approximately one storey lower, for views and noise, etc. That said, widening the road so cyclists can also use it isn't a bad idea.
None
I think this is something that has to be done. I don't think everybody needs to have an opinion on this kind of thing.
Grow more trees along the dike. Trees can hold the ground and provide shade to hikers
None
It should not close the current trail
I think the dike upgrades should be extended to the end of Terra Nova
300 meters are not enough long for the upgrade. in general saying I believe that experts have their most knowledges for marking this project and I agree with it. I just don't know why or any special reason to design only for 300 meters to be increased among all dike? is it sort of a contracting test with phase one?
This is actually a fairly short distance, Lynas Lane to two Road. Is this raising in elevation this short distance compatible elevations at each end at Lynas & No 2 Rd? Agree dike upgrades timelines require the shorter period. Also I'm curious does the City design & construct our dike improvements/up grades.?
Should be done ASAP. We need to be well-planned for future uncertainties.

After these upgrades , I strongly suggest that we should install blacktop and utilize the dyke as Richmond's version of the Stanley park wall. The recently installed railway walk way is a very good example and this will finally connect. It definitely would serve the residents of Richmond.
I would like to know more impact on existing residential building next to the projected upgrade area.
Better to do it now as the whole climate change process seems to be escalating.
Should be part of the overall ipgrade
Why this section in terms of possible weak sites or spots subject to higher flooding levels in the river?
Dredge the River first
Please continue improving the dikes and flood protection measures to protect us from future sea level rise. I am in favor of substantially increasing the flood protection portion of my taxes to fund upgrades to the dike system. I am very serious. It is concerning to see how close the water level is to the top of the dikes during king tides. It is terrifying to consider the catastrophic consequences of a serious earthquake occurring during one of these events. The economic cost of this alone would make the preventative cost look negligible, let alone the human cost. Please, please, please, as quickly as possible, get all the dikes raised to a level where we are robustly protected from any tide, earthquake, and the expected sea level rise over the next 100 years.
I recommend that Richmond advance the timeline for the dike upgrades as I am not confident that we have the time anticipated by the current plan.
I use this portion of the dike almost daily and this looks like a really good improvement. One thing I am worried about is that a lot of cyclists (not casual bike riders, but actual cyclists going fast and working out) use River Road to bike fast on. On the MUP they won't be able to do that, and I do fear that drivers will be less likely to accommodate them on the road if they perceive that there is a perfectly good path for them. I wonder if something as simple as additional sharrows on the road would suffice to make it clear that cyclists are still permitted on the road. I also would like to know more about the transition at Lynas Lane back to normal configuration because you have a high likelihood of conflicts there as cyclists move back onto the road, or onto the gravel path etc... Another option would potentially be to make the MUP strictly bike/ micro-mobility lanes, and keeping the gravel path for pedestrians, this might reduce conflicts with fast moving cyclists on a, honestly too narrow, MUP. Overall though I think it looks great and I'm excited for the day that all of River Road is up to this standard. One last note, I see that the rendering includes a raised crosswalk. I would absolutely love to see this! Cars along River Road travel way too fast and I see daily close passes of cyclists (converting the yellow divider line to a white line might help drivers feel more comfortable crossing the midline to pass) and cars moving in excess of 80km/hr. Anything that can slow traffic down on River Road, or better it yet prevent it from becoming a cut through to avoid Westminster Hwy would be very beneficial!
Please add some lighting for evening use of the mup and gravel path. This should provide safety for all vulnerable road users. All crossings should be elevated pedestrian and cycling crossings effectively act as speed bumps for vehicles. The area really should prioritize connectability, and useability for all vulnerable road users. Speed limits on River Road should be reduced dramatically to 30 km or less per hour. I often use the gravel trail as part of my morning commute to work by bike, and I often see speeding cars and vehicles speeding through pedestrian crossings which effectively increases the chances of people getting hurt. The space between the multiuse path and the main road should be separated by a concrete protective barrier. Vehicles will often veer into painted lanes and plants, perhaps just reduce the size of River Road further to slow down cars. Please make sure that the multiuse path is large enough so cyclist can avoid pedestrians and other cyclist if they're trying to pass through as currently this is already quite difficult on the gravel path, especially on busy days like the weekends. Lastly, please be mindful about the types of plants and bushes that is beside the multiuse pathways. In the summer, some of the plants planted near other multiuse pathways or bike lanes tend to overgrow and eat the pathway or the cycling lane which further reduces space for people to use. The reduction of space potentially increase or force, cyclist or other vulnerable road users to use the main road. Thank you for your time and consideration on my feedback.
Ned to upgrade it in a timely manner
Thank you for improving the public spaces as you do these upgrades. I hope that within a few decades, we can have a perfectly paved pedestrian and cycling path around the entirety of Lulu Island, making is an amazing destination for long distance (but still close to the city) for walking, running, and cycling.
-How long will the upgrades take? -What would be done in the interim during course of construction to ensure multi-use path is protected from drivers? -What temporary measures are there to divert pedestrian and cycling traffic? How long would they take? The cross section makes it look like the multis path is going to be very close or adjacent to the road. There should be more buffer between road and cyclists/pedestrians. Is there any consideration of converting the multi-use paths to asphalt, not just along this stretch but all along the dike?
Is 1.5 meters increase in height enough?
none
Let things be
Why limit the scope to just one segment, it will mean ramping the road back down, then having to work around when moving to the next segment. I would plan out the entire Phase 2 project, then implement in sections.

2. I have the following additional comments about the north dike upgrades project:

Long Text | Skipped: 120 | Answered: 90 (42.9%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
22% (20)	34% (31)	11% (10)	32% (29)	0% (0)

Tags



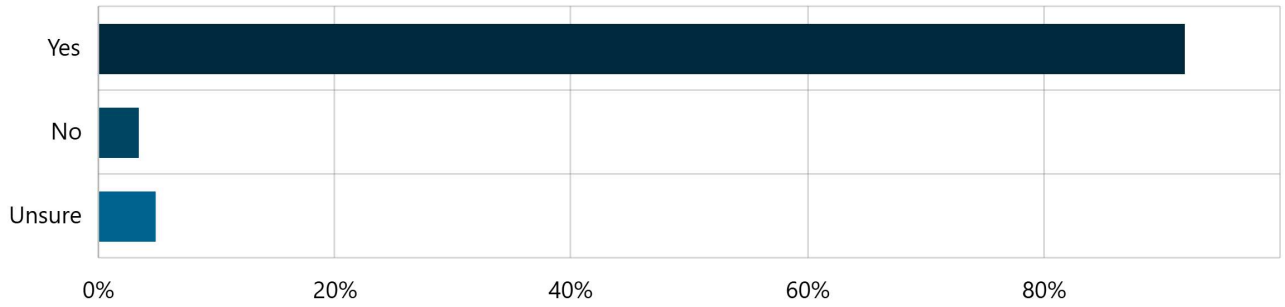
Tag	Percent	Count
Cyclists	19%	17
MUP	18%	16
Location	17%	15
Pedestrians	16%	14
Road Elevation	12%	11
Interference	11%	10
Road Safety	11%	10
Timeline	11%	10
Sea Level Rise	10%	9
Environment	9%	8
Paved Trail	8%	7
Road Tie-Ins	8%	7
Cost	8%	7
Noise	8%	7
Accessibility	8%	7
Bike Lanes	7%	6

Pathway Connections	6%	5
Vehicle Speed	6%	5
Sidewalk	4%	4
Tides/Storms	4%	4
Communication	4%	4
Water Flow	4%	4
Crossings	3%	3
Gravel Surface	3%	3
Scenery	3%	3
Wildlife	3%	3
Traffic Flow	3%	3
Height	2%	2
Maintenance	2%	2
Road Shoulder	2%	2
Flood Risk	2%	2
Wider Trail	2%	2
Lighting	1%	1
Dredging River	1%	1
Parks	1%	1
Drainage	1%	1
Alternative Flood Prevention Methods	1%	1
Gym	1%	1
Parking	1%	1
Benches	1%	1
Planning	1%	1
Speed Bumps	1%	1

Featured Contributions

3. Overall, I support the City's proposed north dike upgrades (select any one option).

Multi Choice | Skipped: 1 | Answered: 209 (99.5%)



Answer choices	Percent	Count
Yes	91.87%	192
No	3.35%	7
Unsure	4.78%	10

North Dike Upgrades 2024

Title/Question:	North Dike Upgrades Survey
Tool Type:	Form
Activity ID:	101
Report Date Range:	17 Jul 2024 - 8 Sep 2024
Date Exported:	23 Apr 2026 10:15 am
Exported By:	JessieR

4. Please explain:

I understand the importance of upgrading the dyke. I support the proposed plan, EXCEPT the car road. I think we should close the car road from No 2 Road to Lynas Lane. The following are my reasons: (1)Noise & safety concerns: I've lived on 5500 Lynas Lane (facing River Road) since 2015. I bear the noise everyday 24-7 from cars, seaplanes, airplanes and helicopters. Throughout the years, I've seen many speeding and car accidents from my home. Some drivers think River Road is a highway. This issue needs to be STOPPED. According to the proposed plan, the car road will be closer to the residential area. The noise and gas emission from cars not only affect the residents' mental and physical health. The reckless drivers also put pedestrians at risk. (2)Detour suggestion: I know River Road was along the river a long time ago. But when the developer of River Green built their building, they detoured River Road behind their buildings. There MUST be a reason. People who live on River Road are people who are seeking for the quietness of the area. I know many seniors live in the area. Who wants to see or hear cars passing by their homes 24-7? (3)Feasibility: From No 2 Road to Lynas Lane, none of the building parking exits face River Road. Therefore, none of the residents need to use River Road when they drive out.
Attached is a link to a one hour and twenty minute documentary on YouTube titled "Climate The Movie (The Real Truth)" which first aired in March of this year. I urge the Mayor, councillors, and Professional Engineers involved with dike projects to view it before continuing to raise dikes.
see above comments
Read above. In a hundred years none of us will be alive and you want me to believe this nonsense. If it isn't climate change its earthquakes. It's all just a bunch of
I agree with raising the dike, but not with raising the road as well, as this makes no sense. If all the properties along the road were being redeveloped it would, but
The river requires dredging to remove the build up of silt before spending monies on rising dikes. The rising of dikes project along River road from No. 6 road east
Just like any other construction the city does, it'll take several years or will be left unfinished.

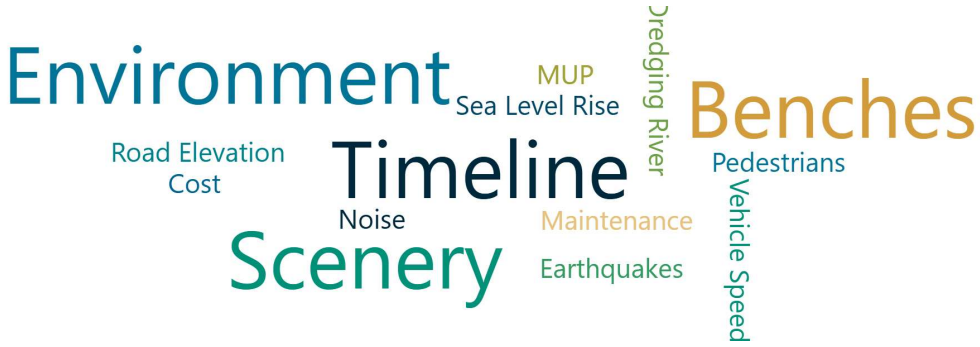
4. Please explain:
Long Text | Skipped: 203 | Answered: 7 (3.3%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
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Tags

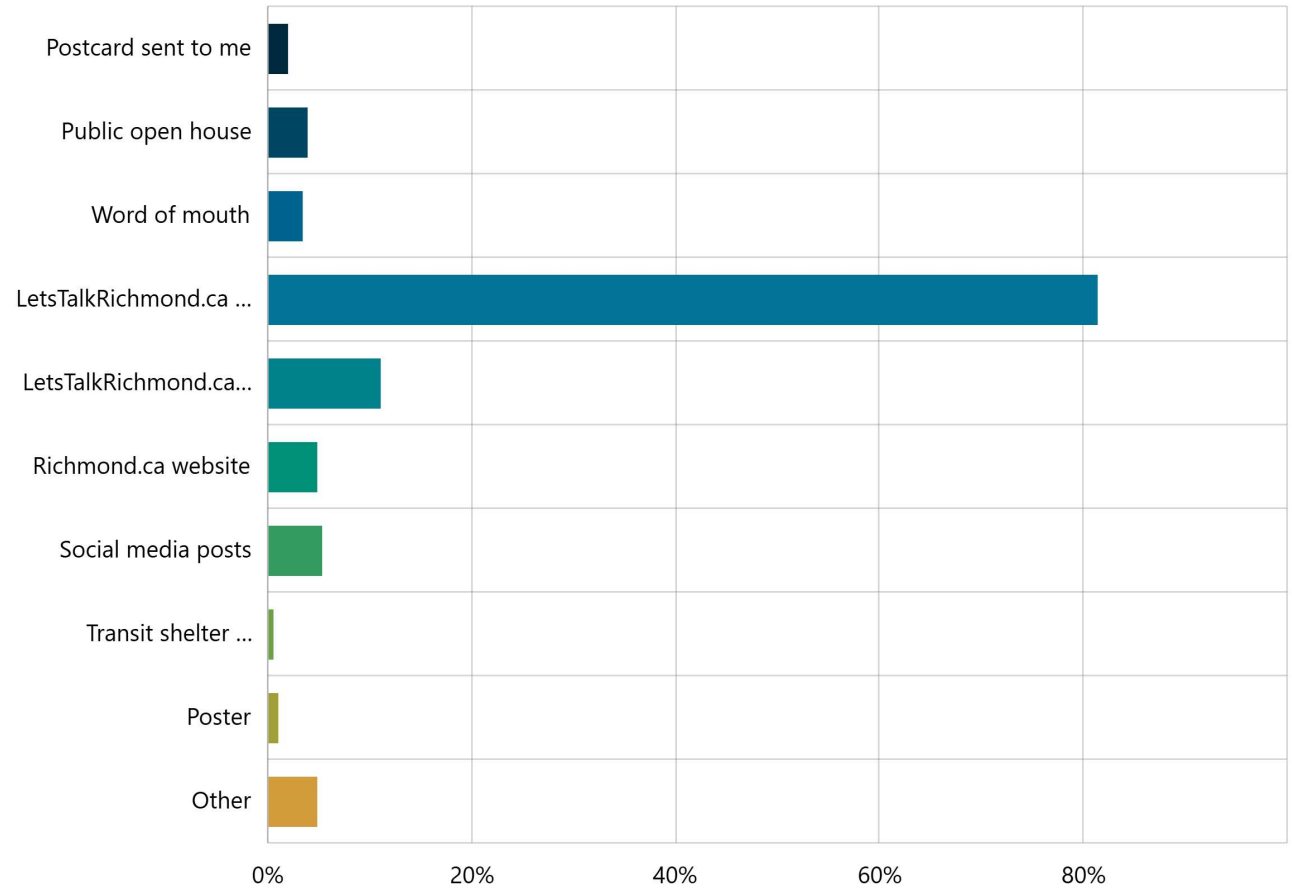


Tag	Percent	Count
Timeline	29%	2
Environment	29%	2
Scenery	29%	2
Benches	29%	2
Cost	14%	1
Dredging River	14%	1
Maintenance	14%	1
Road Elevation	14%	1
MUP	14%	1
Sea Level Rise	14%	1
Earthquakes	14%	1
Noise	14%	1
Pedestrians	14%	1
Vehicle Speed	14%	1

Featured Contributions

No featured contributions

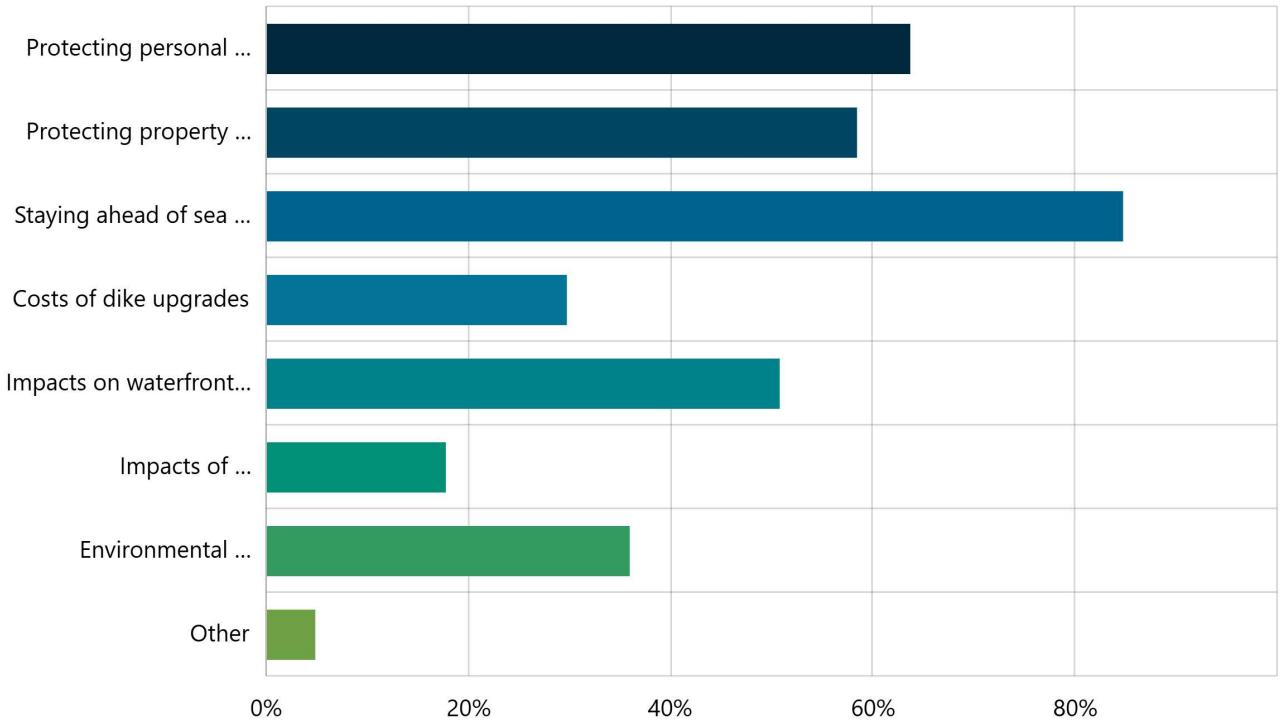
5. I heard about this public engagement opportunity via (select all that apply):
Multi Choice | Skipped: 1 | Answered: 209 (99.5%)



Answer choices	Percent	Count
Postcard sent to me	1.91%	4
Public open house	3.83%	8
Word of mouth	3.35%	7
LetsTalkRichmond.ca email sent to me	81.34%	170
LetsTalkRichmond.ca website	11.00%	23
Richmond.ca website	4.78%	10
Social media posts	5.26%	11
Transit shelter advertisement	0.48%	1
Poster	0.96%	2
Other	4.78%	10

6. With regards to the proposed dike upgrade works, the areas that interest me most are (select all that apply):

Multi Choice | Skipped: 1 | Answered: 209 (99.5%)



Answer choices	Percent	Count
Protecting personal safety	63.64%	133
Protecting property and property value	58.37%	122
Staying ahead of sea level rise	84.69%	177
Costs of dike upgrades	29.67%	62
Impacts on waterfront trails and parks	50.72%	106
Impacts of construction on nearby properties	17.70%	37
Environmental impacts of the proposed plan	35.89%	75
Other	4.78%	10

Let's Talk Richmond

Form Results Summary

Mar 12, 2026 - Apr 13, 2026

Project: North Dike Upgrades 2026

Form: North Dike Upgrades Survey

Tool Type: Form

Activity ID: 273

Exported: Apr 24, 2026, 01:23 PM

Exported By: JessieR

Filter By: No filters applied.

Closed

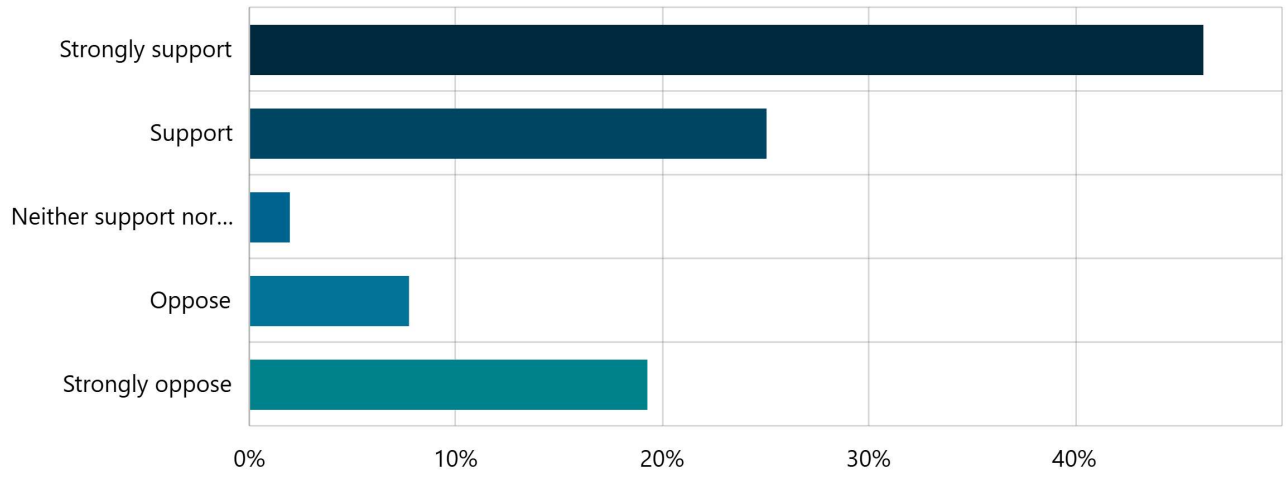
North Dike Upgrades Survey
North Dike Upgrades 2026

50 Contributors	52 Contributions

Contribution Summary

1. Overall, my level of support for the Dike Master Plan concept is:

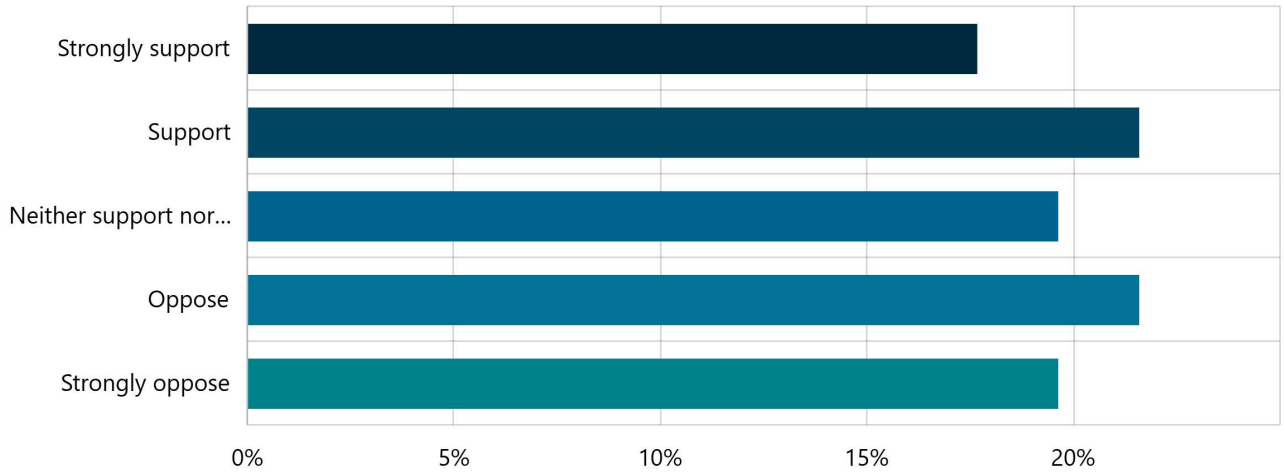
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Strongly support	46.15%	24
Support	25.00%	13
Neither support nor oppose	1.92%	1
Oppose	7.69%	4
Strongly oppose	19.23%	10
Total	**100.00%**	**52**

2. Overall, my level of support for Alternative 1 is:

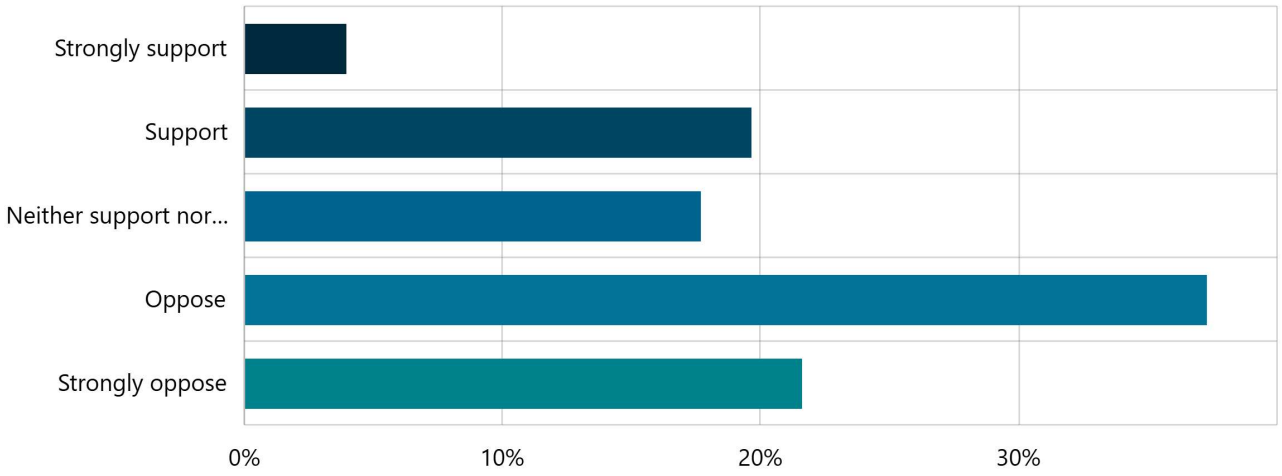
Multi Choice | Skipped: 1 | Answered: 51 (98.1%)



Answer choices	Percent	Count
Strongly support	17.65%	9
Support	21.57%	11
Neither support nor oppose	19.61%	10
Oppose	21.57%	11
Strongly oppose	19.61%	10
Total	**100.00%**	**51**

3. Overall, my level of support for Alternative 2 is:

Multi Choice | Skipped: 1 | Answered: 51 (98.1%)



Answer choices	Percent	Count
Strongly support	3.92%	2
Support	19.61%	10
Neither support nor oppose	17.65%	9
Oppose	37.25%	19
Strongly oppose	21.57%	11
Total	**100.00%**	**51**

North Dike Upgrades 2026

All written comments submitted through the online survey have been included in this report, in accordance with the "Let's Talk Richmond" Terms of Use.

4. I have the following additional comments about these alternative concepts:

I am a member of the Pelican Pointe strata council. I also live near the north end of our building and will thus be directly impacted by the construction of this project.
Raising road seems astronomically expensive & unnecessary, dyke raising should be enough. Making such drastic changes to small portion of dyke without having a plan for rest of dyke is worrying.
It is premature to propose any of these plans without a plan for the rest of the dike west of this location down to number 1 road pumping station. Water will simply come around the new structure from the west. The plans proposed will have a severe impact on the quality of life and property values for the 700 residences bordering RiverRd at this location. The city should fund a study of noise levels which will be created by raising the road. When I look at dike raising further down River Rd to Terra Nova, large rocks have been placed on the river side of the dike, with minimal disruption to neighbours. Why not do the same between #1 and #2 road? Just because
In the original proposal, with the road being raised, you would completely unnecessarily expose both cyclists and pedestrians to the danger of car accidents. In Alternative 2, you completely remove the bike lane, which is completely unacceptable.
I wouldn't be opposed to a bike lane with the road. The North dike area is a very popular walking path and a paved bike lane close to pedestrians would just end up being a pedestrian walking path despite signage. When it comes to reintroducing native plants to the marsh area, I hope the the city will consider the height and density of the plants. I live on the first floor facing North. A portion of the view from my place will already be impacted due to the dike upgrades, so I kindly ask the city to please be mindful of what could be added to
There is heavy bike, pedestrian and vehicle traffic on this dyke. A separate bike lane is important
I oppose the road moving closer to the existing apartment buildings. This would create much more noise for the residents and raising the road will as well. Also, when you reconstruct the crosswalk, please do not use bricks. This different material has created a lot of noise. Every time a vehicle goes over the different road material it is very noticeable. Can the bike path not be added on the north side of the existing path and extend the path towards the water
In all concepts the properties along River Road will have a declining landscape to reach the raised road. Would the trees and vegetation be replaced? 5888 Dover Crescent has a door the exits onto River Road. Will the raised road impact access? Depending on the angle of the declining slope, would it cause a drainage issue for
Don't put the road as high as the dyke. Zero police presence is noted here in regards to speeders. The speed limit should be lowered for waterfowl.
Raising the dyke height to protect our city is amazing! I live on Dover crescent and use that section of the dyke daily for my bike commute and I think as long as there is a clear detour for that section as work starts, it is great!
I would like to see flashing crossing lights at the crosswalks at River Road and No. 2 Road and River Road and Lynas Lane. I frequently use these areas to cross River Road to the Dyke Trail and I find that vehicles do not
Option 1 would make no daily sense to the people who live in the area. Crossing the street? Water run off from the road way into the walking path by the apartments? We already deal with a lot of water pooling in fall/winter. Also, how would driving on/off lynas lane to river road work if the road is raised? How would getting
I'm not in favor of any option that raises the level of the roadway. Raising the dike is not in question. Raising the height of the roadway will increase the traffic noise in our complex and create potential flooding issues for our
First, I would like to ask why the dyke is being raised to 4.7 metres now instead of going directly to 5.5 metres.

Why not complete the full upgrade at once?
The works yard upgrade is a secondary issue, emergency services should be a priority.
The budget for this upgarde work for each alturnative plan？
Raise the dyke but do NOT raise the road way by 4.7 nor 3.0 metres. At most raise road by 1 metre. There is NO reasonable reason the raise the roadway in this section and not the entirety of River Road. Oppose raising
Is there any way to maintain the road at its current elevation? For those of us living on the first floor along River Road, the existing height already feels like the maximum we can reasonably accommodate. We're also concerned about safety: if a vehicle were to lose control and veer toward our building, a higher road elevation
I believe that there should be a separated bike lane for e-bikes and bikes from pedestrians along the entire dike. They have this separation in Calgary along the river and it is great. Cyclists and especially e-bike riders are reckless and dangerous when they ride close to pedestrians. They should not be on the same narrow path.
Why is there no upgrade of the dyke where the condo community lies north of River Dr? Starting east of No.4 and River Dr. There has been no work or improvements to the dyke since I moved in 2019.
A paved bike lane would be fantastic. There is so much conflict between bikes and vehicles along this stretch of River Road. It feels VERY unsafe riding your bike on this section of the road and the gravel dike is not suitable
Building the dike to the 4.7m height as per the Dike master plan is the best option. Having the road incorporated in the dike (super dike) increases the strength of the dike and resiliency.
Raising the road would then block the owners of the buildings views and increase the road noise substantially for the people in the existing buildings. Not sure why you need to move the road closer to the buildings that much. Putting the road closer to the building would substantially increase the noise and this is a busy road. That should not even be an option. The city approved the development of the buildings based on the road layout originally. Because of that the city should propose an alternative solution rather than shifting the road so
Keep paved bike lane for seniors, wheelchairs and some parking.
Bike lane must be segregated by concrete wall divider. How are bikes going to cross to and from the N/S corridor on McCallan? The road is uncontrolled, there should be a wider intersection at River and McCallan as well make it controlled with pedestrian/bike priority lights. Lighting should be enhanced both on the raised dyke path as well as the roadway/bikepath
The option that provides the best protection over the longest period of time should be the clear direction. This in theory is also the least expensive over the lifespan of the improvement.
A separate bike lane is needed for pedestrian safety when walking the dike. I've seen to many 'near misses' as cyclists try to manouever past groups of walkers taking up a lot of space or cyclists too intent on making time.
Just do it all, it will greatly improve the area and more importantly ensure our safety
I trust the experts (City engineers) to decide the best plan based on the safety of Richmond residents
Different paths for people travelling different speeds is essential. There must be 3 paths, for vehicles, faster cyclists, and pedestrians/slower cyclists.
would need to be all or nothing, and this would cause revolt due to taxpayer waste. Vancouver Island protects us from tsunami waves. The rock rip rap already installed in more than enough. The thought of the north dyke overflooding to need a rise is absurd. Iona jetty protects the airport, as well as north Richmond.

4. I have the following additional comments or questions about these concepts (optional):

Long Text | Skipped: 21 | Answered: 31 (59.6%)

Sentiment



Positive	Mixed	Negative	Neutral	Unclassified
74% (23)	10% (3)	6% (2)	6% (2)	3% (1)

Tags



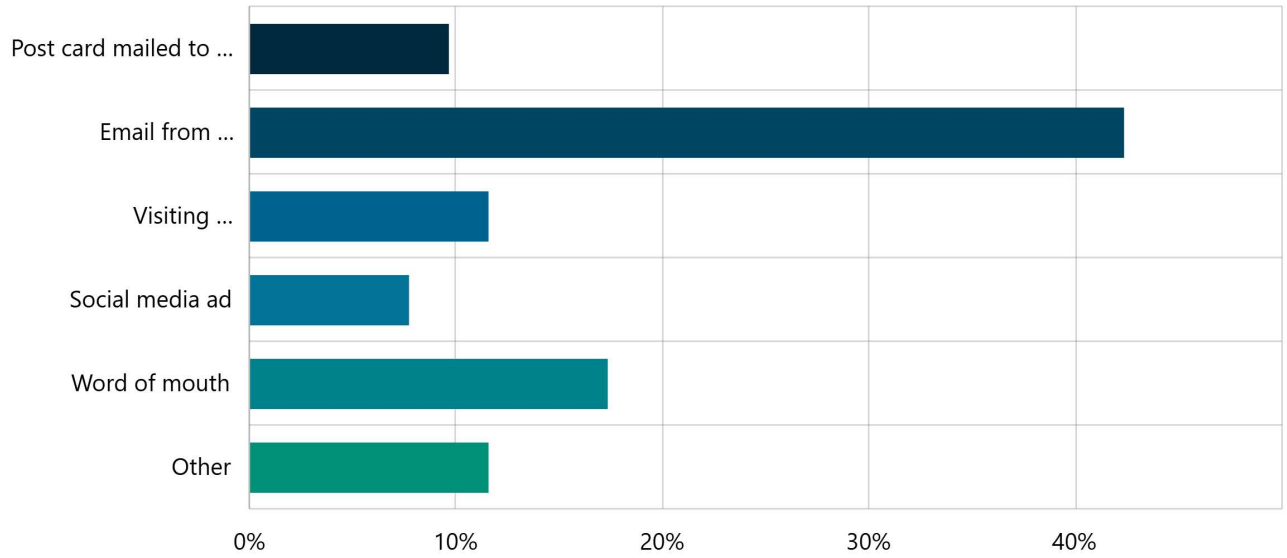
Tag	Percent	Count
separated bike path	29%	9
against raising road	19%	6
pedestrian safety	16%	5
traffic issues	16%	5
noise concerns	16%	5
access concerns	16%	5
safety	13%	4
amazing	10%	3
Cost	10%	3
paved bike path	10%	3
road proximity	10%	3
flooding	10%	3
protect ecology	10%	3
property value	10%	3
Dike Master Plan	6%	2
view	6%	2

unaware of Master Plan	6%	2
Dike Raising	6%	2
road hight concern	6%	2
cycling connectivity	3%	1
lighting	3%	1
Works Yard	3%	1
parking	3%	1
speed	3%	1
transition questions	3%	1
traffic contols	3%	1
drainage concerns	3%	1
alternative 2	3%	1
paved walk	3%	1
construction fatigue	3%	1
wants deeper engagement	3%	1

Featured Contributions

No featured contributions

5. I heard about this engagement opportunity via (select all that apply):
Multi Choice | Skipped: 0 | Answered: 52 (100%)



Answer choices	Percent	Count
Post card mailed to my address	9.62%	5
Email from LetsTalkRichmond.ca	42.31%	22
Visiting LetsTalkRichmond.ca for another reason	11.54%	6
Social media ad	7.69%	4
Word of mouth	17.31%	9
Other	11.54%	6
Total	**100.00%**	**52**

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	May 19, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6500-01/2025-Vol 01
Re:	**Garry Street Traffic Calming**		

Staff Recommendation

That Option 2 to implement two raised crosswalks on Garry Street as described in the report titled "Garry Street Traffic Calming", dated May 19, 2026, from the General Manager, Engineering and Public Works, be approved.

Executive Summary

A petition for traffic calming to reduce speeding on Garry Street was received from area residents. Staff assessed speeding and engaged with local residents on potential speed mitigation measures on Garry Street between Seventh Avenue and Railway Avenue. A traffic study indicated no operational or safety concerns on Garry Street. However, 85 per cent of respondents to the traffic calming survey support implementation of two raised crosswalks on Garry Street. The raised crosswalks will enhance safety for McMath Secondary School traffic and future growth in the area as envisioned in the OCP. The proposed raised crosswalks will also help slow external traffic using Garry Street to connect between No.1 Road and Railway Avenue.

Staff Report

Origin

Staff received a petition from seven residents in the Garry Street neighbourhood in September 2025, requesting traffic calming on Garry Street to address concerns of vehicle speeding. Three residents live on Garry Street west of No. 1 Road and four east of No. 1 Road.

At the December 17, 2025, Public Works and Transportation Committee, the following was moved and seconded:

(1) That staff:

(a) investigate reducing the speed limit to 30 km/h on Garry Street between No. 1 Road and Railway Avenue and installing appropriate signage;
(b) take appropriate action to establish additional traffic calming measures on Garry Street between No. 1 Road and Railway Avenue;
(c) investigate the possibility of installing raised sidewalks or crosswalks in the area of Garry St. between No. 1 Road and Railway Ave; and
(d) review the parking on Garry Street, including possible time limits while consulting with residents on Garry Street, and report back; and

(2) That staff consult with Richmond School District No. 38 regarding the traffic patterns around McMath Secondary School.

This report responds to the above referral and provides the results of staff's traffic assessment and engagement with the neighbourhood.

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

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

Analysis

Neighbourhood Traffic Calming Process

The City's neighbourhood traffic calming process includes the following steps:

- Residents request speed management measures on their local street.
- Traffic studies are conducted by staff to measure road safety and operational issues.
- Staff collaborate with residents to develop tailored traffic calming measures based on the speed data results and site conditions to work towards achieving consensus.
- Survey of residents to determine the level of support for the proposed traffic calming measures developed during the engagement phase.

Review of Garry Street Traffic Calming Request

Study Area

Garry Street, from Seventh Avenue to Railway Avenue, is a local street located in the Steveston neighbourhood north of Steveston Village (Figure 1).

Garry Street between Seventh and No. 1 Road has a 30 km/h speed limit. Garry Street east of No. 1 Road to Railway Avenue is currently signed at 50 km/h. However, this road has been approved by Council for a speed limit reduction from 50 km/h to 30 km/h. Signage to indicate the new speed limit will be installed in Q3 2026. The section east of No. 1 Road also serves McMath Secondary School traffic and some multi-family developments.

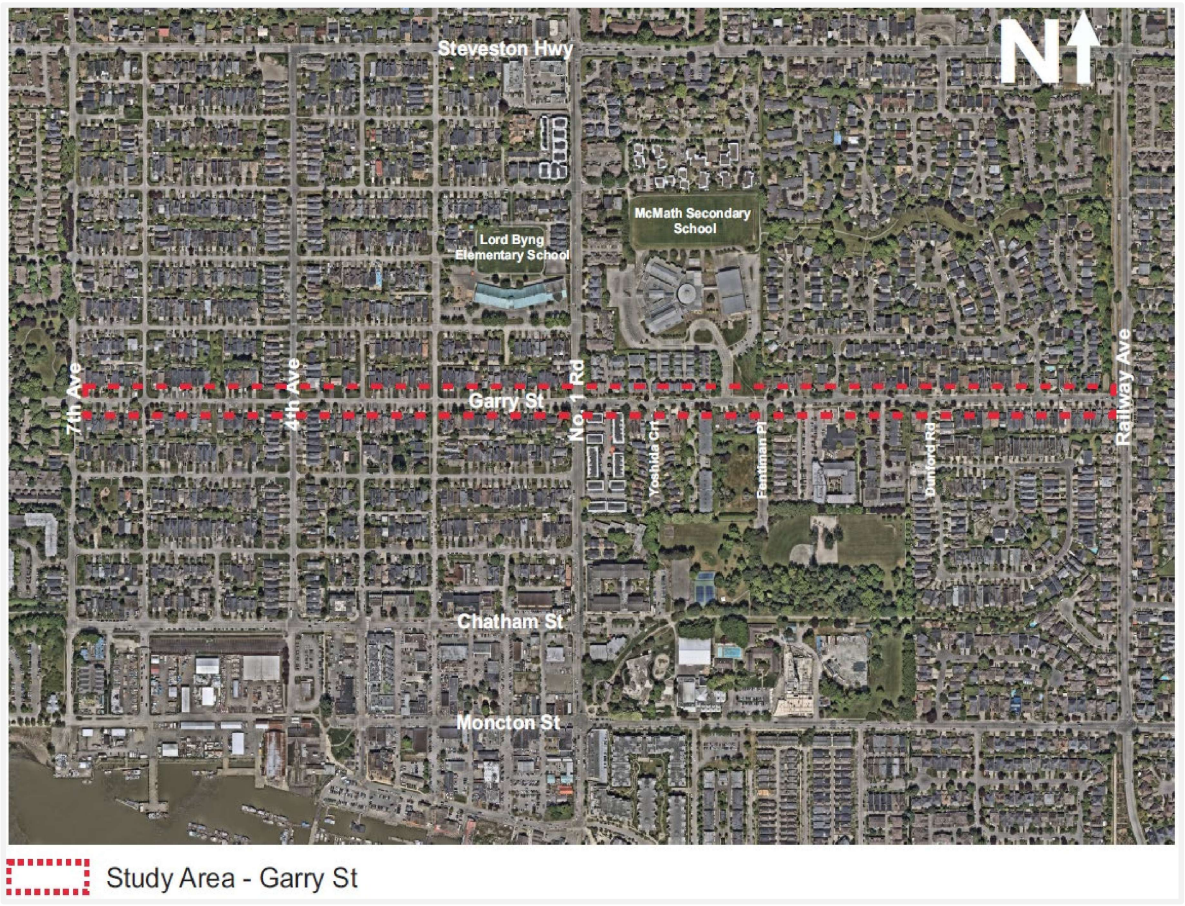


Figure 1: Garry Street between No. 1 Road and Railway Avenue

Traffic Assessment

A traffic assessment of the road conditions was performed to quantify traffic operations and safety performance:

- **Speed Study:** The results of a speed study indicated 85 per cent of traffic is travelling at or below 48 km/h on Garry Street between No. 1 Road and Railway Avenue and 45 km/h between Seventh Avenue and No. 1 Road.
- **Collision History:** The most recent five-year ICBC data (2020-2024) recorded 5 vehicle incidents along Garry Street from Seventh Avenue to Railway Avenue. No incidents were speed related or involved a pedestrian.

Engagement with Residents

Stakeholder Meeting

A total of 500 addresses were identified for the Garry Street traffic calming engagement.

A meeting with residents was held on February 17, 2026, at the West Richmond Community Centre. The results of staff's technical assessment along with potential traffic calming measures were presented for input and feedback (Table 1).

Table 1: Summary of Stakeholder Meeting

Date	Attendees	Purpose	Feedback/Outcome
February 17, 2026	24	• Present staff's technical assessment. • Discuss options for traffic calming measures.	• Majority of attendees lived along Garry Street between No. 1 Road and Railway Avenue. • Residents west of No. 1 Road did not express any traffic related concerns. • Attendees expressed the following: o Concern for speeding on Garry Street near No. 1 Road and McMath Secondary School. o Support for raising the 2 existing crosswalks near McMath School. o No parking concerns were raised.

Based on the feedback from the open house, the traffic calming process focused on the section of Garry Street east of No. 1 Road where attendees expressed concerns of speeding and support for traffic calming.

To address the 85th percentile speed exceeding the posted speed limit of 30 km/h on Garry Street west of No. 1 Road, staff will monitor this location and have advised RCMP of the speed study findings to support their enforcement in the area.

Stakeholder Survey

From March 4 to March 31, 2026, residents were surveyed to determine the level of support for the physical traffic calming measures determined through the engagement phase (Figure 2).



Figure 2: Proposed Traffic Calming Measures on Garry Street

A total of 500 surveys were mailed to each discrete address; 195 responses were received for a 39 per cent response rate.

The results indicate support (85 per cent of respondents or 36 per cent of total households) are in support of traffic calming measures on Garry Street.

In addition, staff engaged with representatives from McMath Secondary School who are supportive of implementing the raised crosswalks.

Proposed Traffic Calming Measures

Option 1: Status Quo

Although there are no safety or operational issues identified, the majority of respondents do support the proposed traffic calming measures. This option is not recommended.

Option 2: Traffic Calming (Recommended)

This option proposes upgrading two existing marked crosswalks on Garry Street in front of McMath Secondary School to two raised crosswalks. This arrangement balances emergency response objectives with neighbourhood concerns as the two raised crosswalks are positioned near the school entrance to support students walking to school. The raised crosswalks will enhance safety for McMath Secondary School traffic and future growth in the area as envisioned in the OCP. The proposed raised crosswalks will also help slow external traffic using Garry Street to connect between No.1 Road and Railway Avenue.

The raised crosswalks will have a lower profile of 7 cm which has been successful at addressing vibration and noise concerns as well as being effective at achieving speed reduction.
Traffic signs as illustrated in Figure 3 will also be installed on Garry Street at each raised crosswalk location.

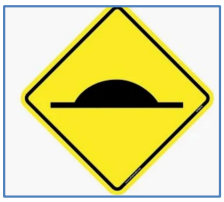


Figure 3: New Raised Crosswalk Sign

Garry Street Parking Review

The parking conditions on Garry Street were also investigated. Street parking is well utilized, and the majority of vehicles were parked in compliance with the Traffic Bylaw. Since 2022, 72 tickets have been issued on this block of Garry Street. The infractions are primarily related to parking over 72 hours and parking in no stopping zones.

Next Steps

Staff recommend construction of two asphalt raised crosswalks. These can be constructed in summer 2026.

Budgetary Implications

The total estimated capital cost to implement the traffic calming measures is $20,000. Funding can be accommodated through the Council-approved 2026 Traffic Calming Program.

Conclusion

Implementation of traffic calming measures on local streets in the City is an inclusive and community-driven program. The City's Traffic Calming process was initiated with residents on Garry Street in response to speeding concerns. A traffic study did not identify any safety or operational issues on Garry Street. However, the results of the traffic calming survey indicate 85 per cent of respondents support two raised crosswalks in front of McMath Secondary School. The school is supportive of these devices.

Respectfully submitted,

Lloyd Bie, Director, Transportation

Report Contributors

This report was prepared by Sonali Hingorani, Manager, Transportation Planning and New Mobility and reviewed by Fire Rescue and RCMP.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Committee

To:	Finance and Audit Committee	**Date:**	May 7, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	01-0375-01/2025-Vol 01
Re:	**2025 Annual Report and 2025 Annual Report Highlights**		

Staff Recommendation

That the report titled "2025 Annual Report" and "2025 Annual Report – Highlights", from the General Manager Finance and Corporate Services, be approved and posted on the City's website.

Executive Summary

The *Community Charter* requires that an annual report be prepared, made available for public inspection and be considered at a public meeting.

Two versions of the annual report are produced each year in order to reach the different audiences. The comprehensive report meets all legislative requirements and includes additional corporate and financial information, while the highlights report provides a shorter, more accessible summary for the general public. These reports are produced entirely in-house and will be distributed primarily in electronic format to support sustainable practices. Both reports will be submitted to the Government Finance Officers Association for consideration in their annual awards program.

Staff Report

Origin

Pursuant to sections 98 and 99 of the *Community Charter*, before June 30th, in each year, a Council must:

- Prepare an annual report, and
- Make the report available for public inspection, and
- Consider the report 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.*

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 2025.

Two versions of the Annual Report are produced each year in order to reach the different audiences interested in this information. The comprehensive 2025 Annual Report meets all legislative requirements for financial reporting as required under the *Community Charter* for British Columbia's local governments. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's Strategic Plan; and a listing of permissive exemptions. In addition to the statutorily required information, the comprehensive version provides information on the City's milestones from 2025, 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 2025 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 2025 and the City's financial condition.

The City will again submit both reports to the Government Finance Officers Association (GFOA) for consideration in their annual awards program. The 2024 reports received the GFOA Canadian Award for Financial Reporting and the Outstanding Achievement in Popular Financial Reporting Award for the 23rd and 16th 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 2025 reports again feature photos from City of Richmond employees who were invited to submit images to showcase their city and recognize the talent and contributions of staff outside their day-to-day work environments. In order to support sustainable practices, these reports are 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.

Budgetary Implications

None.

Conclusion

The City of Richmond 2025 Annual Report and the 2025 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 2025 fiscal year.

Respectfully submitted,

Jerry Chong, General Manager, Finance and Corporate Services.

Report Contributors

This report was prepared by Mike Ching, Director, Finance, and Dammy Ogunseitan, Director, Corporate Communications and Marketing.

Endorsed by Serena Lusk, CAO

Att. 1: 2025 Annual Report
2: 2025 Annual Report – Highlights

Attachment 1

City of Richmond
British Columbia, Canada

2025 Annual Report

For the year ended December 31, 2025



Richmond

This report was prepared by the City of Richmond Finance and Corporate Communications and Marketing Departments. Design, layout and production by the City of Richmond Production Centre. ©2026 City of Richmond

Contents printed on Canadian made, 100% recycled stock, using environmentally friendly toners.

City of Richmond
British Columbia, Canada

2025 Annual Report

For the year ended December 31, 2025

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: MINORU PARK—LAKES DISTRICT IS AN AWARD WINNING PARK DESIGN THAT INCORPORATES NATURAL ELEMENTS, SUSTAINABILITY AND COMMUNITY-FOCUSED AMENITIES

Message from the Mayor



The City of Richmond and Council continued to demonstrate strong leadership in 2025, navigating a year shaped by economic pressures, evolving public expectations and significant external challenges.

Global factors, including inflation and shifting market conditions, continued to impact communities across the region. In addition, the Cowichan Lands court decision introduced uncertainty around property rights in British Columbia, raising important questions for homeowners, businesses and municipalities.

Despite these challenges, Richmond remained steady.

The City's strong and diverse economy supported this stability, with more than 14,500 businesses employing over 125,000 people across a wide range of sectors. Continued development activity and investment reflect confidence in Richmond's long-term growth.

Council remained focused on key priorities. Housing continued to be a central area of work, with new affordable and rental housing projects advancing through partnerships with senior levels of government and non-profit organizations.

Significant investments in infrastructure ensured reliable services for residents and businesses. Major projects progressed alongside ongoing upgrades to roads, drainage systems and civic facilities to support a population of more than 230,000 residents.

Public safety remains a cornerstone of our work. Richmond continues to be one of the safest communities in the region, supported by ongoing investment in Richmond Fire-Rescue, the RCMP and emergency preparedness.

Richmond's greatest strength remains its people. Strong participation in City programs, with almost 111,000 people registered, reflects the value of accessible, high-quality services that support community well-being.

This Annual Report highlights the progress made over the past year. As always, I welcome your comments and questions.

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:

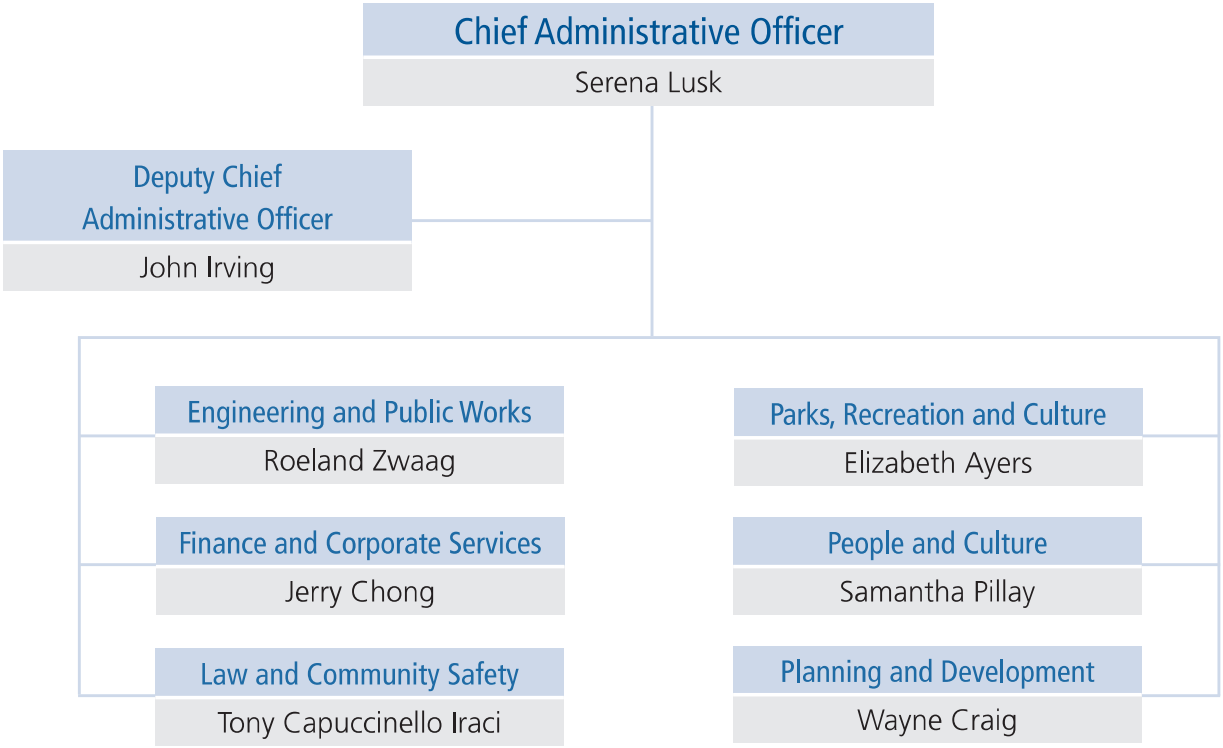
Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au*, Councillor Carol Day

*Chak Au was elected as a Member of Parliament on April 28, 2025 and served concurrently as Councillor until his resignation from Council, effective February 1, 2026.

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 2025



Chief Administrative Officer ..... Serena Lusk
Deputy Chief Administrative Officer ..... John Irving
General Manager, Engineering and Public Works ..... Roeland Zwaag
General Manager, Finance and Corporate Services ..... Jerry Chong
General Manager, Law and Community Safety ..... Tony Capuccinello Iraci
General Manager, Parks, Recreation and Culture ..... Elizabeth Ayers
General Manager, Planning and Development ..... Wayne Craig
Senior Director, People and Culture ..... Samantha Pillay

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 2025 Annual Report, which outlines the progress made in delivering Council's strategic priorities and maintaining strong service delivery in a complex and evolving environment.

In 2025, Richmond continued to respond to economic pressures, increased service demands and changing regulatory conditions. Through careful planning and disciplined financial management, the City maintained stable operations while advancing key initiatives.

Housing remained a central focus. Through partnerships with non-profit organizations and senior levels of government, the City advanced a number of affordable and rental housing projects. This includes the Rio Vista development, which will deliver 80 affordable rental units, and a 25-unit housing project supporting women and children. In addition, Council approved a $10 million Affordable Housing Grant Program to support the delivery of 347 new affordable housing units across the city.

Major infrastructure projects progressed throughout the year. Construction continued on significant civic facilities, including the Works Yard Replacement Project and the Steveston Community Centre and Library. At the same time, the City invested in core infrastructure, replacing more than 4.5 kilometres of watermains and completing 32 kilometres of road upgrades to support long-term service reliability.

Richmond also continued to demonstrate leadership in environmental sustainability. The City's district energy system now services more than 8.3 million square feet of residential and commercial space, contributing to significant reductions in greenhouse gas emissions.

Richmond remains among the healthiest and most active communities in Canada. In 2025, the City was named Canada's Most Active Community by ParticipACTION, reflecting the collective efforts of the City and its many community partners to promote active living. Almost 111,000 people participated in City programs throughout the year, supported by high-quality recreation facilities, programs and services that promote health and well-being.

These accomplishments are made possible through the dedication of more than 2,900 City staff and the many volunteers and partners who support programs and services across Richmond. At the same time, challenges remain. Housing affordability, as well as supporting residents experiencing mental health and housing instability, continues to require coordinated efforts across all levels of government.

Richmond's success is built on strong financial stewardship and long-term planning. These principles ensure the City remains well positioned to meet future challenges while continuing to deliver value for residents and businesses.

As Chief Administrative Officer, I am proud of the work accomplished by our staff, in partnership with City Council, and thank everyone for their continued commitment to serving the community.

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 2025.

1. Proactive in Stakeholder and Civic Engagement

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

2025 Achievements

Keeping citizens connected and informed remained essential to Richmond's success as a strong, resilient and well-managed community. In 2025, the City expanded opportunities for public participation through digital and in-person engagement, with the Let's Talk Richmond platform continuing to support thousands of participants across a wide range of initiatives. Engagement was particularly strong on major planning files, including updates to the Official Community Plan, small-scale multi-unit housing and Transit-Oriented Areas, with thousands of residents and stakeholders engaged between June 2024 and July 2025.

Public participation also shaped key community initiatives. In fall 2025, 12 open houses were held to gather feedback on the proposed Aberdeen Rental Residences development, while a Steveston Community Centre engagement campaign invited residents to share memories and reflect on the facility's legacy.

The City strengthened collaboration with senior governments and partners, securing approximately $9 million in funding for infrastructure, climate and community initiatives. Council and staff also advanced advocacy on energy policy and climate action through regional and provincial channels.

Together, these efforts reflect Richmond's commitment to inclusive engagement that informs decision-making, strengthens partnerships and supports a connected community.



FUTURE ENGINEERS AT THE PUBLIC WORKS OPEN HOUSE, DESIGNING AND BUILDING ONE MARSHMALLOW AT A TIME



THE NEW RIO VISTA DEVELOPMENT IS A SIX-STOREY BUILDING WITH 80 NEW AFFORDABLE RENTAL HOMES FOR SINGLE PEOPLE, FAMILIES AND SENIORS

2. Strategic and Sustainable Community Growth

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

2025 Achievements

Strategic planning and investment continued to guide Richmond's growth in 2025, supporting a balanced approach to housing, development and economic activity. Housing remained a priority as the City responded to provincial legislation and local demand. Updates to the Low-End Market Rental Program improved affordability and viability, while an online registry increased access to available units. The program now includes 625 built units, 800 secured units and 590 under application.

Partnerships with non-profit organizations and senior governments supported delivery of new housing. In 2025, 80 affordable units were completed by Pathways Clubhouse and 25 transitional units for women and children were delivered at Harbour House. Council also approved a $10 million Affordable Housing Grant Program supporting 347 units across five projects, while planning advanced for the Aberdeen Rental Residences development.

Long-term planning also progressed, with Official Community Plan updates advancing to Public Hearing in early 2026. Council approved zoning, parking and policy changes to improve efficiency and support housing delivery.

Economic activity remained strong, supported by continued growth in digital services such as MyBusiness and MyPermit, improving access and streamlining approvals for residents and businesses.

3. A Safe and Prepared Community

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

2025 Achievements

Richmond continued to be one of the safest communities in Metro Vancouver, supported by strong collaboration across Richmond RCMP, Fire-Rescue, Community Bylaws and Emergency Programs. These coordinated efforts ensured effective prevention, response and public education across the city.

Crime prevention initiatives contributed to measurable improvements in 2025, with residential break-ins decreasing by six per cent, auto thefts by nine per cent and shoplifting by five per cent. Public education remained a priority, including a large-scale fraud awareness campaign that engaged more than 500 residents and provided resources on emerging scams.

Support for vulnerable residents remained central. The Fox 67 mental health car and Yankee 30 youth partnership car responded to hundreds of calls, while Richmond House operated at full capacity with 60 beds, supported by temporary winter shelters. The 2025 homeless count identified 175 individuals, with the majority accessing shelter services.

Infrastructure and emergency preparedness efforts continued to strengthen resilience, including completion of the Flood Protection System Emergency Reconstruction Strategy, flood modelling work and the launch of a snow plow tracker. These initiatives ensure Richmond is well-prepared for emergencies and climate-related events.



RICHMOND RCMP ROLLING THROUGH THE COMMUNITY AND KEEPING WATCH



COUNCIL'S INVESTMENT IN THE CITY'S DIKE AND DRAINAGE SYSTEMS HELPS PROTECT RESIDENTS AND INFRASTRUCTURE
PHOTO BY DALJIT MANDER, ENGINEERING INSPECTOR 2, ENGINEERING
CITY EMPLOYEE SINCE 2017

4. Responsible Financial Management and Governance

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

2025 Achievements

Responsible financial management remained a cornerstone of Richmond's success in 2025. Through disciplined budgeting, reserve management and long-term planning, the City maintained strong financial stability while continuing to deliver high-quality services and infrastructure investments.

Richmond's leadership in financial transparency was recognized nationally. The City received an A grade from the C.D. Howe Institute—the highest among 32 major municipalities—and earned the Popular Annual Financial Report Award for the 16th consecutive year and the Canadian Award for Financial Reporting for the 23rd consecutive year.

Governance and service delivery improvements were also advanced. Digital platforms such as MyBusiness and MyPermit enhanced customer experience and streamlined processes, while a new centralized budget planning tool improved efficiency and decision-making across the organization. Council also approved Policy 1021, establishing a Major Construction Projects Oversight Committee, and introduced a Surety Bond Pilot Program to modernize development processes.

These efforts reflect Richmond's commitment to accountability, innovation and the responsible stewardship of public resources.



VOLUNTEER HING KWONG HO REPAIRS A SMALL APPLIANCE AT A RICHMOND REUSE & REPAIR CAFÉ

5. A Leader in Environmental Sustainability

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

2025 Achievements

Richmond continued to demonstrate leadership in environmental sustainability through innovative programs, infrastructure investment and climate action. The City's district energy system expanded to serve 8.3 million square feet, with one million added in 2025, and Council approved a new sewer heat recovery energy plant to support future low-carbon growth.

Sustainable construction and circular economy initiatives also advanced. A low-carbon concrete pilot reduced embodied emissions by approximately 20 per cent without added cost and is now being applied to major projects. Richmond also became one of the first cities in Canada to complete a material flow analysis, identifying opportunities to reduce waste, lower costs and support local innovation.

Flood protection remained a priority, with ongoing dike upgrades and more than 2.1 kilometres of dike restoration in 2025. Environmental stewardship initiatives continued across the city, including invasive species management and tree planting, as well as textile waste diversion programs that collected more than 32,000 kilograms (72,000 pounds)of materials.

These efforts reflect Richmond's practical and forward-looking approach to sustainability, supporting a resilient and low-carbon future.

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.

2025 Achievements

Richmond continued to foster a vibrant and active community in 2025, building on its reputation as one of Canada's most livable and diverse cities. The City was named Canada's Most Active Community, supported by 1,018 programs and more than 413,000 participants during the ParticipACTION Challenge.

Participation across recreation facilities remained strong. Nearly 111,000 residents registered in programs, while 1.76 million drop-in visits were recorded across community centres and facilities. The Recreation Fee Subsidy Program expanded by 26 per cent, improving access for residents facing financial barriers and supporting inclusive participation.

Cultural programming and events continued to bring the community together. Major festivals included the Children's Arts Festival, Cherry Blossom Festival, Doors Open Richmond and the Richmond Maritime Festival, while the Steveston Salmon Festival attracted more than 80,000 attendees. Culture Days programming ranked Richmond first in BC and among the top cities nationally.

Community spaces remained central to civic life, with Richmond Public Library welcoming over one million visits. Volunteerism continued to play a strong role in supporting programs and events across the city. Together, these efforts strengthen connection, well-being and quality of life for residents.



A GOLDEN FIND AT CAMBIE COMMUNITY CENTRE'S EASTER EGGSTRAVAGANZA
PHOTO BY CARMEN DE SOUSA, IPS COORDINATOR, PUBLIC WORKS
CITY EMPLOYEE SINCE 2017

Fiscal responsibility, financial sustainability

Through strong fiscal management, sound financial strategies and strategic investments, the City ended 2025 in a position to ensure ongoing support and growth for the community.

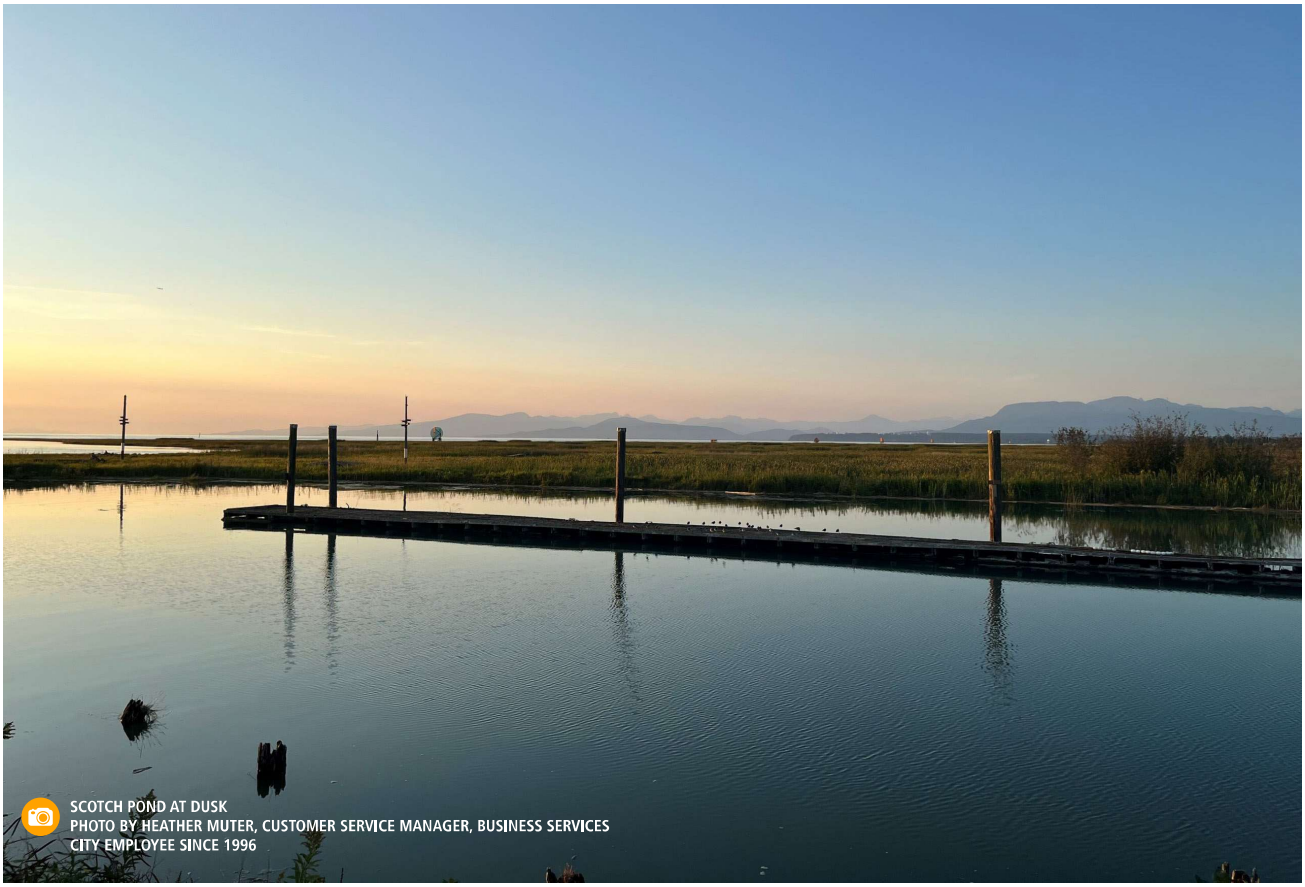
Consolidated statement of operations (in $000s)

	2025 Budget	2025 Actual	2024 Actual
Revenue	$780,461	$784,802	$814,484
Expenses	664,354	632,876	581,469
Annual Surplus	$116,107	$151,926	$233,015

The City's consolidated revenue for the year totaled $784.8 million, a decrease of $29.7 million from 2024, mainly due to a $56.6 million decrease in development cost charges related to significant parkland acquisition that occurred in 2024. Expenses increased by $51.4 million from the prior year mainly due to regional district utility charges, wages related to new collective agreement rates, non-capital project costs related to active capital projects and increased contract costs. Overall, the City realized an annual surplus of $151.9 million in 2025. This includes and operating surplus of $8.3 million.

More details on the City's financial position can be found in the Report from the General Manager, Finance and Corporate Services (page 16) and the Audited Financial Statements (page 19).

Looking ahead: Building on a strong foundation



SCOTCH POND AT DUSK
PHOTO BY HEATHER MUTER, CUSTOMER SERVICE MANAGER, BUSINESS SERVICES
CITY EMPLOYEE SINCE 1996

Richmond continues to look ahead with confidence, building on a strong foundation of financial stability, thoughtful planning and community investment.

In 2025, the City operated in a complex and evolving environment shaped by global economic pressures, rising costs and increasing demand for services. At the same time, changes in provincial housing legislation and the Cowichan Lands court decision introduced new considerations for long-term planning, growth and property rights across British Columbia.

Despite these challenges, Richmond remained stable and well positioned for the future.

The City's diverse economy continues to be a key strength, supported by more than 14,500 businesses employing over 125,000 people across a wide range of sectors. This economic stability, combined with responsible financial management, has enabled the City to maintain high service levels while continuing to invest in infrastructure, housing and community amenities.

Housing will remain a defining priority in the years ahead. As Richmond continues to grow, the City will focus on increasing housing supply, strengthening partnerships and implementing policies that support a range of housing options, including affordable and purpose-built rental housing. Ongoing work to update the Official Community Plan and respond to provincial requirements will help ensure growth is managed in a way that supports complete, connected communities.

Investment in infrastructure will also remain critical. Continued upgrades to drainage systems, flood protection infrastructure and civic facilities will support both current needs and long-term resilience. These investments are essential as the



CONSTRUCTION CONTINUES ON THE NEW STEVESTON COMMUNITY CENTRE AND BRANCH LIBRARY

City adapts to climate change, population growth and evolving service expectations.

Environmental sustainability will continue to guide decision-making. Expansion of district energy systems, climate adaptation planning and the integration of low-carbon practices into infrastructure projects will support Richmond's transition to a more sustainable and resilient future.

Richmond's greatest strength remains its people. With a population of more than 230,000 residents representing over 180 cultural backgrounds, the City continues to be a vibrant and inclusive community. Strong participation in programs, services and events reflects a high level of community engagement and connection.

Looking ahead, Richmond will continue to build on its strengths through collaboration, innovation and disciplined planning. By maintaining a strong financial foundation and investing in key priorities, the City is well positioned to respond to future challenges while continuing to deliver a high quality of life for residents and businesses.



VOLUNTEERS WORKING HARD AT GARDEN CITY PARK REMOVING INVASIVE BLACKBERRY BUSHES

2025 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from our peers and others. In 2025, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.



OUTDOOR GROUP FITNESS AT THOMPSON COMMUNITY CENTRE—PART OF WHAT EARNED RICHMOND THE TITLE OF CANADA'S MOST ACTIVE COMMUNITY

Leading the way in active living

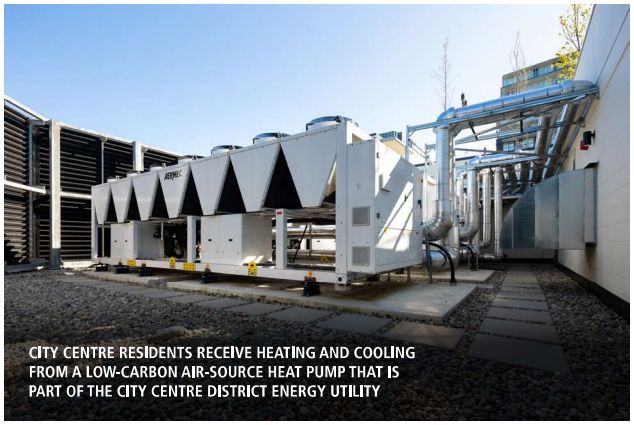
Richmond was named Canada's Most Active Community in the 2025 ParticipACTION Community Challenge, ranking first among hundreds of communities nationwide. The award recognizes the City's commitment to promoting physical activity and the strong collaboration between the City and its many community partners. In June alone, more than 1,000 programs and events engaged over 413,000 participants, supporting health, well-being and community connection. ParticipACTION encourages Canadians to sit less and move more through national programs, research and community-based initiatives.



PARTICIPACTION'S DIANA DAMPIER (L) AND NOVO NORDISK'S LISA MCWHINNIE (R) PRESENT MAYOR MALCOLM BRODIE WITH A CHEQUE TO RECOGNIZE RICHMOND AS CANADA'S MOST ACTIVE COMMUNITY

Building a low-carbon future

Richmond was recognized with the Public Sector Leadership Award at the 2025 BC Embodied Carbon Awards for its Embodied Carbon Industry Engagement Program. The program demonstrates systems-level leadership in advancing low-carbon construction by bringing together more than 550 industry and government participants to share knowledge, pilot innovative approaches and accelerate the adoption of circular building practices. The awards were presented by the Carbon Leadership Forum BC and Zero Emissions Innovation Centre, organizations that support the transition to low-carbon construction and climate solutions across British Columbia.



CITY CENTRE RESIDENTS RECEIVE HEATING AND COOLING FROM A LOW-CARBON AIR-SOURCE HEAT PUMP THAT IS PART OF THE CITY CENTRE DISTRICT ENERGY UTILITY

Powering sustainable energy solutions

The City received the 2025 Energy Project of the Year Award for Canada from the Association of Energy Engineers and was also named International Runner-up for Project of the Year. The recognition highlights the City Centre District Energy Utility expansion project for delivering long-term community benefits through improved energy efficiency, reduced greenhouse gas emissions and progress toward net-zero emissions.

Advancing digital innovation

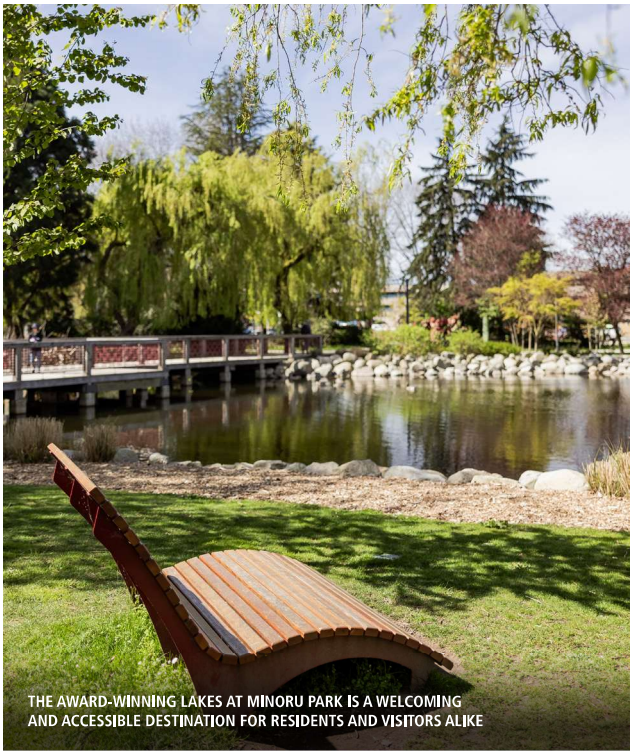
Richmond received a CIO Canada Award for MyRichmond, recognizing leadership in digital transformation and innovation. The platform enhances access to City services by integrating multiple functions into a single, user-friendly system, improving how residents interact with municipal programs and services. The award was presented by the CIO Association of Canada, which recognizes excellence in information technology leadership and organizational innovation.



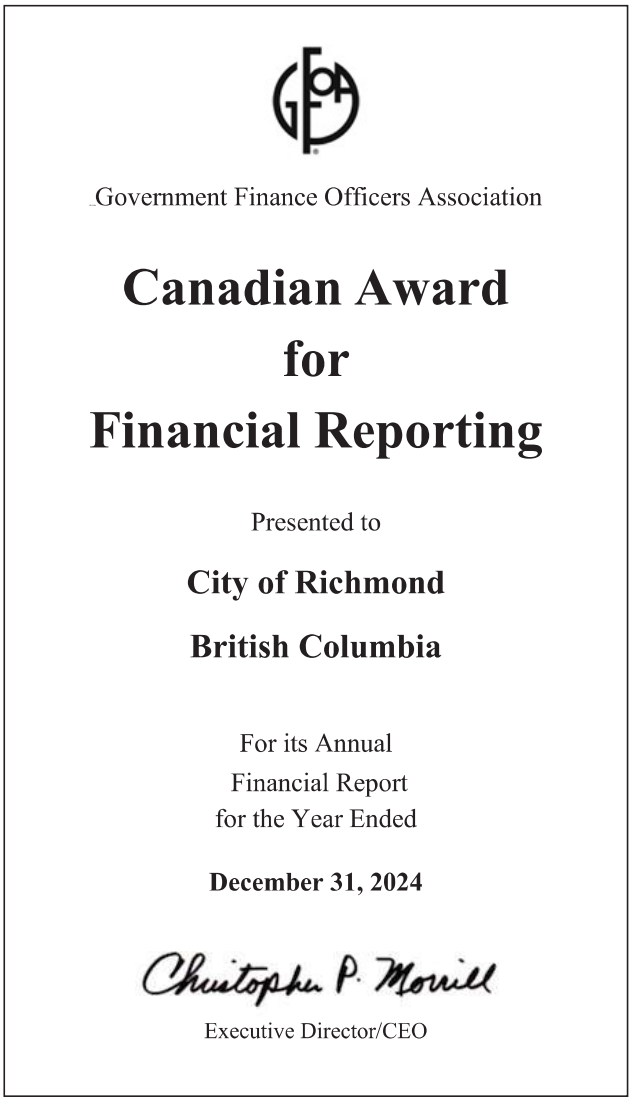
MAYOR MALCOLM BRODIE PRESENTED WITH THE CIO CANADA AWARD BY THE CITY'S IT INNOVATION AND DEVELOPMENT MANAGER VINCENT CHU (L) AND IT DIRECTOR GRANT FENGSTAD (R)

Designing exceptional public spaces

The City received the 2025 Parks Excellence Award from the BC Recreation and Parks Association for the redeveloped Minoru Park – Lakes District. The award recognizes outstanding park design that incorporates natural elements, sustainability and community-focused amenities, transforming the space into a vibrant and accessible destination for residents and visitors.



THE AWARD-WINNING LAKES AT MINORU PARK IS A WELCOMING AND ACCESSIBLE DESTINATION FOR RESIDENTS AND VISITORS ALIKE



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, 2024

Christopher P. Morrill

Executive Director/CEO

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, 2025, 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, 2025, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended 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)

	2025 Actual	2024 Actual	Change
Financial Assets	$1,958,897	$1,944,281	$14,616
Liabilities	744,127	731,813	12,314
Net Financial Assets	1,214,770	1,212,468	2,302
Non-Financial Assets	3,001,703	2,852,079	149,624
Accumulated Surplus	$4,216,473	$4,064,547	$151,926

The City's overall financial position improved by $151.9 million, with accumulated surplus (similar to net worth of a corporation) totaling $4.2 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 $1.8 billion, while long-term debt decreased by $3.6 million due to the reduction of the loan for the ongoing construction of the Steveston Community Centre and Library. Meanwhile, the City's tangible capital assets increased by $149.7 million, which includes $32.3 million of in-kind contributions from development as conditions of rezoning.

Statutory Reserves (in $000s)

	2021	2022	2023	2024	2025
Total Reserves	$647,209	$703,184	$789,710	$892,736	$906,575

Statutory reserves are established by Bylaw for specific purposes, mainly capital expenditures.

The increase in the balance to $906.6 million is mainly attributable to the timing of these capital expenditures. There are several facility construction projects approved, including strategic land acquisitions, West Richmond Pavilion, Works Yard Replacement, Britannia Shipyards and the Phoenix Net Loft, that have reserve funds allocated but have not been spent as of the reporting date December 31, 2025.

Council's Long Term Financial Management Strategy ensures reserves are managed prudently by safeguarding the existing level of annual transfers from the City's utility and operating budgets. It also increases the annual transfer to the Capital Building and Infrastructure Reserve by 1% 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 2025 is $241.2 million, which 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)

	2025 Budget	2025 Actual	2024 Actual
Revenue	$780,461	$784,802	$814,484
Expenses	664,354	632,876	581,469
Annual Surplus	$116,107	$151,926	$233,015

The City's consolidated revenue for the year totaled $784.8 million, a decrease of $29.7 million from 2024, mainly due to a $56.6 million decrease in development cost charges related to significant parkland acquisition that occurred in 2024. This was partially offset by increases in the taxation and utility fees due to rate increases.

Expenses increased by $51.4 million from the prior year mainly due to regional district utility charges, wages related to new collective agreement rates, non-capital project costs related to active capital projects and increased contract costs.

The annual consolidated surplus for 2025 was $151.9 million, including an operating surplus of $8.3 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 $784.8 million exceeded budgeted revenue by $4.3 million mainly due to:

- $31.5 million in investment income due to higher investment rates, with the majority of this variance transferred to reserves in accordance with the Community Charter requirements.
- $12.7 million in other revenue mainly due to unbudgeted recoveries on rental properties and donations.
- $7.1 million in payments-in-lieu of taxes due to contributions received from Federal and Provincial entities.
- ($50.0) million unfavourable variance in other capital funding sources mainly due to lower than estimated contributed assets and road dedications received from development activity.

Consolidated expenses of $632.9 million were lower than budgeted by $31.5 million. The main variances include:

- $23.1 million in planning and development mainly due to the timing of contributions to housing projects that vary with externally controlled milestones, including the awarded $35.9 million Housing Accelerator Fund grant.
- $10.9 million in community safety mainly due to policing contract costs being less than budgeted resulting from the number of officers available and billed.

The City's consolidated annual surplus of $151.9 million exceeded the budgeted annual surplus of $116.1 million by $35.8 million, prior to transfers to reserves and other accumulated surplus.

Year over year change

Consolidated revenue of $784.8 million decreased by $29.7 million from 2024 mainly due to:

- $56.6 million decrease in development cost charges primarily due to the timing of capital expenditures for parkland acquisition in 2024, as the revenue from development cost charges is recognized when the amounts are spent.
- $7.7 million decrease in investment income due to the lower interest rate.
- $19.6 million increase in taxation and levies due to the approved tax rate increase and new growth in the tax assessment base.
- $18.7 million increase in user fees mainly due to approved utility fee rate increases to recover higher Metro Vancouver costs, and to fund infrastructure upgrades, including the North Shore Wastewater Treatment Plant.

Consolidated expenses of $632.9 million increased by $51.4 million over 2024 mainly due to:

- $21.9 million increase in utilities due to higher Metro Vancouver charges, including debt levy increases for the North Shore Wastewater Treatment Plant and increased water purchase costs, higher labour costs due to the new collective agreement and filling vacant positions.
- $11.6 million increase in general government mainly due to increased labour costs in accordance with collective agreements, additional property costs due to new acquisitions and higher contract costs.
- $9.3 million increase in parks, recreation and culture mainly due to non-capital costs related to active capital projects, Steveston Harbour dredging costs, collective agreement wage increases and filling vacant positions.
- $7.9 million increase in community safety mainly due to the increased policing contract and E-Comm costs, wage increases and filling vacant positions.

Financial Sustainability

The City's consolidated financial position improved in 2025 as it continued to see significant returns on its investments. The guiding principles of Council's Long Term Financial Management Strategy continue to support the City in achieving its 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 12, 2026

City of Richmond audited financial statements

Year ended December 31, 2025



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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

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

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

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

Basis for Opinion

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

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

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



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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

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

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
May 12, 2026

CITY OF RICHMOND

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

December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash and cash equivalents (note 3)	$ 196,692	$ 199,381
Investments (note 3)	1,595,351	1,590,310
Investment in Lulu Island Energy Company ("LIEC") (note 4)	42,174	39,855
Accrued interest receivable	21,582	22,681
Accounts receivable (note 5)	51,473	45,887
Taxes receivable	31,784	27,123
Development fees receivable (note 11)	18,000	18,084
Debt reserve fund - deposits (note 6)	960	960
Loans receivable (note 7)	881	-
	1,958,897	1,944,281
Liabilities		
Accounts payable and accrued liabilities (note 8)	106,930	125,784
Asset retirement obligations (note 9)	11,512	11,120
Post-employment benefits (note 10)	38,105	37,397
Development cost charges (note 11)	242,462	226,012
Deposits and holdbacks (note 12)	172,405	161,822
Deferred revenue (note 13)	87,258	80,586
Debt, net of sinking fund deposits (note 14)	85,455	89,092
	744,127	731,813
Net financial assets	1,214,770	1,212,468
Non-Financial Assets		
Tangible capital assets (note 15)	2,990,613	2,840,927
Inventory of materials and supplies	4,786	5,759
Prepaid expenses	6,304	5,393
	3,001,703	2,852,079
Accumulated surplus (note 16)	$ 4,216,473	$ 4,064,547

Contingent demand notes (note 6)
Contingent assets and contractual rights (note 19)
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:



General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

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

	2025 Budget (notes 2(p) and 25)	2025	2024
Revenue:			
Taxation and levies (note 21)	$ 327,170	$ 337,668	$ 318,093
Utility fees	172,472	169,506	150,823
Sales of services	61,378	59,692	57,450
Payments-in-lieu of taxes (note 21)	15,001	22,052	20,054
Provincial and federal contributions	31,396	27,708	22,048
Development cost charges (note 11)	16,747	13,826	70,450
Other capital funding sources	83,619	33,640	31,237
Other revenue:			
Investment income	30,636	62,123	69,853
Gaming revenue	11,500	11,390	11,971
Licences and permits	14,014	15,822	19,856
Other (note 22)	16,313	29,056	39,892
Equity income in LIEC (note 4)	215	2,319	2,757
	780,461	784,802	814,484
Expenses:			
Law and community safety	171,545	160,652	152,746
Utilities: flood, sanitation, sewer and water	167,715	166,501	144,647
Parks, recreation and culture	86,660	87,504	78,173
General government	81,950	86,185	74,564
Engineering, transportation, public works and project development	78,284	77,996	71,322
Planning and development	44,179	21,045	27,427
Richmond Olympic Oval	20,963	19,933	20,351
Richmond Public Library	13,058	13,060	12,239
	664,354	632,876	581,469
Annual surplus	116,107	151,926	233,015
Accumulated surplus, beginning of year	4,064,547	4,064,547	3,831,532
Accumulated surplus, end of year	$ 4,180,654	$ 4,216,473	$ 4,064,547

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets
(Expressed in thousands of dollars)

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

	2025 Budget (notes 2(p) and 25)	2025	2024
Annual surplus for the year	$ 116,107	$ 151,926	$ 233,015
Acquisition of tangible capital assets	(157,061)	(194,697)	(187,379)
Contributed tangible capital assets	(62,803)	(32,256)	(31,065)
Amortization of tangible capital assets	74,070	76,492	71,703
Asset retirement obligation	-	(170)	(103)
Net loss (gain) on disposal of tangible capital assets	-	433	(2,514)
Proceeds on sale of tangible capital assets	-	512	3,333
	(29,687)	2,240	86,990
Acquisition of inventory of materials and supplies	-	(4,786)	(5,759)
Acquisition of prepaid expenses	-	(6,304)	(5,393)
Consumption of inventory of materials and supplies	-	5,759	6,146
Use of prepaid expenses	-	5,393	4,909
Change in net financial assets	(29,687)	2,302	86,893
Net financial assets, beginning of year	1,212,468	1,212,468	1,125,575
Net financial assets, end of year	$ 1,182,781	$ 1,214,770	$ 1,212,468

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 151,926	$ 233,015
Items not involving cash:		
Amortization of tangible capital assets	76,492	71,703
Asset retirement obligation	222	(876)
Net loss (gain) on disposal of tangible capital assets	433	(2,514)
Contributions of tangible capital assets	(32,256)	(31,065)
Equity income in LIEC	(2,319)	(2,757)
Changes in non-cash operating working capital:		
Accrued interest receivable	1,099	3,933
Accounts receivable	(5,586)	(10,820)
Taxes receivable	(4,661)	(6,590)
Development fees receivable	84	2,215
Loans receivable	(881)	-
Inventory of materials and supplies	973	387
Prepaid expenses	(911)	(484)
Accounts payable and accrued liabilities	(18,854)	22,550
Post-employment benefits	708	(484)
Development cost charges	16,450	(15,622)
Deposits and holdbacks	10,583	13,084
Deferred revenue	6,672	5,229
Net change in cash from operating activities	200,174	280,904
Capital activities:		
Cash used to acquire tangible capital assets	(194,697)	(187,379)
Proceeds on disposal of tangible capital assets	512	3,333
Net change in cash from capital activities	(194,185)	(184,046)
Financing activities:		
Repayments of debt	(3,637)	(9,537)
Debt reserve fund	-	508
Net change in cash from financing activities	(3,637)	(9,029)
Investing activities:		
Purchase of investments	(5,041)	(209,927)
Net change in cash from investing activities	(5,041)	(209,927)
Decrease in cash and cash equivalents	(2,689)	(122,098)
Cash and cash equivalents, beginning of year	199,381	321,479
Cash and cash equivalents, end of year	$ $196,692	$ 199,381
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	$ 170	$ 103

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

1. Operations:

The City of Richmond (the "City") is incorporated under the *Local Government Act* of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer and drainage.

2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks and Reserve Funds consolidated with the Richmond Public Library Board (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

(*i*) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing and servicing general debt.

(*ii*) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

(*iii*) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

(*iv*) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenues are normally recognized in the year in which they are earned. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

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

(d) Financial instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, loans receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

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

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

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

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

Concessionary loans are recorded at net present value at issue and related present value discounts are expensed. The loan discount amortization is recorded to revenue using the effective interest rate method over the term of the loan. Valuation allowances are made when collectability is considered doubtful. Interest is accrued on loans receivable only when collection is certain.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(d) Financial Instruments (continued):

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

(e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable and development fees receivable:

Accounts receivable and development fees receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

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

(j) Non-financial assets:

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

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(*i*) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(*ii*) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(*iii*) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(*iv*) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(*v*) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(*vi*) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(*vii*) Impairment of tangible capital assets:

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

(*viii*) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

(*i*) Property taxes, penalties and interest:

The Community Charter provides the City with the ability to impose and enforce collection of property taxes and levies. Tax revenues are recognized when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual property tax levies and payments-in-lieu of taxes are recorded as taxes for municipal services in the year which they are levied. The British Columbia Assessment Authority's ("BCAA") appeal process may affect current year property assessments by supplementary roll adjustments. Adjustments on taxes are recognized in the year when the appeals are settled.

Property taxes collected in advance of the taxation year to which it relates are recorded in deferred revenue. Amounts collected on behalf of other governments and entities are recorded in the City's consolidated financial statements on a net basis.

The City is entitled to collect interest and penalties on overdue taxes. This revenue is recorded in the period the interest and penalties are levied

(*ii*) Licence and development fees:

Revenue from building and development permits and rezoning fees received in advance of services are provided, is initially deferred and recognized as the performance obligations are fulfilled. The nature of the permit determines the number and type of performance obligation and when the revenue is recognized.

(A) Single performance obligation:

When a permit includes a single performance obligation, revenue is recognized at the time the performance obligation is fulfilled, being either issuance or completion of the permit.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(*ii*) Licence and development fees (continued):

(B) Multiple performance obligations:

For permits with multiple performance obligations, the first performance obligation is the issuance of the permit, subsequent performance obligations include activities such as inspections or compliance related tasks. Revenue is recognized as each performance obligation is fulfilled. When multiple performance obligations exist, revenue is allocated between the performance obligations based on the estimated cost to satisfy each performance obligation.

(*iii*) Cost recoveries:

Fees from sewer and water connection permits are initially deferred and subsequently recognized as revenue when the installation of the connection is completed.

(*iv*) Donations:

Donations for specified purposes are recognized when the related expenditures are incurred. Unrestricted donations are recognized when the donation is received.

(*v*) Restricted non-government grants:

Grants from non-government sources with externally imposed restrictions are recognized as revenue when spent in accordance with the funder's specified purpose or when the restriction is fulfilled.

(*vi*) Development cost charges ("DCC's"):

The City collects development cost charges in accordance with Council-approved bylaws to finance growth-related projects including parks and engineering infrastructure, which includes roads, drainage, sewer and water. DCC's must be spent on projects within defined area boundaries and are recognized as revenue as Council approved expenditures are incurred.

(*vii*) Prepaid leases:

The City has land leases with terms ranging from 3 to 99 years, some of which have been prepaid. These amounts are recognized as revenue on a straight-line basis over the lease term.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(*viii*) Capital contributions, government transfers:

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

(*ix*) All other revenues:

Unilateral transactions are recognized as revenue when the City has the authority to retain the inflow of economic resources and identifies a past transaction or event giving rise to an asset. Exchange transactions are recognized as revenue when the City's performance obligation, which is usually to provide goods and/or services, is fulfilled.

(l) Taxes and Payments-in-lieu of taxes:

Property tax rates are calculated based on assessment values provided by the BCAA and are approved annually by Council. Assessment values are determined as of July 1 of each year.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated based on values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licences and other fees and recognizes this revenue in the year in which related performance obligations are met, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2025-2029) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10622 on January 27, 2025.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

(*i*) An environmental standard exists;

(*ii*) Contamination exceeds the environmental standard;

(*iii*) The City is directly responsible or accepts responsibility;

(*iv*) It is expected that future economic benefits will be given up; and

(*v*) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of these 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, 2025

2. Significant accounting policies (continued):

(s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

(t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The City's asset retirement obligations includes the removal for asbestos and lead in buildings, removal of fuel tanks owned by the City and end-of-life decommissioning costs for certain leases.

Measurement of the asset retirement obligation is recorded at the best estimate of the expenditures required to retire a tangible capital asset. Where available, assessment reports are used with experience and expert advice to determine the liability. The resulting costs are capitalized as part of the carrying amount of the related tangible capital asset that are in productive use. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(*i*)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

The carrying value of the liability is reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. Changes in the liability due to the passage of time are recorded as an accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

3. Cash, cash equivalents and investments:

	2025	2024
Cash and cash equivalents	$ 196,692	$ 199,381
Investments:		
Deposits	444,147	489,091
Government and government guaranteed bonds	719,664	755,104
Bank bonds	408,924	333,646
Municipal Finance Authority bonds	12,473	12,469
Municipal Finance Authority pooled investment fund	10,143	-
	1,595,351	1,590,310
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

	2025	2024
Unrestricted operating, appropriated surplus and reserve funds	$ 470,601	$ 509,121
Restricted statutory and development cost charge reserve funds	1,149,037	1,118,748
Deposits and holdbacks	172,405	161,822
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

Average investment portfolio yield is 4.01% (2024 - 4.33%). The average total cash, cash equivalents and investment portfolio yield is 3.92% (2024 - 4.48%).

The City has available a revolving credit facility up to a maximum of $15,000,000 which bears interest at an annual rate of bank prime less 0.50% per annum, with standby letters of credit up to a maximum of $500,000 for its ongoing operating requirements. The City also has available a revolving credit facility of $4,500,000 which bears interest at an annual rate of the bank's leasing base rate plus 0.60% per annum for its ongoing capital requirements. The City also has available a commercial card credit facility of $2,000,000, with overdue payment subject to an annual rate of bank prime plus 12%. No amounts are outstanding under these banking facilities as of December 31, 2025 or December 31, 2024.

4. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

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

Summarized financial information relating to LIEC, prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, is as follows:

	2025	2024
Cash, cash equivalents, and investments	$ 22,438	$ 21,305
Accounts receivable	4,379	4,385
Tangible capital assets	87,427	58,128
Total assets	114,244	83,818
Deferred contributions	39,107	22,789
Project agreement	29,527	19,283
Accounts payable and accrued liabilities	1,940	1,291
Government grants	1,360	514
Post-employment benefits	136	86
Total liabilities	72,070	43,963
Shareholder's equity	$ 42,174	$ 39,855
Total revenue	$ 11,364	$ 9,760
Total expenses	9,045	7,003
Net income	$ 2,319	$ 2,757

Included in accounts payable and accrued liabilities in the City's Consolidated Statement of Financial Position are payables to LIEC in the amount of $187,181 (2024 - $166,301).

On September 22, 2022, the LIEC entered into a new concession project agreement with City Centre Energy Limited Partnership ("Project Contractor") to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed-use commercial developments within the City Centre area. The Project Contractor is a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

5. Accounts receivable:

	2025	2024d
Water and sewer utilities	$ 20,073	$ 17,903
Grants	18,167	12,728
Trade receivables	5,369	6,877
Casino revenue	2,819	2,918
Airport policing	2,429	3,622
Other receivables	2,616	1,839
	$ 51,473	$ 45,887

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

6. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debt whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2025 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	$ 960	$ 2,701

7. Loans receivable:

In 2025, the City entered into a concessionary loan agreement with the Richmond Caring Place Society (the "Society") for facility repairs. The Society received funding in the amount of $1,300,000 to be repaid through equal monthly payments over the 20-year loan term. Payments of interest will not be required unless there is a default, which would result in interest being payable at the Prime Rate on the outstanding principal. The City holds security in the amount of $65,000 and has the right to terminate the land occupancy lease in the event of default. The loan receivable is recorded at present value using the City's long-term borrowing rate at the loan date of 4.08%. The 2025 valuation allowance is $nil.

	2025	2024
Construction loan	$ 881	$ -

8. Accounts payable and accrued liabilities:

	2025	2024
Trade and other accounts payable	$ 59,519	$ 81,520
Property tax payable	25,193	23,138
Payroll accrual	22,218	21,126
	$ 106,930	$ 125,784

CITY OF RICHMOND

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Year ended December 31, 2025

9. Asset retirement obligations:

The City's asset retirement obligation consists of the following obligations:

(a) Asbestos and Lead Obligation: Once disturbed, the City has a legal obligation to properly remove and dispose of asbestos and lead. As such, asset retirement obligations have been recognized for various City buildings that are known and/or suspected of containing asbestos and lead.

(b) Fuel Tank Obligation: The City has a legal obligation to adhere to particular practices when removing aboveground storage tanks and underground storage tanks. Asset retirement obligations have been recognized for all known land or buildings where an aboveground storage tank and underground storage tank is known to exist.

(c) Contractual Obligation: The City is party to various contracts and agreements with entities that dictate various end-of life decommissioning activities associated with properties the City is leasing. Asset retirement obligations have been recognized for the estimated cost of adhering to these contracts.

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of the City's asset retirement obligations result from the removal and disposal of designated materials from buildings and fuel tanks. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	2025	2024
Asset retirement obligation, opening balance	$ 11,120	$ 11,893
Accretion expense during the year	222	195
Asset retirement obligation recorded during the year	170	103
Asset retirement obligation expenditure incurred during the year	-	(1,059)
Asset retirement obligation settled during the year	-	(12)
Asset retirement obligation, closing balance	$ 11,512	$ 11,120

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise, they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2025 is 4.40% (2024 - 4.30%). There are no liabilities recorded using the present value of future cash flows at December 31, 2025 (2024 - $nil).

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10. Post-employment benefits:

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

	2025	2024
Accrued benefit obligation, beginning of year	$ 35,147	$ 34,813
Current service cost	2,537	2,514
Interest cost	1,514	1,463
Past service (credit) / cost	(442)	411
Benefits paid	(2,812)	(4,056)
Actuarial loss	2,952	2
Accrued benefit obligation, end of year	$ 38,896	$ 35,147

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2025. The actuarial gain (loss) is being amortized over a period equal to the employees' expected average remaining service lifetime of 11 years (2024 - 11 years).

	2025	2024
Accrued benefit obligation, end of year	$ 38,896	$ 35,147
Unamortized net actuarial (loss) gain	(791)	2,250
Accrued benefit liability, end of year	$ 38,105	$ 37,397

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

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

11. Development cost charges:

	2025	2024
Balance, beginning of year	$ 226,012	$ 241,634
Contributions	21,463	44,832
Interest	8,813	9,996
Revenue recognized	(13,826)	(70,450)
Balance, end of year	$ 242,462	$ 226,012

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11. Development cost charges (continued):

	2025	2024
Drainage	$ 74,804	$ 65,486
Parks acquisition	4,877	4,867
Parks development	17,598	17,579
Roads	90,588	86,308
Sanitary sewer	41,869	39,498
Water	12,726	12,274
Balance, end of year	$ 242,462	$ 226,012

Development cost charges are comprised of restricted cash, cash equivalents and investments of $224,462,425 (2024 - $207,928,660) and restricted development fees receivable of $18,000,063 (2024 - $18,083,640).

12. Deposits and holdbacks:

	Balance December 31, 2024	Deposit contributions / interest earned	Refund / expenditures	Balance December 31, 2025
Security deposits	$ 138,835	$ 16,097	$ (8,774)	$ 146,158
Developer contributions	8,091	83	(406)	7,768
Damage deposits	6,527	(114)	1,037	7,450
Contract holdbacks	4,708	6,939	(4,448)	7,199
Other	3,661	289	(120)	3,830
	$ 161,822	$ 23,294	$ (12,711)	$ 172,405

13. Deferred revenue:

	Balance December 31, 2024	Externally restricted inflows	Revenue earned	Balance December 31, 2025
Taxes and utilities	$ 33,197	$ 34,805	$ (33,197)	$ 34,805
Grants	19,921	29,023	(22,172)	26,772
Building permits/development	17,322	3,393	(6,722)	13,993
Oval	2,893	15,311	(15,612)	2,592
Parking easement/leased land	2,535	100	(56)	2,579
Licences	843	2,160	(1,631)	1,372
Other	3,875	7,362	(6,092)	5,145
	$ 80,586	$ 92,154	$ (85,482)	$ 87,258

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14. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Sinking fund	Net debt 2025	Net debt 2024
158	10334	$ 96,000	$ 10,545	$ 85,455	$ 89,092

Current borrowing includes:

MFA issue	Issue date	Term (years)	Maturity date	Interest rate	Refinancing date
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

Interest expense incurred for the year on the long-term debt was $3,926,400 (2024 - $4,764,848).
Repayments on net outstanding debt over the next five years and thereafter are as follows:

2026	$ 3,764
2027	3,895
2028	4,032
2029	4,173
2030	4,319
Thereafter	65,272
	$ 85,455

15. Tangible capital assets:

Cost	Balance December 31, 2024	Additions and transfers	Disposals	Balance December 31, 2025
Land	$ 1,285,310	$ 56,588	$ -	$ 1,341,898
Building and building improvements	651,969	74,612	(3,132)	723,449
Infrastructure	2,034,574	69,305	(7,559)	2,096,320
Vehicles, machinery and equipment	196,125	18,125	(5,165)	209,085
Library's collections, furniture and equipment	12,784	951	(968)	12,767
Assets under construction	107,673	7,542	-	115,215
	$ 4,288,435	$ 227,123	$ (16,824)	$ 4,498,734

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15. Tangible capital assets (continued):

Accumulated amortization	Balance December 31, 2024	Disposals	Amortization expense	Balance December 31, 2025
Building and building improvements	$ 286,912	$ (2,872)	$ 24,373	$ 308,413
Infrastructure	1,016,181	(7,316)	39,345	1,048,210
Vehicles, machinery and equipment	135,341	(4,723)	11,706	142,324
Library's collections, furniture and equipment	9,074	(968)	1,068	9,174
	$ 1,447,508	$ (15,879)	$ 76,492	$ 1,508,121

Net book value	December 31, 2025	December 31, 2024
Land	$ 1,341,898	$ 1,285,310
Buildings and building improvements	415,036	365,057
Infrastructure	1,048,110	1,018,393
Vehicles, machinery and equipment	66,761	60,784
Library's collection, furniture and equipment	3,593	3,710
Assets under construction	115,215	107,673
Balance, end of year	$ 2,990,613	$ 2,840,927

(a) Assets under construction:

Assets under construction having a value of $115,215,211 (2024 - $107,673,230) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair value at the date of contribution. The value of contributed assets received during the year is $32,255,906 (2024 - $31,065,021) comprised of land in the amount of $11,285,873 (2024 - $23,144,146), and infrastructure in the amount of $15,166,753 (2024 - $7,920,875) and building in the amount of $5,803,280 (2024 - $nil).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

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15. Tangible capital assets (continued):

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2025 (2024 - $nil).

16. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2025 Total	2024 Total
Investment in tangible capital assets	$ 2,938,723	$ -	$ -	$ 8,315	$ 3,594	$ 2,950,632	$ 2,826,079
Reserves (note 17)	743,166	77,920	70,372	15,117	-	906,575	892,736
Appropriated surplus	250,780	18,685	11,695	989	2,720	284,869	273,054
Investment in LIEC	42,174	-	-	-	-	42,174	39,855
Surplus	18,530	1,113	6,653	770	494	27,560	27,215
Other equity	4,663	-	-	-	-	4,663	5,608
Balance, end of year	$ 3,998,036	$ 97,718	$ 88,720	$ 25,191	$ 6,808	$ 4,216,473	$ 4,064,547

17. Reserves:

	Balance, December 31, 2025	Balance, December 31, 2024
Affordable housing	$ 18,681	$ 16,848
Arts, culture and heritage	4,457	4,310
Capital building and infrastructure	180,290	166,411
Capital reserve	305,735	337,547
Capstan station	22,174	21,468
Child care development	13,105	12,773
Community legacy and land replacement	1,929	1,800
Flood protection BL 7812 and BL 10403	80,651	71,177
Equipment replacement	32,654	31,390
Growing communities fund	21,705	21,528
Hamilton area plan community amenity	4,092	3,935
Leisure facilities	36,705	35,155
Local improvements	8,809	8,470
Neighborhood improvement	10,250	9,831
Oval	15,117	13,133
Public art program	5,652	5,302
Sanitary sewer BL 7812 and BL 10401	70,832	63,116
Solid waste	776	256
Steveston off-street parking	391	359
Steveston road ends	34	112
Transportation demand management	20	-
Waterfront improvement	199	195
Water supply BL 7812 and BL 10402	72,317	67,620
	$ 906,575	$ 892,736

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18. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 (2024 - 256,000) active members and approximately 133,000 (2024 - 129,000) retired members. Active members include approximately 47,000 (2024 - 45,000) contributors from local governments. 1,943 (2024 - 1,902) of the City's employees are active members of the plan.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

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

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

The City paid $18,106,887 (2024 - $17,271,458) for employer contributions while employees contributed $15,875,142 (2024 - $15,100,313) to the plan in fiscal 2025.

19. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2025. Contingent assets are not recorded in these consolidated financial statements.

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19. Contingent assets and contractual rights (continued):

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licences, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2026	$ 46,406
2027	9,152
2028	6,679
2029	5,514
2030	2,795
Thereafter	10,610

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

20. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2026	$ 5,013
2027	3,078
2028	2,728
2029	1,354
2030	1,143
Thereafter	11,793

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Year ended December 31, 2025

20. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2025, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for British Columbia Incorporated ("E- Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for Metro Vancouver; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2025). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

(g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically, the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive. The City does not control the community associations, and their financial information is not included in the City's consolidated financial statements.

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21. Taxation and levies:

	2025	2024
Taxes collected:		
Property taxes	$ 656,644	$ 621,165
Payment-in-lieu of taxes and grants	38,968	35,264
Municipal and Regional District Tax ("MRDT")	9,276	9,315
Local improvement levies	74	74
	704,962	665,818
Less transfers to other authorities:		
Ministry of Education and Child Care, Province of British Columbia - school taxes	(255,460)	(247,616)
South Coast British Columbia Transportation Authority	(69,610)	(60,588)
Metro Vancouver Regional District	(12,133)	(11,701)
British Columbia Assessment Authority	(7,996)	(7,724)
Other	(43)	(42)
	(345,242)	(327,671)
Less payment-in-lieu of taxes retained by the City	(22,052)	(20,054)
	$ 337,668	$ 318,093

22. Other revenue:

	2025	2024
Penalties and fines	$ 6,541	$ 5,958
Recycle BC	4,964	3,326
Rental properties recoveries	3,959	1,601
Parking program	3,849	2,930
Oval - other revenue	2,633	2,712
Donations	2,581	60
Developer reserve contribution	2,572	15,967
Tangible capital assets gain on sale of land	-	3,008
Other	1,957	4,330
	$ 29,056	$ 39,892

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23. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2025	2024
Operating:		
Government of British Columbia	$ 19,967	$ 16,650
Government of Canada	4,633	8,468
Capital:		
Government of British Columbia	13,196	7,099
Government of Canada	1,837	1,405
	$ 39,633	$ 33,622

24. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

(a) **Law and community safety** brings together the City's public safety providers such as police ("RCMP"), fire-rescue, emergency programs, and community bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties and legal services.

(b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks, flood protection and sanitation and recycling.

(c) **Engineering, transportation, public works and project development** comprises of general public works, roads and construction, fleet operations, engineering, transportation, project development and facility management. The services provided are construction and maintenance of the City's infrastructure and City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

(d) **Parks, recreation and culture** comprises of parks, recreation, arts, and culture and heritage services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the arts, culture and community issues that the City encounters.

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24. Segmented reporting (continued):

(e) **General government** comprises of Mayor and Council, corporate administration, finance and corporate services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, providing sound management of human resources, information technology, finance and ensuring high quality services to Richmond residents.

(f) **Planning and development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City and includes the Housing Office which oversees the affordable housing strategies.

(g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.

(h) **Richmond Public Library** provides public access to information by maintaining five branches throughout the City.

	Law and Community safety	Utilities: Flood, sanitation, sewer and water	Parks, recreation and culture	General government	Engineering, transportation, public works and project development	Planning and development	Total city subtotal
Revenue:							
Taxation and levies	$ -	$ -	$ 400	$ 337,268	$ -	$ -	$ 337,668
User fees	-	169,491	-	(1)	16	-	169,506
Sales of services	8,730	5,258	13,908	15,487	2,923	918	47,224
Payments-in-lieu of taxes	-	-	-	22,052	-	-	22,052
Provincial and federal grants	1,034	4,121	362	4,076	11,333	2,256	23,182
Development cost charges	-	601	2,100	2,822	8,303	-	13,826
Other capital funding sources	-	7,017	1,422	17,089	8,112	-	33,640
Other revenue:							
Investment income	-	366	-	61,723	-	-	62,089
Gaming revenue	979	-	-	10,411	-	-	11,390
Licences and permits	5,806	22	-	24	685	9,285	15,822
Other	4,134	6,545	241	(1,259)	1,144	147	10,952
Equity income in LIEC	-	-	-	2,319	-	-	2,319
	20,683	193,421	18,433	472,011	32,516	12,606	749,670
Expenses:							
Wages and salaries	69,846	25,284	46,845	37,165	31,395	16,266	226,801
Contract services	82,069	11,641	6,564	15,186	6,486	1,409	123,355
Regional district utility charges	-	82,212	-	-	-	-	82,212
Supplies and materials	4,733	11,926	12,760	17,735	374	1,327	48,855
Public works maintenance	80	10,511	2,439	(1,427)	4,380	2	15,985
Interest and finance	981	1	206	6,723	1	-	7,912
Non-capital project costs	(503)	6,523	6,700	298	7,673	(6)	20,685
Amortization of tangible capital assets	3,279	18,249	11,891	10,540	27,624	2,047	73,630
Loss (gain) on disposal of tangible capital assets	167	154	99	(35)	63	-	448
	160,652	166,501	87,504	86,185	77,996	21,045	599,883
Annual surplus (deficit)	$ (139,969)	$ 26,920	$ (69,071)	$ 385,826	$ (45,480)	$ (8,439)	$ 149,787

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24. Segmented reporting (continued):

	Total City subtotal	Richmond Olympic Oval	Richmond Public Library	2025 Consolidated	2024 Consolidated
Revenue:					
Taxation and levies	$ 337,668	$ -	$ -	$ 337,668	$ 318,093
User fees	169,506	-	-	169,506	150,823
Sales of services	47,224	12,353	115	59,692	57,450
Payments-in-lieu of taxes	22,052	-	-	22,052	20,054
Provincial and federal grants	23,182	4,091	435	27,708	22,048
Development cost charges	13,826	-	-	13,826	70,450
Other capital funding sources	33,640	-	-	33,640	31,237
Other revenue:					
Investment income	62,089	-	34	62,123	69,853
Gaming revenue	11,390	-	-	11,390	11,971
Licences and permits	15,822	-	-	15,822	19,856
Other	10,952	6,207	11,897	29,056	39,892
Equity income in LIEC	2,319	-	-	2,319	2,757
	749,670	22,651	12,481	784,802	814,484
Expenses:					
Wages and salaries	226,801	12,642	9,317	248,760	236,245
Contract services	123,355	-	682	124,037	115,205
Regional district utility charges	82,212	-	-	82,212	66,161
Supplies and materials	48,855	5,557	2,071	56,483	59,652
Public works maintenance	15,985	(60)	45	15,970	16,444
Interest and finance	7,912	-	5	7,917	6,681
Non-capital project costs	20,685	-	(113)	20,572	8,877
Amortization of tangible capital assets	73,630	1,794	1,068	76,492	71,703
Loss (gain) on disposal of tangible capital assets	448	-	(15)	433	501
	599,883	19,933	13,060	632,876	581,469
Annual surplus (deficit)	$ 149,787	$ 2,718	$ (579)	$ 151,926	$ 233,015

25. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 27, 2025. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 10622	Financial statement budget
Revenue from Consolidated financial plan	$ 780,461	$ 780,461
Expenses from Consolidated financial plan	664,354	664,354
Annual surplus	116,107	116,107
Less:		
Acquisition of tangible capital assets - current year	(157,061)	-
Acquisition of tangible capital assets - prior years	(279,031)	-
Contributed tangible capital assets	(62,803)	-
Transfer to reserves	(109,720)	-
Debt principal	(3,710)	-
Add:		
Capital funding	481,288	-
Operating reserve funding	8,567	-
Transfer from surplus	6,363	-
Annual surplus	$ -	$ 116,107

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

26. Financial risk management:

Financial instruments include cash and cash equivalents, investments, receivables, payables and debt. The City has exposure to the following financial risks from its use of financial instruments: credit risk, market risk, interest rate risk and liquidity risk. Management is responsible for safeguarding resources, managing risks and implementing appropriate policies and framework. This note presents information on how the City manages those financial risks.

(a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk primarily through its cash and cash equivalents, investments, accounts receivables and loans receivable. The maximum exposure to credit risk on these instruments is their carrying value.

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with high credit ratings, of which a minimum of 90% of the portfolio is required to carry a Dominion Bond Rating Service credit rating of A (high) or higher. The City only deposits with reputable Canadian financial institutions, from which management believes the risk of loss to be remote.

The City mitigates credit risk in its investments by adhering to its restrictive investment Policy 3703 which limits the type and distribution of investments.

Accounts receivables mainly consist of property taxes, utilities, trade and other receivables. The Community Charter grants legislative authority for the City to enforce the collection of unpaid property taxes. As at December 31, 2025 and 2024, there were no significant collection issues related to outstanding receivable accounts. The City assesses, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

Credit risk associated with the loan receivable relating to the concessionary loan arrangement the City entered into during 2025 is minimized by the City holding security and having the right to terminate an existing land lease in the event of default. The City assesses the likelihood of default and provides a valuation allowance for collectability or risk of loss. At December 31, 2025, there were no collection issues identified.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

26. Financial risk management (continued):

(b) Market risk (continued):

(*i*) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of fixed income bonds, terms deposits and money market instruments held by the City. The City manages interest rate risk through its investment policy, which limits the terms of investments and staggers maturity dates to maintain liquidity and reduce exposure to interest rate fluctuations.

The City exposed to interest rate risk related to its debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

(*ii*) Currency risk:

Investments in foreign securities would be exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

The City's exposure to currency risk is limited to its holdings of U.S. dollar cash and occasional payments to U.S.-based suppliers.

At year-end, the City held approximately $8 million in U.S. dollar cash balance. Given the low value of U.S.-dollar transactions, the City does not employ foreign exchange hedging strategies and considers its currency risk to be minimal.

(*iii*) General risk:

Tariffs, other potential changes to tariff and import/export regulations, and ongoing trade disputes between the United States and other jurisdictions may have a negative effect on global economic conditions and the stability of global financial markets.

These tariffs are relatively recent and are subject to a number of uncertainties as they are implemented, and the impact cannot be predicted at this time.

(c) Liquidity risk:

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

There has been no significant change to the risk exposure from 2024.

CITY OF RICHMOND

Notes to Consolidated Financial Statements
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

27. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

CITY OF RICHMOND

Schedule 1 – Unaudited Statement of Growing Communities Fund
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

In 2023, the Provincial Government announced funding of up to $1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of $20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2025	2024
Growing Communities Fund opening balance	$ 21,528	$ 21,067
Total eligible costs incurred	(518)	(7)
Interest earned	695	468
Balance, end of year	$ 21,705	$ 21,528

CITY OF RICHMOND

Schedule 2 – Unaudited Statement of Local Government Housing Initiatives Capacity Fund
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

In 2023, the Provincial Government announced funding of $51 million in grant-based funding to help facilitate implementation and support local governments' implement of the legislative changes to support housing initiatives, including small-scale multi-unit housing and proactive planning, development finance, and transit-oriented development.

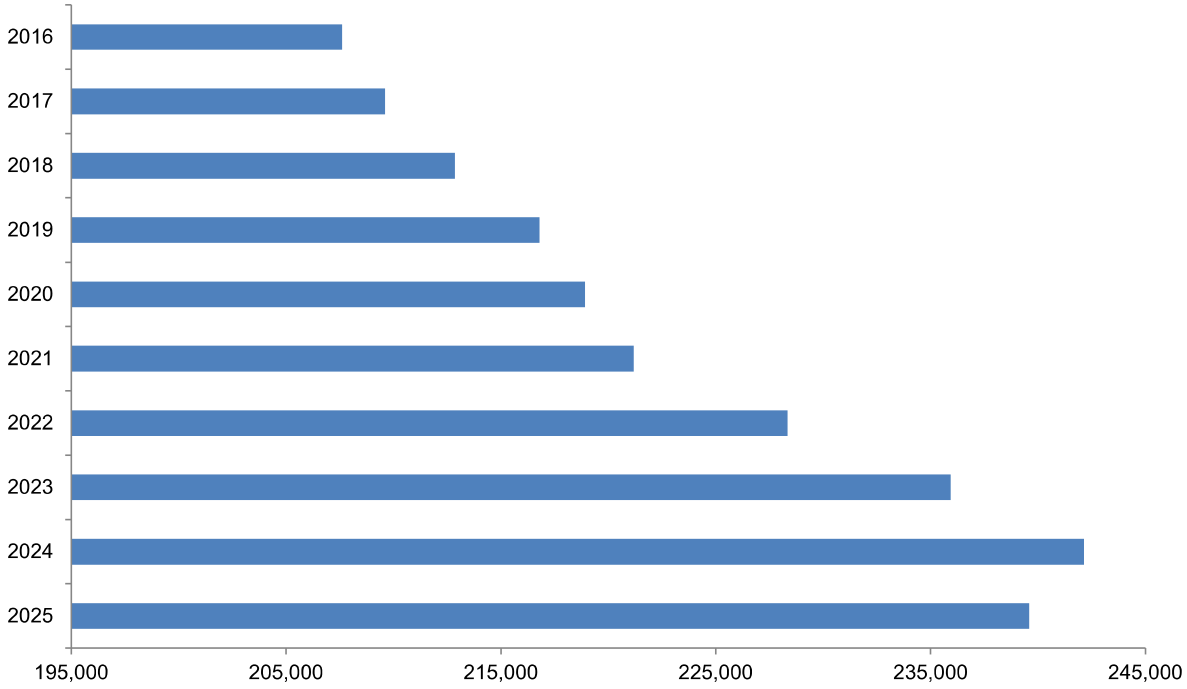
In 2025, the City received the Local Government Housing Initiatives Capacity Fund of $1.1 million. A requirement of the Local Government Housing Initiatives Capacity Fund is to include a schedule to the financial statements. A schedule will continue to be reported annually until funds are fully drawn down.

		2025
Local Government Housing Initiatives Capacity Fund received	$	1,146
Total eligible costs incurred		(773)
Balance December 31, 2025	$	373

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City of Richmond population 2016–2025



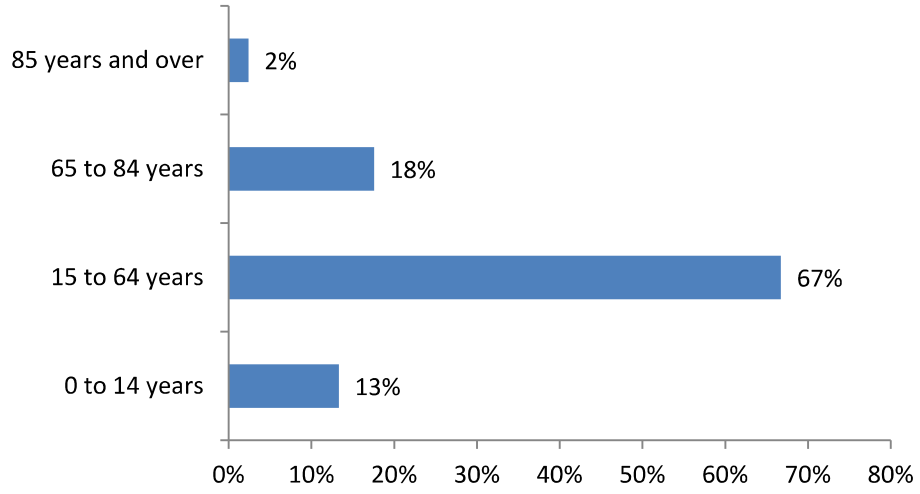
Source: BC Stats population figures

Median age 2021–2025

	2021	2022	2023	2024	2025
Median age	42.3	41.9	42.1	40.9	41.5

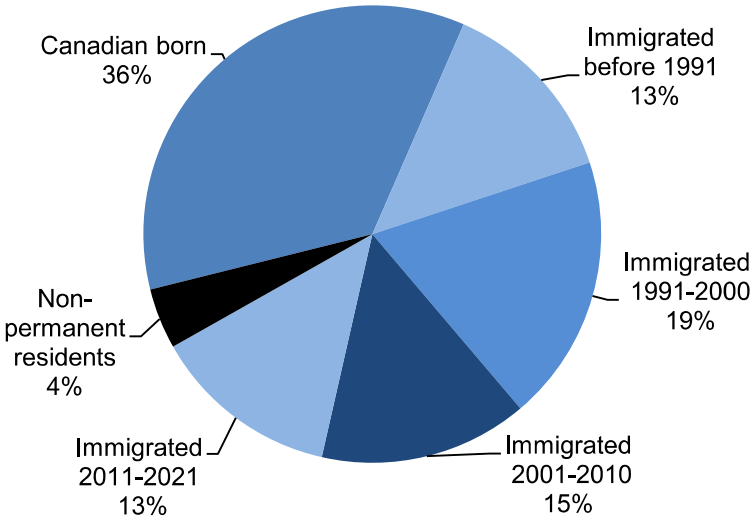
Source: BC Stats population figures

Total population by age groups



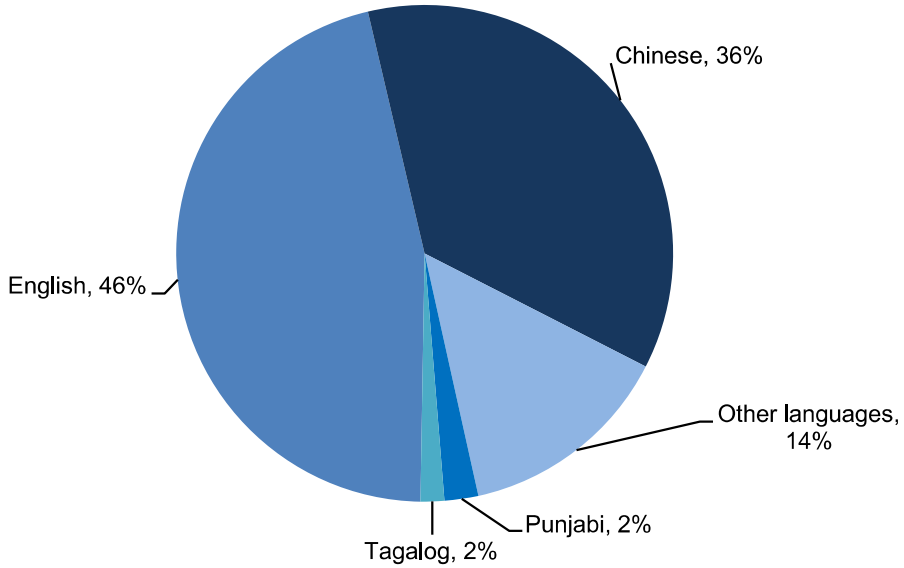
Source: Statistics Canada, 2021 Census of Population

Immigrant status of Richmond residents by period of immigration



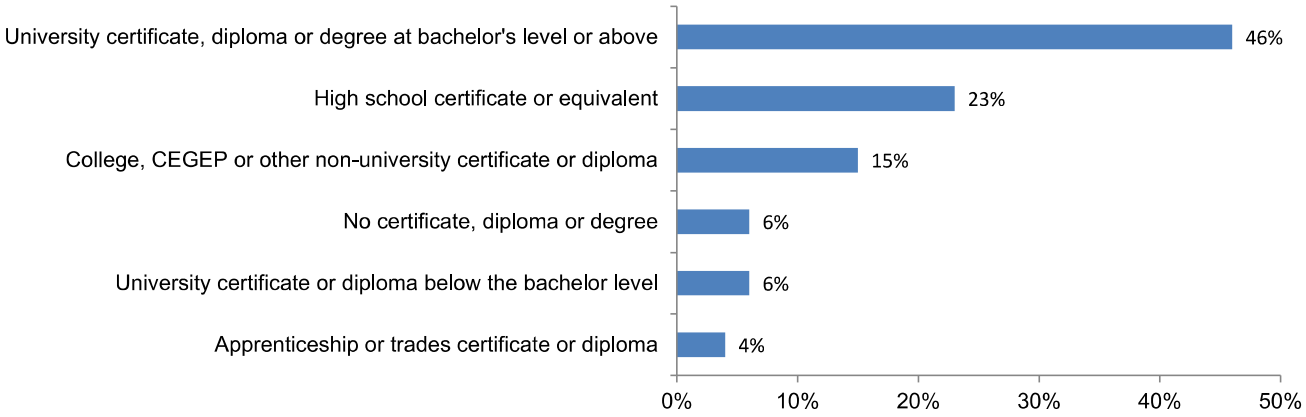
Source: Statistics Canada, 2021 Census of Population

Language spoken most often at home



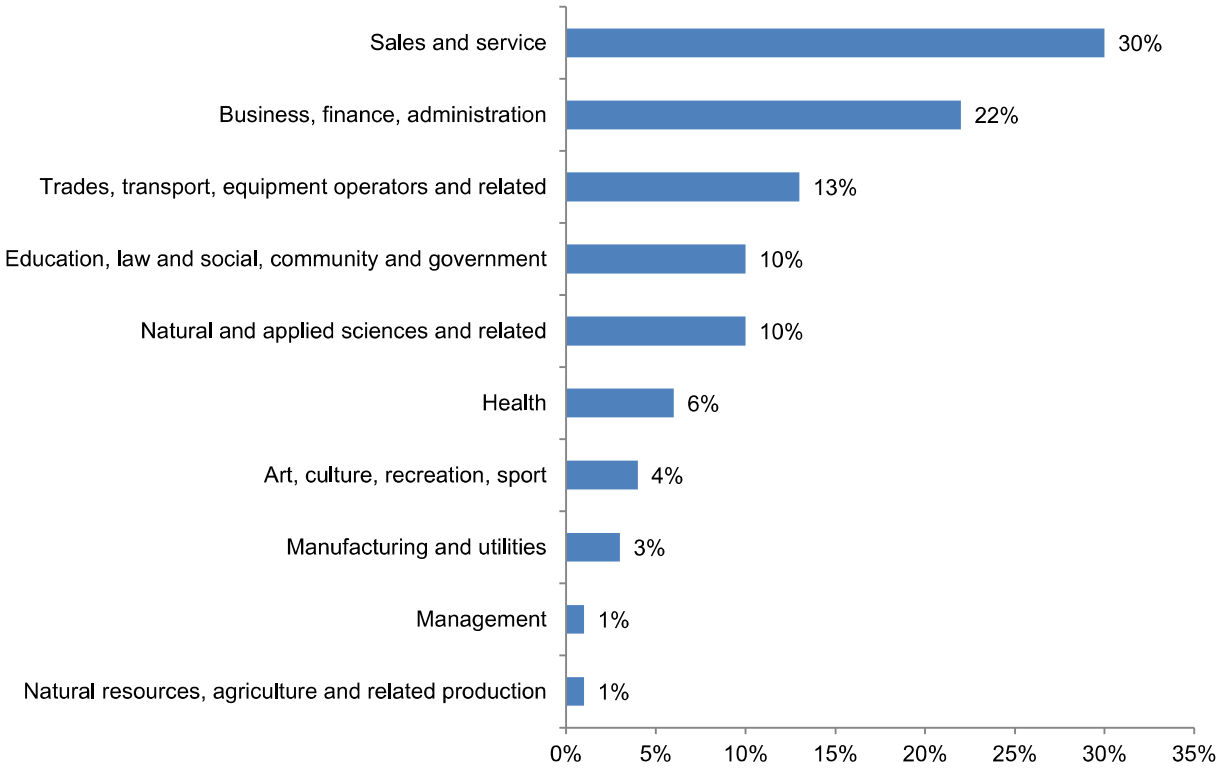
Source: Statistics Canada, 2021 Census of Population

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 2025*

- Air Canada
- Amazon Canada
- Change Healthcare
- City of Richmond
- London Drugs
- MDA Systems
- Paladin Airport Security Services Ltd.
- Richmond School District No. 38
- River Rock Casino Resort
- Vancouver Coastal Health
- Walmart
- WorkSafeBC

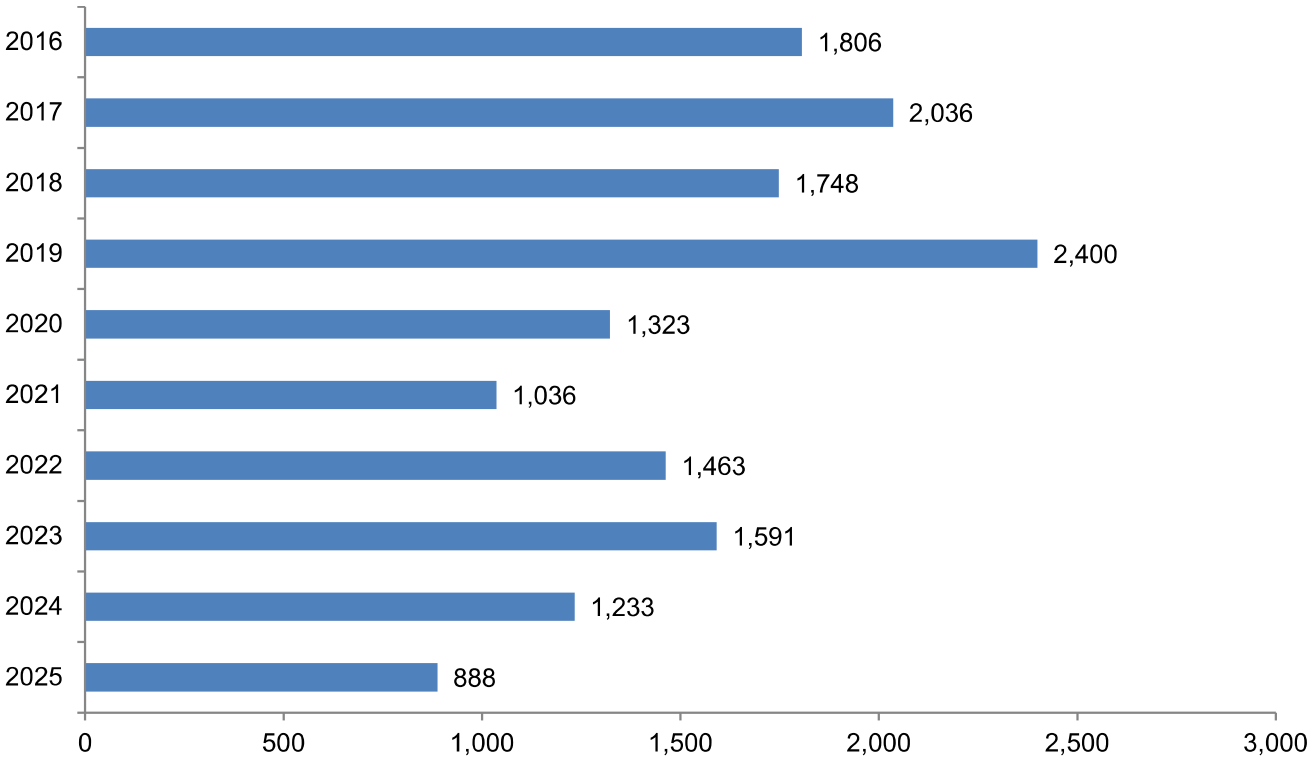
**in alphabetical order*

Richmond School District Enrolment Grades K–12

	2021	2022	2023	2024	2025
School age (domestic) enrolment	19,936	20,839	21,770	22,385	22,250
International fee paying students	684	744	959	807	503
Total enrolment	**20,620**	**21,583**	**22,729**	**23,192**	**22,753**

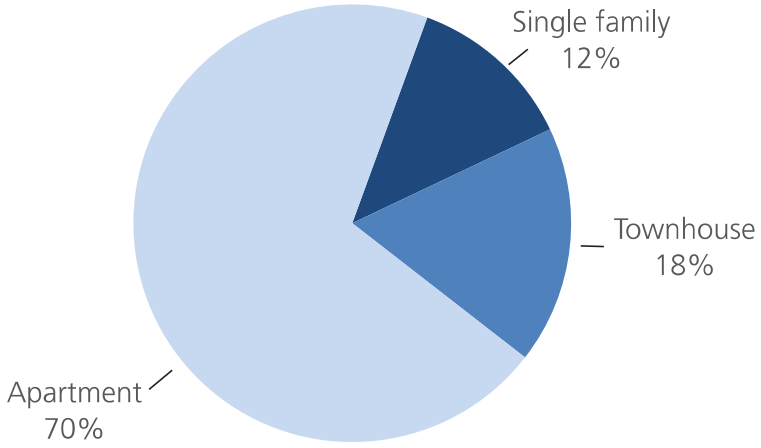
Note: Excluding Richmond Virtual School, continuing education and homestay students
Source: Richmond School District No. 38

Housing starts in Richmond 2016–2025



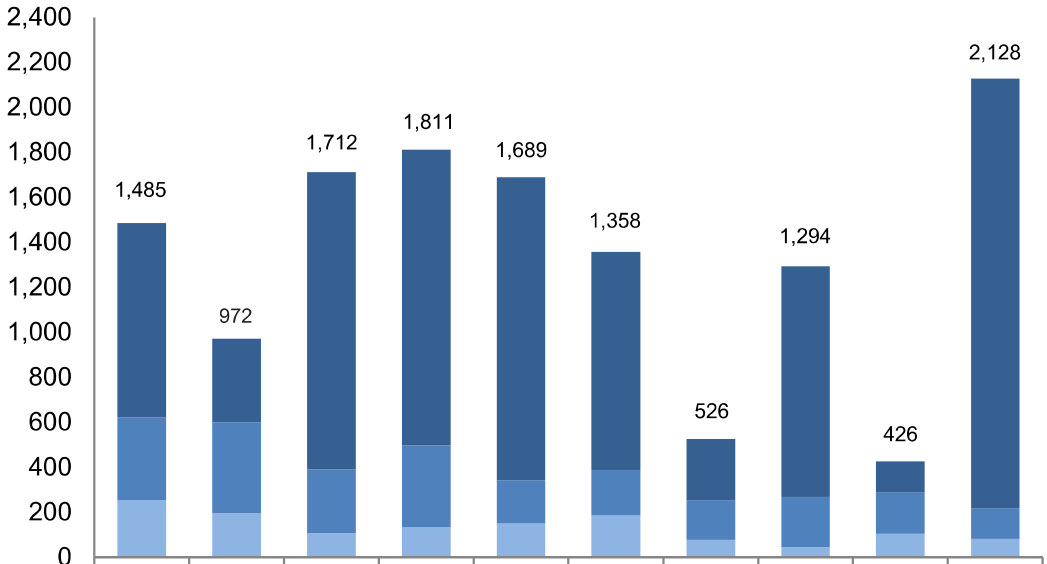
Includes only projects for new residential construction receiving final building permit in given year.
Source: City of Richmond building permit records

Richmond housing starts by type of units 2025



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 2016–2025

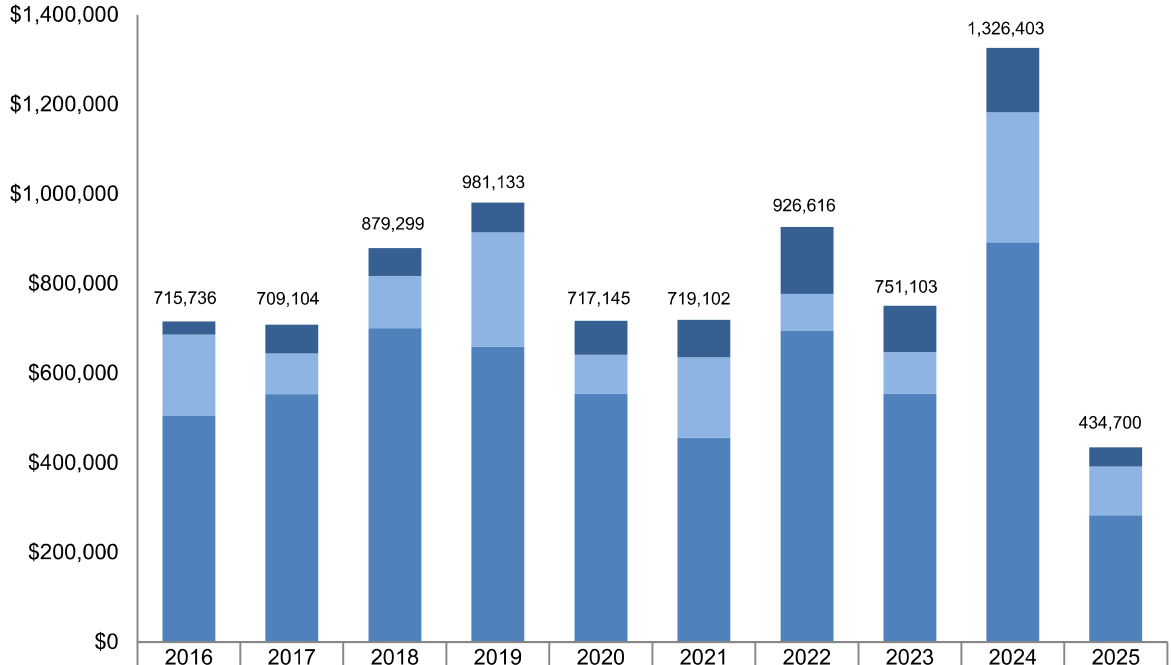


	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Apartment	863	372	1,321	1,313	1,345	970	271	1,025	136	1,910
Single Family*	368	404	284	364	194	201	177	224	185	135
Townhouse	254	196	107	134	150	187	78	45	105	83

**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

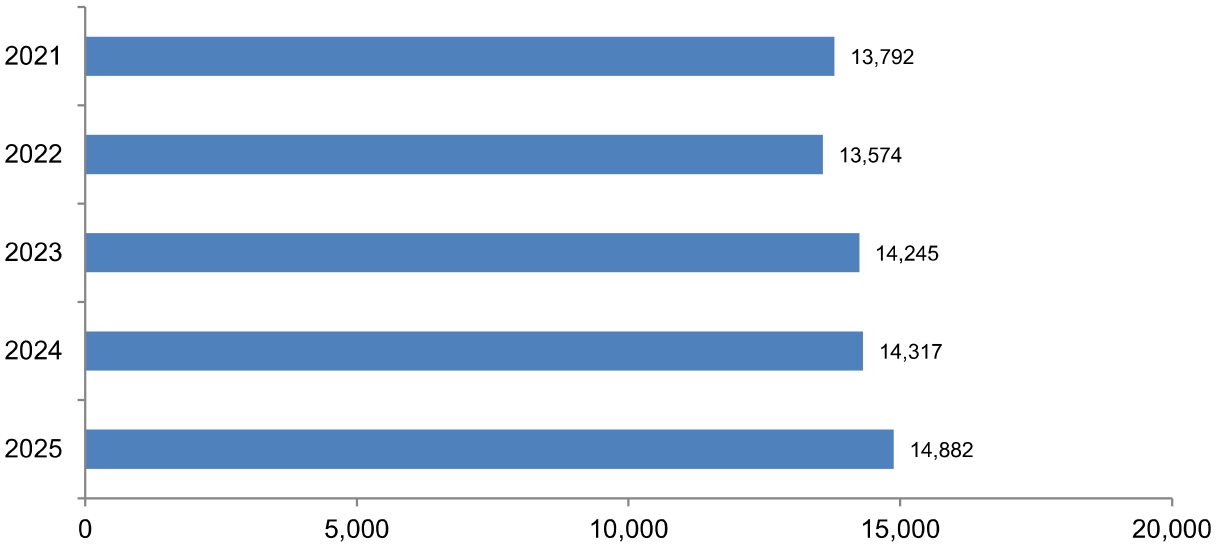
Construction value of building permits issued 2016–2025 (in $000s)



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Industrial ($000)	$29,115	$65,098	$62,171	$66,189	$76,282	$83,217	$149,731	$104,140	$143,978	$43,437
Commercial ($000)	$181,952	$90,927	$116,709	$255,823	$86,398	$179,870	$80,734	$92,443	$290,172	$108,482
Residential ($000)	$504,669	$553,079	$700,419	$659,121	$554,465	$456,015	$696,151	$554,520	$892,253	$282,781

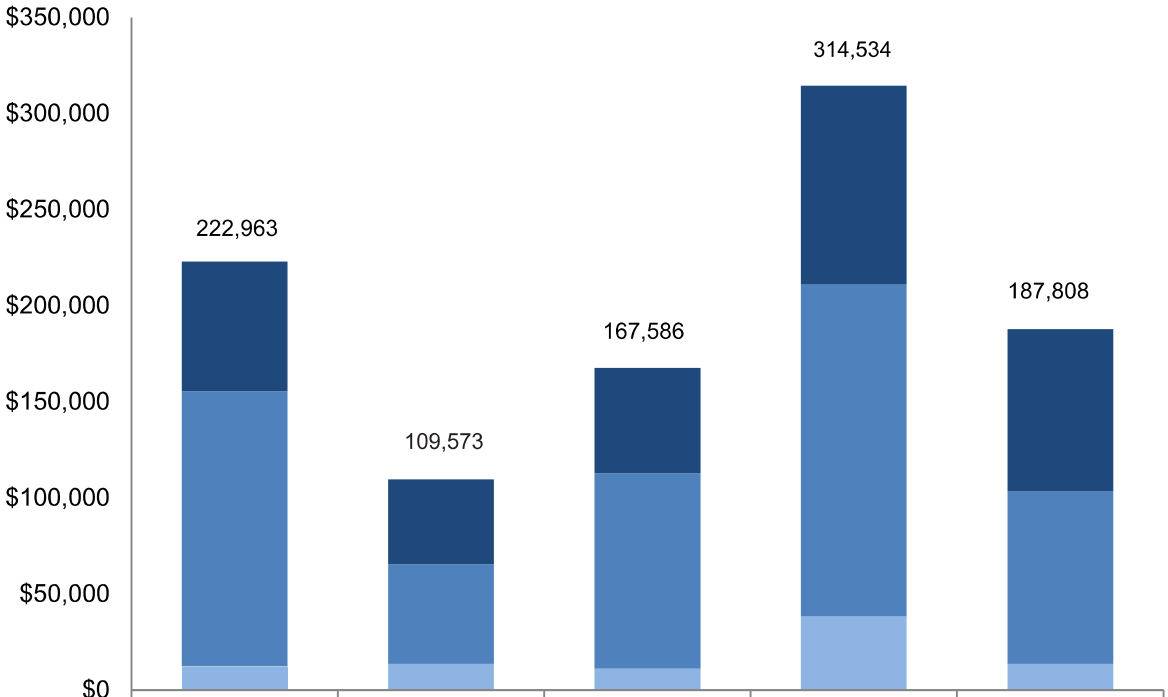
Source: City of Richmond building permit records

Richmond business licences 2021–2025



Source: 2025 City of Richmond business licences

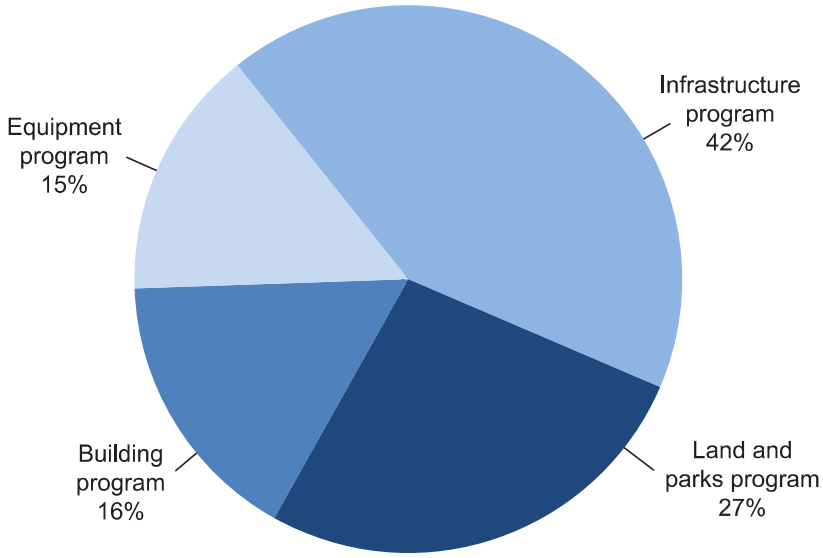
City of Richmond budgeted capital costs 2021–2025 (in $000s)



	2021	2022	2023	2024	2025
New Capital	$67,297	$44,014	$54,702	$103,419	$84,408
Replacement Capital	$143,263	$51,760	$101,708	$172,774	$89,758
Other Capital	$12,403	$13,799	$11,176	$38,341	$13,643

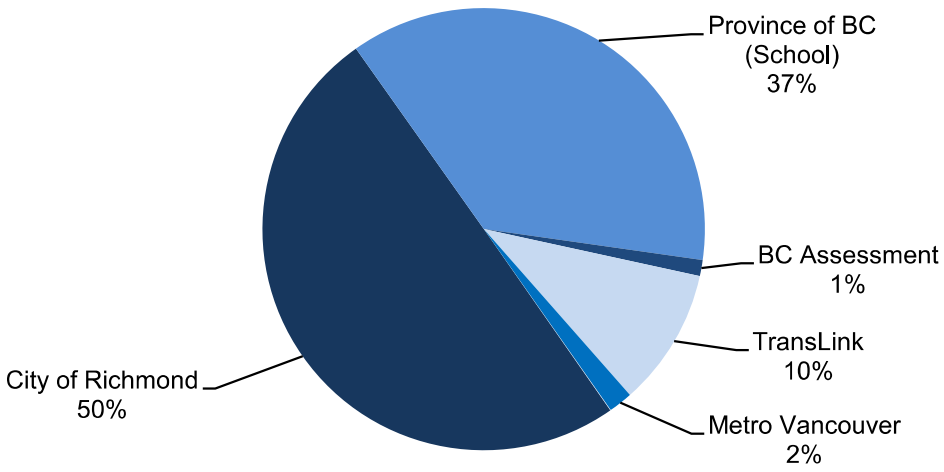
Source: City of Richmond Finance and Corporate Services

Capital program by type 2025



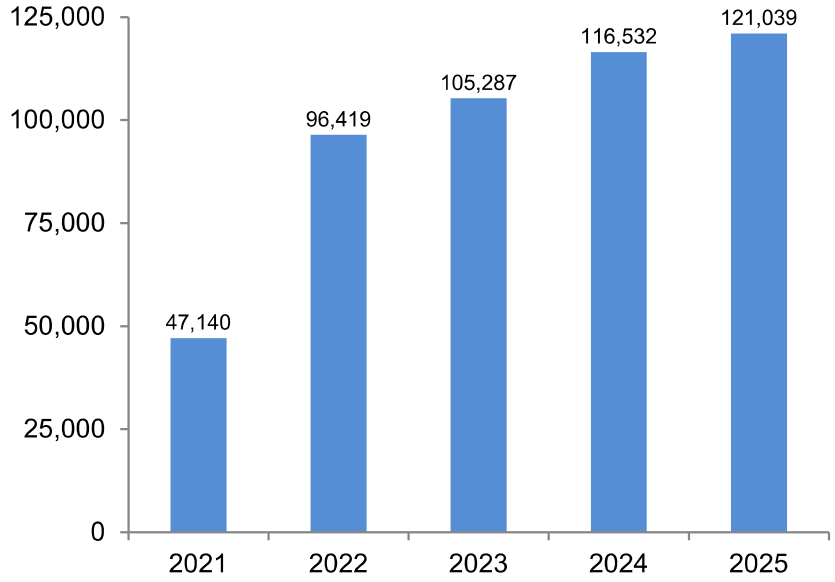
Source: City of Richmond Finance and Corporate Services

Breakdown of residential tax bill 2025



Source: City of Richmond Finance and Corporate Services

Registration in Richmond Recreation and Cultural Services programs 2021–2025



Source: City of Richmond Finance and Corporate Services

2025 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	1.76114	1.02520	0.05739	0.03570	0.00020	0.31410
Business	3.86124	3.56000	0.14060	0.10090	0.00050	0.95180
Light industrial	3.86124	3.56000	0.19512	0.10040	0.00070	0.77580
Seasonal / recreational	1.29583	2.13000	0.05739	0.03540	0.00020	0.22590
Major industrial	6.05201	1.42000	0.19512	0.42710	0.00070	1.56130
Farm	17.51197	3.52500	0.05739	0.03540	0.00020	0.33810
Utilities	34.03764	11.74000	0.20086	0.42140	0.00070	2.53560

Source: City of Richmond Finance and Corporate Services

2025 general revenue fund assessment and taxation by property class (in $000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	$107,460,718	74.99%	$189,253	57.39%
Business	27,688,968	19.32%	106,914	32.42%
Light industrial	7,072,856	4.94%	27,310	8.28%
Seasonal / recreational	438,177	0.31%	568	0.17%
Major industrial	550,963	0.38%	3,334	1.01%
Farm	25,794	0.02%	452	0.14%
Utilities	57,577	0.04%	1,960	0.59%
Total	**$143,295,053**	**100.00%**	**$329,791**	**100.00%**

Amounts are based on billing.
Source: City of Richmond Finance and Corporate Services

Taxes levied on behalf of taxing authorities (in $000s)

	2021	2022	2023	2024	2025
City of Richmond	$257,088	$269,907	$289,386	$309,554	$329,791
Province of BC (School)	186,528	197,657	221,507	236,575	244,625
Metro Vancouver	11,146	12,410	9,747	11,174	11,575
BC Assessment	6,088	6,344	6,946	7,388	7,641
TransLink	41,576	43,301	46,646	58,199	66,799
Other	112	117	115	115	115
Total Taxes	**$502,538**	**$529,736**	**$574,347**	**$623,005**	**$660,545**

Amounts are less supplementary adjustments.
Source: City of Richmond Finance and Corporate Services

General assessment by property class 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Residential	$78,838,953	$92,961,083	$101,623,264	$105,674,507	$107,460,718
Business	18,856,561	22,213,156	26,755,530	27,808,606	27,688,968
Light industrial	4,286,605	5,368,958	6,737,965	7,445,962	7,072,856
Seasonal / recreational	213,776	353,571	440,869	383,283	438,177
Major industrial	336,999	389,851	528,313	606,900	550,963
Farm	26,044	26,496	25,545	25,586	25,794
Utilities	41,633	43,033	47,852	52,242	57,577
Total	**$102,600,571**	**$121,356,148**	**$136,159,338**	**$141,997,086**	**$143,295,053**

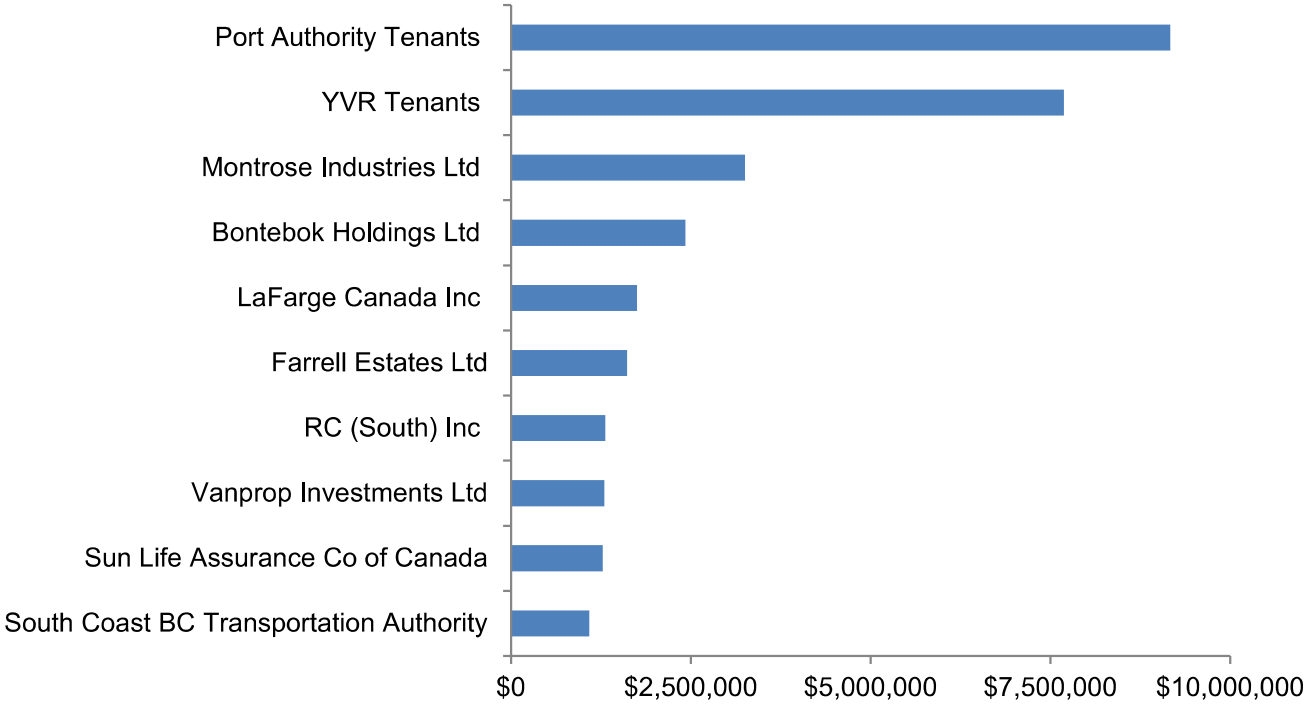
Source: City of Richmond Finance and Corporate Services

2021–2025 current tax levy collected (in $000s)

	2021	2022	2023	2024	2025
Total current tax levy collected	$253,685	$266,272	$284,473	$303,215	$322,303

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 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Debt servicing costs	$7,032	$8,320	$14,782	$13,912	$7,563
General taxation revenue	$255,837	$269,582	$297,793	$318,093	$337,668
Debt servicing costs as a % of general taxation revenue	2.75%	3.09%	4.96%	4.37%	2.24%

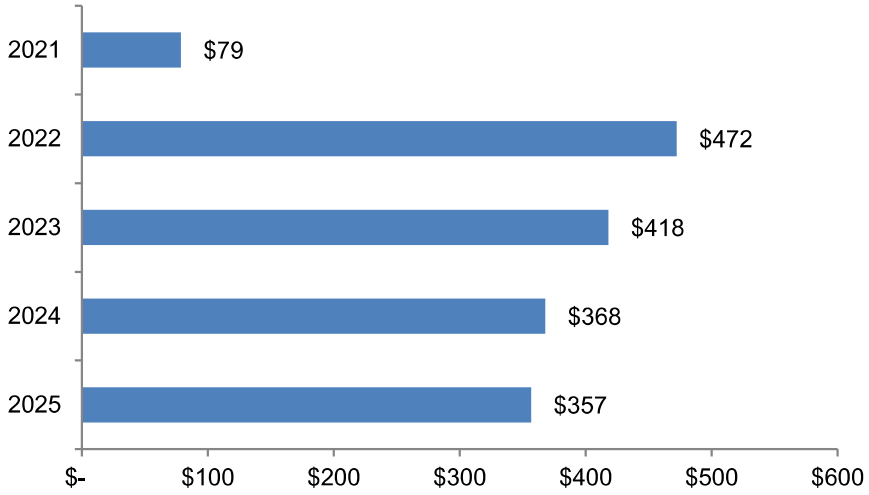
All debt is supported by general revenues.
Source: City of Richmond Finance and Corporate Services

Liability servicing limit 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Liability servicing limit	$113,663	$127,512	$156,904	$165,050	$174,585

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 2021–2025



Source: City of Richmond Finance and Corporate Services

Net debt 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Net debt	$17,386	$107,816	$98,629	$89,092	$85,455

Source: City of Richmond Finance and Corporate Services

Expenses by function 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Utilities: flood, sanitation, sewer and water	$106,519	$110,490	$133,166	$144,647	$166,501
Law and community safety	123,232	127,727	142,001	152,746	160,652
Parks, recreation and culture	59,873	64,955	71,328	78,173	87,504
General government	52,995	59,492	76,288	74,564	86,185
Engineering, transportation, public works and project development	80,083	89,103	69,915	71,322	77,996
Planning and development	25,166	23,890	22,144	27,427	21,045
Richmond Olympic Oval	14,079	16,844	19,200	20,351	19,933
Richmond Public Library	9,816	10,565	11,533	12,239	13,060
Total expenses	**$471,763**	**$503,066**	**$545,575**	**$581,469**	**$632,876**

Source: City of Richmond Finance and Corporate Services

Expenses by object 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Wages and salaries	$179,260	$195,616	$211,637	$236,245	$248,760
Contract services	89,086	93,463	109,548	115,205	124,037
Regional disctrict utility services	55,221	56,823	60,743	66,161	82,212
Amortization of tangible capital assets	68,519	72,722	71,938	71,703	76,492
Supplies and materials	40,326	45,728	53,164	59,652	56,483
Non-capital project costs	21,094	21,206	13,848	8,877	20,572
Public works maintenance	13,011	14,390	16,087	16,444	15,970
Interest and finance	2,810	2,636	8,246	6,681	7,917
Loss on disposal of tangible capital assets	2,436	482	364	501	433
Total expenses	**$471,763**	**$503,066**	**$545,575**	**$581,469**	**$632,876**

Source: City of Richmond Finance and Corporate Services

Revenue by source 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Taxation and levies	$255,837	$269,582	$297,793	$318,093	$337,668
Utility fees	118,144	127,965	132,951	150,823	169,506
Investment income	14,968	30,250	61,503	69,853	62,123
Sales of services	35,601	44,494	50,737	57,450	59,692
Other capital funding sources	64,695	51,220	83,562	31,237	33,640
Provincial and federal grants	12,704	12,893	38,660	22,048	27,708
Payments-in-lieu of taxes	14,789	21,314	18,114	20,054	22,052
Licences and permits	13,995	15,047	15,934	19,856	15,822
Development cost charges	16,223	22,434	10,292	70,450	13,826
Gaming revenue	5,700	12,562	13,013	11,971	11,390
Equity income in LIEC	911	1,381	2,070	2,757	2,319
Other	21,877	35,206	23,309	39,892	29,056
Total revenue	**$575,444**	**$644,348**	**$747,938**	**$814,484**	**$784,802**

Source: City of Richmond Finance and Corporate Services

Accumulated surplus 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Accumulated surplus, beginning of year	$3,384,206	$3,487,887	$3,629,169	$3,831,532	$4,064,547
Annual surplus	103,681	141,282	202,363	233,015	151,926
Accumulated surplus, end of year	$3,487,887	$3,629,169	$3,831,532	$4,064,547	$4,216,473

Source: City of Richmond Finance and Corporate Services

Changes in net financial assets 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Change in net financial assets	$51,018	$85,722	$99,850	$86,893	$2,302
Net financial assets, end of year	$940,003	$1,025,725	$1,125,575	$1,212,468	$1,214,770

Source: City of Richmond Finance and Corporate Services

City of Richmond employees 2021–2025

	2021	2022	2023	2024	2025
Total number of employees	2,380	2,708	2,908	3,034	2,959

Includes employees for City of Richmond, Richmond Public Library, Richmond Olympic Oval and Lulu Island Energy Company

Source: City of Richmond Finance and Corporate Services

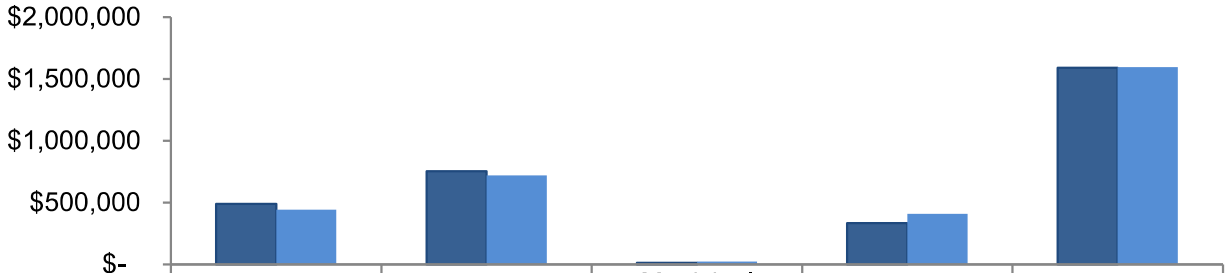
Reserves 2021–2025 (in $000s)

	2021	2022	2023	2024	2025
Affordable housing	$14,293	$15,427	$16,924	$16,848	$18,681
Arts, culture and heritage	3,526	3,573	4,126	4,310	4,457
Capital building and infrastructure	122,720	129,625	145,902	166,411	180,290
Capital reserve	244,445	263,825	287,961	337,547	305,735
Capstan station	11,149	14,582	15,009	21,468	22,174
Child care development	10,078	10,169	10,866	12,773	13,105
Community legacy and land replacement	1,458	1,545	1,671	1,800	1,929
Equipment replacement	25,206	26,888	29,894	31,390	32,654
Flood protection BL 7812 and BL 10403	57,159	59,740	65,719	71,177	80,651
Growing communities fund	-	-	21,067	21,528	21,705
Hamilton area plan community amenity	3,007	3,605	3,767	3,935	4,092
Leisure facilities	18,970	27,768	29,059	35,155	36,705
Local improvements	7,571	7,760	8,109	8,470	8,809
Neighbourhood improvement	8,037	8,588	9,153	9,831	10,250
Oval	8,100	9,846	11,586	13,133	15,117
Public art program	4,405	4,828	4,987	5,302	5,652
Sanitary sewer BL 7812 and BL 10401	49,611	53,518	58,139	63,116	70,832
Solid waste	-	-	-	256	776
Steveston off-street parking	336	339	354	359	391
Steveston road ends	155	147	143	112	34
Transportation demand management*	-	-	-	-	20
Waterfront improvement	187	181	187	195	199
Water supply BL 7812 and BL 10402	56,796	61,230	65,087	67,620	72,317
Total reserves	**$647,209**	**$703,184**	**$789,710**	**$892,736**	**$906,575**

**New reserves created in 2025*

Source: City of Richmond Finance and Corporate Services

Investment portfolio per type 2024–2025 (in $000s)



	Deposits	Government and Government Guaranteed Bonds	Municipal Finance Authority Bonds and Pooled Investment Fund	Bank Bonds	Total investments
2024	$489,091	$755,104	$12,469	$333,646	$1,590,310
2025	$444,147	$719,664	$22,616	$408,924	$1,595,351

Source: City of Richmond Finance and Corporate Services

Ratio analysis indicators of financial condition 2021–2025

	2025	2024	2023	2022	2021
Sustainability ratios					
Assets to liabilities (times)	6.7	6.6	6.3	6.2	7.6
Financial assets to liabilities (times)	2.6	2.7	2.6	2.5	2.8
Net debt to total revenues	10.9%	10.9%	13.3%	16.7%	3.0%
Net debt to the total assessment	0.06%	0.06%	0.07%	0.09%	0.02%
Expenses to the total assessment	0.4%	0.4%	0.4%	0.4%	0.5%
Flexibility ratios					
Debt charges to revenues	0.5%	0.5%	0.8%	0.4%	0.3%
Net book value of capital assets to cost	66.5%	66.2%	66.1%	66.2%	66.8%
Own source revenue to the assessment	0.5%	0.4%	0.4%	0.5%	0.5%
Vulnerability ratios					
Government transfers to total revenues	5.1%	4.1%	7.9%	5.6%	4.9%

Source: City of Richmond Finance and Corporate Services

2025 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 2025. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2025 Municipal tax exempted
Churches and religious properties		
Aga Khan Foundation Canada	4000 May Drive	$14,001
Apostolic Pentecostal Church	8151 Bennett Road	17,748
Bakerview Gospel Chapel	8991 Francis Road	3,157
BC Muslim Association	12300 Blundell Road	2,247
Beth Tikvah Congregation	9711 Geal Road	18,878
Bethany Baptist Church	22680 Westminster Highway	8,887
Broadmoor Baptist Church	8140 Saunders Road	4,901
Canadian Martyrs Parish	5771 Granville Avenue	25,401
Christian and Missionary Alliance	3360 Sexmith Road	9,870
Christian Reformed Church	9280 No. 2 Road	22,568
Church in Richmond	4460 Brown Road	2,860
Church of Latter Day Saints	8440 Williams Road	21,487
Cornerstone Evangelical Baptist Church	12011 Blundell Road	745
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	1,212
Emmanuel Christian Community	10351 No. 1 Road	10,348
Fraserview Mennonite Brethren Church	11295 Mellis Drive	6,810
Fujian Evangelical Church	12200 Blundell Road	3,113
Gilmore Park United Church	8060 No. 1 Road	3,518
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	4,063
Immanuel Christian Reformed Church	7600 No. 4 Road	3,519
India Cultural Centre	8600 No. 5 Road	3,074
International Buddhist Society	9160 Steveston Highway	4,342
Johrei Fellowship Inc.	10380 Odlin Road	7,157
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,271
Ling Yen Mountain Temple	10060 No. 5 Road	1,212
Mennonite Church BC (Peace Mennonite Church)	11571 Daniels Road	15,102
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,417
North Richmond Alliance Church	9140 Granville Avenue	5,800
Our Savior Lutheran Church	6340 No. 4 Road	3,424
Parish of St. Alban's	7260 St. Albans Road	16,876
Peace Evangelical Church	8280 No. 5 Road	1,219

Churches and religious properties continued . . .

Richmond Alliance Church	11371 No. 3 Road	$2,479
Richmond Baptist Church	6560 Blundell Road	4,017
Richmond Baptist Church	6640 Blundell Road	13,687
Richmond Bethel Mennonite Church	10160 No. 5 Road	4,139
Richmond Chinese Alliance Church	10100 No. 1 Road	16,660
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,498
Richmond Faith Fellowship	11960 Montego Street	4,287
Richmond Pentecostal Church	9260 Westminster Highway	2,007
Richmond Pentecostal Church	9300 Westminster Highway	17,007
Richmond Presbyterian Church	7111 No. 2 Road	13,160
Richmond Sea Island United Church	8711 Cambie Road	22,854
Salvation Army Richmond	8280 Gilbert Road	4,173
Science of Spirituality SKRM Inc.	11011 Shell Road	1,200
Shia Muslim Community	8580 No. 5 Road	1,936
South Arm United Church	11051 No. 3 Road	1,855
St. Anne's Steveston Anglican Church	4071 Francis Road	6,978
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,211
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	47,702
St. Monica's Roman Catholic Church	12011 Woodhead Road	4,394
St. Paul's Roman Catholic Parish	8251 St. Albans Road	17,325
Steveston Buddhist Temple	4360 Garry Street	19,703
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	11,734
Steveston United Church	3720 Broadway Street	4,880
Subramaniya Swamy Temple	8840 No. 5 Road	1,545
Thrangu Monastery Association	8140 No. 5 Road	3,516
Thrangu Monastery Association	8160 No. 5 Road	1,655
Towers Baptist Church	10311 Albion Road	11,703
Trinity Lutheran Church	7100 Granville Avenue	18,179
Trinity Pacific Church	10011 No. 5 Road	8,226
Trustees Congregation of Meeting Room 8020 No. 5 Road Richmond BC	8020 No. 5 Road	2,576
Ukrainian Catholic Church	8700 Railway Avenue	4,219
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,957
Vancouver International Buddhist Progress Society	8271 Cambie Road	11,560
Vedic Cultural Society of BC	8200 No. 5 Road	3,639
Walford Road Gospel Church	9291 Walford Street	1,241
West Richmond Gospel Hall	5651 Francis Road	5,127
West Richmond Gospel Hall	5651 Francis Road	5,205

Recreation, child care and community service properties		
Atira Women's Resource Society	650 - 5688 Hollybridge Way	$9,683
BC Society for the Prevention of Cruelty to Animals	12071 No. 5 Road	29,593
City Centre Community Centre	5900 Minoru Boulevard	66,287
Cook Road Children's Centre	8300 Cook Road	2,277
Cranberry Children's Centre	23591 Westminster Highway	9,933
Gardens Children's Centre	10640 No. 5 Road	5,564
Girl Guides of Canada	4780 Blundell Road	7,404
Girl Guides of Canada	11551 Dyke Road	46,493
Hummingbird Child Care Centre	6899 Pearson Way	9,035
Navy League of Canada	7411 River Road	9,546
Richmond Caring Place	7000 Minoru Boulevard	106,032
Richmond Family Place	8660 Ash Street	7,608
Richmond Gymnastics Association	140 - 7400 River Road	22,256
Richmond Lawn Bowling Club	6131 Bowling Green Road	30,828
Richmond Public Library - Cambie Branch	140-160 11590 Cambie Road	3,506
Richmond Public Library - Ironwood Branch	11688 Steveston Highway	3,566
Richmond Rod and Gun Club	140 - 7400 River Road	11,128
Richmond Rod and Gun Club	7760 River Road	26,531
Richmond Tennis Club	6820 Gilbert Road	36,764
Richmond Winter Club	5540 Hollybridge Way	164,336
River Run Early Care and Learning Centre	10277 River Drive	8,998
Riverside Children's Centre	5862 Dover Crescent	1,252
Scotch Pond Heritage	2220 Chatham Street	2,719
Seasong Child Care Centre	10380 No. 2 Road	17,920
Seedlings Early Childhood Development Hub	6380 No. 3 Road	31,059
Sharing Farm	2900 River Road	18,038
Sharing Farm	2771 Westminster Highway	16,302
Sprouts Early Childhood Development Hub	3368 Carscallen Road	11,147
Terra Nova Children's Centre	6011 Blanchard Drive	2,459
Treehouse Learning Centre	100 - 5500 Andrews Road	2,184
Watermania	14300 Entertainment Boulevard	184,529
West Cambie Children's Centre	4033 Stolberg Street	3,792

Seniors housing		
Richmond Legion Senior Citizen Society	7251 Langton Road	$32,311

Community care facilities

Aspire Richmond Support Society	431 Catalina Crescent	$2,307
Aspire Richmond Support Society	4433 Francis Road	2,780
Aspire Richmond Support Society	303 - 7560 Moffatt Road	1,201
Aspire Richmond Support Society	9580 Pendleton Road	3,862
Aspire Richmond Support Society	5728 Woodwards Road	3,415
Developmental Disabilities Association	6531 Azure Road	3,280
Developmental Disabilities Association	7611 Langton Road	3,599
Developmental Disabilities Association	8400 Robinson Road	3,654
Greater Vancouver Community Service	4811 Williams Road	4,223
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	14,178
Richmond Lions Manor	9020 Bridgeport Road	28,560
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	43,093
Turning Point Housing Society	10411 Odlin Road	3,621

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 People and Culture, Intergovernmental Relations, Corporate and Strategic Planning and the Corporate Programs Management Group.

Deputy CAO Office

The Deputy Chief Administrative Officer oversees key operational priorities with direct oversight of Facility Services, Project Development, Works Yard Planning, the Housing Office and the Lulu Island Energy Company.

Law and Community Safety

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws, Animal Protection Services, Business Licences and the Law Department.

Parks, Recreation and Culture

Provides services to create and engage healthy, active communities such as Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services, Community Services Planning and Projects, and Corporate Communications and Marketing.

Engineering and Public Works

The Engineering and Public Works Departments deliver public works services, utilities and their maintenance, engineering planning, design and construction, as well as climate and environment programs and transportation planning and operations.

Finance and Corporate Services

Includes Finance, Business Services, Information Technology, Real Estate Services and the City Clerk's Office.

Planning and Development

Includes the Policy Planning, Development Applications, Building Approvals and Community Social Development Departments.

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
richmond.ca

@CityofRichmondBC

@Richmond_BC

@CityofRichmondBC

/CityofRichmondBC

@CityofRichmondBC

Richmond of Richmond

Gateway Theatre

6500 Gilbert Road
Richmond, BC V7C 3V4
Phone: 604-270-6500
Box Office: 604-270-1812
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
LuluIslandEnergy.ca

Richmond Public Library

100-7700 Minoru Gate (Brighouse Branch)
Richmond, BC V6Y 1R8
Library Hours Line: 604-231-6401
YourLibrary.ca

@YourLibraryRichmond

@RPLBC

@RPLBC

/YourLibraryRichmond

Richmond Public Library

Richmond Olympic Oval

6111 River Road
Richmond, BC V7C 0A2
Phone: 778-296-1400
Email: Info@RichmondOval.ca
RichmondOval.ca

@RichmondOval

@RichmondOval

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

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Attachment 2

City of Richmond
British Columbia, Canada

2025 Annual Report Highlights

For the year ended December 31, 2025



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

*Chak Au was elected as a Member of Parliament on April 28, 2025 and served concurrently as Councillor until his resignation from Council, effective February 1, 2026.

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: MINORU PARK—LAKES DISTRICT IS AN AWARD WINNING PARK DESIGN THAT INCORPORATES NATURAL ELEMENTS, SUSTAINABILITY AND COMMUNITY-FOCUSED AMENITIES

CITY OF RICHMOND, BRITISH COLUMBIA 2025 ANNUAL REPORT HIGHLIGHTS

FOR THE YEAR ENDED DECEMBER 31, 2025

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This report features highlights from Richmond's 2025 Annual Report. For the detailed 2025 Annual Report that meets legislated requirements, or for an online copy of this highlights report, please visit richmond.ca/AnnualReport.

This report was prepared by the City of Richmond Finance and Corporate Communications and Marketing Departments. Design, layout and production by the City of Richmond Production Centre.

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"Our vision is to be the most appealing, livable and well-managed community in Canada."

A BIRD'S-EYE VIEW OF RICHMOND
PHOTO BY DOVELLE BUIE, ARCHIVIST, CITY CLERK'S OFFICE
CITY EMPLOYEE SINCE 1998

MESSAGE FROM THE MAYOR



The City of Richmond and Council continued to demonstrate strong leadership in 2025, navigating a year shaped by economic pressures, evolving public expectations and significant external challenges.

Global factors, including inflation and shifting market conditions, continued to impact communities across the region. In addition, the Cowichan Lands court decision introduced uncertainty around property rights in British Columbia, raising important questions for homeowners, businesses and municipalities.

Despite these challenges, Richmond remained steady.

The City's strong and diverse economy supported this stability, with more than 14,500 businesses employing over 125,000 people across a wide range of sectors. Continued development activity and investment reflect confidence in Richmond's long-term growth.

Council remained focused on key priorities. Housing continued to be a central area of work, with new affordable and rental housing projects advancing through partnerships with senior levels of government and non-profit organizations.



Significant investments in infrastructure ensured reliable services for residents and businesses. Major projects progressed alongside ongoing upgrades to roads, drainage systems and civic facilities to support a population of more than 230,000 residents.

Public safety remains a cornerstone of our work. Richmond continues to be one of the safest communities in the region, supported by ongoing investment in Richmond Fire-Rescue, the RCMP and emergency preparedness.

Richmond's greatest strength remains its people. Strong participation in City programs, with almost 111,000 people registered, reflects the value of accessible, high-quality services that support community well-being.

This Annual Report highlights the progress made over the past year. As always, I welcome your comments and questions.

Malcolm Brodie
Mayor, City of Richmond



THE NEW BOWLING GREEN COMMUNITY ACTIVITY CENTRE SUPPORTS LAWN BOWLING AND A VARIETY OF COMMUNITY ACTIVITIES

MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



I am pleased to present the City of Richmond's 2025 Annual Report, which outlines the progress made in delivering Council's strategic priorities and maintaining strong service delivery in a complex and evolving environment.

In 2025, Richmond continued to respond to economic pressures, increased service demands and changing regulatory conditions. Through careful planning and disciplined financial management, the City maintained stable operations while advancing key initiatives.

Through partnerships with non-profit organizations and senior levels of government, the City advanced a number of affordable and rental housing projects. This includes the Rio Vista development, which will deliver 80 affordable rental units, and a 25-unit housing project supporting women and children. In addition, Council approved a $10 million Affordable Housing Grant Program to support the delivery of 347 new affordable housing units across the city.

Major infrastructure projects progressed throughout the year. Construction continued on significant civic facilities, including the Works Yard Replacement Project and the Steveston Community Centre and Library. At the same time, the City invested in core infrastructure, replacing more than 4.5 kilometres of watermains and completing 32 kilometres of road upgrades to support long-term service reliability.

Richmond also continued to demonstrate leadership in environmental sustainability. The City's district energy system now services more than 8.3 million square feet of residential and commercial space, contributing to significant



reductions in greenhouse gas emissions.

Richmond remains among the healthiest and most active communities in Canada. In 2025, the City was named Canada's Most Active Community by ParticipACTION, reflecting the collective efforts of the City and its many community partners to promote active living. Almost 111,000 people participated in City programs throughout the year, supported by high-quality recreation facilities, programs and services that promote health and well-being.

These accomplishments are made possible through the dedication of more than 2,900 City staff and the many volunteers and partners who support programs and services across Richmond. At the same time, challenges remain. Housing affordability, as well as supporting residents experiencing mental health and housing instability, continues to require coordinated efforts across all levels of government.

Richmond's success is built on strong financial stewardship and long-term planning. These principles ensure the City remains well positioned to meet future challenges while continuing to deliver value for residents and businesses.

As Chief Administrative Officer, I am proud of the work accomplished by our staff, in partnership with City Council, and thank everyone for their continued commitment to serving the community.

Serena

Serena Lusk
Chief Administrative Officer



THE NEW RIO VISTA DEVELOPMENT IS A SIX-STOREY BUILDING WITH 80 NEW AFFORDABLE RENTAL HOMES FOR SINGLE PEOPLE, FAMILIES AND SENIORS

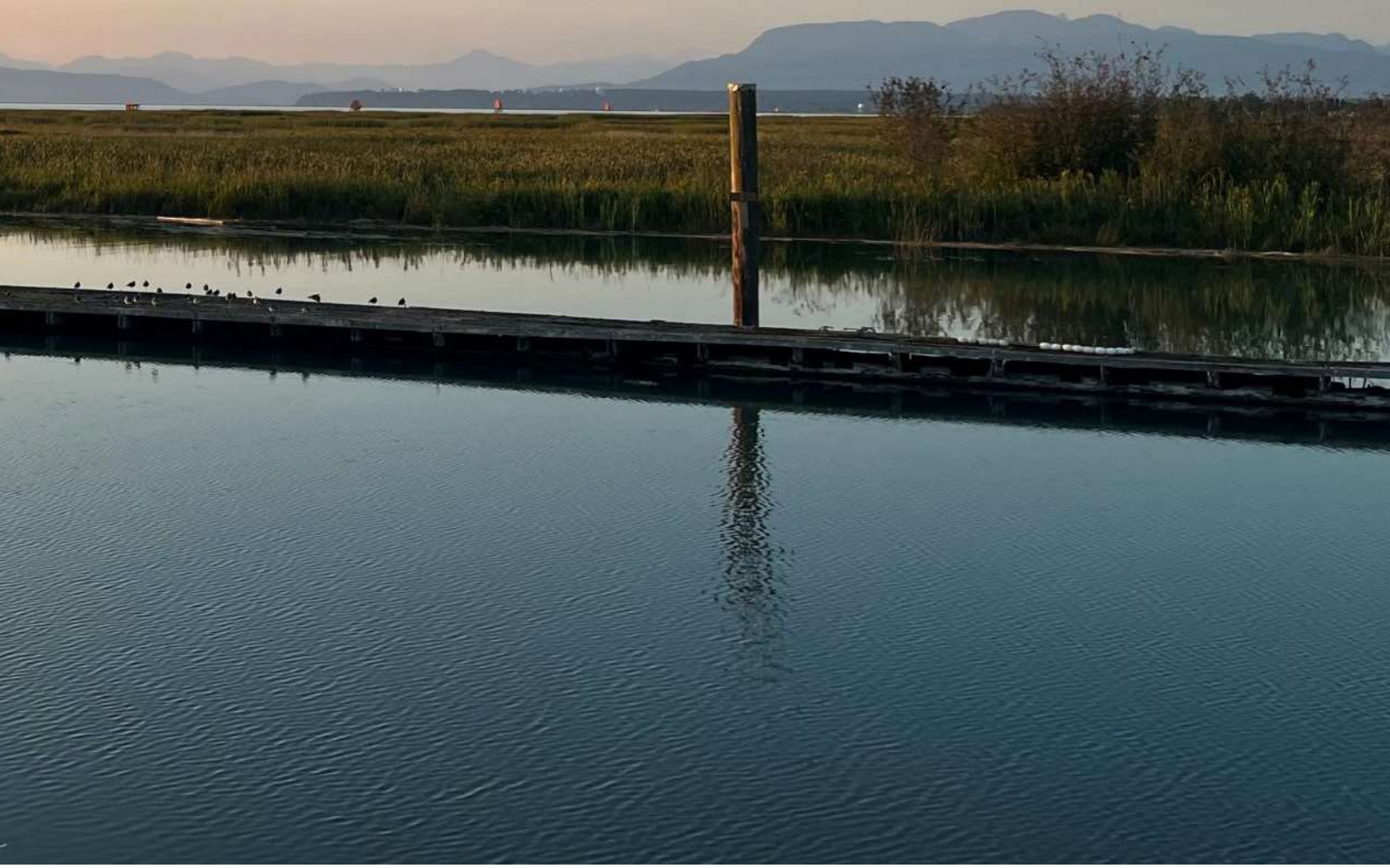


SCOTCH POND AT DUSK
PHOTO BY HEATHER MUTER, CUSTOMER SERVICE MANAGER, BUSINESS SERVICES
CITY EMPLOYEE SINCE 1996

2025 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 2025.



1. PROACTIVE IN STAKEHOLDER AND CIVIC ENGAGEMENT

Keeping citizens connected and informed remained essential to Richmond's success as a strong, resilient and well-managed community. In 2025, the City expanded opportunities for public participation through digital and in-person engagement, with the Let's Talk Richmond platform continuing to support thousands of participants across a wide range of initiatives. Engagement was particularly strong on major planning files, including updates to the Official Community Plan, small-scale multi-unit housing and Transit-Oriented Areas, with thousands of residents and stakeholders engaged between June 2024 and July 2025.

Public participation also shaped key community initiatives. In fall 2025, 12 open houses were held to gather feedback on the proposed Aberdeen Rental Residences development, while a Steveston Community Centre engagement campaign invited residents to share memories and reflect on the facility's legacy.

The City strengthened collaboration with senior governments and partners, securing approximately $9 million in funding for infrastructure, climate and community initiatives. Council and staff also advanced advocacy on energy policy and climate action through regional and provincial channels.

Together, these efforts reflect Richmond's commitment to inclusive engagement that informs decision-making, strengthens partnerships and supports a connected community.

2. STRATEGIC AND SUSTAINABLE COMMUNITY GROWTH

Strategic planning and investment continued to guide Richmond's growth in 2025, supporting a balanced approach to housing, development and economic activity. Housing remained a priority as the City responded to provincial legislation and local demand. Updates to the Low-End Market Rental Program improved affordability and viability, while an online registry increased access to available units. The program now includes 625 built units, 800 secured units and 590 under application.

Partnerships with non-profit organizations and senior governments supported delivery of new housing. In 2025, 80 affordable units were completed by Pathways Clubhouse and 25 transitional units for women and children were delivered at Harbour House. Council also approved a $10 million Affordable Housing Grant Program supporting 347 units across five projects, while planning advanced for the Aberdeen Rental Residences development.

Long-term planning also progressed, with Official Community Plan updates advancing to Public Hearing in early 2026. Council approved zoning, parking and policy changes to improve efficiency and support housing delivery.

Economic activity remained strong, supported by continued growth in digital services such as MyBusiness and MyPermit, improving access and streamlining approvals for residents and businesses.

3. A SAFE AND PREPARED COMMUNITY

Richmond continued to be one of the safest communities in Metro Vancouver, supported by strong collaboration across Richmond RCMP, Fire-Rescue, Community Bylaws and Emergency Programs. These coordinated efforts ensured effective prevention, response and public education across the city.

Crime prevention initiatives contributed to measurable improvements in 2025, with residential break-ins decreasing by six per cent, auto thefts by nine per cent and shoplifting by five per cent. Public education remained a priority, including a large-scale fraud awareness campaign that engaged more than 500 residents and provided resources on emerging scams.

Support for vulnerable residents remained central. The Fox 67 mental health car and Yankee 30 youth partnership car responded to hundreds of calls, while Richmond House operated at full capacity with 60 beds, supported by temporary winter shelters. The 2025 homeless count identified 175 individuals, with the majority accessing shelter services.

Infrastructure and emergency preparedness efforts continued to strengthen resilience, including completion of the Flood Protection System Emergency Reconstruction Strategy, flood modelling work and the launch of a snow plow tracker. These initiatives ensure Richmond is well-prepared for emergencies and climate-related events.



COUNCIL'S INVESTMENT IN THE CITY'S DIKE AND DRAINAGE SYSTEMS HELPS PROTECT RESIDENTS AND INFRASTRUCTURE
PHOTO BY DALJIT MANDER, ENGINEERING INSPECTOR 2, ENGINEERING
CITY EMPLOYEE SINCE 2017

CNCL – 338

4. RESPONSIBLE FINANCIAL MANAGEMENT AND GOVERNANCE

Responsible financial management remained a cornerstone of Richmond's success in 2025. Through disciplined budgeting, reserve management and long-term planning, the City maintained strong financial stability while continuing to deliver high-quality services and infrastructure investments.

Richmond's leadership in financial transparency was recognized nationally. The City received an A grade from the C.D. Howe Institute—the highest among 32 major municipalities—and earned the Popular Annual Financial Report Award for the 16th consecutive year and the Canadian Award for Financial Reporting for the 23nd consecutive year.

Governance and service delivery improvements were also advanced. Digital platforms such as MyBusiness and MyPermit enhanced customer experience and streamlined processes, while a new centralized budget planning tool improved efficiency and decision-making across the organization. Council also approved Policy 1021, establishing a Major Construction Projects Oversight Committee, and introduced a Surety Bond Pilot Program to modernize development processes.

These efforts reflect Richmond's commitment to accountability, innovation and the responsible stewardship of public resources.

5. A LEADER IN ENVIRONMENTAL SUSTAINABILITY

Richmond continued to demonstrate leadership in environmental sustainability through innovative programs, infrastructure investment and climate action. The City's district energy system expanded to serve 8.3 million square feet, with one million added in 2025, and Council approved a new sewer heat recovery energy plant to support future low-carbon growth.

Sustainable construction and circular economy initiatives also advanced. A low-carbon concrete pilot reduced embodied emissions by approximately 20 per cent without added cost and is now being applied to major projects. Richmond also became one of the first cities in Canada to complete a material flow analysis, identifying opportunities to reduce waste, lower costs and support local innovation.

Flood protection remained a priority, with ongoing dike upgrades and more than 2.1 kilometres of dike restoration in 2025. Environmental stewardship initiatives continued across the city, including invasive species management and tree planting, as well as textile waste diversion programs that collected more than 32,000 kilograms (72,000 pounds) of materials..

These efforts reflect Richmond's practical and forward-looking approach to sustainability, supporting a resilient and low-carbon future.

6. A VIBRANT, RESILIENT AND ACTIVE COMMUNITY

Richmond continued to foster a vibrant and active community in 2025, building on its reputation as one of Canada's most livable and diverse cities. The City was named Canada's Most Active Community, supported by 1,018 programs and more than 413,000 participants during the ParticipACTION Challenge.

Participation across recreation facilities remained strong. Nearly 111,000 residents registered in programs, while 1.76 million drop-in visits were recorded across community centres and facilities. The Recreation Fee Subsidy Program expanded by 26 per cent, improving access for residents facing financial barriers and supporting inclusive participation.

Cultural programming and events continued to bring the community together. Major festivals included the Children's Arts Festival, Cherry Blossom Festival, Doors Open Richmond and the Richmond Maritime Festival, while the Steveston Salmon Festival attracted more than 80,000 attendees. Culture Days programming ranked Richmond first in BC and among the top cities nationally.

Community spaces remained central to civic life, with Richmond Public Library welcoming over one million visits. Volunteerism continued to play a strong role in supporting programs and events across the city. Together, these efforts strengthen connection, well-being and quality of life for residents.



Looking ahead: Building on a strong foundation

Richmond continues to look ahead with confidence, building on a strong foundation of financial stability, thoughtful planning and community investment.

In 2025, the City operated in a complex and evolving environment shaped by global economic pressures, rising costs and increasing demand for services. At the same time, changes in provincial housing legislation and the Cowichan Lands court decision introduced new considerations for long-term planning, growth and property rights across British Columbia.

Despite these challenges, Richmond remained stable and well positioned for the future.

The City's diverse economy continues to be a key strength, supported by more than 14,500 businesses employing over 125,000 people across a wide range of sectors. This economic stability, combined with responsible financial management, has enabled the City to maintain high service levels while continuing to invest in infrastructure, housing and community amenities.

Housing will remain a defining priority in the years ahead. As Richmond continues to grow, the City will focus on increasing housing supply, strengthening partnerships and implementing policies that support a range of housing options, including affordable and purpose-built rental housing. Ongoing work to update the Official Community Plan and respond to provincial requirements will help ensure growth is managed in a way that supports complete, connected communities.



CITY CENTRE RESIDENTS RECEIVE HEATING AND COOLING FROM A LOW-CARBON AIR-SOURCE HEAT PUMP THAT IS PART OF THE CITY CENTRE DISTRICT ENERGY UTILITY

Investment in infrastructure will also remain critical. Continued upgrades to drainage systems, flood protection infrastructure and civic facilities will support both current needs and long-term resilience. These investments are essential as the City adapts to climate change, population growth and evolving service expectations.

Environmental sustainability will continue to guide decision-making. Expansion of district energy systems, climate adaptation planning and the integration of low-carbon practices into infrastructure projects will support Richmond's transition to a more sustainable and resilient future.

Richmond's greatest strength remains its people. With a population of more than 230,000 residents representing over 180 cultural backgrounds, the City continues to be a vibrant and inclusive community. Strong participation in programs, services and events reflects a high level of community engagement and connection.

Looking ahead, Richmond will continue to build on its strengths through collaboration, innovation and disciplined planning. By maintaining a strong financial foundation and investing in key priorities, the City is well positioned to respond to future challenges while continuing to deliver a high quality of life for residents and businesses.





THE AWARD-WINNING LAKES AT MINORU PARK IS A WELCOMING AND ACCESSIBLE DESTINATION FOR RESIDENTS AND VISITORS ALIKE

2025 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from our peers and others. In 2025, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.



LEADING THE WAY IN ACTIVE LIVING

Richmond was named Canada's Most Active Community in the 2025 ParticipACTION Community Challenge, ranking first among hundreds of communities nationwide. The award recognizes the City's commitment to promoting physical activity and the strong collaboration between the City and its many community partners. In June alone, more than 1,000 programs and events engaged over 413,000 participants, supporting health, well-being and community connection. ParticipACTION encourages Canadians to sit less and move more through national programs, research and community-based initiatives.

DESIGNING EXCEPTIONAL PUBLIC SPACES

The City received the 2025 Parks Excellence Award from the BC Recreation and Parks Association for the redeveloped Minoru Park – Lakes District. The award recognizes outstanding park design that incorporates natural elements, sustainability and community-focused amenities, transforming the space into a vibrant and accessible destination for residents and visitors.

POWERING SUSTAINABLE ENERGY SOLUTIONS

The City received the 2025 Energy Project of the Year Award for Canada from the Association of Energy Engineers and was also named International Runner-up for Project of the Year. The recognition highlights the City Centre District Energy Utility expansion project for delivering long-term community benefits through improved energy efficiency, reduced greenhouse gas emissions and progress toward net-zero emissions.

ADVANCING DIGITAL INNOVATION

Richmond received a CIO Canada Award for MyRichmond, recognizing leadership in digital transformation and innovation. The platform enhances access to City services by integrating multiple functions into a single, user-friendly system, improving how residents interact with municipal programs and services. The award was presented by the CIO Association of Canada, which recognizes excellence in information technology leadership and organizational innovation.



OUTDOOR GROUP FITNESS AT THOMPSON COMMUNITY CENTRE—PART OF WHAT EARNED RICHMOND THE TITLE OF CANADA'S MOST ACTIVE COMMUNITY

CNCL – 344

BUILDING A LOW-CARBON FUTURE

Richmond was recognized with the Public Sector Leadership Award at the 2025 BC Embodied Carbon Awards for its Embodied Carbon Industry Engagement Program. The program demonstrates systems-level leadership in advancing low-carbon construction by bringing together more than 550 industry and government participants to share knowledge, pilot innovative approaches and accelerate the adoption of circular building practices. The awards were presented by the Carbon Leadership Forum BC and Zero Emissions Innovation Centre, organizations that support the transition to low-carbon construction and climate solutions across British Columbia.

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, 2024

Christopher P. Morrill

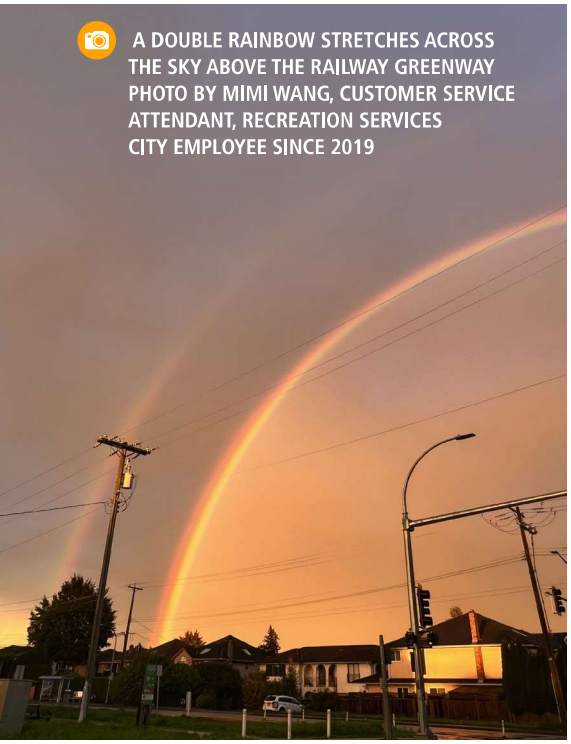
Executive Director/CEO



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, 2025, 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, 2025, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.



A DOUBLE RAINBOW STRETCHES ACROSS THE SKY ABOVE THE RAILWAY GREENWAY
PHOTO BY MIMI WANG, CUSTOMER SERVICE ATTENDANT, RECREATION SERVICES
CITY EMPLOYEE SINCE 2019

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)

	2025 Actual	2024 Actual	Change (2025–2024)	2023 Actual
Financial Assets	$1,958,897	$1,944,281	$14,616	$1,842,941
Liabilities	744,127	731,813	12,314	717,366
Net Financial Assets	1,214,770	1,212,468	2,302	1,125,575
Non-Financial Assets	3,001,703	2,852,079	149,624	2,705,957
Accumulated Surplus	$4,216,473	$4,064,547	$151,926	$3,831,532

The City's overall financial position improved by $151.9 million, with accumulated surplus (similar to net worth of a corporation) totaling $4.2 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 $1.8 billion, while long-term debt decreased by $3.6 million due to the reduction of the loan for the ongoing construction of the Steveston Community Centre and Library. Meanwhile, the City's tangible capital assets increased by $149.7 million, which includes $32.3 million of in-kind contributions from development as conditions of rezoning.

CONSOLIDATED STATEMENT OF OPERATIONS (IN $000S)

	2025 Budget	2025 Actual	2024 Actual	2023 Actual
Revenue	$780,461	$784,802	$814,484	$747,938
Expenses	664,354	632,876	581,469	545,575
Annual Surplus	$116,107	$151,926	$233,015	$202,363

The City's consolidated revenue for the year totaled $784.8 million, a decrease of $29.7 million from 2024, mainly due to a $56.6 million decrease in development cost charges related to significant parkland acquisition that occurred in 2024. This was partially offset by increases in the taxation and utility fees due to rate increases.

Expenses increased by $51.4 million from the prior year mainly due to regional district utility charges, wages related to new collective agreement rates, non-capital project costs related to active capital projects and increased contract costs.

The annual consolidated surplus for 2025 was $151.9 million, including an operating surplus of $8.3 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

FINANCIAL SUSTAINABILITY

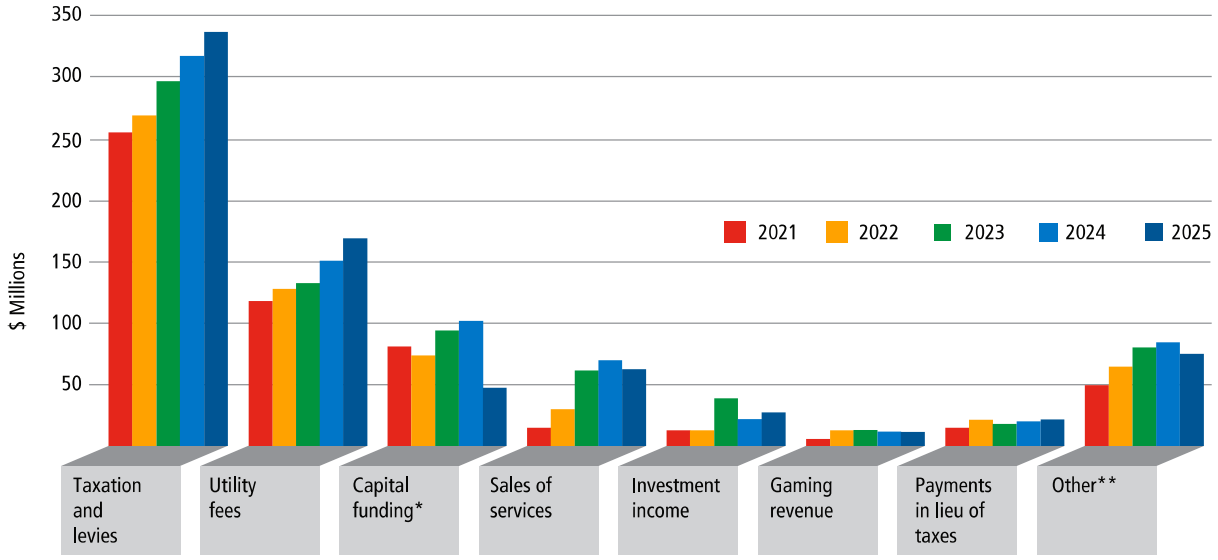
The City's consolidated financial position improved in 2025 as it continued to see significant returns on its investments. The guiding principles of Council's Long Term Financial Management Strategy continue to support the City in achieving its long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,



Jerry Chong, CPA, CA
General Manager, Finance and Corporate Services
May 12, 2026

REVENUE BY SOURCE 2021–2025

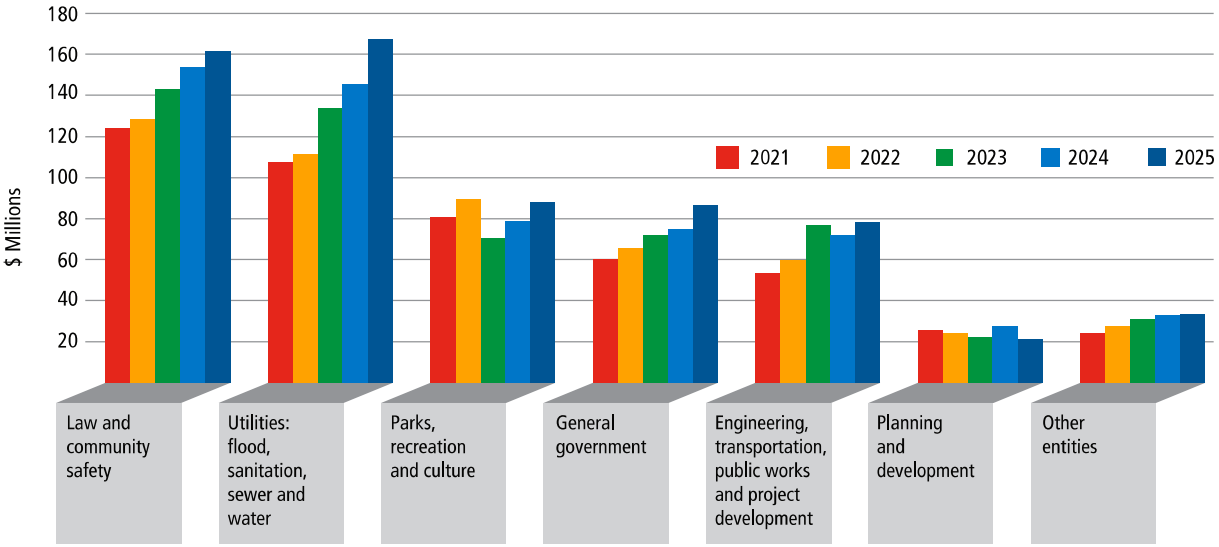


Source: City of Richmond Finance and Corporate Services

* 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 2021–2025



Source: City of Richmond Finance and Corporate Services

10-YEAR TREND FOR ACCUMULATED SURPLUS

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
$2,848,428	$2,956,129	$3,141,090	$3,239,342	$3,384,206	$3,487,887	$3,629,169	$3,831,532	$4,064,547	$4,216,473

Richmond at a glance

239,584
2025 POPULATION

November 10, 1879
INCORPORATED AS MUNICIPALITY

December 3, 1990
DESIGNATED AS CITY OF RICHMOND

129.27
SIZE OF CITY IN SQUARE KM

17
ISLANDS COMPRISING THE CITY



Fast facts

396 million
NEW CONSTRUCTION VALUE IN 2025

830
HECTARES OF CRANBERRY FIELDS IN PRODUCTION

60.3
PERCENTAGE OF THE CITY'S POPULATION BORN OUTSIDE OF CANADA

180
CULTURAL BACKGROUNDS REPRESENTED IN RICHMOND

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

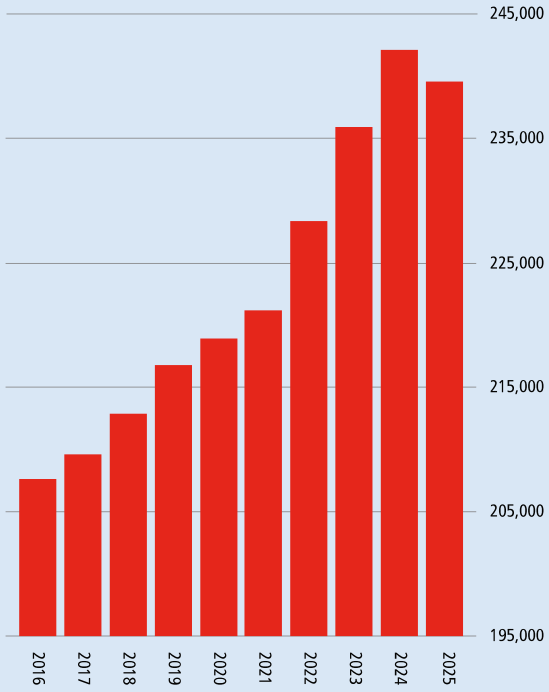
136
KILOMETRES OF WALKING, ROLLING AND CYCLING TRAILS

80
IDENTIFIED HERITAGE BUILDINGS OR SITES IN RICHMOND

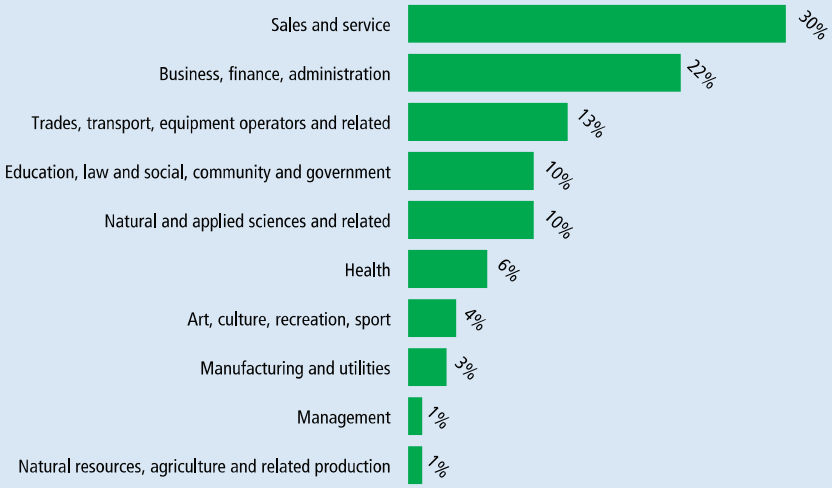
1.76 million
PAID VISITS FOR FITNESS, AQUATICS AND OTHER ACTIVITIES IN 2025

14,500+
BUSINESSES IN RICHMOND

CITY OF RICHMOND POPULATION 2016–2025



OCCUPATIONS OF RICHMOND RESIDENTS

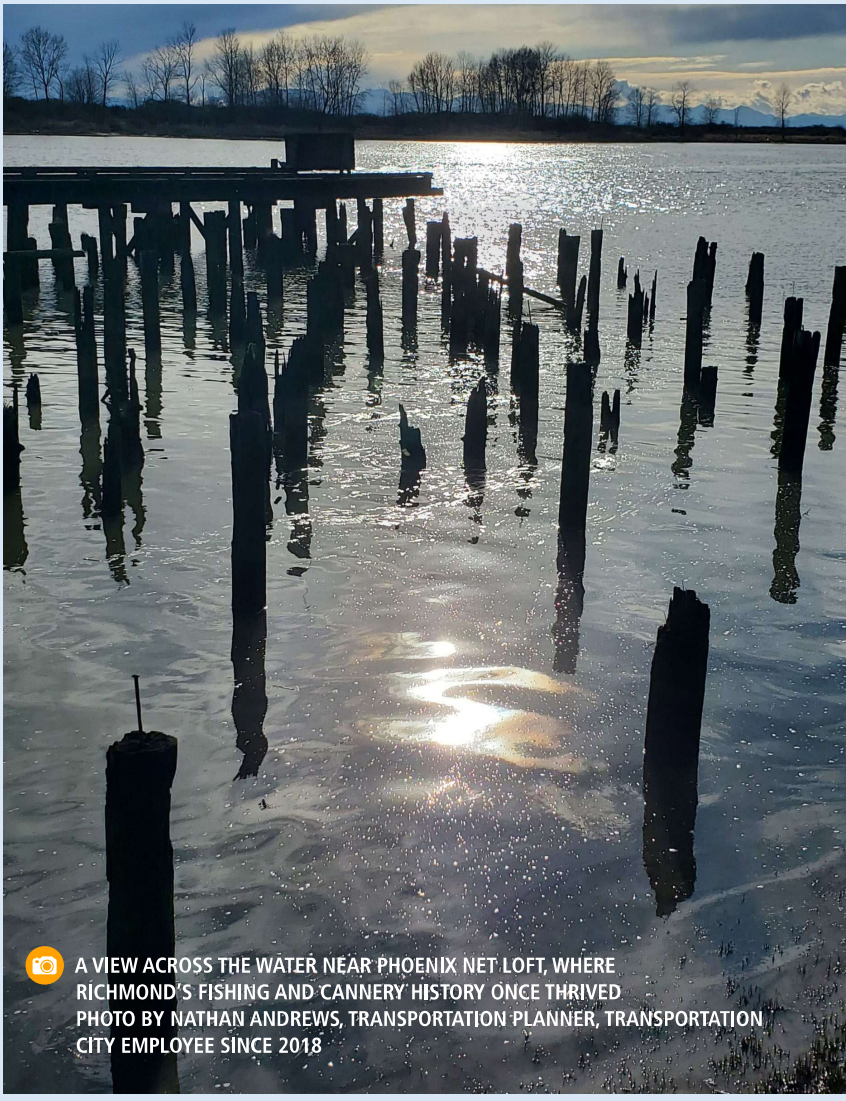


MAJOR EMPLOYERS IN RICHMOND 2025*

- Air Canada
- Amazon Canada
- Change Healthcare
- City of Richmond
- London Drugs
- MDA Systems
- Paladin Airport Security Services Ltd.
- Richmond School District No. 38
- River Rock Casino Resort
- Vancouver Coastal Health
- Walmart
- WorkSafeBC

*in alphabetical order

Sources: Statistics Canada, City of Richmond, Vancouver International Airport Authority, Steveston Harbour Authority, Metro Vancouver, Richmond School District.



A VIEW ACROSS THE WATER NEAR PHOENIX NET LOFT, WHERE RICHMOND'S FISHING AND CANNERY HISTORY ONCE THRIVED
PHOTO BY NATHAN ANDREWS, TRANSPORTATION PLANNER, TRANSPORTATION
CITY EMPLOYEE SINCE 2018

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 People and Culture, Intergovernmental Relations, Corporate and Strategic Planning and the Corporate Programs Management Group.

DEPUTY CAO OFFICE
The Deputy Chief Administrative Officer oversees key operational priorities with direct oversight of Facility Services, Project Development, Works Yard Planning, the Housing Office and the Lulu Island Energy Company.

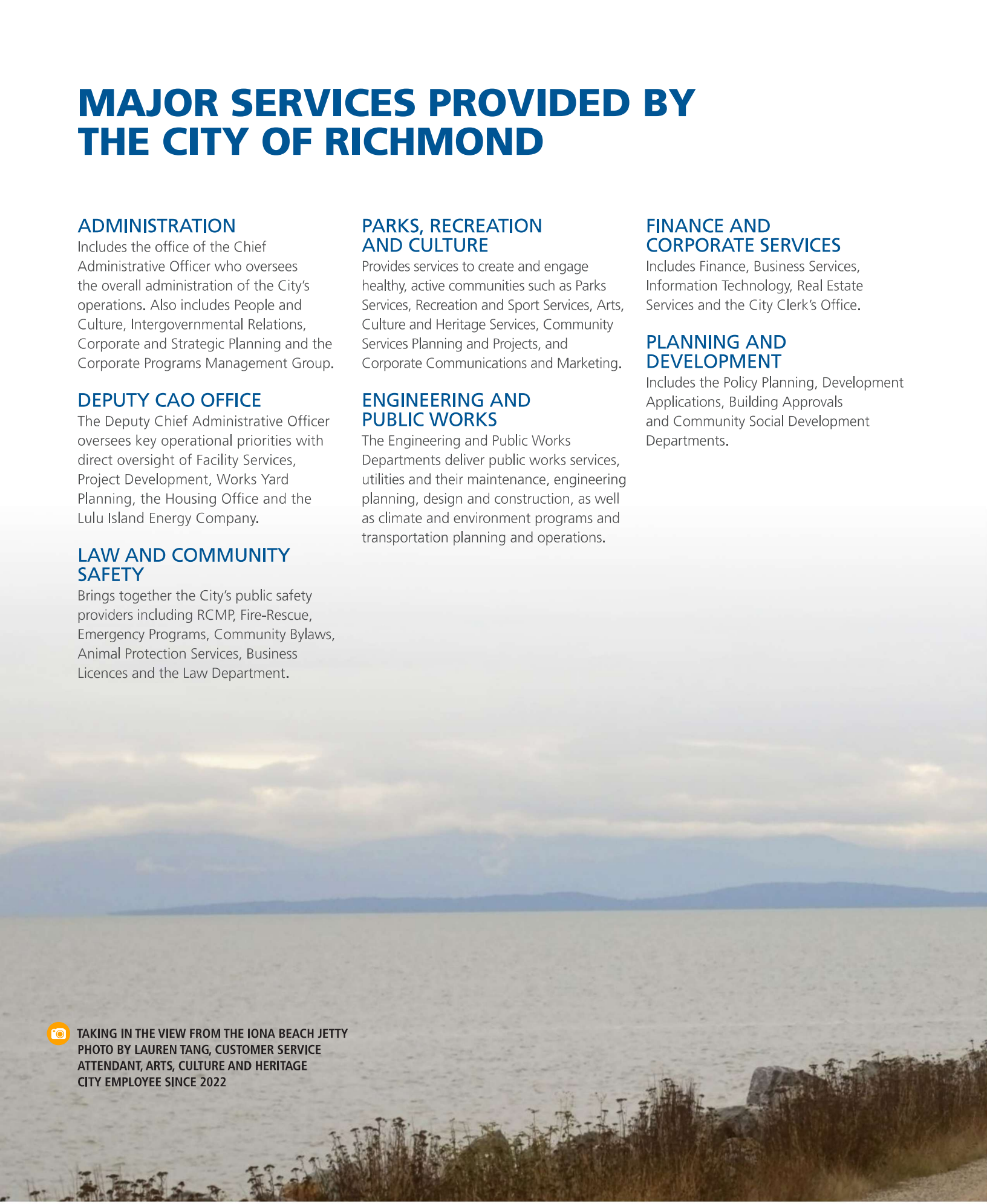
LAW AND COMMUNITY SAFETY
Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws, Animal Protection Services, Business Licences and the Law Department.

PARKS, RECREATION AND CULTURE
Provides services to create and engage healthy, active communities such as Parks Services, Recreation and Sport Services, Arts, Culture and Heritage Services, Community Services Planning and Projects, and Corporate Communications and Marketing.

ENGINEERING AND PUBLIC WORKS
The Engineering and Public Works Departments deliver public works services, utilities and their maintenance, engineering planning, design and construction, as well as climate and environment programs and transportation planning and operations.

FINANCE AND CORPORATE SERVICES
Includes Finance, Business Services, Information Technology, Real Estate Services and the City Clerk's Office.

PLANNING AND DEVELOPMENT
Includes the Policy Planning, Development Applications, Building Approvals and Community Social Development Departments.



TAKING IN THE VIEW FROM THE IONA BEACH JETTY
PHOTO BY LAUREN TANG, CUSTOMER SERVICE ATTENDANT, ARTS, CULTURE AND HERITAGE
CITY EMPLOYEE SINCE 2022

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
richmond.ca
@CityofRichmondBC
@Richmond_BC
@CityofRichmondBC
/CityofRichmondBC
@cityofrichmondbc
City of Richmond

GATEWAY THEATRE

6500 Gilbert Road
Richmond, BC V7C 3V4
Phone: 604-270-6500
Box Office: 604-270-1812
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
LuluIslandEnergy.ca

RICHMOND PUBLIC LIBRARY

100-7700 Minoru Gate (Brighouse Branch)
Richmond, BC V6Y 1R8
Library Hours Line: 604-231-6401
YourLibrary.ca
@YourLibraryRichmond
@RPLBC
@RPLBC
/YourLibraryRichmond
Richmond Public Library

RICHMOND OLYMPIC OVAL

6111 River Road
Richmond, BC V7C 0A2
Phone: 778-296-1400
Email: Info@RichmondOval.ca
RichmondOval.ca
@RichmondOval
@RichmondOval



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City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	June 2, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	TU 26-011521
Re:	**Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**		

Staff Recommendations

1. That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and

2. That the application be forwarded to the July 20, 2026, Public Hearing at 5:30pm.

Executive Summary

BC Housing Management Commission has applied for a new Temporary Use Permit (TUP) for the City-owned site at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This permit would allow for the continued operation of Aster Place, a three-storey, 40-unit modular supportive housing development. The current TUP expires on March 15, 2027, and a new application is required to permit continued operations for a three-year term.

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond for a new Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The original TUP that was granted in 2021 and then renewed in 2024 and is set to expire on March 15, 2027. A new TUP would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1) and until March 15, 2030. The 2,348 m^2 City-owned site is zoned "Light Industrial (IL)".

This staff report addresses the relevant policies applicable to the use of the property. There has been no change to the existing building structure or on-site landscaping installed under the original 2021 TUP.

Findings of Fact

Background

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and provided capital and operating funding for the new temporary supportive housing. The lease was subsequently extended following Council's issuance of the three-year extension of the TUP in 2024. Should Council issue the subject TUP, a ground lease with BC Housing could be entered into for a period of time consistent with the new TUP.

When initially opened in 2022, the primary purpose of the development was to transition individuals experiencing homelessness into stable housing. Since that time, Aster Place has continued to accommodate those who are transitioning out of homelessness. The City is party to a Memorandum of Understanding (MOU) with BC Housing and Community Builders. The MOU defines roles and responsibilities as they relate to the management of the building, property maintenance, security, tenant selection, the conduct of staff, tenants and visitors, and dispute resolution. The City convenes regular meetings with BC Housing and Community Builders staff to discuss ongoing operations, resourcing needs, tenanting activities and community feedback. Participants in these meetings also include representatives of Richmond Fire Rescue, Richmond RCMP and Vancouver Coastal Health.

Subject Site and Surrounding Development

Currently, there is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving in on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Development immediately surrounding the subject site is as follows:

To the North: Across Charles Street, a parking lot on property zoned "Light Industrial (IL) with Complete Village Space Overlay," which had been subject to a Temporary

Commercial Use Permit (TU 23-009170) to temporarily permit the outdoor storage of rental vehicles on site.

To the South: A vacant City-Owned lot zoned "Light Industrial (IL)".

To the East: Across Great Canadian Way, a vacant lot zoned "Single Detached (RS1/F)" and a warehouse building on property zoned "Light Industrial (IL)".

To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned "Light Industrial (IL)".

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial". The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is "Urban Centre T5," which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP may be considered by Council on the subject site due to its designation as "Commercial".

Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A. The building facilitates temporary accommodations and has been constructed to meet both Canada Mortgage and Housing Corporation (CMHC) residential interior noise standards and ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy". The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years. Since there has already been one extension application in 2024, a new TUP application is required. The proposed term for this permit is for a three-year term from March 15, 2027, to March 15, 2030.

Public Consultation

In accordance with the City's Early Public Notification Policy, notice of the TUP application was provided to residents within 100 m of the subject site. In addition, a TUP sign has been installed on the subject site. As a result of the notification, staff received a phone call and a follow-up email (Attachment 3) from a resident and business owner near the subject site.

The comments received were related to safety, increasing crime, substance use, trespassing of one of their properties and other incidents on site. In response to the comments received, there have been no recorded bylaw infractions, and the operator works closely with the RCMP to

address all incidents involving the facility. The operator has indicated that they have not had any recent incidents involving neighbours, and when there have been incidents in the past, the operator has been quick to meet with neighbours in a timely fashion. The existing MOU between the City and the operator, in addition to regular meetings with the operator, provides an appropriate mechanism to promptly address any concerns from the community as they arise.

Should the General Purposes Committee endorse the application and Council grant first reading to the TUP bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

The subject TUP application would enable the continued use of the property for supportive housing. Supportive housing is a government service and remains a critical part of Richmond's Housing Continuum. There are no changes proposed to the existing three-storey building, parking, associated landscaped areas and amenity spaces originally constructed and installed under the original 2021 TUP.

Urban Design and Site Planning

- The existing three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 4).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the existing building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building, which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way.

The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.

- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space is screened from the street by 1.2 m (4 ft.) tall fencing and landscaping, which provides separation from the future sidewalk along Smith Street.

The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces continue to be sufficient in meeting their daily needs for staff and visiting professionals. There are also no parking issues to date. (Attachment 5).

Landscaping and On-Site Amenity Areas

- There are two outdoor amenity areas for building residents:
    - The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
    - The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.

Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates, which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhances casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
    - stairwell handrails;
    - lever-type handles for plumbing fixtures and door handles; and
    - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Budgetary Implications

None.

Conclusion

The purpose of the new TUP application is to allow the continued operations of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road on a temporary basis until March 15, 2030.

Respectfully submitted,

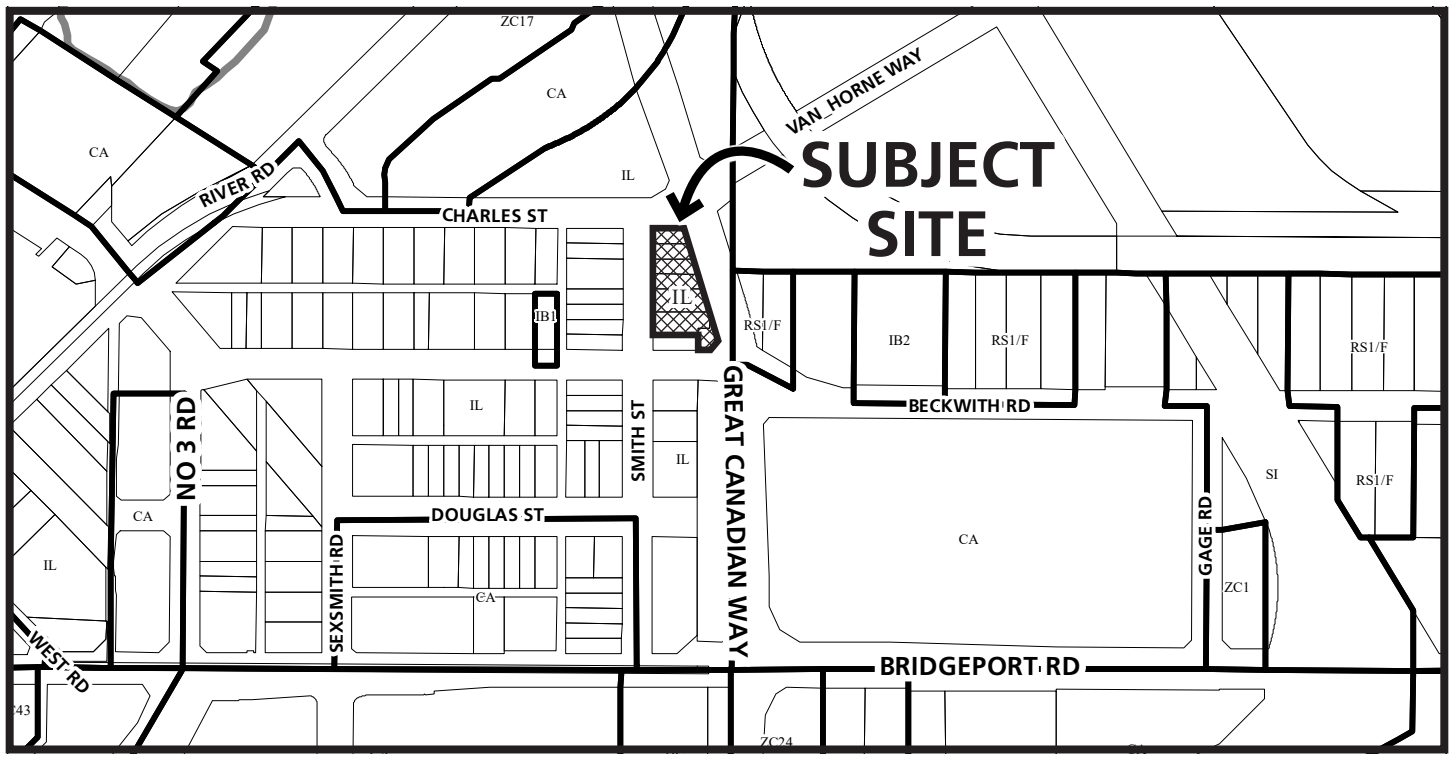
Joshua Reis, Director, Development
Peter Russell, Director, Housing Office

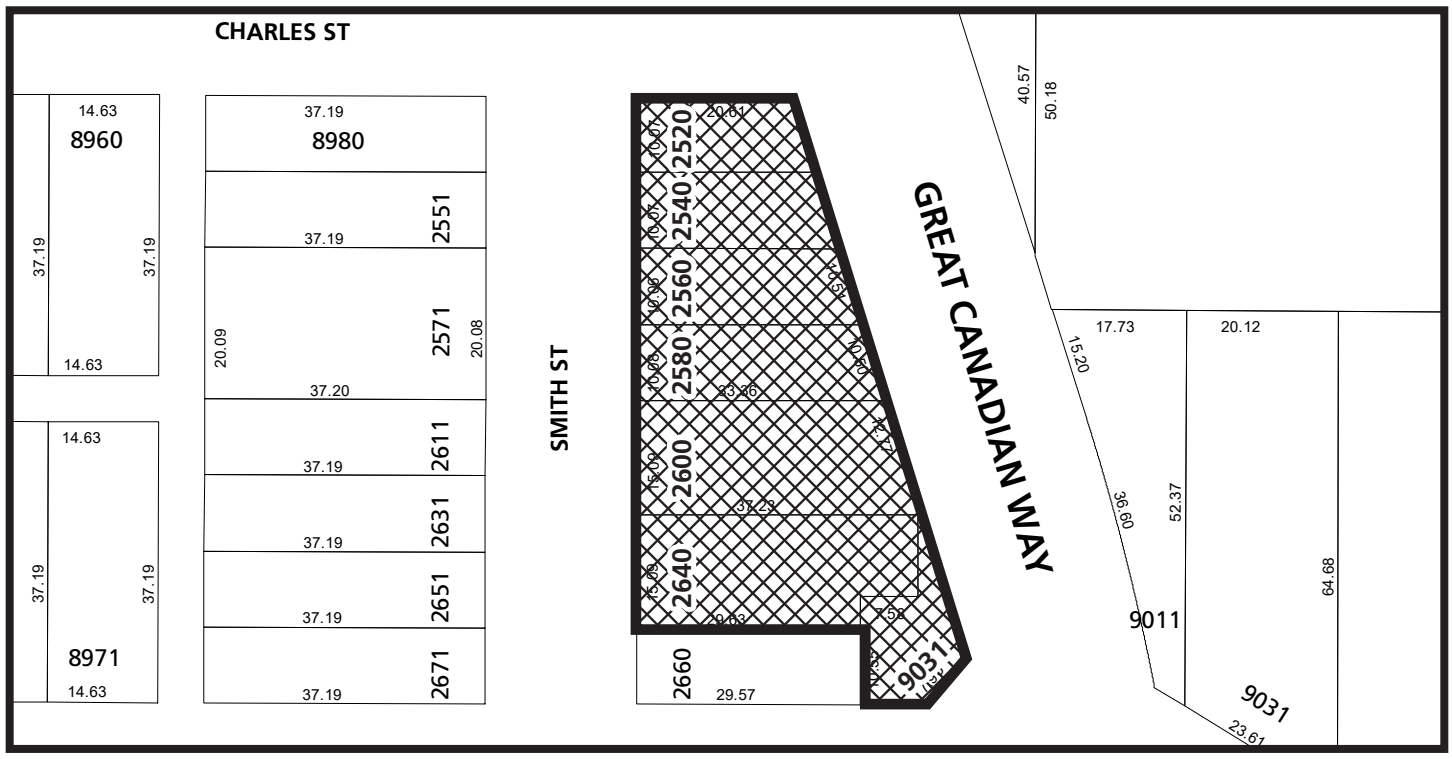
Report Contributors

This report was prepared by Emily Huang, Planner 2 and reviewed by Real Estate Services.

Att. 1: Location Map
2: Development Application Data Sheet
3: Public Correspondence
4: Site Planning
5: Letter from Community Builders dated May 21, 2026

City of Richmond





TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES

City of
Richmond



TU 26-011521

Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

TU 26-011521 **Attachment 2**

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m^2 Net: 1,908 m^2

	Existing	Proposed
Site Area	2,347.6 m^2	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m^2	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m^2	None
Common Outdoor Amenity Space:	None	118 m^2	None

From: Huang,Emily
To: [redacted]
Subject: RE: NO to temporary use permit file TU 26-011521
Date: Tuesday, May 19, 2026 12:29:00 PM

Hello Cristina,

Thank you for taking the time to call me last week and for emailing a follow up about your concerns regarding Aster Place as a resident and business owner in the area. Your feedback will be shared with Council.

For your information, the Temporary Use Permit (TUP) application may be scheduled for an upcoming General Purpose Committee in June. The TUP may proceed to Public Hearing in July. If that happens, residents located within 100m of the subject site will receive a written notice by mail of the Public Hearing.

If the TUP proceeds during these dates, you can find the information posted online at the following links:

- General Purpose Committee agenda
- City Council Meeting agenda
- Public Hearing agenda

Emily Huang, RPP, MCIP
Policy Planner | Planning & Development
City of Richmond
604-204-8631 | ehuang@richmond.ca

From: Cristina Faure <[redacted]>
Sent: Thursday, May 14, 2026 3:15 PM
To: Huang,Emily <EHuang@richmond.ca>
Subject: NO to temporary use permit file TU 26-011521

You don't often get email from [redacted] Learn why this is important

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hi Emily,

Thank you for taking my call yesterday and hearing my concerns regarding the BC housing temporary use permit file TU 26-011521.

As mentioned, I have been a resident of this neighbourhood for almost two decades. First living in this area and then continuing business here. My husband and I own a property at [redacted] and rent one directly behind that at [redacted]. At the time of being a residential resident, this was a very unique and interesting neighbourhood with a mix of residential and business. We knew our neighbours, we

developed friendships and watched out for each other. We got to know the businesses in the area and people who ran them. There was a real sense of community here. I would walk or ride my bike down Bridgeport trail entering from Charles st or under the Oak St bridge from Beckwith Road without concern. I could leave my bike outside and it would still be there in the morning. We had a beautiful outdoor patio space and would leave belongings there untouched. Sadly, that is no longer the case for this community since the arrival of the BC Housing supportive housing development (Aster House 2520 Smith St).

Once that opened there was an immediate shift in the neighbourhood and we no longer were safe to walk alone or leave our property out. I can no longer walk this trail as there are encampments along the trail and under the bridge. Garbage, drug paraphernalia, needles and human feces catered along the trail as well as in front of our businesses. This housing has brought open drug use, drug sales, violence, theft, property damage and fear to this community. Anything not locked up or nailed to the ground will be stolen. Valuables damaged and our safety compromised. I think it is easily seen by the number of complaints and police calls that have been made in this neighbourhood since BC Housings arrival. We have had to lock up our houses and business tight, put up cameras and hope for the best each night. As an example just last week, May 7, we had someone break into our property, again. The neighbour called the police and the man was found in our property and was arrested. He is known to police and continues to be arrested only to then be released to continue committing crimes in the area. This person had been to our property before attempting to break in and was caught on camera again May 12 trying to kick in our back door. Thankfully he was unsuccessful, but he did manage to steal the camera before leaving. This requires us to take time out of our day and money from our pockets to address the damage done and attempt to better secure our property. And despite the Aster Place providing housing, we often find addicts sleeping at our front door or on our work trailer and driveway with drug paraphernalia scattered around. This causes a safety hazard for us at our place of business. We are fearful to confront these addicts, or to even just ask them to leave as they often become aggressive. They can be heard fighting amongst themselves and they don't hesitate to engage with you if you look their way. Its very scary. They have stollen countless things and damage personal property and vehicles parked outside. That is just a few examples of what we have personally experienced here. I know other residents have been dealing with the same, neighbours having squatters in the property with large police responses required to sort it out. Physical fights in the streets between drug fueled addicts. As another example, yesterday May 13, the Emergency Response Team with their armored vehicle, gear and riffles ready, helicopter above, first responders and many police officers, were at said location (Aster Place 2520 Smith St) to deal with what I understood was a stand off with a resident who was threatening harm and had barricaded themselves in a room. I don't know the exact details but it was clearly a very serious situation. This isn't the first time and it won't be the last.

Im sure building this facility, its running costs and the constant use of emergency services due to the problems brought by its residents is costly and I cant help but feel frustrated that that is how our tax dollars are being spent. Not to help those contributing to society but instead to those who are destroying it. Things are hard

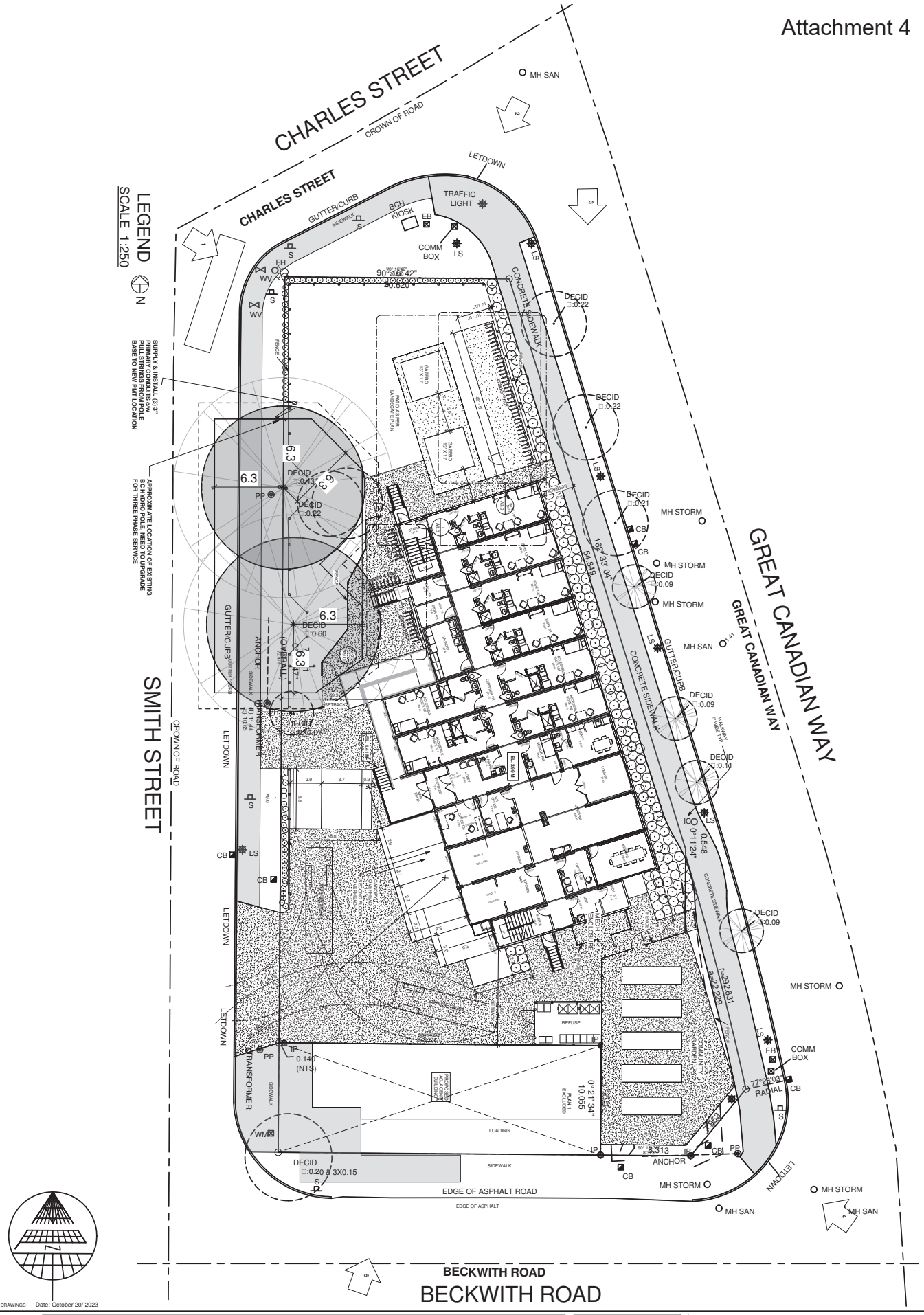
enough right now with the general cost of living and people don't have extra money to constantly be replacing and fixing all the things that are broken and stollen from us due to the residents of this housing. We have to work hard to provide shelter, food and necessities for our children because no one provides that to us, we have to work for it. And its frustrating to watch it being given to others for doing nothing except causing trouble for those who do work hard. I understand the idea of this facility, offering shelter, meals, counselling, life-skills training etc. But when consuming drugs is also allowed, these people only choose that. I believe if this were a sober living facility we may not have as many problems. It is extremely unfair that tax paying citizens are not being protected from this chaos. Its costing us time, money and our safety. This is not what we want in this community, or any community for that matter, and we ask that you deny BC Housings request to continue operating at this location for the safety and well being of the existing hard-working taxpayers.

Thank you for taking the time to read this and to pass along my concerns.

Sincerely,

Cristina Faure

Attachment 4



AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1 DRAWING NO.	**BC HOUSING** 2520-2640 SMITH STREET, RICHMOND, BC SITE PLAN 20-09 | Author: DB | Checker:GB | October 28/ 2022	**GENERAL CONTRACTOR:** LANDSEA 7-38921 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE **MODULAR CONSULTANT:** WESTCOAST HIGHLAND BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRIS	**BUILDING PERMIT REVISION**	Gerry Blonski architect a.i.b.c. Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9 Ph : 572-3608 Fax: 572-3760

CNCL - 365

COMMUNITY BUILDERS
STRIVING FOR EXCELLENCE IN COMPASSION

May 21, 2026

Shauna Webber
Community Builders
325-1130 West Pender Street
Vancouver, BC
V6E 4A4

File number: TU23 032827
Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street continue to meet our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provided the following parking statistics based on Community Builders' current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers 1 Building Caretaker 0-1 Chef, currently only 1 of our housing sites has a chef working full-time
Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We also continue to ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process. We also confirm that there is sufficient bike storage for staff and residents.

COMMUNITY BUILDERS
STRIVING FOR EXCELLENCE IN COMPASSION

Please note that we also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

Shauna Webber

Shauna Webber
Director of Operations
Community Builders
325-1130 West Pender St. Vancouver, BC
(o) 778.379.3940

City of Richmond

Temporary Use Permit

No. TU 26-011521

To the Holder:	BC HOUSING MANAGEMENT COMMISSION
Property Address:	2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD
Address:	UNIT 1701 – 4555 KINGSWAY BURNABY, BC V5H 4V8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.

3. The subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.

4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:

    a) reduce the required landscaped parking setback from 3.0 m to zero;

    b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and

    c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.

5. The lands described herein have been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule "B" which shall form a part hereof.

6. Any temporary buildings, structures and signs shall be demolished or removed, and the lands and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.

7. As a condition of issuance of this Permit, Council is retaining the $43,366.40 in security associated with TU 26-011521 for this 3-year term to ensure that the development on the lands is in compliance with the terms and conditions of this Permit and Schedule "B". Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to ensure that the development hereby authorized is maintained according to the terms and conditions of this Permit and in compliance with all of the plans and terms set out in Schedule "B" attached hereto, the City may use the security to carry out such works as are necessary by its servants, agents or contractors in order to ensure maintenance and compliance, and any

surplus shall be paid over to the Holder. Should the Holder ensure maintenance and compliance of the development on the lands permitted by this Permit as per above, the security shall be returned to the Holder.

8. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.

9. The lands described herein has been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

10. This Permit provides the Holder a 3-year term to start on March 15th, 2027 and is valid until March 15th, 2030.

This Permit is not a Building Permit.

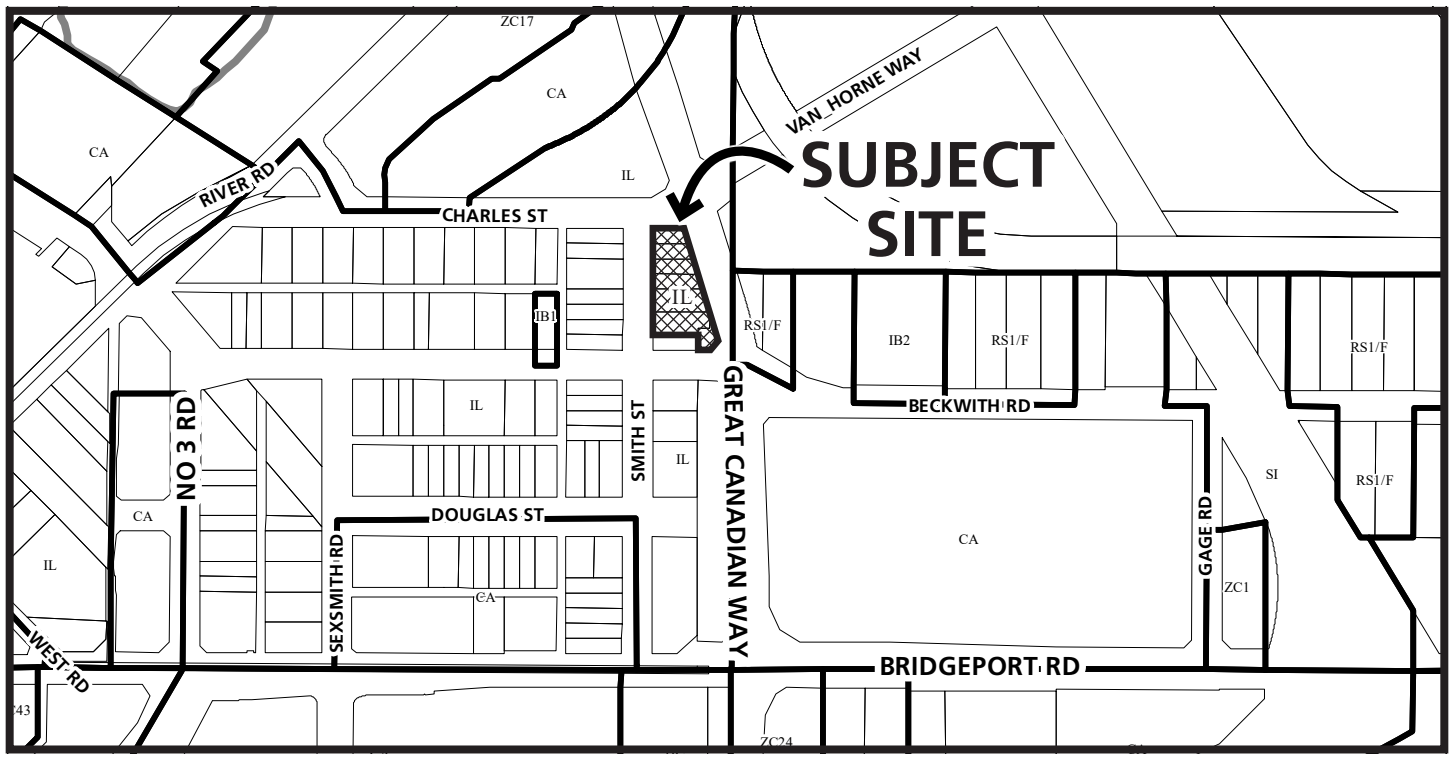
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

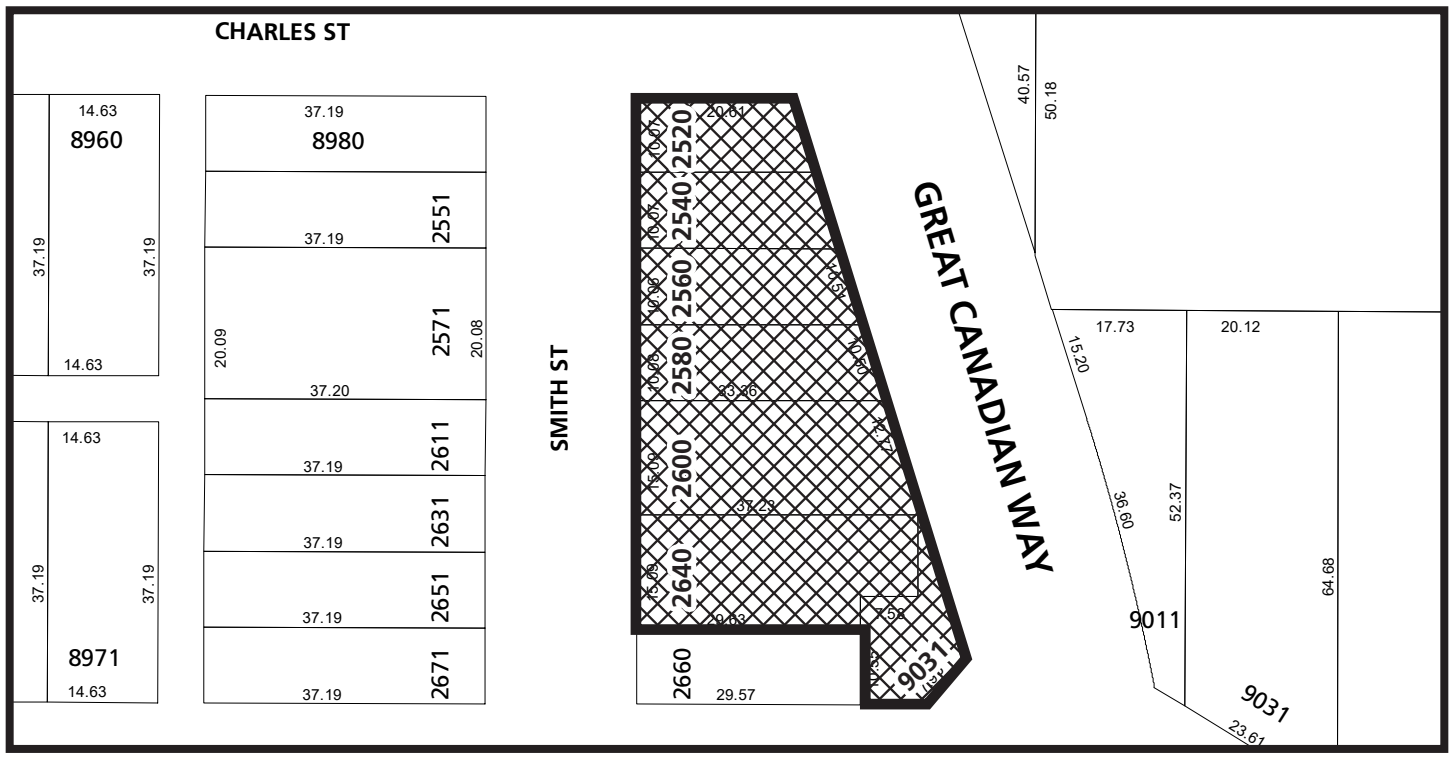
DELIVERED THIS DAY OF , .

_____ _____

MAYOR CORPORATE OFFICE

City of Richmond





TU 26-011521
SCHEDULE "A"

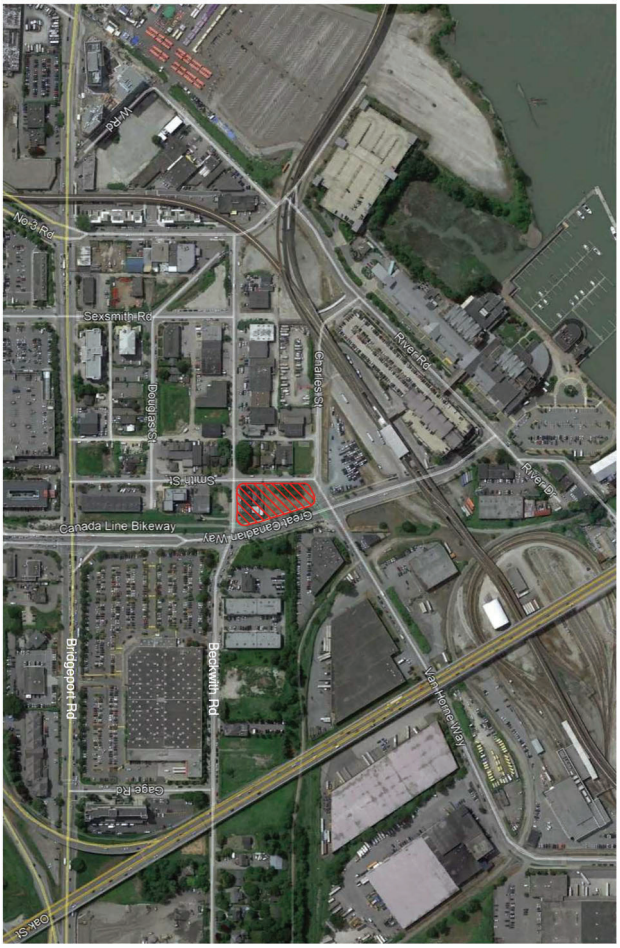
Original Date: 04/30/26
Revision Date:

Note: Dimensions are in METRES

Schedule "B"

VICINITY MAP

1 : 2400



NORTH

PROJECT STATISTICS

SITE AREA 19K.M SQ.M.

FLOOR AREA	FLOOR	GROSS	STAIRS / SERVICE	NET
	FIRST	659	37	621
	SECOND	681	37	644
	THIRD	681	37	644
	TOTAL	2020	111	1909

F.A.R. 1909 / 2547.3 = 75%

SITE COVERAGE 659 / 2547.3 = 26%

SETBACKS REQUIRED PROVIDED
FRONT (NORTH) 3.0 3.0
SIDE (EAST) 3.0 14.8
SIDE (WEST) 3.0 3.0
EXTERIOR SIDE (SOUTH) 3.0 3.0
REAR (SOUTH) 0 0

DWELLING UNIT TYPES

	STANDARD	ACCESSIBLE	TOTAL
FIRST	4	4	8
SECOND	13	5	18
THIRD	13	5	18
TOTAL	30	14	44

PARKING PROVIDED
STANDARD 7
ACCESSIBLE 1
TOTAL 8

RESIDENT BICYCLE LOCKER 43
40 SUITES X 1 =

VISITOR BICYCLE RACK 6
40 SUITES X 2 =

SUBMITTED FOR TUP

20 06	JS	GR	Rev. 05, 2020

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

CONTEXT PLAN

A0.1
DRAWING NO.

CLIENT:
LANDSEA
7-38521 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: N

804-313-6506

CNCL – 371

Gerry Blonski
architect a.i.b.c.
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph : 572-3608
Fax: 572-3760

2021-01-22 4:17:43 PM



1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TUP

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

SITE PHOTOS

20-09	Author	Checker	Nov. 03, 2020

CLIENT:
LANDSEA
7-3900 PROGRESS WAY
RICHMOND, BC
CONTACT: MIKE

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: NICK

CNCL – 372

Gerry Blonski
architect a.i.b.c.
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Ph: 572.3606
Fax: 270.7593

DRAWING NO. A0.2

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VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING



SUBMITTED FOR TUP

A0.3
DRAWING NO.

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

RENDERINGS

20-09	Author	Checker	Nov. 03, 2020

CLIENT:
LANDSEA
7-38621 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4300

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NIGEL HARRISON | 604-313-6506

Gerry Blonski
architect a.i.b.c.
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph.: 572-0366
Fax: 572-3760

1/28/2021 9:45:44 PM

SURVEY PLAN OF PARTS OF BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:

(1) LOT B EXCEPT: PART DEDICATED ROAD ON PLAN BCP8894
BLOCK 43 SECTION 21 AND 22 Bk5N R6W NWD PLAN 1555
PID: 003-848-737

(2) LOT 7 EXCEPT: PART DEDICATED ROAD ON PLAN BCP8863
BLOCK 43 SECTION 21 AND 22 Bk5N R6W NWD PLAN 1555
PID: 001-914-448

(3) LOT 6 EXCEPT: PART DEDICATED ROAD ON PLAN BCP8865
BLOCK 43 SECTION 21 AND 22 Bk5N R6W NWD PLAN 1555
PID: 003-718-329

(4) LOT 5 EXCEPT: PART DEDICATED ROAD ON PLAN BCP8865
BLOCK 43 SECTION 21 AND 22 Bk5N R6W NWD PLAN 1555
PID: 001-914-531

(5) LOT B+ EXCEPT: PART DEDICATED ROAD ON PLAN BCP8895
SECTION 21 AND 22 Bk5N R6W NWD PLAN 27961
PID: 003-914-451

(6) LOT 85 SECTION 21 AND 22 Bk5N R6W NWD PLAN 27961
PID: 003-755-791

(7) PART OF LOT 79 EXCEPT: PART DEDICATED ROAD ON PLAN
BCP 13654; SECTION 22 Bk5N R5W NWD PLAN 39616
PID: 004-516-513

CURRENT CIVIC ADDRESSES:

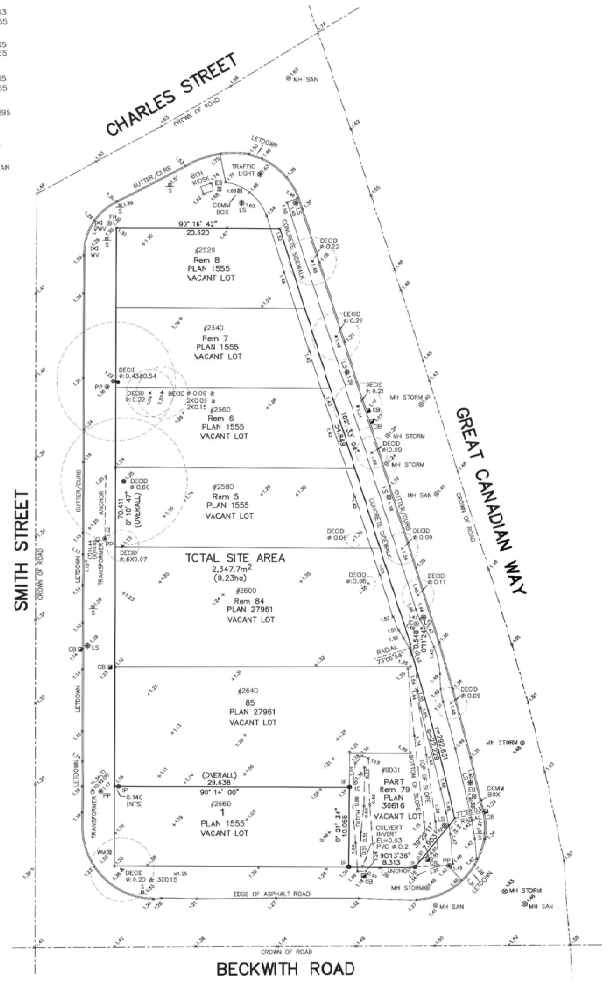
#2520–#2540 SMITH STREET
#9031 BECKWITH ROAD
RICHMOND, BC

LEGEND

SCALE 1:250

ALL DISTANCES ARE IN METRES

+0.15	INDICATES SPOT ELEVATION
● IP	INDICATES IRON POST
CB	INDICATES CATCH BASIN
EB	INDICATES ELECTRICAL BOX
FH	INDICATES FIRE HYDRANT
LS	INDICATES LAMP STANDARD
MH	INDICATES MANHOLE
IC	INDICATES INSPECTION CHAMBER
PP	INDICATES POWER POLE
SIGN	INDICATES SIGN
WV	INDICATES WATER VALVE
WM	INDICATES WATER METER
EL	INDICATES ELEVATION
BCH	INDICATES BC HYDRO
SAN	INDICATES SANITARY
(T)	INDICATES TOP
(B)	INDICATES BOTTOM
COMM	INDICATES COMMUNICATION
DECID	INDICATES DECIDUOUS
NTS	INDICATES NOT TO SCALE



© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-1331
FAX: 604-270-4137
CADFILE: 19213-001-TPS-200.DWG

R-2C-15242-TPG | CLIENT REF: LANDSEA

NOTES:
– ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #96 (77H4170) WITH AN ELEVATION OF 1.791 METRES.
– PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.

CERTIFIED CORRECT
THIS 2 ST DAY OF SEPTEMBER, 2020

William Wong F8AZPN
Digitally signed by William Wong F8AZPN
Date: 2020.09.21 15:46:07 -07'00'

WILLIAM P. WONG, BCLS
BC LAND SURVEYOR (1697)

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

SUBMITTED FOR TUP

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

SURVEY PLAN

20-09	Author	Checker	Nov. 03, 2020

CLIENT:
LANDSEA
7-3600 PROGRESS WAY
KELOWNA, BC
CONTACT: MIKE

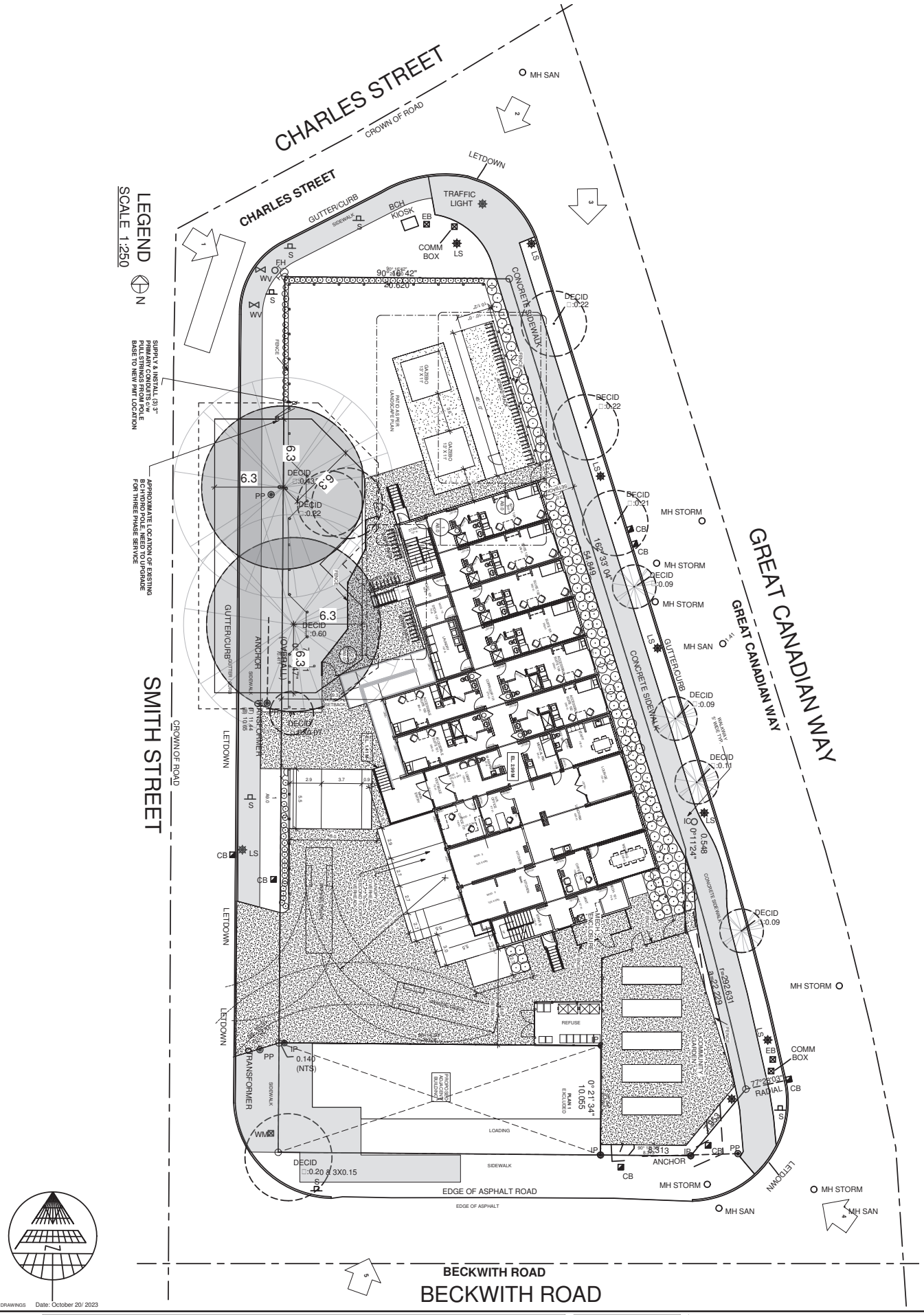
MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: MIKE
PH: 604-514-5595

CNCL – 374

Gerry Blonski
architect a.i.b.c.
Suite 14 - 12488 82nd Ave. Surrey, B.C. V3W 3E9
Ph: 572 3606
Fax: 572 3783

A0.4
DRAWING NO.

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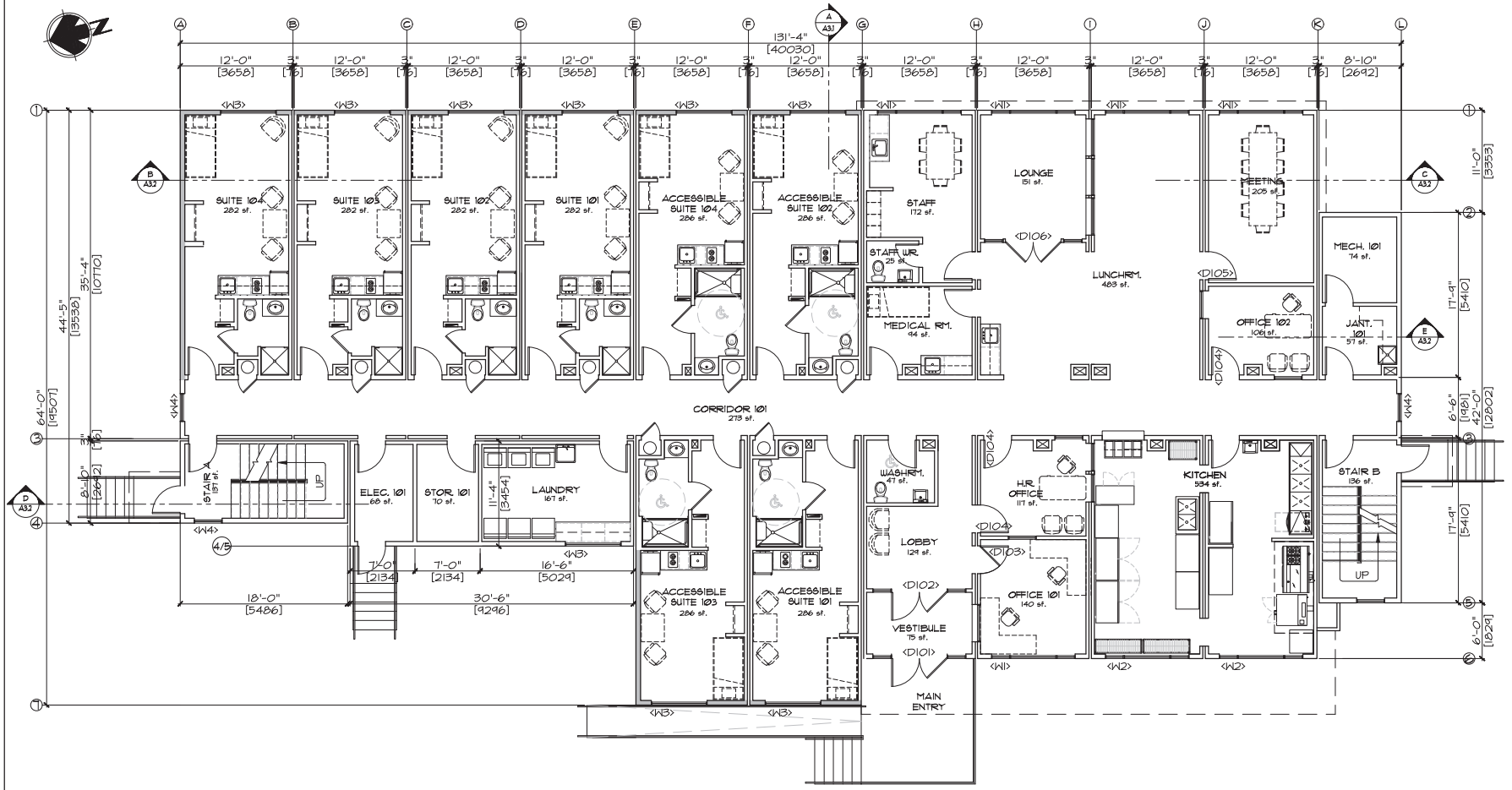


AS-BUILT DRAWINGS Date: October 20/ 2023

A1.1 DRAWING NO.	**BC HOUSING** 2520-2640 SMITH STREET, RICHMOND, BC SITE PLAN 20-09 | Author: DB | Checker:GB | October 28/ 2022	**GENERAL CONTRACTOR:** LANDSEA 7-38921 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE **MODULAR CONSULTANT:** WESTCOAST HIGHLAND BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRIS	**BUILDING PERMIT REVISION**

Gerry Blonski
architect a.i.b.c.
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph : 572-3608
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CNCL - 375



Architect
Gerry Blonski, a.i.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
06	01/20/21	TUP: RAMP & STEP/LANDING
05	01/12/21	KIT. CAB, RAMP COM. KIT.
04	12/15/20	GEN. LAYOUT & RM. AREA
03	12/01/20	AREA DATA
02	10/31/20	RISE CRAWL SPACE
01	10/15/20	LAYOUT SUIT

CNCL - 316

HIGHLAND BUILDING SOLUTIONS
Tel: 604-313-6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC. Housing

Drawing
GROUND FLOOR PLAN
7,080 sf.(658 sq.M.)

Scale : 1/8"=1'-0"

Drawn: -

Date: SEPT. 20, 2020

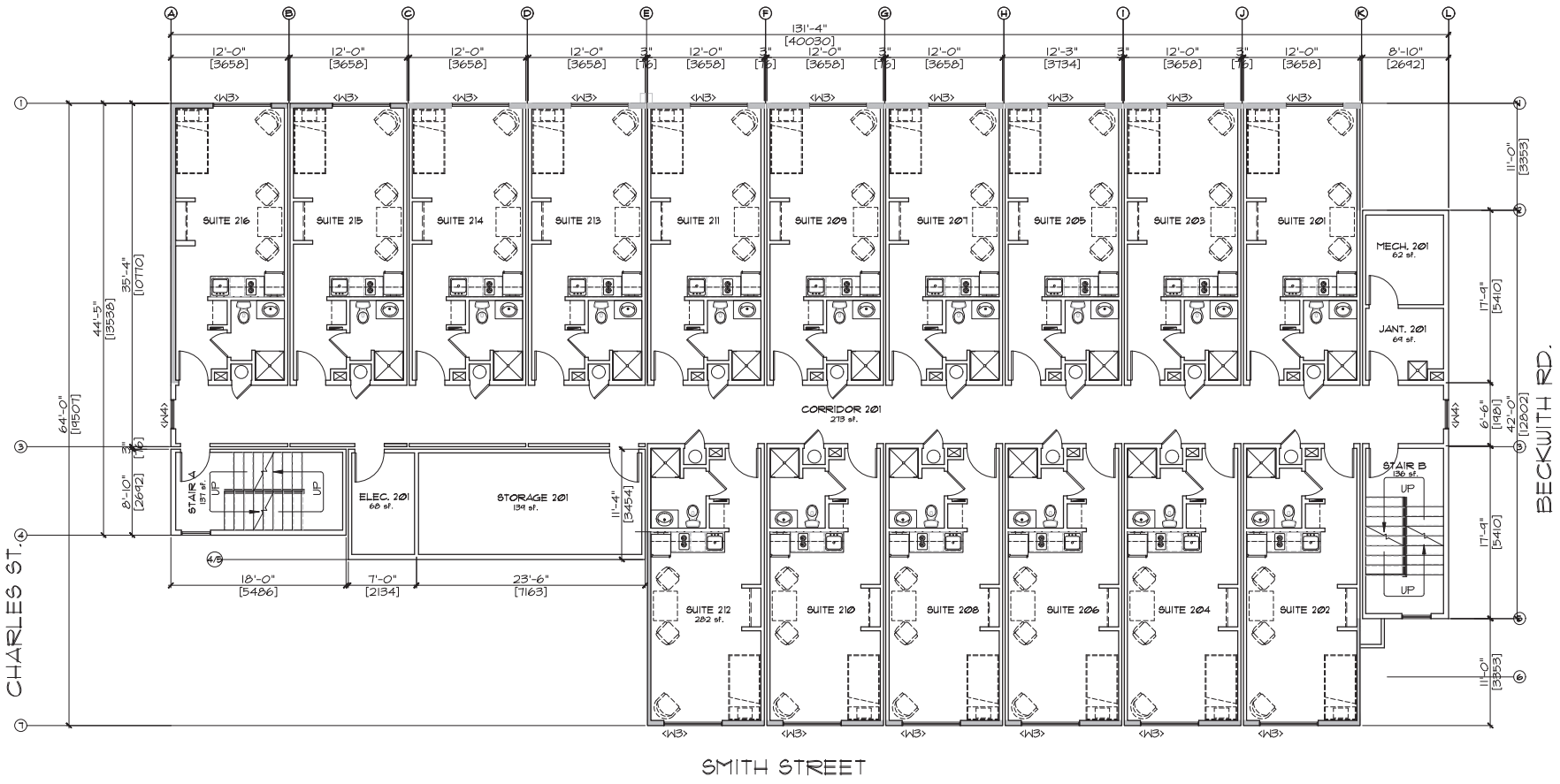
Project No. 2009136-P1A

Drawing No.
A1.1

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

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Architect
Gerry Blonski, a.i.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
04	01/12/21	KIT. CAB, RAMP COM. KIT.
03	12/15/20	GEN. LAYOUT & RM. AREA
02	12/01/20	AREA DATA
01	10/24/20	LAYOUT TO SUIT SITE

HIGHLAND BUILDING SOLUTIONS
Tel: 604-313-6506
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Project
2600 Smith Street, Richmond
BC. Housing

Drawing
SECOND FLOOR PLAN
7,323 sf. (681 sq.M)

Scale : 1/8"=1'-0"

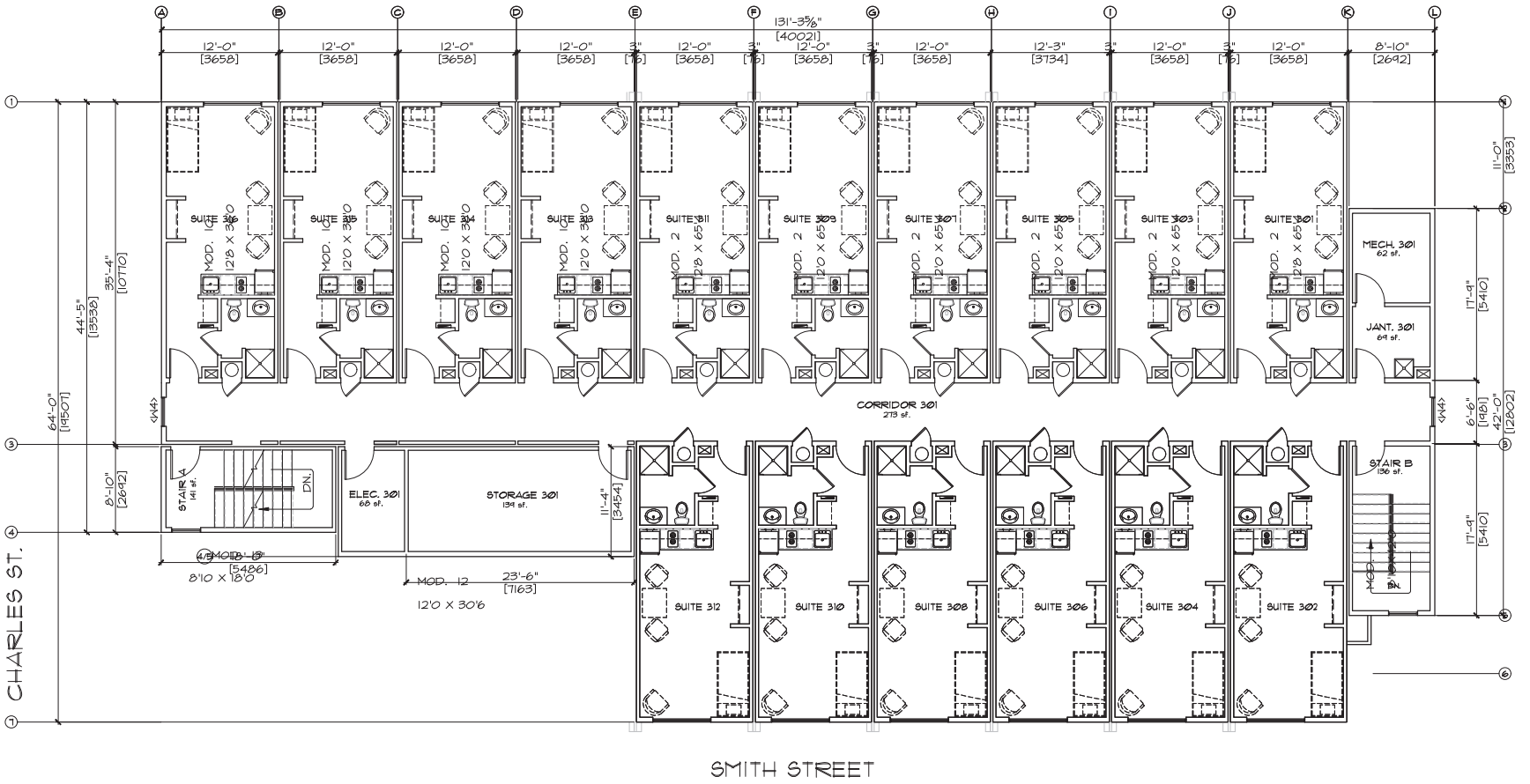
Drawn: -

Date: SEPT. 20, 2020

Project No. 2009136-P1A

Drawing No.
A1.2

CNCL - 377



© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid blocking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©

Architect
Gerry Blonski, a.i.b.c.
Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
04	01/12/21	KIT. CAB, RAMP COM. KIT.
03	12/15/20	GEN. LAYOUT & RM. AREA
02	12/01/20	AREA DATA
01	10/24/20	LAYOUT TO SUIT SITE

HIGHLAND BUILDING SOLUTIONS
Tel: 604-313-6506
Email: nigel@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC. Housing

Drawing
THIRD FLOOR PLAN
7,323 sf. (681 sq.M)

Scale : 1/8"=1'-0"

Drawn: -

Date: SEPT. 20, 2020

Project No. 2009156-P1A

Drawing No.
A1.3

RNCL - 378



EXTERIOR FINISH LEGEND

	TYPE	TYPE	COLOR
(1)	METAL CLADDING	TAN - 6074 VICWEST	
(2)	METAL FLASHING	METRO BROWN - 16154 VICWEST	
(3)	HARDI PANELS	AUTUMN TAN J-20-20	
(4)	HARDI TRIM	ARCTIC WHITE J-01-20	

SUBMITTED FOR TUP

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

20-09	Author	Checker	Nov. 03, 2020

A2.1
DRAWING NO.

CLIENT:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: [illegible] 604-313-6505

CNCL – 379

Gerry Blonski
architect a.i.b.c.
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Ph : 572-3608
Fax: 572-3760

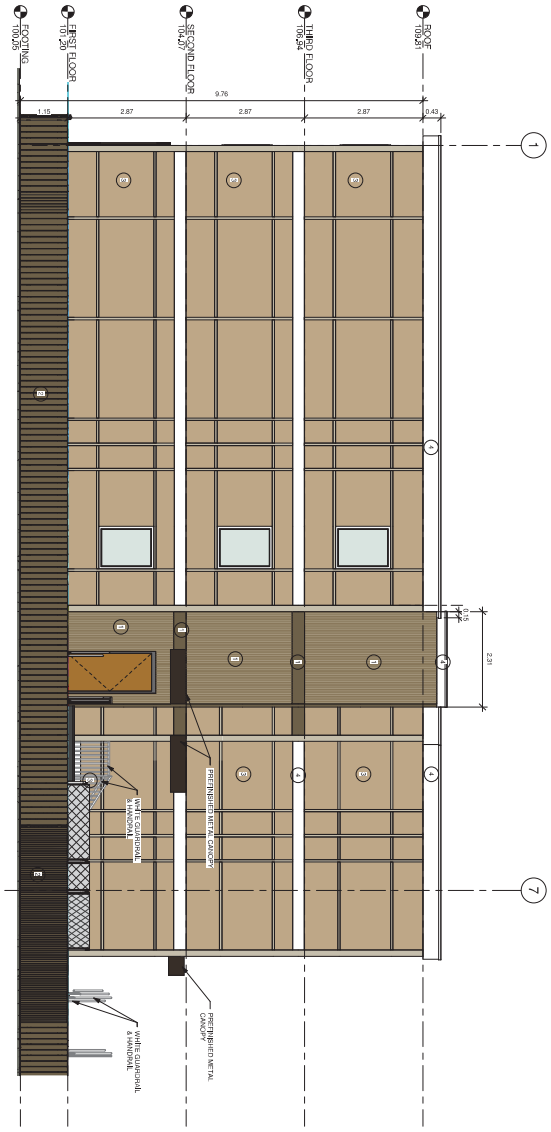
NORTH ELEVATION

1 : 48



SOUTH ELEVATION

1 : 48



EXTERIOR FINISH LEGEND

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1	TYPE	METAL CLADDING	TAN - 1507A VICWEST
2	2	METAL FLASHING	METRO BROWN - 1615A VICWEST
3	3	HARDI PANELS	AUTUMN TAN JH30-20
4	4	HARDI TRIM	ARCTIC WHITE JH10-20

SUBMITTED FOR TUP

A2.2
DRAWING NO.

SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

20-09	Author	Checker	Nov. 03, 2020

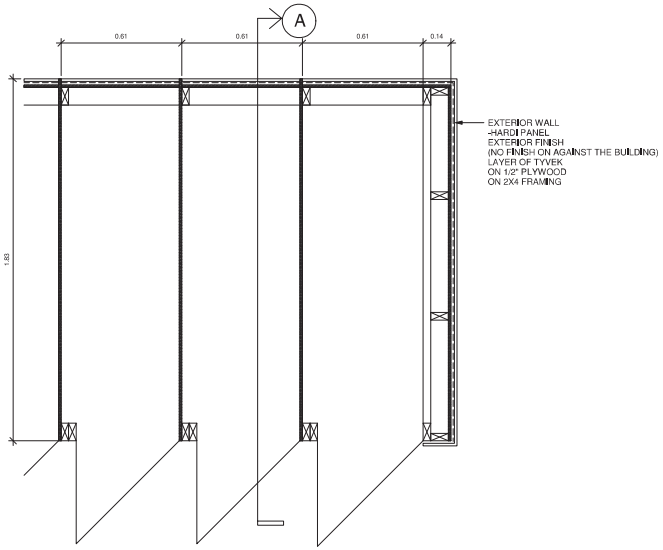
CLIENT:
LANDSEA
7-38921 PROGRESS WAY
SQUAMISH, BC
CONTACT: MIKE

MODULAR CONSULTANT:
WESTCOAST HIGHLAND BUILDING SOLUTIONS
CONTACT: N[illegible] 604-313-6505

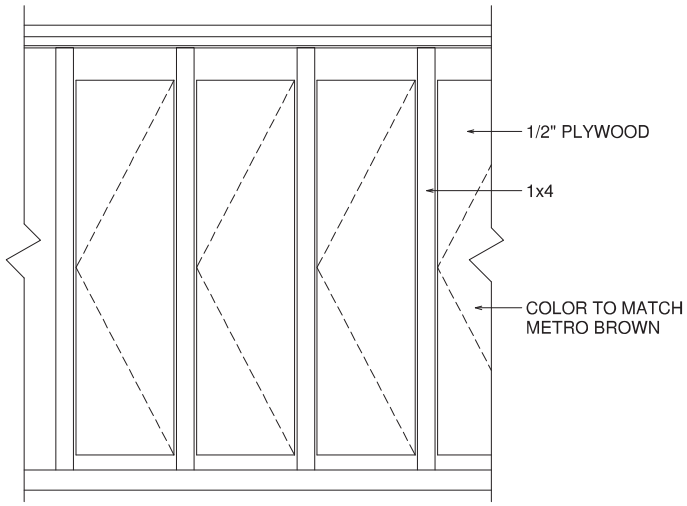
CNCL – 380

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Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph : 572-3608
Fax: 572-3760

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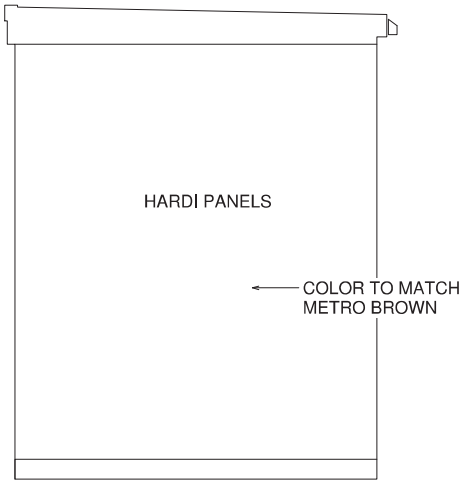


TYP. BICYCLE LOCKERS PLAN
1 : 10



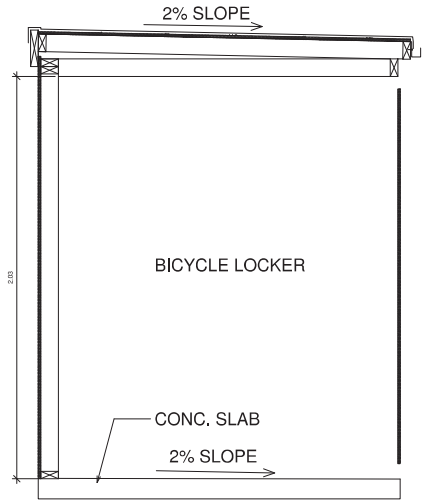
BICYCLE RACK FRONT ELEVATION (TYP.)

SCALE: 1:10



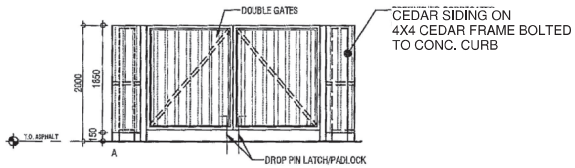
BICYCLE RACK SIDE ELEVATION (TYP.)

SCALE: 1:10



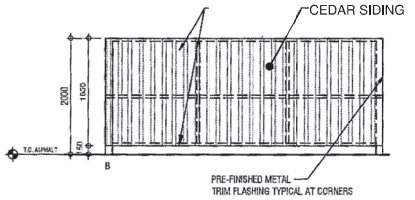
A BICYCLE RACK SECTION DETAIL (TYP.)

SCALE: 1:10



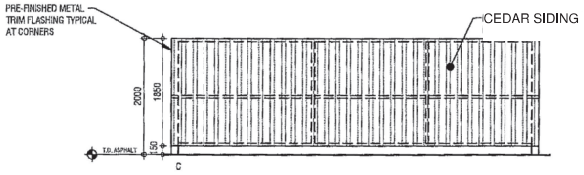
3A DP1.2 Garbage Enclosure Elevation

SCALE: 1:50



3B DP1.2 Garbage Enclosure Elevation

SCALE: 1:50



3C DP1.2 Garbage Enclosure Elevation

SCALE: 1:50

SUBMITTED FOR TUP

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CONTACT NAME: [illegible]
604-513-6566

CLIENT:
LANDSEA
7-3900 PROGRESS WAY
RICHMOND, BC
CONTACT: MIKE

CNCL – 381

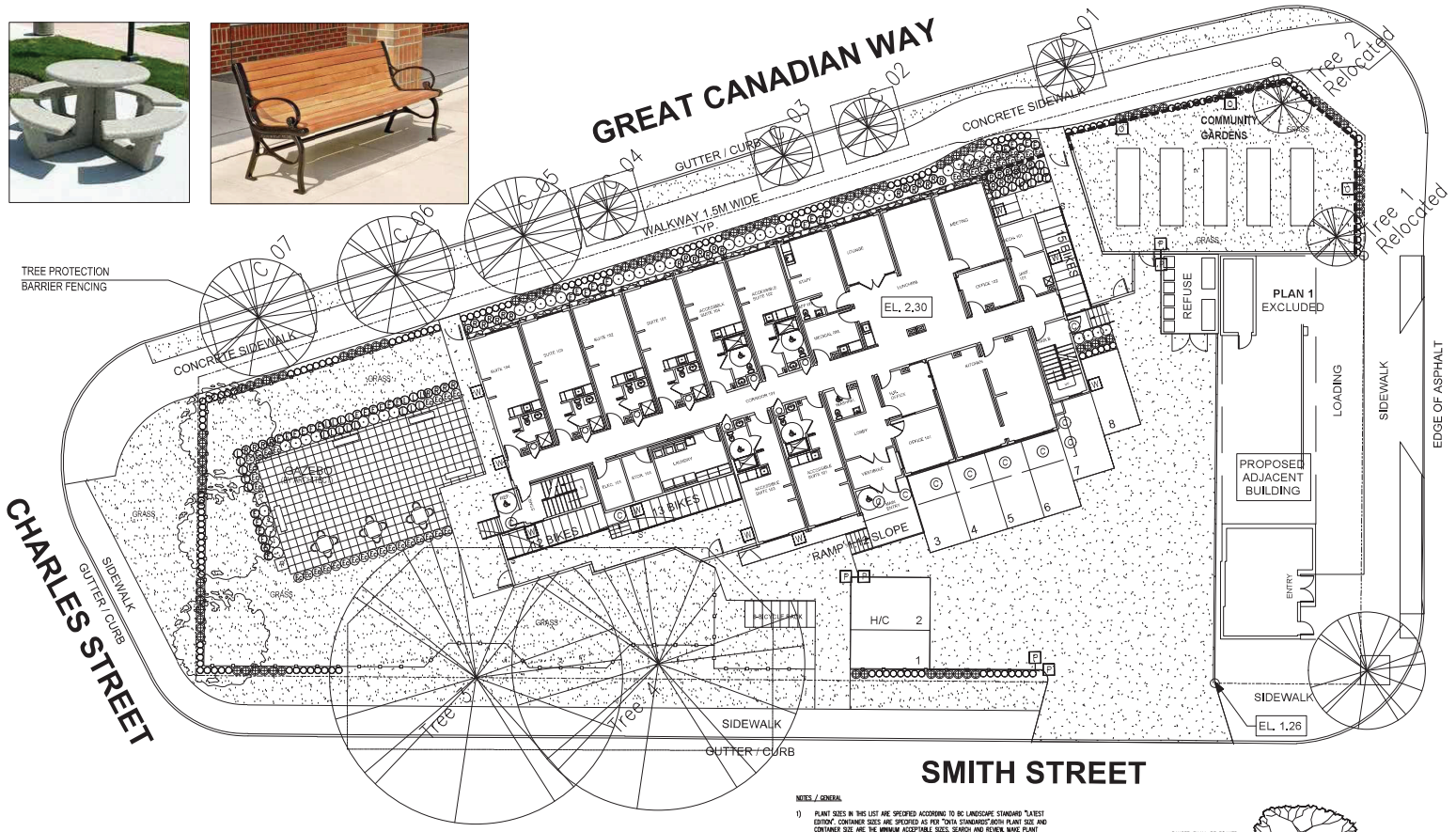
SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

DETAILS

20-09	Author	Checker	Nov. 03, 2020

A3.1
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NORTH

LIGHTING LEGEND

ALL LIGHT FIXTURES WILL SEEK TO MINIMIZE LIGHT SPILL ONTO ADJACENT LOTS

- S SOFFIT TRIM BIKE LOCKERS
- P AREA LIGHT FULL CUT OFF
- C CANOPY DOWNLIGHT
- W WALL DOWNLIGHT FULL CUT OFF
- O OUTDOOR GARDEN LIGHT

DATE	REMARKS	NO.
	REVISIONS	

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
ⓛ	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	26	#3 POT	65 CM. O.C	
ⓡ	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	30	#3 POT	65 CM. O.C	
ⓔ	ECHINACEA PURPUREA	PURPLE CONEFLOWER	30	#3 POT	65 CM. O.C	
ⓔ	ESCALLONIA NEWPORT DWARF COMPACTA	DWARF ESCALLONIA	44	#3 POT	65 CM. O.C	
⊙	CALAMAGROSTIS x ACUTIFLORA 'KARL FOSTER'	FEATHER REED GRASS	37	#3 POT	70 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	164	#3 POT	45 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	100	#3 POT	70 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARD"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

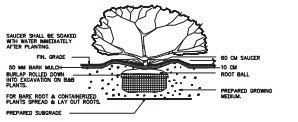
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

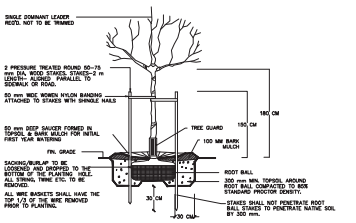
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

LANDSEA
c/o NIGEL HARRISON
HIGHLAND BUILDING SOLUTIONS
SUITE #3
5697 PROMONTORY ROAD
CHILLIWACK, B.C. V2R 0V7

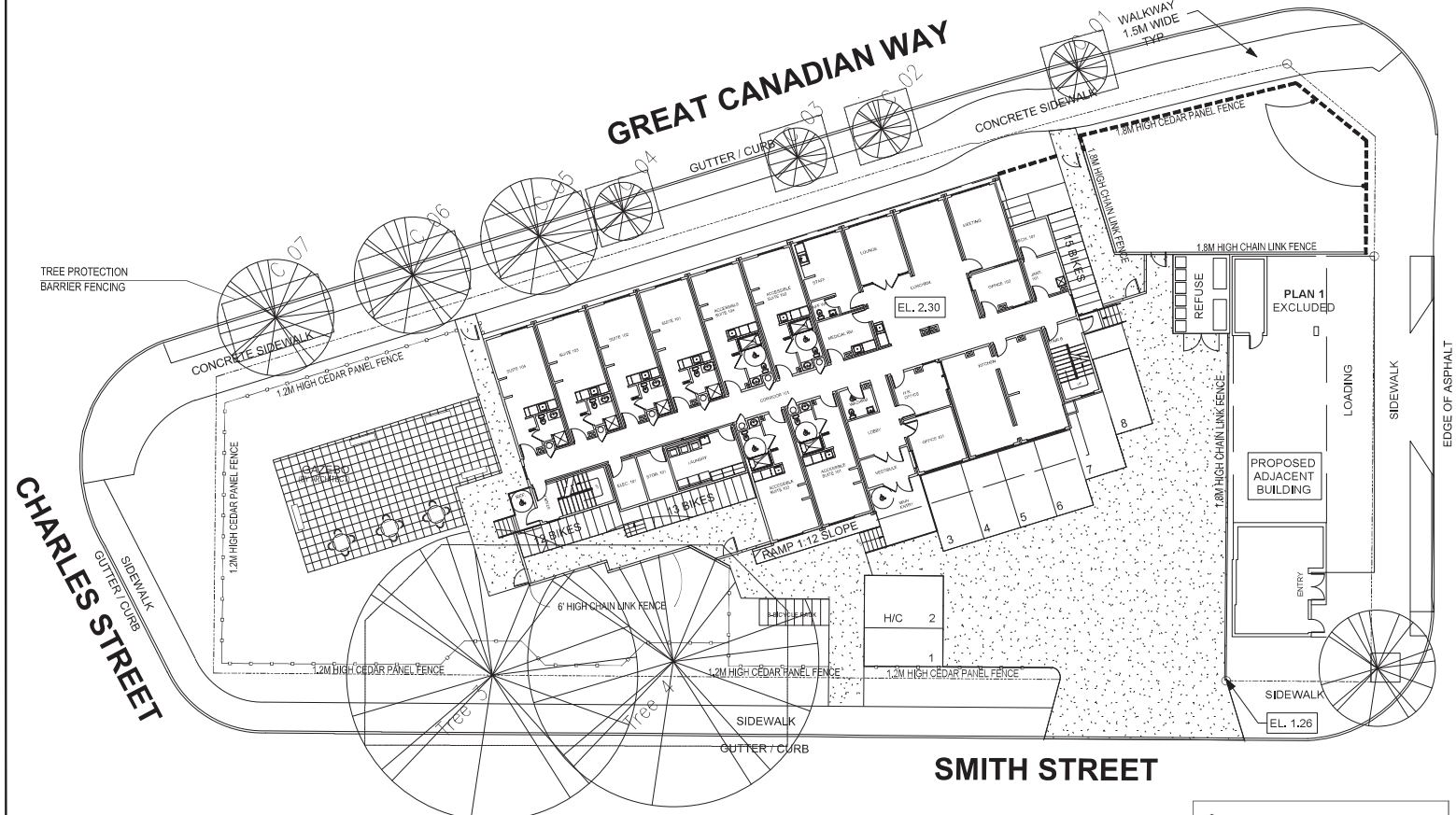
TITLE

PLAN VIEW

LANDSCAPE PLAN
SMITH STREET
HOUSING PROJECT
2520 2540 SMITH STREET
RICHMOND, B.C.

SCALE	1:150	DATE	OCT/20
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L-1



NORTH

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

LANDSEA
c/o NIGEL HARRISON
HIGHLAND BUILDING SOLUTIONS
SUITE #3
5697 PROMONTORY ROAD
CHILLIWACK, B.C. V2R 0V7

TITLE

PLAN VIEW

FENCE PLAN
SMITH STREET
HOUSING PROJECT
2520 2540 SMITH STREET
RICHMOND, B.C.

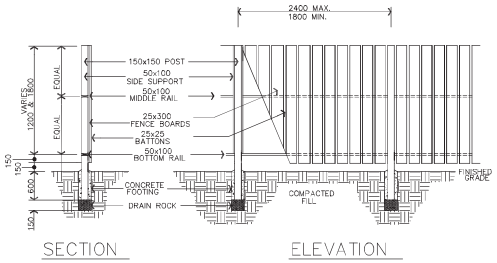
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ENG.		CHK'D	
APP'D		AS BUILT	

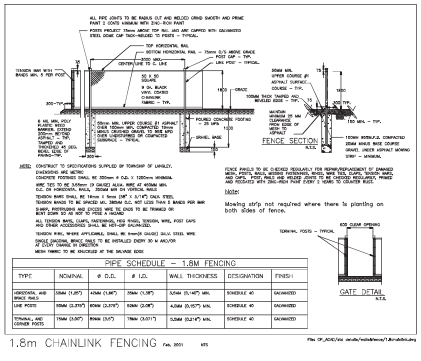
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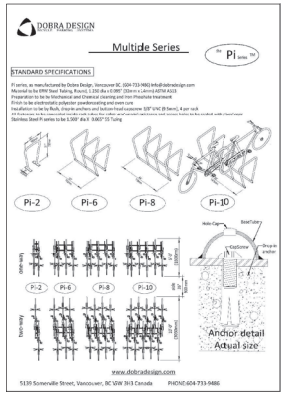
CNCL – 383

FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.





1.8m CHAINLINK FENCING Feb. 2021 NTS



City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	May 29, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6370-01/2025-Vol 01
Re:	**Business Recycling Resources Pilot Program Review**		

Staff Recommendations

1. That Option 2 as outlined in the report titled, "Business Recycling Resources Pilot Program Review", dated May 29, 2026, from the General Manager, Engineering and Public Works, be approved; and

2. That a letter be sent from the Mayor to the Minister of Environment and Parks requesting that, using the findings from the *2025 Preventing Non-Residential Packaging Waste Engagement Report,* the Province enact legislation for businesses and institutions to submit waste prevention plans, conduct audits, or implement specific waste prevention actions.

Executive Summary

The Business Recycling Resources Pilot Program showed that Richmond businesses benefit from recycling education and advisory support. It also confirmed that commercial recycling remains highly variable due to the nature of individual business activities and is shaped by factors such as service costs, property management arrangements, waste hauler contracts, and differences in business size and waste streams.

Option 2, *Business Recycling Resources Program Formalization plus Advocacy to Regional and Provincial Governments for Requirements and Regulations* is recommended as it continues the City's education-based support while also addressing these broader barriers at higher levels of government. The City would maintain the Business Recycling Resources Program and advocate to Metro Vancouver and the Province for stronger, more consistent recycling requirements and enforcement.

This option is the most balanced approach which supports Council's environmental sustainability objectives and avoids placing Richmond businesses at a competitive disadvantage through City-only regulation.

Staff Report

Origin

In 2024, the City of Richmond launched the Business Recycling Resources Pilot Program (the Program), an education and advisory program providing hands-on support for businesses to navigate commercial waste management and empower businesses to implement sustainable recycling solutions. This report provides an update on the Program and proposes next steps.

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.*

Analysis

Background

The City's residential recycling services are successful in supporting waste diversion, achieving 79% diversion from single-family homes in 2025. Commercial recycling rates, however, lag that of residential. According to the draft 2024 Metro Vancouver Solid Waste Management Plan, the regional commercial recycling rate is 47%, improving only by 1% since 2021. Commercial and industrial sectors are reverting to waste and recycling quantities as seen pre-pandemic, however, regional commercial recycling remains behind the 65% overall regional recycling rate.

To enhance commercial recycling, the City undertook a Commercial Recycling Services Review in 2022 and 2023 to assess business recycling practices and identify a strategy to increase their recycling performance. The City had also provided collection services to a limited number of businesses to assess whether a City-run collection model was practical or feasible. Full details of the review can be found in the Report to Council, titled "Commercial Recycling Services Review" that was received by Council on October 23, 2023. Key outcomes were:

- the conclusion of the City Commercial Garbage and Recycling Pilot program due to the variability in waste generation and inability to adequately service or standardize services; and
- to undertake the Business Recycling Resources Pilot Program – an education and advisory program available for free to Richmond businesses.

Business Recycling Resources Pilot Program Details

Through the initial Commercial Recycling Services Review, it was found that rather than a one-size-fits-all solution, the Program aimed to engage individual businesses at their current recycling level and seek improvement by providing education and resources to increase waste diversion. A summary of the Program is detailed in the section below.

Program Structure

The Program focused on three primary areas:

1. **Recycling Services:** Businesses must have the appropriate recycling services contracted or made available to them based on the waste they generate.
2. **Training and Education:** Once proper services are available, all employees should be trained on how to recycle correctly when on-boarded and receive training throughout their employment.
3. **Rethinking and Reducing Waste:** All businesses can rethink and reduce the waste they generate by sourcing reusable materials, utilizing refill options and updating systems to minimize waste.

A suite of information and customized tools were developed for the Program focusing on these primary areas. City staff reached out to a variety of businesses to provide advice and recommendations using these tools to support commercial recycling approaches. City staff worked with the businesses directly or provided the information for independent self-guided learning and application:

- **Toolkit:** A nine-part instructional guide available in English, Traditional Chinese and Simplified Chinese, providing regulatory guidelines, best practices for businesses and property managers and an overview on assessing generated waste. A breakdown of the toolkit is presented in Attachment 1.
- **Waste Calculators:** Waste diversion calculator and waste composition calculator to help businesses understand their waste.
- **Workbook:** Step-by-step guide and workbook for businesses to create a Recycling & Waste Reduction Plan.
- **Self-Assessment Quiz:** Eleven question quiz to provide a simple assessment and program starting point.
- **Workshops:** Tailored workshops to reinforce a business' recycling system, applicable regulations and the importance of recycling correctly.
- **Site Visit Materials:** A site visit checklist and accompanying site visit report for providing feedback and suggested resources to businesses.

Program Implementation

The Program launched in Q2 of 2024 with a promotional plan including utilizing City channels, e-newsletters, local associations (Chamber of Commerce and Tourism Richmond), and digital and direct mail reminders through the City business licencing process.

In addition to broad scale promotion, the Program continued door-to-door visits to businesses, site visits and on-site coaching as well as observing business and complex recycling set-ups. Outreach and engagement statistics are presented in Table 1 below.

Table 1: Outreach and Engagement Summary

Tactic	Number of Engagements
Businesses reached through door-to-door visits and phone calls	401
Program materials distributed	281
Site visits completed	14
Workshop participants	92

Key Findings

Through these engagements, businesses and property managers became better informed on waste and recycling strategies in order to:

- Better understand the Metro Vancouver Disposal Ban, including what items are banned from the landfill.
- Review and change their waste hauler contract to include additional services.
- Shift garbage and recycling set-ups in their business to enable better recycling practices.
- Use tailored information provided by City staff about methods to improve recycling practices at their business.
- Explore options to reduce and rethink the waste generated.

As outlined in Attachment 2, most businesses find implementing effective recycling and waste management challenging, providing feedback including the following:

- Waste and recycling servicing arrangements can be costly;
- Challenging for businesses and property managers to navigate the responsibility of recycling services in a shared space (waste variability, businesses have services provided to them, rather than contracted individually);
- Contract holders (property managers) are often different than the end user of the services (businesses); and
- Varying regulations from municipality to municipality.

Based on findings from door-to-door visits and phone calls, there are some Richmond businesses are already going above and beyond with their recycling efforts, including the following:

- 14% of businesses recycled materials beyond the services contracted or available to them (i.e. returning refundables).
- 8% of businesses regularly transported items to the Depot (i.e. polystyrene foam, lightbulbs, batteries).
- 7% of businesses made use of apps or donation services to minimize food waste (i.e. Too Good To Go, Richmond Food Bank, Food Mesh, Second Harvest).
- 6% of businesses utilized reuse, refill or repair initiatives to minimize waste (i.e. appliance repair, reusing boxes, containers or pallets).

Regulatory Jurisdictional Review

As noted, many businesses identified challenges with varying regulations between jurisdictions as a complication for those with multiple locations. Businesses noted the importance of regulatory consistency to avoid patchwork approaches to how they manage waste and recycling in the different cities in which they operate.

To evaluate this feedback, staff undertook a jurisdictional review of regulatory actions that have been taken to encourage institutional, commercial and industrial (ICI) recycling and separation of waste. The scan, detailed in Attachment 3, highlights different current municipal, regional and provincial regulations and their application in promoting greater recycling in the ICI sector. Regulations may be undertaken by both regional districts and municipalities, as both bear responsibilities for waste management in the region. Preliminary feedback from these jurisdictions show differences in capacity, approaches to implementation and enforcement.

Metro Vancouver Actions
Metro Vancouver is currently finalizing its Solid Waste Management Plan which includes review by various governing boards and then submitting the final draft to the Ministry of Environment and Parks expected in Q3 of 2026.

The current draft outlines a goal of seeking "accountability from residents, businesses and governments to prevent waste" and details actions to support a circular economy and improved waste management practices in the ICI sector. Applicable actions for businesses include:

- *2.1.7. Develop, test and share approaches to further measure and reduce commercial and institutional waste.*
- *4.8.4. Explore the potential to increase the number of disposal ban inspections at Metro Vancouver and City of Vancouver solid waste facilities.*

Additional regulatory mechanisms would be most effective through the existing Disposal Ban framework as Metro Vancouver has existing fee structures and bylaws to inspect garbage loads for banned materials at the landfill. The draft regional Solid Waste Management Plan also identifies actions to further support ICI recycling in the region, including potential future regulatory enhancements, such as source separation requirements for waste generators, which would require an amendment to provincial legislation.

These actions are also supported by the Regional District of Nanaimo, which has successfully implemented source separation requirements which has set a precedence for regional government legislation for commercial businesses.

Provincial Actions
The Province of BC released the *Preventing Waste in BC: Non-Residential Packaging & Paper Products Discussion Paper* in 2024, and subsequent *Engagement Summary Report*, released in 2025. These reports identified general support for a proposed multi-faceted approach to increase recycling in commercial, institutional and industrial sectors, noting that input from this engagement will be used to work towards the development and implementation of policy approaches to prevent non-residential waste in BC.

The Province recently sent out communication that they are pausing further action on this project and will resume in the future when it aligns with broader policy direction and capacity.

Options

There are several avenues the City could take to further support the recycling and waste management efforts of commercial businesses in Richmond. These could range anywhere between providing various service models, to more stringent regulations or be limited to advisory services. Staff have outlined two options for consideration:

Option 1: Business Recycling Resources Program Formalization
This option would formalize the current Business Recycling Resources Pilot Program into a standing educational program offered on an on-going, as needed basis. Businesses reaching out to the City for garbage and recycling support would be recommended to this Program, or similarly, if businesses are reported to the City regarding their recycling and organic collection. This option leads with education to encourage businesses to come into compliance with regional bans.

This option is not recommended on its own, as it provides education but lacks further action to increase consistency for recycling actions across all businesses in the region.

Option 2: Option 1 plus Advocacy to Regional and Provincial Governments for Requirements and Regulations (recommended)
This option would include Option 1 and also include advocating to both regional and provincial governments to enact requirements or regulations regarding commercial recycling. As commercial businesses often operate beyond municipal borders, regulations to require recycling would be best suited coming from senior levels of government to ensure that Richmond businesses do not have a competitive disadvantage. This option would include:

a. Writing a letter to the Minister of Environment and Parks requesting that the findings from the *2025 Preventing Non-Residential Packaging Waste Engagement Report,* specifically the suggestion that the Province implement a "Requirement for businesses and institutions to submit waste prevention plans, conduct audits or adopt specific waste prevention actions" be enacted; and
b. Advocate to Metro Vancouver to increase enforcement of the Disposal Ban Program and pursue regulatory mechanisms after the draft Solid Waste Management Plan is approved by the Province to support mandatory source separation for waste generators including businesses. City staff to advocate through various committees including the Regional Engineers Advisory Committee (REAC), Solid Waste Sub-Committee (SWSC) and the Regional Waste Reduction Coordinators Committee (RWRCC).

This option is recommended, as both the Province and Metro Vancouver have identified actions and approaches to establish additional requirements and enforce such legislation in an equitable application across all businesses. The City would continue to focus on education through the Program to help prepare Richmond businesses for future regulatory requirements.

As part of this option, staff would continue to explore additional opportunities and strategies to advance commercial recycling efforts as the industry advances and opportunities arise.

Other options were explored such as developing regulations or Richmond specific requirements; however, these were not advanced due to the amount of resources required for implementation and enforcement. Additionally, inconsistent regulations and varying levels of enforcement across jurisdictions may create negative economic impacts by placing Richmond businesses at a disadvantage compared to others operating within the region.

Budgetary Implications

The recommended Option 2 identified in this report can be accommodated through established lines of business funded through the City's utility fees as approved in the annual Sanitation & Recycling Utility budget.

Conclusion

As Richmond continues to increase the commercial waste diversion by leading with information and resources, staff are seeking approval to proceed with Option 2, which includes maintaining the Business Recycling Resources Program as educational support to Richmond businesses on an as needed basis. Additionally, the City can advocate to senior levels of government to enact regulation change to provide consistency, equity, and effectiveness in waste management for Richmond businesses.

Respectfully submitted,

Suzanne Bycraft, Director, Public Works

Report Contributors

This report was prepared by Kristina Grozdanich, Manager, Recycling and Waste Recovery and reviewed by Business Services, Climate & Environment and Community Bylaws.

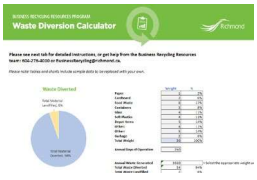
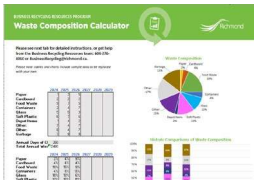
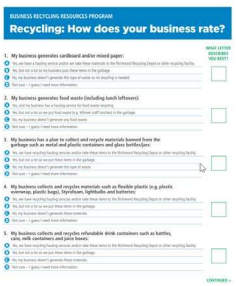
Endorsed by Serena Lusk, CAO

Att. 1: Business Recycling Resources Toolkit
2: Additional Factors Impacting Business Recycling
3: Summary of Commercial Garbage and Recycling Regulations

Business Recycling Resources Toolkit

Tool		Target Audience	Description
	Program Overview	Businesses	Program description, catalyst for program, summary of available resources.
	Bylaws, Bans and Your Business	Businesses, haulers, property managers	Overview of Metro Vancouver Disposal Ban, impact of hazardous materials, Richmond's *Single-Use Plastic and Other Items Bylaw No. 10000*, *Public Health Protections Bylaw 6989*, *Unsightly Premises Regulation Bylaw No. 7162*, *Solid Waste & Recycling Regulation Bylaw No. 6803* in reference to Illegal Dumping.
	Tips to Reuse, Refill and Rethink Waste	Businesses	Selection of tips and benefits of reusable and refillable products, importance of reducing single-use plastics including purchasing tips and assessing alternatives.
	Creating a Recycling and Waste Reduction Plan	Businesses	Actions, reasons and resources to increase recycling, reduce waste and develop programs to ensure employees are informed about measures to support more sustainable waste management practices.

Tool		Target Audience	Description
	Recycling and Waste Reduction Workbook for Businesses	Businesses	Step by step program for businesses to work through creating a Recycling and Waste Reduction plan tailored to their business.
	Waste Management Guidelines for Property Managers	Property Managers	Comprehensive guidelines for property managers on applicable bylaws and bans. Plus, how to assess required services, cart size, frequency of pick-up as well as tackling issues such as safety and cleanliness of recycling spaces.
	Tips to Deter Illegal Dumping, Unsightly Premises and Rodents	Businesses, property managers	Steps to deter illegal dumping on business property and best practices and City resources for maintaining property to dissuade rodents.
	Selecting and Using a Waste Audit Tool	Businesses, property managers	Instructions for choosing and utilizing either the Waste Diversion Calculator or the Waste Diversion Calculator.

Tool		Target Audience	Description
	Waste Diversion Calculator	Businesses, property managers	Simple calculator for businesses to input data available through their waste hauler to calculate their waste diversion rate.
	Waste Composition Calculator	Businesses, property managers	Simple calculator for conducting an independent audit and better understand the waste generated by their business.
	Assessing Business Waste	Businesses, property managers	Instructions on how to take data from the waste diversion calculator and the waste composition calculator and determine the appropriate steps.
	Tips for Contracting a Waste Hauler	Businesses, property managers	Breakdown of the general terms and conditions expected when contracting a waste hauler including assessing needs and questions to ask potential haulers about fees and terms.
	Business Self-Assessment Quiz	Businesses	Short, engaging quiz allowing businesses to self-assess their current recycling and waste reduction practices and recommended next steps.

Additional Factors Impacting Business Recycling

Factor	Impact to Business
Business size	- Businesses with larger corporate infrastructure may adhere to corporate sustainability policies with systems in place to support recycling, waste reduction, energy efficiency and GHG emissions to achieve corporate targets. - Larger businesses can tender waste hauler contracts on a larger scale (provincially, nationally) for cost effectiveness. - Larger businesses can create closed systems for their recyclable materials. - Smaller businesses may not have resources to dedicate towards improving recycling processes.
Cost of services	- Smaller businesses do not benefit from economies of scale and may pay more for services. - Additional recycling streams require additional fees, space for bins and effort to educate staff.
Waste generated	- Businesses generate different waste and may require different services.
Contracting of services	- Service availability depends on who holds the service contract with a hauler (individual business, property manager, or collection of businesses). - Hauler contract holders may reject requests for added recycling services due to cost or contract terms. - Larger corporations can contract services on a larger scale.
Property managers	- Property managers often determine the services for the entire mini-mall/complex, limiting individual business options regarding services available and cost impacts. - Services provided to businesses may not align with the waste generated by a specific business. - Prices and requirements need to be competitive to attract tenants/businesses. - Variety of services and frequency of collection can be cost driven.
Waste haulers	- Waste hauler contracts can be challenging to navigate and modify.
Regulatory issues	- Inconsistency of regulation across the region, creating patchwork approach for businesses operating across municipalities. - Difference in scope of regulation at the municipal, regional and provincial level including oversight of waste disposal sites, waste hauler permits, tipping fees and Extended Producer Responsibility programs. - Different requirements for compliance; enforcement resulting in varied consistency of application.

Summary of Commercial Garbage and Recycling Regulations

Regulation	Summary	Mechanisms for Compliance	Enforcement
Municipal			
City of Vancouver, *Bylaw No. 8417 A By-Law Respecting the Collection, Disposal, Transfer and Recycling of Solid Waste*	All owners or occupiers of non-residential properties are required to implement both a recyclable materials diversion program and an organic materials diversion program.	- Provide program details to the City Engineer upon request. - Verified through the business licence process and supported by proof of a licensed hauler.	Fine for non-compliance within bylaw.
City of Burnaby*, Bylaw 12875 Burnaby Solid Waste and Recycling Bylaw*	Every owner or occupier of an industrial, commercial, or institutional property must ensure proper waste management by placing garbage, designated recyclables, and organic materials – including yard waste and food scraps – into the appropriate receptacles without contamination.	- Owners or occupiers are required to provide written instructions annually to tenants, employees, and contractors on proper separation practices.	Fine for non-compliance within bylaw.
Regional District			
Regional District of Nanaimo (RDN), *Bylaw No. 1812 – Mandatory Waste Source Separation*	Requires all curbside, multi-family, commercial, institutional, and industrial buildings to provide separated containers for garbage, recycling, and organic material, excluding buildings serviced by the district or a municipality.	- Owns and operates landfill. - Licences waste haulers in the region. - Regulates tipping fees and discounted fees for loads free of recyclable or compostable materials. - Disposal levy on waste sent to landfill or incineration within or outside the region.	Fine for non-compliance within Offence Act.

Regulation	Summary	Mechanisms for Compliance	Enforcement
District of Squamish, *Bylaw 2870 – Solid Waste Utility and Regulation Bylaw*	Requires all non-City serviced multi-family housing complexes and all commercial, industrial, institutional properties, event venues, and other temporary premises users must separate garbage, organics, and recyclables prior to disposal.	- Owns and regulates the Squamish Landfill.	Fines within bylaw and increased landfill fees for mixed waste.
Resort Municipality of Whistler (RMOW), *Bylaw 2469 A Bylaw to Regulate the Storage and Disposal of Solid Waste, and to Establish a Parcel Tax and Fees and Charges in Relation to Municipal Solid Waste Services*	ICI required to separate collection for disposal of food scraps, paper and recyclable materials, and landfill waste.	- Food service operators when applying for business licence, special event permit applicants or development or rezoning application for commercial property required to submit a Solid Waste Management Plan.	Fines within bylaw.
Fraser Valley Regional District (FVRD), *Bylaw No. 1495 A Bylaw Respecting the Removal and Disposal of Municipal Solid Waste*	Waste generated from residential, commercial or institutional sources must separate organics and recyclables from other waste at the point of generation, inform occupants of container requirements and locations, and ensure materials are delivered to designated facilities or transfer stations.	- Owns and regulates the Chaumox Landfill.	Fines within bylaw.

Regulation	Summary	Mechanisms for Compliance	Enforcement
Provincial			
Province of Ontario, *Ontario Regulation 102/94: Waste Audits and Waste Reduction Work Plans*	Under the Environmental Protection Act, O.Reg. 102/94 requires waste audits and waste reduction plans for non-hazardous solid wastes from designated industrial, commercial and institutional (IC&I) sources. Affected business types include retail shopping establishments, complexes and office buildings with a total floor area of 10,000 sq. meters, restaurants with gross annual sales of $3 million in Ontario, hotels or motels with more than 75 units, hospitals, educational institutions with more than 350 staff and large manufacturing establishments.	- Businesses must conduct a waste audit, develop a waste reduction work plan, implement a waste reduction work plan - Update and implement the waste audit and work plan annually.	Unable to locate enforcement strategy.

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	June 2, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6460-01/2025-Vol 01
Re:	**Minler Road Traffic Calming Update and Pedestrian Facility Options**		

Staff Recommendation

That a capital submission for the design and construction of a pedestrian facility on Minler Road be included in the 2027 Capital Budget process for Council consideration, as described in Option 3 of the report titled "Minler Road Traffic Calming Update and Pedestrian Facility Options", dated June 2, 2026, from the General Manager, Engineering and Public Works.

Executive Summary

A petition related to vehicle speeding, short-cutting and pedestrian safety was received from area residents. Staff engaged with local residents on potential speed mitigation measures. Although residents at the open house expressed some interest in potential traffic calming measures, the majority of respondents to the survey did not support the proposed traffic calming measures and instead requested that the City fund, design and construct a pedestrian facility on Minler Road between Francis Road and Blundell Road.

85 per cent of respondents (45 of 53 responses received) requested a pedestrian facility along Minler Road funded by the City. As the majority of survey respondents are not interested in pursuing the City's Local Area Services Program (LASP) for a pedestrian facility on Minler Road, staff are recommending the option to include a City funded capital submission as part of the 2027 Capital Budget process where it will be evaluated with other capital submissions and City priorities.

Staff Report

Origin

At the March 23, 2026, Council Meeting, the Memorandum to Council titled "Minler Road – Transportation Assessment and Options for Road Improvements" (Attachment 1) was considered. This report responds to the referral below and provides the results of staff's traffic assessment and engagement with the neighbourhood.

> *(1) That Option 1B: Initiate Traffic Calming Process, as outlined in the staff memorandum dated March 23, 2026 (attached to and forming part of these minutes as Schedule 1), be approved.*

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

> *Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*
>
> *3.2 Leverage strategic partnerships and community-based approaches for comprehensive safety services.*

Analysis

Neighbourhood Traffic Calming Process

The City's neighbourhood traffic calming process includes the following steps:

- Residents request speed management measures on their local street.
- Traffic studies are conducted by staff to measure road safety and operational issues.
- Staff collaborate with residents to develop tailored traffic calming measures based on the speed data results and site conditions to work towards achieving consensus.
- Survey of residents to determine the level of support for the proposed traffic calming measures developed during the engagement phase.
- Should a majority of survey respondents support the proposed traffic calming measures, the Director, Transportation can implement the devices pursuant to Council policy.

Review of Minler Road Traffic Calming Request

Study Area

Minler Road, is a local street, that runs north-south between Francis Road and Blundell Road approximately 150 metres west of Gilbert Road (Figure 1). A total of 72 addresses are located on Minler Road. The road has a pavement width of approximately 5.0 metres with a gravel shoulder, grass boulevard, street trees, overhead utility poles and wires.

Minler Road, currently has a 50 km/h speed limit. At the Council meeting of May 25, 2026, Council approved first, second and third readings of the bylaw amendments to reduce speed limits on all residential streets in Richmond, including Minler Road. Signage to indicate the new 30 km/h speed limit will be installed in early Q3, 2026.

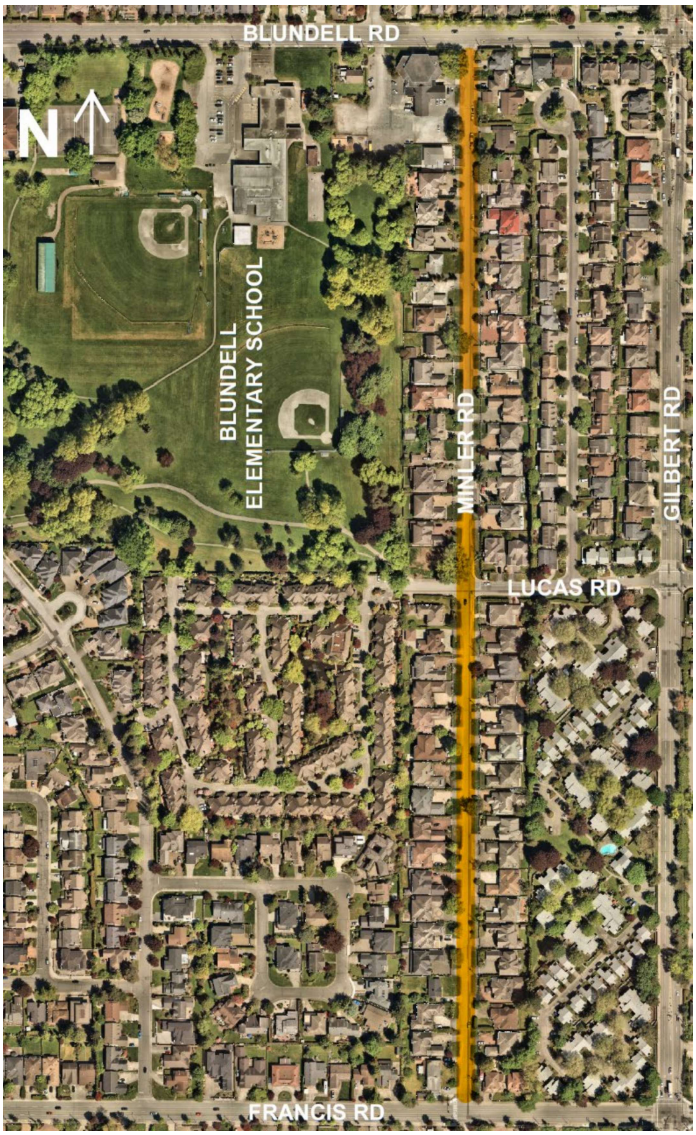


Figure 1: Minler Road between Francis Road and Blundell Road

Pedestrian Facilities

Similar to many older subdivisions in the City, Minler Road does not have a dedicated pedestrian sidewalk which is consistent with the standard of the day when neighbourhoods were developed. There are approximately 240 residential streets in 11 subdivisions with similar cross sections as Minler Road. This represents approximately 80 kilometres of roadway.

Traffic Assessment

A traffic assessment of the road conditions was performed to quantify traffic operations and safety performance:

- **Traffic Speed:** Counts were conducted from March 4 to March 11, 2026 (post Metro Vancouver construction works on Gilbert Road). The results of a speed study indicated 85 per cent of traffic is travelling at or below 56 km/h, with five per cent of vehicles (approximately 25 vehicles a day) travelling in excess of 75 km/h.
- **Traffic Volume:** The volume of traffic on Minler Road is approximately 550 vehicles a day (post Metro Vancouver construction works on Gilbert Road) which is lower than a typical local road that can carry up to 2,000 vehicles a day. No locations of traffic congestion were observed.
- **Collision History:** The most recent five-year ICBC data (2020-2024) recorded seven vehicle incidents along Minler Road. All were related to property damage with four of the instances due to vehicles damaging property while reversing from the residential driveway. One incident involved a vehicle failing to yield at the stop sign at the Minler Road and Lucas Road intersection. The collision data did not identify any safety concerns, and no incidents were speed related or involved pedestrians.
- **Pedestrian Data:** Pedestrian counts were collected between February 20 to March 13, 2026. There was a maximum of 11 pedestrians on Minler Road (one north of Lucas Road and ten south of Lucas Road) during the peak hour (2:40 p.m. to 3:40 p.m.), or about one pedestrian every six minutes. Using Transportation Association of Canada guidance, this volume would indicate that a crosswalk at the intersection of Lucas Road and Minler Road or sidewalk on Minler Road is not warranted.

Engagement with Residents

Stakeholder Meeting

A total of 273 addresses were identified for the Minler Road traffic calming engagement. This included the 72 addresses on Minler Road (between Francis Road and Blundell Road), and 201 addresses contained in two large strata complexes along Lucas Road (West of Gilbert Road).

A meeting with residents was held on April 8, 2026, at the West Richmond Community Centre.

The results of staff's technical assessment along with potential traffic calming measures were presented for input and feedback (Table 1).

Table 1: Summary of Stakeholder Meeting

Date	Attendees	Purpose	Feedback/Outcome
April 8, 2026	30	• Present staff's technical assessment. • Discuss options for traffic calming measures. • Present options and information on	• Majority of attendees (23 of 30) lived on Minler Road. • Attendees expressed the following: ▪ Acknowledged the low pedestrian volume on Minler Road, however, concerns for the safety of pedestrians walking along Minler Road was raised due the absence of pedestrian facilities.

		the City's Local Area Services Program (LASP).	▪ Concerns regarding external traffic use Minler Road as a shortcut when the Gilbert Trunk Sewer was under construction with less traffic concerns expressed currently. ▪ Concern that pavement width does not facilitate separate pedestrian space. ▪ Attendees expressed interest for the proposed Traffic Calming Measures. ▪ Lack of support for pursuing pedestrian facility through the City's LASP.

Attendees were provided information on the City's LASP and the example of the Donald Road neighbourhood (200 metres north of Minler Road) where such a LASP was completed. Residents did not indicate interest in pursuing a similar process. Reasons cited for the lack of interest in opting for the City's LASP, was the financial contributions required by property owners. Residents indicated a preference for the City to fund the pedestrian facility on Minler Road.

Stakeholder Survey

From April 15 to May 8, 2026, the 72 addresses along Minler Road were surveyed to determine their level of support for the following physical traffic calming measures options:

- Speed cushions (4) along Minler Road; and/or
- A traffic circle at the intersection of Minler Road and Lucas Road.

Out of the total 72 surveys that were mailed to each discrete address on Minler Road; 53 responses were received for a 74 per cent response rate.

The results indicate 75 per cent of respondents (40 out of 53) are not in support of the proposed traffic calming measures on Minler Road (Table 2).

Table 2: Minler Road Traffic Calming Survey Results

Traffic Calming Option	Support Received
I am in favour of speed cushions along Minler Road to slow traffic (only this option)	12% (6 / 53 responses received)
I am in favour of a traffic circle at the intersection of Minler Road and Lucas Road (only this option)	0%
Selected both the above options	13% (7 / 53 responses received)
I am not in favour of the above options	75% (40 / 53 responses received)
Indicated through written comments that a pedestrian facility is desired funded by the City	85% (45 / 53 responses received)

Based on the results of the traffic calming survey, pursuant to Council policy, staff do not recommend proceeding with any measures.

Review of Pedestrian Facility Options on Minler Road

Option 1: Monitor Existing Road

This option maintains the existing cross section of the road and commences regular monitoring of traffic operations. Monitoring will include collecting pedestrian counts in the fall when school reopens and conducting traffic studies to assess the impacts of vehicle speeds with the implementation of the 30 km/h speed limit on Minler Road.

The road cross section of Minler Road is similar to many other older subdivisions in the City. There are an additional 240 local streets in Richmond without any pedestrian facilities and there is no evidence that these are less safe than other local streets. The implementation of the 30 km/h speed limit on Minler Road will reduce the differential speed between cars and pedestrians, making the street more comfortable for pedestrians.

The results of the updated traffic study would be provided to Council when appropriate, anticipated in Q1 2027.

Option 2: Local Area Services Program (LASP) - Policy Review

A Local Area Services Program (LASP) is a neighbourhood improvement paid for by the owners of the properties benefiting. In addition to Minler Road, there are approximately 80 kilometres of local neighbourhood streets that do not have a sidewalk. Pursuant to Council policy, all costs associated with a proposed local area improvement project for sidewalks will be borne by the benefitting property owners. Improvements such as curb and sidewalk installations can improve property values and offer a net financial benefit to property owners. However, feedback from residents on Minler Road is that they are not interested in pursuing this option.

The framework for the LASP is primarily governed by the Community Charter. Local area services may be initiated by property owners or Council and requires a bylaw which must describe the service, the boundary of the service, identify the methods of cost recovery for the service (i.e. parcel tax), the portion of the cost of the service that are to be recovered by the local service tax and the portion of the service that are to be recovered by a general municipal tax, if applicable.

For a resident initiated LASP, in order for Council to rely on the petition to be sufficient, the petition must be signed by the owners of at least 50 per cent of the parcels and those owners of parcels must represent at least 50 per cent of the assessed value of land and improvements that would be subject to the local service. For Council initiated LASP, there is an opportunity for property owners to petition against the proposed local area service, which means that the bylaw cannot be adopted if at least 50 per cent of property owners representing at least 50 per cent of the assessed value of land and improvements that would be subject to the local tax, sign a petition opposing the local area service.

In the last 10 years, one sidewalk LASP has been completed on Donald Road (2018). The work included pavement widening and installation of curb, gutter, streetlights, boulevard and sidewalks on both sides of the street. Prior to Donald Road, Regent Street and Second Avenue upgrades were completed via a LASP in 2008. The Regent Street LASP included ditch

elimination, landscaping and asphalt driveway restoration. This LASP did not include sidewalk installation. Approximately 10 to 20 inquiries regarding LASP are received annually and most do not progress to official petition process. Since 2018, six inquiries have progressed to preliminary design and costing, however, only Donald Road has resulted in road changes funded by LASP.

Local governments have full discretion on the decision and amount to cost share on local area service projects.

Pursuant to existing Council policy 7021, adopted on February 25, 2008, with the exception of ditch enclosure projects, all costs to complete local area improvements will be borne by the benefiting property owners. For ditch enclosure projects, the City will share costs with property owners based on a 1/3 City 2/3 property owners split of the actual costs, subject to funding availability.

Option 2 would direct staff to review the existing policy and bring forward proposed revisions with cost sharing and cost recovery options for sidewalk improvement projects prior to the 2027 budget process.

Option 3: Submit 2027 Capital Submission (recommended)

The option includes a capital submission for the design and construction of a pedestrian facility with street lighting on Minler Road as part of the 2027 capital budget process for Council consideration. The estimated cost for this facility is $1.8M with funding currently proposed to come of the Capital Reserve (Revolving Fund). The capital submission would be ranked and evaluated with other competing capital submissions and City priorities.

Budgetary Implications

Should Council endorse Option 3, a capital submission in the amount of $1.8M to design and construct an asphalt walkway on one side of Minler Road (as presented in Option 3 of Attachment 1) will be submitted for Council consideration in the 2027 capital budget process. A corresponding Operational Budget Impact (OBI) increase for the maintenance of the walkway, associated drainage and lighting infrastructure will be included.

Conclusion

The City's Traffic Calming process was initiated with residents on Minler Road in response to vehicle speeding, short-cutting and pedestrian safety. Residents were engaged regarding potential traffic calming measures. The survey indicates that a majority of survey respondents do not support the implementation of traffic calming measures on Minler Road. 85 per cent of respondents (45 of 53 responses received) requested a pedestrian facility along Minler Road funded by the City.

Respectfully submitted,

Lloyd Bie, Director, Transportation

Report Contributors

This report was prepared by Sonali Hingorani, Manager, Transportation Planning and New Mobility and reviewed by Engineering, Public Works and Finance.

Endorsed by Serena Lusk, CAO

Att. 1: Memo to Council - Minler Road – Transportation Assessment and Options for Road Improvements
2: Council Policy 7021 – Local Area Service Program (LASP) Process

City of Richmond

Memorandum

Engineering & Public Works
Transportation
Engineering

To:	Mayor and Councillors	**Date:**	March 23, 2026
From:	Lloyd Bie, P.Eng. Director, Transportation	**File:**	10-6500-01/2025-Vol 01
	Milton Chan, P.Eng. Director, Engineering		
Re:	**Minler Road - Transportation Assessment and Options for Road Improvements**		

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

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

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

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

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

Review of Minler Road

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

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

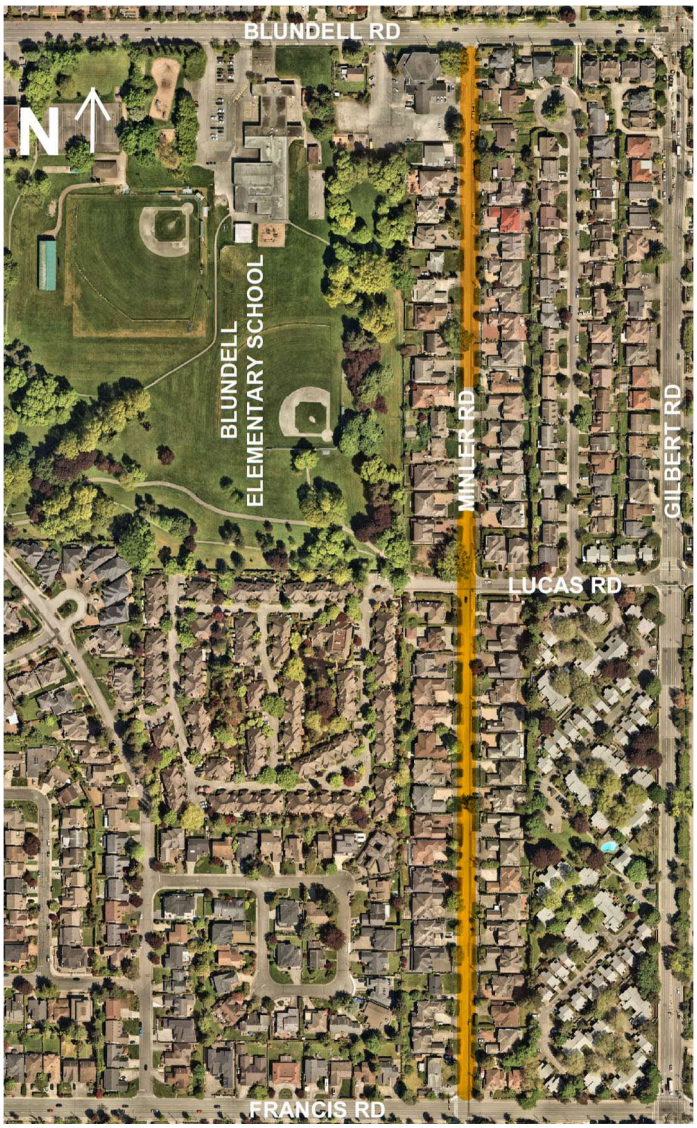


Figure 1: Minler Road between Blundell Road and Francis Road

Transportation Study Results

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

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

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

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



Figure 2: Number of Pedestrians on Minler Road

Review of Pedestrian Enhancement Options

Staff have identified the following options for Council to consider.

Option 1A: Install Traffic Calming Measures

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

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

Option 1B: Initiate Traffic Calming Process

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

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

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

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

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

Option 3: **Implement Asphalt Pedestrian Walkway**

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

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

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

Table 1: Asphalt Walkway – Cost Items

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

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

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

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

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

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

Option 4: Proceed with Design of Asphalt Pedestrian Walkway

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

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

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

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

Additional Pedestrian Enhancement Programs

Proposed 30 km/h Speed Limit

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

Local Area Services Program

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

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

Next Steps

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

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

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

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

SH:sh

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

City of Richmond

Policy Manual

Page 1 of 1	Local Area Service Program (LASP) Process	Policy 7021
	Adopted by Council: February 25, 2008	

POLICY 7021:

In accordance with the requirements and procedures set out in Part 7, Division 5 of the *Community Charter* (Municipal Revenue – Local Service Taxes), it is Council Policy that:

1. The City will consider local area improvements which typically include enclosing of ditches with a permanent storm sewer system, installation of curb, gutter and sidewalk, installation of street lighting and planting of trees.
2. An area specific Local Area Services Program Bylaw will be prepared for each proposed local area improvement project for Council to consider subject to a petition against the proposal.
3. Traditionally, with the exception of ditch enclosure projects, all costs to complete local area improvements projects approved by Council will be borne by the benefiting residents.
4. Subject to funding availability and exceptions approved by Council, the City will share costs with residents on ditch enclosure projects based on a 1/3 City and 2/3 residents split of the actual cost where a petition has been approved by Council.
5. If the total cost after receipt of construction bids is such that the total estimated cost to complete the work is more than 10% of the estimated cost:
   a. the City will advise residents of the costs and provide them the opportunity to confirm their support; and
   b. following verification of the sufficiency of support from residents, the City may elect to not proceed with the work.
6. Owners of residential properties will be provided the opportunity to pay their share of the cost through a single lump sum payment or through payments over a 15-year period.

   Industrial and commercial properties will be provided the opportunity to pay their share of the cost through a single lump sum payment or costs apportioned among the benefiting land owners over a 10-year period.
7. The personal information included on completed local area service petitions will be received and maintained in confidence in accordance with the provisions of the *Freedom of Information and Protection of Privacy Act*.

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	June 12, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	03-1200-03/2025-Vol 01
Re:	**2025 Council Remuneration and Expenses**		

Staff Recommendation

That the report titled, "2025 Council Remuneration and Expenses", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be received for information.

Executive Summary

The *Community Charter* requires that the total remuneration, benefits and expenses incurred by each council member be reported annually.

Staff Report

Origin

Pursuant to Section 168 (1) of the *Community Charter*, total remuneration, benefits and expenses incurred by each member of Council must be reported annually.

Analysis

Total salaries paid to Council members for 2025 were $968,841 and total benefits were $236,393. Total expenses incurred were $16,558. The schedule below provides a summary by each member of Council.

	Base Salary	Benefits & Other[1]	Community Events	Seminars & Conferences	Other	Total Expenses
Mayor Brodie	$207,854	$35,439	$1,277	$ 2,063	$842	$4,182
Councillor Au	84,969	22,021	154	-	-	154
Councillor Day	96,574	24,865	311	-	-	311
Councillor Gillanders	96,574	26,584	321	-	-	321
Councillor Heed	96,574	24,406	-	-	-	-
Councillor Hobbs	96,574	25,015	1,062	-	-	1,062
Councillor Loo	96,574	26,509	1,729	8,440	-	10,169
Councillor McNulty	96,574	24,704	359	-	-	359
Councillor Wolfe	96,574	26,850	-	-	-	-
Total	**$968,841**	**$236,393**	**$5,213**	**$10,503**	**$842**	**$16,558**

[1]Consists of taxable benefits (i.e. life insurance, accidental death and dismemberment, critical illness, vehicle allowance and lump sum payments) and non-taxable benefits (i.e. dental and extended health).

Budgetary Implications

None.

Conclusion

The report on Council remuneration and expenses for the year ended December 31, 2025, has been prepared in accordance with the *Community Charter*.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Mike Ching, Director, Finance.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	June 12, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	03-1200-03/2025-Vol 01
Re:	**2025 Council Remuneration and Expenses from Other Agencies**		

Staff Recommendation

That the report titled, "2025 Council Remuneration and Expenses from Other Agencies", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be received for information.

Executive Summary

This report provides information on the total remuneration and expenses received by each Council member who served on regional or provincial organizations in 2025.

Staff Report

Origin

Per Council's direction, staff have prepared the annual financial report that details the total compensation received in 2025 by Richmond Council members who served on regional or provincial organizations, including but not limited to E-Comm 911, Municipal Finance Authority, TransLink, and Metro Vancouver.

As requested by Council, the annual information report should be made accessible to the public and should provide a complete itemization of each Council member's base salary and benefits, as well as any per diems, stipends, allowances, retainers, expense reimbursements, and other compensation associated with their roles.

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

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

Analysis

The schedules below, as provided by the respective regional or provincial agencies, provide the 2025 total remuneration and expenses for each applicable elected official.

2025 Remuneration

	Metro Vancouver[1]	TransLink[2]	Municipal Finance Authority[3]	E-Comm-911	Total Remuneration
Mayor Brodie	$ 28,942	$ 72,850	$27,805	$ -	$ 129,597
Councillor Au[4]	7,098	-	-	-	7,098
Councillor Day	547	-	-	-	547
Councillor Gillanders	-	-	-	-	-
Councillor Heed	-	-	-	1,191	1,191
Councillor Hobbs	-	-	-	-	-
Councillor Loo	10,940	-	-	-	10,940
Councillor McNulty	17,491	-	-	-	17,491
Councillor Wolfe	4,923	-	-	-	4,923
Total	**$ 69,941**	**$ 72,850**	**$27,805**	**$ 1,191**	**$ 171,787**

1. Board / Committee appointments and remuneration are based on 2025 Statement of Financial Information published by Metro Vancouver.
2. Mayor Brodie serves as the Vice-Chair of the Mayors' Council and as a member of Board of Directors.
3. Mayor Brodie serves as the Board-Chair.
4. Councillor Au resigned from Metro Vancouver Board as Director effective May 2025.

2025 Expenses

	Metro Vancouver[1]	TransLink[2]	Municipal Finance Authority[3]	E-Comm-911	Total Expenses
Mayor Brodie	$ -	$ 148	$196	$ -	$ 344
Councillor Au[4]	-	-	-	-	-
Councillor Day	-	-	-	-	-
Councillor Gillanders	-	-	-	-	-
Councillor Heed	-	-	-	-	-
Councillor Hobbs	-	-	-	-	-
Councillor Loo	-	-	-	-	-
Councillor McNulty	-	-	-	-	-
Councillor Wolfe	-	-	-	-	-
Total	**$ -**	**$ 148**	**$ 196**	**$ -**	**$ 344**

1. Board / Committee appointments and expenses are based on 2025 Statement of Financial Information published by Metro Vancouver.
2. Mayor Brodie serves as the Vice-Chair of the Mayors' Council and as a member of Board of Directors.
3. Mayor Brodie serves as the Board-Chair.
4. Councillor Au resigned from Metro Vancouver Board as Director effective May 2025.

Budgetary Implications

None.

Conclusion

This report provides information on Council remuneration and expenses from other agencies for the year ended December 31, 2025.

Respectfully submitted,

Mike Ching, Director, Finance

Report Contributors

This report was prepared by Mike Ching, Director, Finance.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	June 12, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	03-1200-06/2025-Vol 01
Re:	**2025 Statement of Financial Information**		

Staff Recommendation

That the report titled, "2025 Statement of Financial Information", from the General Manager, Finance and Corporate Services, dated June 12, 2026, be approved.

Executive Summary

The *Financial Information Act* requires that a municipality prepare the "Statement of Financial Information" ("SOFI") within six months after the end of each fiscal year.

The SOFI provides public disclosure of the City's audited financial statements, remuneration and expenses paid to elected officials and employees, and payments made to suppliers exceeding the prescribed reporting threshold.

Staff Report

Origin

Section 2(2) and (3) of the *Financial Information Act* states that a municipality must prepare the "Statement of Financial Information" within six months of the end of each fiscal year. Furthermore, Section 9(2) of the Financial Information Regulation requires that the statement be approved by its Council and by the officer assigned responsibility for financial administration under the *Local Government Act*. The following statements and schedules of financial information must be prepared:

- a statement of assets and liabilities;
- an operational statement;
- a schedule of debts;
- a schedule of guarantee and indemnity agreements;
- a schedule showing remuneration and expenses paid to or on behalf of each employee as required by the Act;
- a schedule showing the payments for each supplier of goods and services;
- a schedule of grants and subsidies.

The current prescribed amounts for the purpose of reporting under the Financial Information Regulation for employee remuneration/expenses and payments to suppliers are $75,000 and $25,000 respectively.

Analysis

Sections 1 to 4 of the required schedules for the Statement of Financial Information are captured in the City's 2025 audited consolidated financial statements. There were no guarantee and indemnity agreements provided under the Guarantees and Indemnities Regulation (BC Reg. 258/87) reported for Section 5.

A schedule which shows employee remuneration in excess of $75,000 and related expenses for the 2025 fiscal year is attached in Section 6.

Remuneration consists of base salary, taxable benefits and lump sum payments. Taxable benefits may include employer paid benefits such as life insurance, accidental death and dismemberment and vehicle benefits. Lump sum payments may include leave balances owed to employees, payouts which are in compliance with collective agreements and policies, union gratuities and union overtime.

Expenses are reported in accordance with the *Financial Information Act*, and may include items such as individual professional memberships, employee tuition, and non-discretionary expenses incurred as part of the employee's job function.

The remuneration and expenses being reported are within the Consolidated 5 Year Financial Plan Bylaw that was approved by Council.

A statement listing payments to suppliers for goods and services in excess of $25,000 for the 2025 fiscal year is attached in Section 7.

A statement listing payments for the purposes of grants and subsidies is attached in Section 7.

Budgetary Implications

None.

Conclusion

The attached 2025 Statement of Financial Information has been prepared in accordance with the *Financial Information Act.*

Respectfully submitted,

Jerry Chong, General Manager, Finance and Corporate Services

Report Contributors

This report was prepared by Mike Ching, Director, Finance.

Endorsed by Serena Lusk, CAO

Att. 1: 2025 Statement of Financial Information

Attachment 1

CITY OF RICHMOND
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2025

INDEX

1)	Consolidated Statements.....…….	See Financial Statements
2)	Statement of Assets and Liabilities…….…….	See Financial Statements
3)	Operational Statement……..	See Financial Statements
4)	Schedule of Debts……...…….	See Financial Statements
5)	Schedule of Guarantee and Indemnity Agreements	Section 5
6)	Schedule of Remuneration and Expenses:	
	Elected Officials…….	Section 6
	Employees……..	Section 6
	Statement of Severance Agreements……..	Section 6
7)	Schedule of Payments to Suppliers for Goods and Services:	
	Schedule of Payments for Goods and Service in excess of $25,000 and total……..……..……...	Section 7
	Schedule of Grants and Subsidies……..	Section 7

CITY OF RICHMOND

2025 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2) approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Jerry Chong General Manager, Finance and Corporate Services	Malcolm D. Brodie Mayor

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 9

MANAGEMENT REPORT

The consolidated financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the consolidated financial statements are management's responsibility. Management is responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the consolidated Financial Statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors presented their findings to the City's Finance and Audit Committee.

_____

Jerry Chong
General Manager, Finance and Corporate Services

Dated:

Consolidated Financial Statements of

CITY OF RICHMOND

And Independent Auditor's Report thereon

Year ended December 31, 2025

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

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

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

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

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

Basis for Opinion

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

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

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

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

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

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

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
May 12, 2026

CITY OF RICHMOND

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

December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash and cash equivalents (note 3)	$ 196,692	$ 199,381
Investments (note 3)	1,595,351	1,590,310
Investment in Lulu Island Energy Company ("LIEC") (note 4)	42,174	39,855
Accrued interest receivable	21,582	22,681
Accounts receivable (note 5)	51,473	45,887
Taxes receivable	31,784	27,123
Development fees receivable (note 11)	18,000	18,084
Debt reserve fund - deposits (note 6)	960	960
Loans receivable (note 7)	881	-
	1,958,897	1,944,281
Liabilities		
Accounts payable and accrued liabilities (note 8)	106,930	125,784
Asset retirement obligations (note 9)	11,512	11,120
Post-employment benefits (note 10)	38,105	37,397
Development cost charges (note 11)	242,462	226,012
Deposits and holdbacks (note 12)	172,405	161,822
Deferred revenue (note 13)	87,258	80,586
Debt, net of sinking fund deposits (note 14)	85,455	89,092
	744,127	731,813
Net financial assets	1,214,770	1,212,468
Non-Financial Assets		
Tangible capital assets (note 15)	2,990,613	2,840,927
Inventory of materials and supplies	4,786	5,759
Prepaid expenses	6,304	5,393
	3,001,703	2,852,079
Accumulated surplus (note 16)	$ 4,216,473	$ 4,064,547

Contingent demand notes (note 6)
Contingent assets and contractual rights (note 19)
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:

General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

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

	2025 Budget (notes 2(p) and 25)	2025	2024
Revenue:			
Taxation and levies (note 21)	$ 327,170	$ 337,668	$ 318,093
Utility fees	172,472	169,506	150,823
Sales of services	61,378	59,692	57,450
Payments-in-lieu of taxes (note 21)	15,001	22,052	20,054
Provincial and federal contributions	31,396	27,708	22,048
Development cost charges (note 11)	16,747	13,826	70,450
Other capital funding sources	83,619	33,640	31,237
Other revenue:			
Investment income	30,636	62,123	69,853
Gaming revenue	11,500	11,390	11,971
Licences and permits	14,014	15,822	19,856
Other (note 22)	16,313	29,056	39,892
Equity income in LIEC (note 4)	215	2,319	2,757
	780,461	784,802	814,484
Expenses:			
Law and community safety	171,545	160,652	152,746
Utilities: flood, sanitation, sewer and water	167,715	166,501	144,647
Parks, recreation and culture	86,660	87,504	78,173
General government	81,950	86,185	74,564
Engineering, transportation, public works and project development	78,284	77,996	71,322
Planning and development	44,179	21,045	27,427
Richmond Olympic Oval	20,963	19,933	20,351
Richmond Public Library	13,058	13,060	12,239
	664,354	632,876	581,469
Annual surplus	116,107	151,926	233,015
Accumulated surplus, beginning of year	4,064,547	4,064,547	3,831,532
Accumulated surplus, end of year	$ 4,180,654	$ 4,216,473	$ 4,064,547

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets
(Expressed in thousands of dollars)

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

	2025 Budget (notes 2(p) and 25)	2025	2024
Annual surplus for the year	$ 116,107	$ 151,926	$ 233,015
Acquisition of tangible capital assets	(157,061)	(194,697)	(187,379)
Contributed tangible capital assets	(62,803)	(32,256)	(31,065)
Amortization of tangible capital assets	74,070	76,492	71,703
Asset retirement obligation	-	(170)	(103)
Net loss (gain) on disposal of tangible capital assets	-	433	(2,514)
Proceeds on sale of tangible capital assets	-	512	3,333
	(29,687)	2,240	86,990
Acquisition of inventory of materials and supplies	-	(4,786)	(5,759)
Acquisition of prepaid expenses	-	(6,304)	(5,393)
Consumption of inventory of materials and supplies	-	5,759	6,146
Use of prepaid expenses	-	5,393	4,909
Change in net financial assets	(29,687)	2,302	86,893
Net financial assets, beginning of year	1,212,468	1,212,468	1,125,575
Net financial assets, end of year	$ 1,182,781	$ 1,214,770	$ 1,212,468

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 151,926	$ 233,015
Items not involving cash:		
Amortization of tangible capital assets	76,492	71,703
Asset retirement obligation	222	(876)
Net loss (gain) on disposal of tangible capital assets	433	(2,514)
Contributions of tangible capital assets	(32,256)	(31,065)
Equity income in LIEC	(2,319)	(2,757)
Changes in non-cash operating working capital:		
Accrued interest receivable	1,099	3,933
Accounts receivable	(5,586)	(10,820)
Taxes receivable	(4,661)	(6,590)
Development fees receivable	84	2,215
Loans receivable	(881)	-
Inventory of materials and supplies	973	387
Prepaid expenses	(911)	(484)
Accounts payable and accrued liabilities	(18,854)	22,550
Post-employment benefits	708	(484)
Development cost charges	16,450	(15,622)
Deposits and holdbacks	10,583	13,084
Deferred revenue	6,672	5,229
Net change in cash from operating activities	200,174	280,904
Capital activities:		
Cash used to acquire tangible capital assets	(194,697)	(187,379)
Proceeds on disposal of tangible capital assets	512	3,333
Net change in cash from capital activities	(194,185)	(184,046)
Financing activities:		
Repayments of debt	(3,637)	(9,537)
Debt reserve fund	-	508
Net change in cash from financing activities	(3,637)	(9,029)
Investing activities:		
Purchase of investments	(5,041)	(209,927)
Net change in cash from investing activities	(5,041)	(209,927)
Decrease in cash and cash equivalents	(2,689)	(122,098)
Cash and cash equivalents, beginning of year	199,381	321,479
Cash and cash equivalents, end of year	$ $196,692	$ 199,381
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	$ 170	$ 103

See accompanying notes to consolidated financial statements.

1. Operations:

The City of Richmond (the "City") is incorporated under the *Local Government Act* of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer and drainage.

2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks and Reserve Funds consolidated with the Richmond Public Library Board (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

(*i*) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing and servicing general debt.

(*ii*) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

(*iii*) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

(*iv*) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenues are normally recognized in the year in which they are earned. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

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

(d) Financial instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, loans receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

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

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

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

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

Concessionary loans are recorded at net present value at issue and related present value discounts are expensed. The loan discount amortization is recorded to revenue using the effective interest rate method over the term of the loan. Valuation allowances are made when collectability is considered doubtful. Interest is accrued on loans receivable only when collection is certain.

2. Significant accounting policies (continued):

(d) Financial Instruments (continued):

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

(e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable and development fees receivable:

Accounts receivable and development fees receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

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

(j) Non-financial assets:

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

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(*i*) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(*ii*) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(*iii*) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(*iv*) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(*v*) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(*vi*) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(*vii*) Impairment of tangible capital assets:

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

(*viii*) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

(*i*) Property taxes, penalties and interest:

The Community Charter provides the City with the ability to impose and enforce collection of property taxes and levies. Tax revenues are recognized when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual property tax levies and payments-in-lieu of taxes are recorded as taxes for municipal services in the year which they are levied. The British Columbia Assessment Authority's ("BCAA") appeal process may affect current year property assessments by supplementary roll adjustments. Adjustments on taxes are recognized in the year when the appeals are settled.

Property taxes collected in advance of the taxation year to which it relates are recorded in deferred revenue. Amounts collected on behalf of other governments and entities are recorded in the City's consolidated financial statements on a net basis.

The City is entitled to collect interest and penalties on overdue taxes. This revenue is recorded in the period the interest and penalties are levied

(*ii*) Licence and development fees:

Revenue from building and development permits and rezoning fees received in advance of services are provided, is initially deferred and recognized as the performance obligations are fulfilled. The nature of the permit determines the number and type of performance obligation and when the revenue is recognized.

(A) Single performance obligation:

When a permit includes a single performance obligation, revenue is recognized at the time the performance obligation is fulfilled, being either issuance or completion of the permit.

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(*ii*) Licence and development fees (continued):

(B) Multiple performance obligations:

For permits with multiple performance obligations, the first performance obligation is the issuance of the permit, subsequent performance obligations include activities such as inspections or compliance related tasks. Revenue is recognized as each performance obligation is fulfilled. When multiple performance obligations exist, revenue is allocated between the performance obligations based on the estimated cost to satisfy each performance obligation.

(*iii*) Cost recoveries:

Fees from sewer and water connection permits are initially deferred and subsequently recognized as revenue when the installation of the connection is completed.

(*iv*) Donations:

Donations for specified purposes are recognized when the related expenditures are incurred. Unrestricted donations are recognized when the donation is received.

(*v*) Restricted non-government grants:

Grants from non-government sources with externally imposed restrictions are recognized as revenue when spent in accordance with the funder's specified purpose or when the restriction is fulfilled.

(*vi*) Development cost charges ("DCC's"):

The City collects development cost charges in accordance with Council-approved bylaws to finance growth-related projects including parks and engineering infrastructure, which includes roads, drainage, sewer and water. DCC's must be spent on projects within defined area boundaries and are recognized as revenue as Council approved expenditures are incurred.

(*vii*) Prepaid leases:

The City has land leases with terms ranging from 3 to 99 years, some of which have been prepaid. These amounts are recognized as revenue on a straight-line basis over the lease term.

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(*viii*) Capital contributions, government transfers:

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

(*ix*) All other revenues:

Unilateral transactions are recognized as revenue when the City has the authority to retain the inflow of economic resources and identifies a past transaction or event giving rise to an asset. Exchange transactions are recognized as revenue when the City's performance obligation, which is usually to provide goods and/or services, is fulfilled.

(l) Taxes and Payments-in-lieu of taxes:

Property tax rates are calculated based on assessment values provided by the BCAA and are approved annually by Council. Assessment values are determined as of July 1 of each year.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated based on values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licences and other fees and recognizes this revenue in the year in which related performance obligations are met, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2025-2029) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10622 on January 27, 2025.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

(*i*) An environmental standard exists;

(*ii*) Contamination exceeds the environmental standard;

(*iii*) The City is directly responsible or accepts responsibility;

(*iv*) It is expected that future economic benefits will be given up; and

(*v*) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of these consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

2. Significant accounting policies (continued):

(s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

(t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The City's asset retirement obligations includes the removal for asbestos and lead in buildings, removal of fuel tanks owned by the City and end-of-life decommissioning costs for certain leases.

Measurement of the asset retirement obligation is recorded at the best estimate of the expenditures required to retire a tangible capital asset. Where available, assessment reports are used with experience and expert advice to determine the liability. The resulting costs are capitalized as part of the carrying amount of the related tangible capital asset that are in productive use. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

The carrying value of the liability is reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. Changes in the liability due to the passage of time are recorded as an accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

3. Cash, cash equivalents and investments:

	2025	2024
Cash and cash equivalents	$ 196,692	$ 199,381
Investments:		
Deposits	444,147	489,091
Government and government guaranteed bonds	719,664	755,104
Bank bonds	408,924	333,646
Municipal Finance Authority bonds	12,473	12,469
Municipal Finance Authority pooled investment fund	10,143	-
	1,595,351	1,590,310
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

	2025	2024
Unrestricted operating, appropriated surplus and reserve funds	$ 470,601	$ 509,121
Restricted statutory and development cost charge reserve funds	1,149,037	1,118,748
Deposits and holdbacks	172,405	161,822
Total cash, cash equivalents and investments	$ 1,792,043	$ 1,789,691

Average investment portfolio yield is 4.01% (2024 - 4.33%). The average total cash, cash equivalents and investment portfolio yield is 3.92% (2024 - 4.48%).

The City has available a revolving credit facility up to a maximum of $15,000,000 which bears interest at an annual rate of bank prime less 0.50% per annum, with standby letters of credit up to a maximum of $500,000 for its ongoing operating requirements. The City also has available a revolving credit facility of $4,500,000 which bears interest at an annual rate of the bank's leasing base rate plus 0.60% per annum for its ongoing capital requirements. The City also has available a commercial card credit facility of $2,000,000, with overdue payment subject to an annual rate of bank prime plus 12%. No amounts are outstanding under these banking facilities as of December 31, 2025 or December 31, 2024.

4. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

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

Summarized financial information relating to LIEC, prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, is as follows:

	2025	2024
Cash, cash equivalents, and investments	$ 22,438	$ 21,305
Accounts receivable	4,379	4,385
Tangible capital assets	87,427	58,128
Total assets	114,244	83,818
Deferred contributions	39,107	22,789
Project agreement	29,527	19,283
Accounts payable and accrued liabilities	1,940	1,291
Government grants	1,360	514
Post-employment benefits	136	86
Total liabilities	72,070	43,963
Shareholder's equity	$ 42,174	$ 39,855
Total revenue	$ 11,364	$ 9,760
Total expenses	9,045	7,003
Net income	$ 2,319	$ 2,757

Included in accounts payable and accrued liabilities in the City's Consolidated Statement of Financial Position are payables to LIEC in the amount of $187,181 (2024 - $166,301).

On September 22, 2022, the LIEC entered into a new concession project agreement with City Centre Energy Limited Partnership ("Project Contractor") to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed-use commercial developments within the City Centre area. The Project Contractor is a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

5. Accounts receivable:

	2025	2024d
Water and sewer utilities	$ 20,073	$ 17,903
Grants	18,167	12,728
Trade receivables	5,369	6,877
Casino revenue	2,819	2,918
Airport policing	2,429	3,622
Other receivables	2,616	1,839
	$ 51,473	$ 45,887

6. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debt whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2025 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	$ 960	$ 2,701

7. Loans receivable:

In 2025, the City entered into a concessionary loan agreement with the Richmond Caring Place Society (the "Society") for facility repairs. The Society received funding in the amount of $1,300,000 to be repaid through equal monthly payments over the 20-year loan term. Payments of interest will not be required unless there is a default, which would result in interest being payable at the Prime Rate on the outstanding principal. The City holds security in the amount of $65,000 and has the right to terminate the land occupancy lease in the event of default. The loan receivable is recorded at present value using the City's long-term borrowing rate at the loan date of 4.08%. The 2025 valuation allowance is $nil.

	2025	2024
Construction loan	$ 881	$ -

8. Accounts payable and accrued liabilities:

	2025	2024
Trade and other accounts payable	$ 59,519	$ 81,520
Property tax payable	25,193	23,138
Payroll accrual	22,218	21,126
	$ 106,930	$ 125,784

9. Asset retirement obligations:

The City's asset retirement obligation consists of the following obligations:

(a) Asbestos and Lead Obligation: Once disturbed, the City has a legal obligation to properly remove and dispose of asbestos and lead. As such, asset retirement obligations have been recognized for various City buildings that are known and/or suspected of containing asbestos and lead.

(b) Fuel Tank Obligation: The City has a legal obligation to adhere to particular practices when removing aboveground storage tanks and underground storage tanks. Asset retirement obligations have been recognized for all known land or buildings where an aboveground storage tank and underground storage tank is known to exist.

(c) Contractual Obligation: The City is party to various contracts and agreements with entities that dictate various end-of life decommissioning activities associated with properties the City is leasing. Asset retirement obligations have been recognized for the estimated cost of adhering to these contracts.

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of the City's asset retirement obligations result from the removal and disposal of designated materials from buildings and fuel tanks. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	2025	2024
Asset retirement obligation, opening balance	$ 11,120	$ 11,893
Accretion expense during the year	222	195
Asset retirement obligation recorded during the year	170	103
Asset retirement obligation expenditure incurred during the year	-	(1,059)
Asset retirement obligation settled during the year	-	(12)
Asset retirement obligation, closing balance	$ 11,512	$ 11,120

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise, they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2025 is 4.40% (2024 - 4.30%). There are no liabilities recorded using the present value of future cash flows at December 31, 2025 (2024 - $nil).

10. Post-employment benefits:

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

	2025	2024
Accrued benefit obligation, beginning of year	$ 35,147	$ 34,813
Current service cost	2,537	2,514
Interest cost	1,514	1,463
Past service (credit) / cost	(442)	411
Benefits paid	(2,812)	(4,056)
Actuarial loss	2,952	2
Accrued benefit obligation, end of year	$ 38,896	$ 35,147

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2025. The actuarial gain (loss) is being amortized over a period equal to the employees' expected average remaining service lifetime of 11 years (2024 - 11 years).

	2025	2024
Accrued benefit obligation, end of year	$ 38,896	$ 35,147
Unamortized net actuarial (loss) gain	(791)	2,250
Accrued benefit liability, end of year	$ 38,105	$ 37,397

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

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

11. Development cost charges:

	2025	2024
Balance, beginning of year	$ 226,012	$ 241,634
Contributions	21,463	44,832
Interest	8,813	9,996
Revenue recognized	(13,826)	(70,450)
Balance, end of year	$ 242,462	$ 226,012

11. Development cost charges (continued):

	2025	2024
Drainage	$ 74,804	$ 65,486
Parks acquisition	4,877	4,867
Parks development	17,598	17,579
Roads	90,588	86,308
Sanitary sewer	41,869	39,498
Water	12,726	12,274
Balance, end of year	$ 242,462	$ 226,012

Development cost charges are comprised of restricted cash, cash equivalents and investments of $224,462,425 (2024 - $207,928,660) and restricted development fees receivable of $18,000,063 (2024 - $18,083,640).

12. Deposits and holdbacks:

	Balance December 31, 2024	Deposit contributions / interest earned	Refund / expenditures	Balance December 31, 2025
Security deposits	$ 138,835	$ 16,097	$ (8,774)	$ 146,158
Developer contributions	8,091	83	(406)	7,768
Damage deposits	6,527	(114)	1,037	7,450
Contract holdbacks	4,708	6,939	(4,448)	7,199
Other	3,661	289	(120)	3,830
	$ 161,822	$ 23,294	$ (12,711)	$ 172,405

13. Deferred revenue:

	Balance December 31, 2024	Externally restricted inflows	Revenue earned	Balance December 31, 2025
Taxes and utilities	$ 33,197	$ 34,805	$ (33,197)	$ 34,805
Grants	19,921	29,023	(22,172)	26,772
Building permits/development	17,322	3,393	(6,722)	13,993
Oval	2,893	15,311	(15,612)	2,592
Parking easement/leased land	2,535	100	(56)	2,579
Licences	843	2,160	(1,631)	1,372
Other	3,875	7,362	(6,092)	5,145
	$ 80,586	$ 92,154	$ (85,482)	$ 87,258

14. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Sinking fund	Net debt 2025	Net debt 2024
158	10334	$ 96,000	$ 10,545	$ 85,455	$ 89,092

Current borrowing includes:

MFA issue	Issue date	Term (years)	Maturity date	Interest rate	Refinancing date
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

Interest expense incurred for the year on the long-term debt was $3,926,400 (2024 - $4,764,848). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2026	$ 3,764
2027	3,895
2028	4,032
2029	4,173
2030	4,319
Thereafter	65,272
	$ 85,455

15. Tangible capital assets:

Cost	Balance December 31, 2024	Additions and transfers	Disposals	Balance December 31, 2025
Land	$ 1,285,310	$ 56,588	$ -	$ 1,341,898
Building and building improvements	651,969	74,612	(3,132)	723,449
Infrastructure	2,034,574	69,305	(7,559)	2,096,320
Vehicles, machinery and equipment	196,125	18,125	(5,165)	209,085
Library's collections, furniture and equipment	12,784	951	(968)	12,767
Assets under construction	107,673	7,542	-	115,215
	$ 4,288,435	$ 227,123	$ (16,824)	$ 4,498,734

15. Tangible capital assets (continued):

Accumulated amortization	Balance December 31, 2024	Disposals	Amortization expense	Balance December 31, 2025
Building and building improvements	$ 286,912	$ (2,872)	$ 24,373	$ 308,413
Infrastructure	1,016,181	(7,316)	39,345	1,048,210
Vehicles, machinery and equipment	135,341	(4,723)	11,706	142,324
Library's collections, furniture and equipment	9,074	(968)	1,068	9,174
	$ 1,447,508	$ (15,879)	$ 76,492	$ 1,508,121

Net book value	December 31, 2025	December 31, 2024
Land	$ 1,341,898	$ 1,285,310
Buildings and building improvements	415,036	365,057
Infrastructure	1,048,110	1,018,393
Vehicles, machinery and equipment	66,761	60,784
Library's collection, furniture and equipment	3,593	3,710
Assets under construction	115,215	107,673
Balance, end of year	$ 2,990,613	$ 2,840,927

(a) Assets under construction:

Assets under construction having a value of $115,215,211 (2024 - $107,673,230) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair value at the date of contribution. The value of contributed assets received during the year is $32,255,906 (2024 - $31,065,021) comprised of land in the amount of $11,285,873 (2024 - $23,144,146), and infrastructure in the amount of $15,166,753 (2024 - $7,920,875) and building in the amount of $5,803,280 (2024 - $nil).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

15. Tangible capital assets (continued):

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2025 (2024 - $nil).

16. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2025 Total	2024 Total
Investment in tangible capital assets	$ 2,938,723	$ -	$ -	$ 8,315	$ 3,594	$ 2,950,632	$ 2,826,079
Reserves (note 17)	743,166	77,920	70,372	15,117	-	906,575	892,736
Appropriated surplus	250,780	18,685	11,695	989	2,720	284,869	273,054
Investment in LIEC	42,174	-	-	-	-	42,174	39,855
Surplus	18,530	1,113	6,653	770	494	27,560	27,215
Other equity	4,663	-	-	-	-	4,663	5,608
Balance, end of year	$ 3,998,036	$ 97,718	$ 88,720	$ 25,191	$ 6,808	$ 4,216,473	$ 4,064,547

17. Reserves:

	Balance, December 31, 2025	Balance, December 31, 2024
Affordable housing	$ 18,681	$ 16,848
Arts, culture and heritage	4,457	4,310
Capital building and infrastructure	180,290	166,411
Capital reserve	305,735	337,547
Capstan station	22,174	21,468
Child care development	13,105	12,773
Community legacy and land replacement	1,929	1,800
Flood protection BL 7812 and BL 10403	80,651	71,177
Equipment replacement	32,654	31,390
Growing communities fund	21,705	21,528
Hamilton area plan community amenity	4,092	3,935
Leisure facilities	36,705	35,155
Local improvements	8,809	8,470
Neighborhood improvement	10,250	9,831
Oval	15,117	13,133
Public art program	5,652	5,302
Sanitary sewer BL 7812 and BL 10401	70,832	63,116
Solid waste	776	256
Steveston off-street parking	391	359
Steveston road ends	34	112
Transportation demand management	20	-
Waterfront improvement	199	195
Water supply BL 7812 and BL 10402	72,317	67,620
	$ 906,575	$ 892,736

18. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 (2024 - 256,000) active members and approximately 133,000 (2024 - 129,000) retired members. Active members include approximately 47,000 (2024 - 45,000) contributors from local governments. 1,943 (2024 - 1,902) of the City's employees are active members of the plan.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

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

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

The City paid $18,106,887 (2024 - $17,271,458) for employer contributions while employees contributed $15,875,142 (2024 - $15,100,313) to the plan in fiscal 2025.

19. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2025. Contingent assets are not recorded in these consolidated financial statements.

19. Contingent assets and contractual rights (continued):

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licences, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2026	$ 46,406
2027	9,152
2028	6,679
2029	5,514
2030	2,795
Thereafter	10,610

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

20. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2026	$ 5,013
2027	3,078
2028	2,728
2029	1,354
2030	1,143
Thereafter	11,793

20. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2025, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for British Columbia Incorporated ("E- Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for Metro Vancouver; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2025). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

(g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically, the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive. The City does not control the community associations, and their financial information is not included in the City's consolidated financial statements.

21. Taxation and levies:

	2025	2024
Taxes collected:		
Property taxes	$ 656,644	$ 621,165
Payment-in-lieu of taxes and grants	38,968	35,264
Municipal and Regional District Tax ("MRDT")	9,276	9,315
Local improvement levies	74	74
	704,962	665,818
Less transfers to other authorities:		
Ministry of Education and Child Care, Province of British Columbia - school taxes	(255,460)	(247,616)
South Coast British Columbia Transportation Authority	(69,610)	(60,588)
Metro Vancouver Regional District	(12,133)	(11,701)
British Columbia Assessment Authority	(7,996)	(7,724)
Other	(43)	(42)
	(345,242)	(327,671)
Less payment-in-lieu of taxes retained by the City	(22,052)	(20,054)
	$ 337,668	$ 318,093

22. Other revenue:

	2025	2024
Penalties and fines	$ 6,541	$ 5,958
Recycle BC	4,964	3,326
Rental properties recoveries	3,959	1,601
Parking program	3,849	2,930
Oval - other revenue	2,633	2,712
Donations	2,581	60
Developer reserve contribution	2,572	15,967
Tangible capital assets gain on sale of land	-	3,008
Other	1,957	4,330
	$ 29,056	$ 39,892

23. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2025	2024
Operating:		
Government of British Columbia	$ 19,967	$ 16,650
Government of Canada	4,633	8,468
Capital:		
Government of British Columbia	13,196	7,099
Government of Canada	1,837	1,405
	$ 39,633	$ 33,622

24. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

(a) **Law and community safety** brings together the City's public safety providers such as police ("RCMP"), fire-rescue, emergency programs, and community bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties and legal services.

(b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks, flood protection and sanitation and recycling.

(c) **Engineering, transportation, public works and project development** comprises of general public works, roads and construction, fleet operations, engineering, transportation, project development and facility management. The services provided are construction and maintenance of the City's infrastructure and City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

(d) **Parks, recreation and culture** comprises of parks, recreation, arts, and culture and heritage services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the arts, culture and community issues that the City encounters.

24. Segmented reporting (continued):

(e) **General government** comprises of Mayor and Council, corporate administration, finance and corporate services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, providing sound management of human resources, information technology, finance and ensuring high quality services to Richmond residents.

(f) **Planning and development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City and includes the Housing Office which oversees the affordable housing strategies.

(g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.

(h) **Richmond Public Library** provides public access to information by maintaining five branches throughout the City.

	Law and Community safety	Utilities: Flood, sanitation, sewer and water	Parks, recreation and culture	General government	Engineering, transportation, public works and project development	Planning and development	Total city subtotal
Revenue:							
Taxation and levies	$ -	$ -	$ 400	$ 337,268	$ -	$ -	$ 337,668
User fees	-	169,491	-	(1)	16	-	169,506
Sales of services	8,730	5,258	13,908	15,487	2,923	918	47,224
Payments-in-lieu of taxes	-	-	-	22,052	-	-	22,052
Provincial and federal grants	1,034	4,121	362	4,076	11,333	2,256	23,182
Development cost charges	-	601	2,100	2,822	8,303	-	13,826
Other capital funding sources	-	7,017	1,422	17,089	8,112	-	33,640
Other revenue:							
Investment income	-	366	-	61,723	-	-	62,089
Gaming revenue	979	-	-	10,411	-	-	11,390
Licences and permits	5,806	22	-	24	685	9,285	15,822
Other	4,134	6,545	241	(1,259)	1,144	147	10,952
Equity income in LIEC	-	-	-	2,319	-	-	2,319
	20,683	193,421	18,433	472,011	32,516	12,606	749,670
Expenses:							
Wages and salaries	69,846	25,284	46,845	37,165	31,395	16,266	226,801
Contract services	82,069	11,641	6,564	15,186	6,486	1,409	123,355
Regional district utility charges	-	82,212	-	-	-	-	82,212
Supplies and materials	4,733	11,926	12,760	17,735	374	1,327	48,855
Public works maintenance	80	10,511	2,439	(1,427)	4,380	2	15,985
Interest and finance	981	1	206	6,723	1	-	7,912
Non-capital project costs	(503)	6,523	6,700	298	7,673	(6)	20,685
Amortization of tangible capital assets	3,279	18,249	11,891	10,540	27,624	2,047	73,630
Loss (gain) on disposal of tangible capital assets	167	154	99	(35)	63	-	448
	160,652	166,501	87,504	86,185	77,996	21,045	599,883
Annual surplus (deficit)	$ (139,969)	$ 26,920	$ (69,071)	$ 385,826	$ (45,480)	$ (8,439)	$ 149,787

24. Segmented reporting (continued):

	Total City subtotal	Richmond Olympic Oval	Richmond Public Library	2025 Consolidated	2024 Consolidated
Revenue:					
Taxation and levies	$ 337,668	$ -	$ -	$ 337,668	$ 318,093
User fees	169,506	-	-	169,506	150,823
Sales of services	47,224	12,353	115	59,692	57,450
Payments-in-lieu of taxes	22,052	-	-	22,052	20,054
Provincial and federal grants	23,182	4,091	435	27,708	22,048
Development cost charges	13,826	-	-	13,826	70,450
Other capital funding sources	33,640	-	-	33,640	31,237
Other revenue:					
Investment income	62,089	-	34	62,123	69,853
Gaming revenue	11,390	-	-	11,390	11,971
Licences and permits	15,822	-	-	15,822	19,856
Other	10,952	6,207	11,897	29,056	39,892
Equity income in LIEC	2,319	-	-	2,319	2,757
	749,670	22,651	12,481	784,802	814,484
Expenses:					
Wages and salaries	226,801	12,642	9,317	248,760	236,245
Contract services	123,355	-	682	124,037	115,205
Regional district utility charges	82,212	-	-	82,212	66,161
Supplies and materials	48,855	5,557	2,071	56,483	59,652
Public works maintenance	15,985	(60)	45	15,970	16,444
Interest and finance	7,912	-	5	7,917	6,681
Non-capital project costs	20,685	-	(113)	20,572	8,877
Amortization of tangible capital assets	73,630	1,794	1,068	76,492	71,703
Loss (gain) on disposal of tangible capital assets	448	-	(15)	433	501
	599,883	19,933	13,060	632,876	581,469
Annual surplus (deficit)	$ 149,787	$ 2,718	$ (579)	$ 151,926	$ 233,015

25. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 27, 2025. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 10622	Financial statement budget
Revenue from Consolidated financial plan	$ 780,461	$ 780,461
Expenses from Consolidated financial plan	664,354	664,354
Annual surplus	116,107	116,107
Less:		
Acquisition of tangible capital assets - current year	(157,061)	-
Acquisition of tangible capital assets - prior years	(279,031)	-
Contributed tangible capital assets	(62,803)	-
Transfer to reserves	(109,720)	-
Debt principal	(3,710)	-
Add:		
Capital funding	481,288	-
Operating reserve funding	8,567	-
Transfer from surplus	6,363	-
Annual surplus	$ -	$ 116,107

26. Financial risk management:

Financial instruments include cash and cash equivalents, investments, receivables, payables and debt. The City has exposure to the following financial risks from its use of financial instruments: credit risk, market risk, interest rate risk and liquidity risk. Management is responsible for safeguarding resources, managing risks and implementing appropriate policies and framework. This note presents information on how the City manages those financial risks.

(a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk primarily through its cash and cash equivalents, investments, accounts receivables and loans receivable. The maximum exposure to credit risk on these instruments is their carrying value.

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with high credit ratings, of which a minimum of 90% of the portfolio is required to carry a Dominion Bond Rating Service credit rating of A (high) or higher. The City only deposits with reputable Canadian financial institutions, from which management believes the risk of loss to be remote.

The City mitigates credit risk in its investments by adhering to its restrictive investment Policy 3703 which limits the type and distribution of investments.

Accounts receivables mainly consist of property taxes, utilities, trade and other receivables. The Community Charter grants legislative authority for the City to enforce the collection of unpaid property taxes. As at December 31, 2025 and 2024, there were no significant collection issues related to outstanding receivable accounts. The City assesses, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

Credit risk associated with the loan receivable relating to the concessionary loan arrangement the City entered into during 2025 is minimized by the City holding security and having the right to terminate an existing land lease in the event of default. The City assesses the likelihood of default and provides a valuation allowance for collectability or risk of loss. At December 31, 2025, there were no collection issues identified.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

26. Financial risk management (continued):

(b) Market risk (continued):

(*i*) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of fixed income bonds, terms deposits and money market instruments held by the City. The City manages interest rate risk through its investment policy, which limits the terms of investments and staggers maturity dates to maintain liquidity and reduce exposure to interest rate fluctuations.

The City exposed to interest rate risk related to its debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

(*ii*) Currency risk:

Investments in foreign securities would be exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

The City's exposure to currency risk is limited to its holdings of U.S. dollar cash and occasional payments to U.S.-based suppliers.

At year-end, the City held approximately $8 million in U.S. dollar cash balance. Given the low value of U.S.-dollar transactions, the City does not employ foreign exchange hedging strategies and considers its currency risk to be minimal.

(*iii*) General risk:

Tariffs, other potential changes to tariff and import/export regulations, and ongoing trade disputes between the United States and other jurisdictions may have a negative effect on global economic conditions and the stability of global financial markets.

These tariffs are relatively recent and are subject to a number of uncertainties as they are implemented, and the impact cannot be predicted at this time.

(c) Liquidity risk:

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

There has been no significant change to the risk exposure from 2024.

27. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

CITY OF RICHMOND

Schedule 1 – Unaudited Statement of Growing Communities Fund
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

In 2023, the Provincial Government announced funding of up to $1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of $20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

		2025		2024
Growing Communities Fund opening balance	$	21,528	$	21,067
Total eligible costs incurred		(518)		(7)
Interest earned		695		468
Balance, end of year	$	21,705	$	21,528

CITY OF RICHMOND

Schedule 2 – Unaudited Statement of Local Government Housing Initiatives Capacity Fund
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2025

In 2023, the Provincial Government announced funding of $51 million in grant-based funding to help facilitate implementation and support local governments' implement of the legislative changes to support housing initiatives, including small-scale multi-unit housing and proactive planning, development finance, and transit-oriented development.

In 2025, the City received the Local Government Housing Initiatives Capacity Fund of $1.1 million. A requirement of the Local Government Housing Initiatives Capacity Fund is to include a schedule to the financial statements. A schedule will continue to be reported annually until funds are fully drawn down.

		2025
Local Government Housing Initiatives Capacity Fund received	$	1,146
Total eligible costs incurred		(773)
Balance December 31, 2025	$	373

A Schedule of Guarantees and Indemnity agreements has not been prepared as the City of Richmond has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Prepared under the Financial Information Regulation, Schedule 1, Section 5

CITY OF RICHMOND
Schedule of Remuneration and Expenses

Elected Officials for 2025

Name	Title	Base Salary	Benefits & Other [1]	Expenses
Brodie, Malcolm	Mayor	$ 207,854	$ 27,678	$ 4,182
Au, Chak	Councillor	84,969	14,260	154
Day, Carol	Councillor	96,574	17,104	311
Gillanders, Laura	Councillor	96,574	17,254	321
Heed, Kash	Councillor	96,574	16,645	-
Hobbs, Andrew	Councillor	96,574	17,254	1,062
Loo, Alexa	Councillor	96,574	17,179	10,169
McNulty, William	Councillor	96,574	16,943	359
Wolfe, Michael	Councillor	96,574	17,521	-
Total		$ 968,841	$ 161,839	$ 16,558

[1.] Consists of taxable benefits (i.e. life insurance, accidental death and dismemberment, critical illness, vehicle allowance and lump sum payments)

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Aarons, David	167,120	14,625	577
Absolon, Iris	75,715	1,421	-
Achiam, Cecilia	-	309,195	-
Ackerman, Laurie	97,085	5,221	385
Adair, Darrin	78,492	13,341	-
Adams, Clay	156,119	20,727	388
Adams, Matthew	71,318	11,411	81
Adamson, Claire	128,381	66,221	6,000
Agarpao, Jeffrey	74,944	283	-
Agawin, Rustico	70,278	11,474	-
Alabi, Tolulope	121,366	2,344	650
Allas, Benjamin	93,143	22,311	-
Allen, Michael	155,681	15,369	201
Al-Qadiri, Ayad	130,591	9,988	95
Alves, Luis	150,674	52,960	-
Alyasin, Abdul Karim	70,272	8,395	-
Alyasin, Khaled	61,143	18,934	-
Alyasin, Zakarya	73,208	17,159	483
Anderson, Adam	121,437	20,260	-
Anderson, Lorraine	92,482	8,797	-
Anderson, Mark	62,020	20,115	-
Andreou, Chelsea	110,715	7,509	650
Andres, Randall	117,019	21,629	-
Andrews, Nathaniel	109,009	5,053	-
Angman, Shelley	89,677	6,281	300
Anselmo, David	98,031	7,677	228
Arcand, Daniel	106,859	38,006	179
Archer, Melanie	72,752	10,866	45
Arias, Carlos	69,936	28,814	-
Armstrong, Ryan	64,278	10,752	52
Arneson, Christina	92,477	6,901	-
Arrigo, Stephen	109,236	27,731	1,925
Askwith, Stephanie	113,581	5,133	-
Assadian, Poroshat	107,702	6,804	-
Atwall, Devin	73,208	23,581	483
Atwall, Ranji	73,196	24,190	557
Au, Micah	117,019	24,362	-
Au, Victor	75,675	15,128	-
Aubichon, Christopher	71,024	7,910	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Augustinowicz, Grace	87,038	12,763	-
Aujla, Jag	142,071	23,155	-
Auzoux, Oliver	73,196	8,984	-
Aw, Davies	91,820	3,208	25
Ayers, Elizabeth	310,269	80,637	4,585
Ayoola, Alex	67,523	12,557	60
Babalos, Alexander	120,535	14,841	-
Bachynski, Laurie	-	176,192	-
Badesha, Amit	73,051	16,714	483
Badesha, Geetanjli	82,243	10,248	-
Badesha, Jasvir	75,024	29,858	-
Badra, Marcos	132,931	13,783	1,727
Badyal, Sara	140,717	14,834	1,362
Bah, El Hadj	72,759	16,519	-
Bailey, Casey	109,303	3,490	-
Bains, Hardeep	167,141	14,833	1,544
Bains, Mandeep	174,588	31,905	3,730
Bains, Rajinder	113,411	8,598	-
Bajwa, Akhtar	78,666	17,895	-
Baker, Danny	124,029	12,678	-
Baker, Gillian	120,066	8,901	-
Baker, Steven	84,184	33,272	-
Balsara, Arzan	118,675	3,626	-
Banzet, Calvin	117,019	44,440	-
Barlow, Kenneth	157,059	11,828	-
Barlow, Paul Graham	89,473	15,879	-
Barn, Rav	82,256	1,680	30
Barnett, Mitchell	117,019	17,858	-
Barstow, Murray	111,323	11,544	1,009
Bartley-Smith, Brenda	139,223	9,786	1,195
Barwin, Simon	117,965	30,871	-
Baryer, Jerry	77,941	3,330	300
Basford, Adam	73,196	25,726	474
Basraon, Avtar	97,778	76,199	679
Bath, Paul	106,480	56,647	-
Batra, Amritpal	105,533	4,089	1,923
Baumeister, Richard	97,762	12,576	557
Bavis, Nathan	142,930	25,717	-
Baylon, John	78,955	9,704	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Beare, Adam	141,021	18,457	-
Beauchamp, Alexandre	74,061	8,616	179
Bedford, Cade	115,647	2,791	206
Bedi, Govind	117,019	30,604	-
Beeby, James	150,674	27,579	-
Beeksma, Jordan	117,019	34,079	-
Beetstra, Matthew	73,196	14,620	910
Begg, Pam	110,980	9,854	1,580
Begin, Christopher	73,772	9,477	-
Behnia, Babak	124,845	4,889	-
Bennett, Shayne	136,088	14,988	1,621
Benning, Dal	155,389	43,135	-
Berenger, Matthew	91,279	3,051	900
Bergsma, Jacob	73,196	44,430	-
Bergsma, Nolan	100,648	17,455	179
Besic, Allen	72,649	6,256	483
Best, Merrill	120,355	9,072	1,657
Bhangu, Gurinder	73,196	18,693	557
Bhathal, Mandip	78,293	9,249	179
Bhattacharya, Neha	88,544	6,940	-
Bhoparai, Ashley	71,020	14,249	1,418
Biason, Evangel	156,962	19,004	1,655
Bie, Lloyd	209,628	30,762	2,586
Billings, Alan	150,674	12,818	-
Biring, Harjan	87,834	14,566	-
Bishay, Soraya	89,397	3,144	-
Bishop, Donna-Lee	78,943	1,482	490
Black, David	79,025	1,484	-
Bleidistel, Michael	114,726	10,814	-
Bloomfield, Derrick	97,085	4,344	-
Boden, Mark	89,476	9,259	1,279
Bodenbender, Philip	91,064	1,656	358
Bohonos, Elaine	86,930	1,845	-
Boivin, Michael	93,628	3,855	-
Bola, Kulwinder	135,902	36,420	-
Bolina, Sunjeev	73,196	12,311	-
Bonato, Steven	150,674	4,927	-
Bosch, Kevin	70,596	19,111	-
Bouman, Elena	71,820	6,549	179

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Bowley-Cowan, Laura	125,747	13,786	39
Bowman, Joshua	117,965	16,659	-
Boyal, Amarjit	78,467	25,258	-
Brace, Michael	99,534	28,495	-
Bramhill, Geoffrey	142,434	13,088	425
Brannen, Andrew	150,589	22,990	2,570
Bredeson, Lance	202,687	15,073	4,015
Bridal, Stacey	80,895	5,162	-
Brisson, Montgomery	204,545	13,712	3,278
Brodowich-Humchitt, Dillon	73,196	10,996	179
Brodsky, Ivan	63,630	14,455	-
Broughton, Skyler	96,069	24,117	-
Brown, Quinton	99,264	4,224	1,104
Brown, Susan	75,714	1,463	-
Bruce, Ian	91,006	1,708	1,245
Brunskill, Jason	150,674	6,694	-
Buchannon, William	145,707	130,835	-
Buemann, Mitchell	73,208	5,792	483
Buie, Dovelle	114,693	2,471	493
Burbidge, Scott	97,762	6,775	483
Burgess, Tyson	93,816	11,702	-
Buric, Tony	141,014	29,529	4,266
Burner, Melanie	133,713	15,493	709
Burns, Brendan	202,687	17,330	3,185
Burns, Christina	78,954	2,336	27
Bustillo, Michael	81,980	18,237	308
Butler, Jason	97,762	18,865	179
Butler, Jessica	70,196	10,243	-
Buttar, Onkar	101,226	11,462	-
Bycraft, Brent	82,187	6,101	706
Bycraft, Suzanne	211,003	49,243	1,050
Byrne, Daisy	136,036	8,431	-
Cabatic, Allan	124,029	24,840	-
Cabrera, Naiely	90,036	2,703	2,387
Callsen, Lars	87,973	3,728	-
Camacho, Alexander	96,777	32,127	-
Cameron, David	88,728	7,544	-
Campbell, Robert	71,690	14,460	456
Campedelli, Marco	73,196	14,977	-

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Candusso, Giorgio	106,462	5,389	-
Canizo, Miguel	73,196	22,202	-
Canlas, Nicholas	73,196	36,250	-
Cantarella, Lorraine	119,868	13,607	-
Canteras, Rhea	88,880	3,901	1,671
Caprio, Andrew	92,488	3,390	1,213
Capuccinello Iraci, Anthony	320,483	125,317	4,247
Carey, Alisa	136,036	7,523	-
Carlile, Tanner	117,019	23,324	-
Carron, Kimberley	105,533	2,271	60
Carter, Chris	129,548	33,983	-
Carter-Huffman, Suzanne	155,958	9,115	-
Cathcart, Kathleen	91,822	2,023	-
Cerantola, Davin	142,395	14,073	-
Chahal, Jashanpreet	73,196	9,165	1,334
Chahal, Kashmiro	89,382	20,188	-
Chahal, Perryn	71,433	3,923	167
Chai, Sandra	155,761	12,603	2,057
Chaichian, Camyar	126,653	11,708	39
Chan, Chi-Huen	67,598	10,882	-
Chan, Henry	83,540	2,566	-
Chan, Ka Hing	164,178	18,661	2,579
Chan, Kathleen	107,016	4,341	21
Chan, Kavid	114,629	14,648	1,785
Chan, Milton	236,855	33,098	179
Chan, Nadia	118,858	11,741	-
Chan, Zoe	105,533	3,936	39
Chand, Amit	93,831	37,489	-
Chandler, Jordan	73,208	22,612	179
Chandra, Ryan	104,463	4,190	-
Chang, Yvonne	105,550	7,974	1,227
Cheah, Xin Ning	94,991	5,350	2,457
Cheema, Felicia	92,937	18,022	-
Chen, Nicholas	73,196	40,748	-
Chen, Peggy	111,269	3,162	1,521
Chen, Qi	97,085	4,533	-
Cheng, Eric	136,036	9,924	2,098
Cheng, Reinaldo	124,845	7,313	1,195
Cheng, Wing Yung York	131,550	4,307	1,195

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Cheuk, Chun Yu	100,648	7,020	-
Cheung, Helen	113,370	10,878	2,444
Chew, Peter	72,759	4,957	30
Chiang, Paul	76,886	53,246	692
Chichak, Sam	70,133	22,311	-
Chien, Johny	119,795	9,932	-
Chim, Justin	58,341	26,179	-
Chima, Jaspal	97,044	3,967	-
Ching, Ka Wai	59,377	37,966	-
Ching, Mike	236,176	35,777	1,195
Chiu, Fernando	75,036	561	-
Chiu, Gary	73,870	9,064	-
Chiu, I Lin	73,196	22,789	179
Chiu, Jan	84,275	4,478	-
Choi, Gary	89,382	36,644	-
Choiselat, Sasha	97,366	4,132	692
Chong, Jerry	320,483	100,360	1,716
Chong, Stanley	74,573	8,091	-
Chou, Winston	87,834	16,170	-
Chou, Yu-Hsuan	97,085	10,945	-
Chow, Andy	87,260	11,167	1,198
Chow, Christopher	104,112	6,338	21
Chow, Jane	92,009	7,569	809
Chu, Anthony	79,748	30,781	-
Chu, Ka Wing	105,880	6,051	879
Chu, Lesa	88,614	7,482	-
Chu, Vincent	164,666	17,976	-
Chung, Leon	117,019	23,726	-
Cindric, Brendan	169,172	17,213	276
Cinquemani, Leonardo	81,980	16,590	-
Ciprut, Samuel	89,314	2,033	4,807
Cirillo, Nicola	117,019	9,412	-
Clark, Alison	111,763	6,986	-
Clarke, Rebecca	139,747	15,531	916
Clarkson, Neil	96,268	1,810	287
Clarkson, Reena	98,388	3,174	3
Close, Kirsten	168,465	17,897	15
Colby, Traci	89,382	6,118	749
Collinge, Chris	97,085	6,338	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Combs, Aric	117,019	19,840	-
Comfort, Yvonne	160,514	20,446	-
Connor, Shamira	75,703	2,056	287
Cooper, Bradley	150,674	19,175	-
Cooper, James	207,682	46,076	2,072
Cooper, Simone	92,614	1,738	-
Cornelssen, Kelvin	150,652	18,838	1,194
Cornils, Kevin	100,573	4,736	-
Coronel, John	96,175	1,771	-
Corrado, Mark	207,683	33,634	3,873
Costin, Alexander	98,445	4,555	638
Cowan, Michael	73,075	35,341	179
Cox, Taylor	73,208	25,741	179
Craig, Wayne	299,819	68,765	641
Cravino, Claudia	96,000	2,829	2,440
Crocker, Colleen	71,075	7,069	-
Crocker, John	86,243	2,534	308
Cromie, Kevin	97,101	2,170	-
Cromie, Spencer	110,464	4,597	1,198
Cruz, Louella	96,047	10,754	2,516
Csepany, Andras	106,462	25,308	-
Culzoni, Rosalina	85,747	15,591	1,072
Curry, Anthony	48,040	58,892	-
Cuthbert, Cameron	73,196	39,551	-
Da Silva, Ashley	88,000	6,794	-
Dabiri, Pouria	87,324	4,419	2,166
Dacey, Shaun	114,726	4,719	2,293
Dadwal, Kam	136,036	27,938	30
Dale, Diana	77,843	1,703	-
Dalla, Rajneesh	105,533	14,248	820
Dalla, Ridhi	135,213	17,484	-
Dalziel, Jeffrey	130,253	6,863	-
Davidson, Frank	110,995	22,476	55
Davies, Dean	93,816	18,832	1,306
Davies, Sean D.L	87,570	54,791	179
Davies, Sean	110,129	7,891	-
Davies, Tammy	79,392	1,922	-
Davis, Egan	162,215	22,396	2,462
Day, Koral	73,196	18,109	627

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
De Guzman, Josiah	69,936	11,785	-
De Leon, Carlo	74,977	428	-
De Leon, Gonzalo	74,942	2,853	-
De Sousa, Carmen	77,765	2,392	-
De Sousa, Steven	131,780	3,652	615
De Visser, Chee	136,757	12,400	1,195
Dean, Roy	75,024	26,556	304
Decker, Kim	134,697	14,065	-
Deeth, Robert	95,838	1,799	-
DeGianni, Rod	161,862	15,858	-
Del Rosario, Susan	91,681	1,721	-
Delmonico, Curtis	73,196	11,955	-
DeMatos, Steve	85,801	4,560	-
Demers, Erika	73,196	7,426	-
Deqani, Besim	75,024	5,260	-
Desgroseillers, Julie	75,715	2,833	-
Dewsbury, Dalton	96,517	15,268	-
Dezordo, Peter	89,701	399	-
Dhaliwal, Cameron	72,999	8,869	-
Dhaliwal, Jordan	73,208	35,018	-
Dhaliwal, Kamaljit	110,306	18,563	-
Dhanowa, Dalvinder	97,762	20,560	308
Dhatt-Sandhu, Mandy	154,007	14,053	1,077
Dhillon, Darshan	75,024	14,298	-
Dhillon, Jovandeep	85,449	2,941	308
Dhillon, Kearnbir	124,029	13,975	-
Dhillon, Navtej	120,535	20,898	-
Dias, Ben	175,477	31,622	-
Dickson, James	150,674	4,007	-
Dietz, Richard	110,828	3,697	2,931
Dimov, Petar	121,913	1,755	534
Dineen, Scott	124,029	9,655	-
Discusso, Matthew	73,834	2,831	-
Discusso, Peter	136,898	33,871	881
Dixon, Scott	150,674	17,589	-
Dobie, Adam	117,019	17,179	-
Dodds, Jacqueline	67,075	7,976	-
Donald, Brian	73,196	23,817	-
Donald, Gary	86,135	33,992	741

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Dorey, Jacob	101,714	11,868	-
Dos Santos, Francisco	75,024	5,966	-
Douglas, Justin	117,019	4,710	-
Douglas, Stewart	129,071	17,373	-
Dove, Philippa	74,695	1,863	105
Downton, Jonathan	73,196	5,883	-
Drake, Connor	96,645	6,506	-
Draper, Jason	150,674	42,259	-
Dressler, Kaitlynn	103,891	2,849	1,306
Duarte, Nathan	73,970	1,493	673
Duarte, Victor	110,581	40,606	-
Dubnov, Shawn	111,417	31,798	1,757
Duddles, Kevin	100,648	29,900	557
Duggan, Christine	160,566	24,874	490
Duncan, Nathaniel	105,533	15,505	1,845
Dunn, David	124,029	25,411	-
Duran, Rogelio	93,151	5,807	814
Duranleau, Sonia	144,628	28,953	-
Dusanj, Sukhjeevan	89,785	9,511	3,795
Ebert, Marcus	90,738	9,748	-
Edwards, Heather	74,291	6,580	-
Edwards, Sara	124,029	17,890	-
Egglefield, Keith	81,881	7,171	308
Ellis, Joshua	63,529	33,123	-
Elmer, Easton	71,329	14,280	483
Elshof, Eric	82,788	47,801	-
Enefer, John	139,084	29,233	-
Eng, Kevin	135,926	10,281	-
Enisan, Victor	72,759	2,566	685
Epp, Dylan	85,254	12,088	179
Ernst, Rachelle	136,291	8,612	-
Espino, Julian	134,145	37,098	2,218
Estabrook, Russell	103,978	18,289	-
Evanger, Todd	97,085	6,349	3
Ewing, Claire	112,159	2,385	1,761
Eyton, Laurel	97,482	2,048	978
Faccone, Steven	92,553	19,937	304
Falcon, Cindy	112,011	8,842	-
Falkenham, Gregory	75,024	50,342	557

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Fasciani, Mary Ann	102,092	4,612	-
Fatiaki, Kamoe	75,024	27,719	1,225
Fawcett, Mackenzie	56,707	26,091	-
Featherstone, Hoi May	83,800	1,922	1,408
Fengstad, Grant	236,856	25,615	5,151
Fenwick, Marie	211,288	24,501	4,049
Ferland, Khadija	199,687	23,003	1,623
Fernandes, Carlos	97,762	7,447	-
Ferraro, Domenic	111,446	9,387	2,257
Fiorvento, Alexandra	88,000	15,206	-
Fisher, Taylor	73,196	20,107	483
Fitton, Russell	150,674	7,837	-
Fitzmaurice, Dianne	93,940	2,906	-
Fitzpatrick, Tanya	97,085	9,512	115
Fleming, Andrew	73,208	26,433	-
Fletcher, Mark	65,989	14,881	179
Fleury, Jason	67,568	13,233	-
Fleury, Shane	98,112	4,500	-
Fok, Ben	80,143	2,587	29
Fok, Kai Sang	78,955	2,354	-
Fong, Mindy	89,382	40,331	-
Fong, Patrick	120,401	13,254	163
Ford, Larry	167,120	87,462	33
Frampton, Michael	124,029	22,365	-
Franco, Larissa	77,420	4,892	-
Fraser, Kevin	120,449	3,398	2,623
Galano-Tan, John	105,550	7,346	1,227
Galbraith, Adam	150,674	17,527	-
Gallant, Roger	75,024	39,943	-
Galloway, Shane	97,762	14,591	-
Gao, Zhan	70,493	15,927	-
Gardner, Brittany	76,094	12,175	-
Gauvin, Darnell	81,786	13,561	304
Gee, Karl	69,438	10,931	-
Gee, Peter	100,623	6,189	180
Gellard, Noah	78,505	24,300	-
George, Andrew	100,639	15,557	-
George, Trevor	100,603	3,262	-
Gerlach, Daniel	85,703	527	493

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Gewargis, Martin	90,686	32,249	-
Ghose, Tarun	111,875	33,292	-
Giammarco, Leanne	85,618	1,607	-
Gibson, Christina	97,085	7,903	-
Gibson, Matthew	96,481	1,933	692
Gilbert, Daniel	97,762	25,800	804
Gilfillan, Cindy	168,699	20,144	1,345
Gilfillan, Kris	111,030	6,641	-
Gill, Ajay	117,019	10,450	-
Gill, Jaspreet	84,462	31,053	-
Gill, Raminder	141,021	1,261	-
Giroux, Daniel	89,684	338	179
Girvin, Wayne	81,980	15,699	308
Goddard, Sarah	74,673	39,190	-
Godoy Borges dos Santos, Adam	117,019	40,303	-
Gondos, Nicholas	73,196	25,959	-
Gong, Xiao Ning	89,372	9,450	14
Goodwin, Tyler	73,196	2,946	-
Gossard, Jeremy	64,243	21,674	1,072
Goswami, Shant	103,031	8,554	2,185
Gould, Joshua	117,019	29,953	-
Gounder, Krishna	97,085	3,424	-
Graeme, Benjamin	74,783	6,634	336
Grant, Liam	96,517	6,138	-
Grauer, Craig	85,729	19,765	179
Gray, Kevin	190,219	37,122	1,725
Greenlees, Matthew D.	106,462	17,814	-
Greenlees, Matthew F.	73,196	5,744	-
Grewal, Raman	92,370	9,785	-
Griffin, Michael	124,029	25,693	327
Griffith, Michael	111,446	2,769	1,213
Griffith, Michelle	75,024	5,782	179
Groetelaars, Brittney	83,876	1,884	47
Gronlund, Todd	150,674	9,402	-
Gross, Todd	207,683	33,115	970
Grozdanich, Kristina	167,453	18,981	2,381
Guo, Li	76,594	1,367	1,312
Guscott, Ryan	92,418	19,338	-
Gushel, Brad	111,439	44,591	1,527

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Gushel, Tanner	73,196	11,823	179
Hackston, Stephanie	110,715	1,867	-
Hadfield, Mandy	136,076	13,096	2,962
Haer, Sunny	117,019	13,791	-
Hagong, Samuel	71,820	7,497	179
Hahn, Ruth	119,767	3,134	300
Haklander, Curtis	69,936	11,421	-
Haklander, Wesley	71,820	11,983	1,463
Haldeman, Ethan	78,955	3,591	-
Hamaguchi, Trevor	120,535	25,335	-
Hamilton, Jameson	100,270	9,622	-
Hamilton, Richard	117,019	18,810	-
Hamley, Carolyn	89,667	1,114	-
Hand, Donna	90,151	6,582	-
Hands-Verbian, Joshua	81,980	8,816	339
Hanna, Fadi	100,665	17,121	-
Harada, Gordon	75,024	13,221	327
Haraguchi, Nicole	116,184	12,729	4,795
Harms, Steven	76,059	7,470	-
Harris, Benjamin	63,165	15,437	-
Harris, David	147,041	10,146	-
Hassan, Hala	118,505	12,511	2,581
Hatzistamatis, Stamatis	87,122	2,681	-
Hau, Hei Man	97,029	6,105	2,117
Hayduk, Mark	73,196	9,773	-
Hayes, Jennifer A.	87,485	14,997	11
Hayes, Jennifer	212,821	18,455	3,185
Heap, Nicholas	136,291	7,222	-
Heathe, Gerina	134,799	8,733	-
Hedayati, Niloofar	97,731	1,841	-
Heidrich, George	105,935	22,390	248
Heinrich, Aida	73,196	6,671	308
Heinrich, George	111,464	19,562	179
Henderson, Derek	98,041	10,732	300
Henderson, Dillan	85,021	3,938	284
Henrickson, Matthew	97,085	19,016	3
Herbert, Nicholas	88,774	2,343	308
Herder, Kendall	97,085	3,998	-
Hesketh, Taryn	100,221	1,882	806

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Hicks, Alexander	114,648	6,074	-
Hicks, Christopher	97,085	14,612	-
Higo, James	73,208	5,272	284
Hikida, Nathan	70,482	7,634	-
Hill, James	120,535	9,117	2,119
Hill, Sheila	97,085	2,182	280
Hilton, Vanessa	117,965	18,542	-
Hingorani, Sonali	155,180	15,923	534
Hinman, Gregory	81,042	3,648	-
Hirayama, Nathan	117,019	23,463	-
Hirayama, Ryan	117,019	16,022	-
Hnatowich, James	100,531	1,978	615
Ho, Japhie	92,482	8,238	-
Ho, Jason	167,120	24,461	548
Ho, Mei Ping	167,120	13,825	1,222
Ho, Michael	100,636	18,434	557
Ho, William	75,714	19,798	-
Ho, Wing Chun	93,160	3,100	-
Hobbs, Katelin	101,298	7,812	1,438
Hobman, Lisa	202,687	16,220	3,746
Hodgson, Evan	117,019	8,885	-
Hoff, Tresse	104,531	420	300
Hofmarks, Anna	94,724	10,224	5
Hogan, Angela	97,085	2,143	-
Homeniuk, Alexander	110,129	3,036	-
Hopkins, John	207,096	27,222	962
Horita, Miwako	100,167	2,103	2,554
Horstmann, Michelle	94,089	10,164	2,570
Hosseinirahdar, Mohammad	136,291	7,511	788
Houston, Cristina	97,101	10,283	40
Howard, Justin	109,301	10,080	-
Howe, Shawn	100,648	7,934	-
Huang, Dilys	128,841	2,196	2,179
Huang, Emily	115,222	6,433	1,417
Hui, Albert	93,161	2,479	2,516
Hui, Gerry	105,533	5,409	1,227
Hui, Ka Yi	114,707	5,737	21
Huie, Kevin	81,980	4,175	308
Huk, Matthew	116,666	12,485	2,000

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Humhej, Jerry	79,476	26,961	-
Humphreys, Joseph	117,019	16,210	-
Hung, Edward	136,291	11,380	-
Hunt, Evan	73,196	26,592	557
Hunter, Derek	111,399	27,305	179
Huynh, Linh	98,671	8,791	1,310
Hwang, Wei Sheng	79,414	1,694	811
Hyde, Ryan	97,083	3,614	-
Ircandia, Michael	149,246	12,355	554
Irving, John	342,889	67,798	2,071
Irwin, Lisa	81,994	3,921	-
Isaac, Darryl	124,029	41,820	-
Ison, Marvin	124,029	34,374	-
Jacobo, Erwin	100,648	1,339	-
Jacobson, Jaclyn	164,672	19,083	-
Jaggs, Gordon	66,816	56,462	-
Jang, Jessica	92,626	4,088	54
Jauk, Liesl	141,556	15,123	326
Javadi-Doodran, Yashar	93,176	8,808	1,080
Jeffrey, Preston	73,208	13,422	-
Jennejohn, Zachary	113,958	5,355	1,040
Jesson, Claudia	207,682	45,726	-
Jessop, Kyle	73,208	27,974	304
Jesty, Brian	73,196	39,531	557
Jewell, Joshua	117,019	4,556	-
Jo, Dorothy	134,521	14,034	750
Jochimski, Colin	101,424	8,398	-
Joel, Marissa	136,291	11,951	-
Johal, Bill	114,707	28,178	-
Johal, Jatinder	155,761	41,389	1,599
Johal, Raminder	78,166	2,356	30
Johnson, Craig	68,807	8,593	-
Jones, Alan	171,135	116,031	105
Jones, Debra	103,739	2,795	2,391
Jones, Glen	97,085	5,697	-
Jones, Michele	85,604	4,607	-
Jones, Riley	117,019	10,945	-
Jong, Wayne	145,748	10,689	7,114
Jung, Brock	69,936	7,441	-

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Jung, Brodie	69,936	16,339	-
Jut, Jeffrey	98,111	4,733	-
Kallianpur, Virendra	155,761	11,338	7,697
Kam, Brendan	96,517	21,695	-
Kam, Marilyn	137,756	14,500	485
Kam, Richard	121,985	11,285	-
Kaminsky, Serguei	117,019	30,033	-
Kaplun, Shannon	92,004	5,128	16
Karan, Vicky	78,095	28,385	805
Kaur, Gurnaman	80,506	2,639	-
Keating, Roger	136,308	19,359	655
Keenan, Bernadette	97,101	4,882	692
Kelly, Patrick	94,248	23,454	-
Kenny, Richard	93,146	3,429	387
Khatkar, Parmveer	117,019	29,594	-
Khudhur, Omar	126,244	12,050	1,354
Kiesewetter, Harold	44,844	71,923	-
Kim, Hyejoon	79,366	4,085	-
King, Eileen	127,568	11,694	423
King, Sara	107,264	1,697	3,378
Kinney, Derrian	70,504	36,176	-
Kirichuk, Iryna	114,499	5,272	-
Kirk, Wes	89,613	2,065	-
Kita, Jason	189,258	24,253	8,798
Kivari, Mia	92,642	8,621	-
Klimovich, Matthew	85,012	3,280	1,042
Klomp, Frederik	121,399	10,929	-
Ko, Charmaine	86,382	3,229	-
Ko, Sing	73,787	6,834	-
Kochen, Karlee	72,244	7,074	-
Kornerup, John	114,707	14,407	-
Koroglu, Abdulvahap	72,870	28,288	-
Kosteckyj, Nicholas	88,414	10,131	-
Kostromine, Max	167,120	14,703	376
Kovacs, James	74,504	2,854	179
Kovich, John	99,999	9,269	-
Kruk, Robert	78,899	13,831	-
Krumenacker, Kurtis	73,231	40,120	557
Krungtanmueng, Bunruen	65,067	13,180	248

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Kube-Njenga, Jennifer	136,291	9,184	1,615
Kucher, Leanne	89,381	1,728	10
Kump, Will	97,085	19,934	-
Kurji, Candice	76,983	4,565	1,745
Kurnicki, Alexander	134,235	14,490	315
Kuzik, Jared	142,988	10,819	249
Kuznik, Gregory	89,255	9,134	-
Kwan, Ashley Yee Teng	113,785	2,260	1,904
Kwan, June	80,407	7,831	-
Kwan, Vivian	78,586	7,673	-
La Rocque, Gail	89,588	6,389	563
Labeeb, Azzam	78,955	9,679	60
Laboucane, Kenneth	81,980	22,422	179
LaBoucane, Sherry	79,648	11,571	-
Lafortune, Deryck	117,019	8,461	-
Lai, Calan	90,943	1,760	1,105
Lai, Patrick	135,141	13,361	758
Lai, Tsz Ho	107,016	2,771	-
Lai, Victor	155,469	14,084	1,220
Laird, Scott	106,462	2,698	376
Lam, Annie	97,085	2,275	81
Lam, Gordon	117,019	13,176	-
Lam, Joshua	73,208	11,212	179
Lamoureux, David	75,024	7,762	-
Lander, Scott	66,241	15,332	-
Lang, Brittany	83,417	7,112	-
Lannard, Kevin	96,486	3,587	1,780
Larson, Harold	109,303	11,783	-
Lau, Arnold	97,085	4,786	-
Lau, Brian	107,624	2,080	140
Lauridsen, Cole	108,553	4,364	-
Law, Hsiang	101,209	4,731	-
Lawless, Ann	111,232	2,674	1,532
Lawrence, Justine	79,501	1,497	-
Laxa, Brandon	96,645	2,263	-
Lay, Martin	197,164	15,273	4,985
Lazar-Schuler, Christina	97,085	1,876	-
Lazeski, Joel	87,834	3,392	-
LeBlanc, Braeden	126,497	11,133	546

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Ledezma, Gonzalo	150,674	23,959	-
Leduc, Mark	103,463	11,047	-
Lee, Andrea	94,965	8,231	338
Lee, Donna	135,361	2,911	658
Lee, Edwin	124,811	2,412	638
Lee, James	101,226	13,162	-
Lee, Jeff	167,120	17,460	3,180
Lee, Matthew	67,073	15,673	-
Lee, Thadene	77,399	4,681	(180)
Lee, Tsz Hin	75,703	3,740	-
Lee, Vicky	129,480	5,980	1,055
Lee, Wun Fung	101,204	9,636	-
Lee, Ya-Hsin	75,586	13,280	-
Lee, Zachary	73,208	17,499	369
Lefebvre, Eamon	73,196	11,267	1,358
Legear, Loryn	97,085	3,609	2,129
Lehbauer, Jordan	148,051	24,537	1,958
Leiva, Anastacio	120,535	26,766	-
Lemaire, Joel	45,533	69,120	-
Lemire, Tyler	100,588	1,954	-
Leney, Kyle	150,674	48,496	73
Leong, Karen	85,618	2,559	-
Leung, Alan	93,161	9,688	-
Leung, Cynthia	95,716	1,890	-
Leung, Kwan Pui	85,604	2,769	-
Leung, Michael	93,816	17,880	4
Leung, Simon	93,052	16,824	-
Li, Lynsey	83,004	2,069	-
Li, Xiaoxue	102,988	5,384	1,219
Lian, George	89,382	1,832	1,219
Liao, Yihong	114,707	5,456	2,223
Lima, Trevor	73,196	19,292	557
Lin, I-Fang	114,602	4,457	21
Lin, Yi Tong	115,146	4,785	21
Linares, David	75,862	47,014	1,433
Lindsay, Colton	73,196	34,358	-
Litke, Jill	60,915	15,445	-
Liu, Douglas	167,099	15,166	1,176
Liu, Xiahui	101,795	3,155	2,873

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Lloyd, Adrian	100,648	5,777	-
Lo, Judith	89,382	5,876	39
Lo, Man Yi	97,219	2,935	564
Lochbaum, Kim	56,468	82,691	-
Loewen, Brian	96,645	11,885	-
Loftus, Zachary	110,715	37,563	-
Long, Wayne	77,808	1,020	179
Lopez Velarde, Monica	82,255	1,687	-
Lou, Faythe	117,130	2,264	-
Louie, Beayue	114,617	4,973	248
Lovett, Andrew	146,013	33,332	6,240
Lowe, Aaron	73,337	38,970	557
Lowson, Kyle	90,771	762	248
Luk, Becky	120,066	9,640	25
Luk, Yun	101,209	65,995	165
Lukacs, Laura	69,828	15,351	-
Lum-Thompson, Shawna	107,100	10,912	-
Lusk, Serena	388,623	76,389	1,302
Lussier, Cynthia	124,845	9,310	-
Ma, Cliff	144,051	23,837	-
Ma, Ming Yi	153,249	37,799	1,774
Ma, Nicole	120,535	3,327	-
Ma, Stephanie	75,484	8,185	-
Maan, Amildeep	97,005	16,339	-
Macalisang, Antoni	126,752	14,503	913
MacArthur, Gordon	93,816	1,662	284
MacDonald, Kylie	134,989	48,147	3,274
MacDonald, Lisa	93,176	8,423	1,298
MacDonald, Ryan	117,019	23,068	-
Mack, Rodney	89,684	28,038	179
Mack, Tyler	73,196	33,917	483
MacKay, Hamish	109,925	4,591	260
MacKinnon, Cameron	123,544	3,059	692
MacKowski, Igor	73,196	13,609	568
MacLachlan, Brennan	133,900	13,772	97
MacLeod, Brian	127,093	41,785	2,989
MacNeill, Skye	73,145	22,488	-
Mah, Cheryl	82,368	10,057	-
Mah, Spenser	73,208	7,557	-

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Mahon, Steve	110,147	2,067	52
Maitland, Steven	100,665	10,974	-
Malawiya, Sophia	93,176	7,530	-
Maldonado, Tanya	89,382	2,010	-
Malenstyn, Megan	87,973	6,238	-
Mallek, Ortal Talya	83,554	1,809	1,031
Mand, Paul	87,178	1,497	-
Mander, Daljit	96,690	20,620	650
Mann, Amraj	97,762	33,420	1,168
Mann, Jagtar	73,196	15,579	-
Mann, Portia	82,433	1,424	1,800
Manning, Thomas	114,698	11,778	21
Marchal, Luke	117,019	23,508	-
Marcotte, Ford	73,196	57,145	557
Marinakis, Yvonne	69,747	11,717	-
Markham, Monique	146,752	16,498	1,591
Marquez, Christopher	97,071	11,517	522
Marsh, Nick	75,012	283	-
Martens, Dustin	94,713	5,400	-
Martin, Bryan	73,196	5,167	1,606
Martin, Melissa	97,085	4,420	52
Martin, Paul	150,674	5,179	-
Mascarina, Ave Nina	82,256	3,396	121
Matheson, Kathy	79,318	4,047	-
Matsunuma, Taiki	73,196	8,757	-
Matsuzaki, Spencer	73,161	21,442	304
McCall, Robert	124,029	8,779	-
McCluskey, Ryan	105,629	9,468	-
McConkey, Patrick	120,535	25,279	-
McCreary, Kathryn	139,142	15,946	3,052
McCullough, Cameron	121,399	5,043	35
McDermott, James	71,996	5,462	-
McDonald, Julia	117,019	21,809	650
McDonald, Michael	117,019	30,174	-
McDonald, Tyler	78,189	4,891	-
McDougall, Joe	72,071	6,975	179
McDougall, Mitch	85,801	4,393	-
McElgunn, Jennifer	123,234	26,094	-
McGee, David	97,085	1,822	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
McGrath, Alan	198,937	24,197	661
Mckenzie, Morgan	73,216	2,470	-
McKenzie-Cook, Cayden	81,629	5,425	308
McKenzie-Cook, Christopher	112,069	8,167	16
McLoughlin, Kris	72,440	14,152	-
McPhedrian, Matthew	73,196	21,212	557
McQuistin, Dylan	85,241	15,954	308
McQuistin, Shawn	73,557	12,984	1,009
Mearns, Jonathan	135,590	20,225	2,311
Medhurst, Colin	146,591	39,451	2,077
Meesters, Brett	87,807	11,227	-
Melnychuk, John	105,533	10,713	1,034
Melnyk, Andre	100,665	379	308
Memon, Wasim	114,707	41,808	713
Mercer, Barry	111,442	66,967	-
Mercer, Noel	75,024	28,845	-
Metzak, Brian	124,029	40,284	1,433
Miele, Michael	85,801	7,179	-
Milaire, Pratima	91,130	20,521	1,450
Miletich, Lori	155,761	13,930	1,023
Millar, Alexander	117,019	4,256	-
Miller, Carmen	92,136	6,408	3,068
Miller, Chad	111,446	25,881	-
Miller, Clay	72,825	8,342	-
Miller, Jack	69,936	8,319	-
Miller, Jesse	72,478	16,350	-
Miller, Keith	206,514	30,647	3,251
Miller, Shawn	77,950	8,421	-
Minshall, Travis	100,415	6,853	-
Mitchell, Dwayne	73,208	14,318	-
Mladin, Luka	96,523	2,745	692
Modhwadia, Samir	103,109	6,870	1,394
Moffat, Thomas	73,408	21,596	-
Mohan, Dharam	73,139	27,529	-
Mok, Natalie	85,467	1,862	25
Mol, Brandie	85,598	2,760	-
Molema, Kenneth	145,569	37,711	-
Molle, Sean	114,233	2,994	-
Montague, Eli	99,107	6,756	179

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Moore-Dempsey, Erin	124,029	14,952	-
Mora, Jamie	124,029	22,163	-
Morache, Tanner	86,627	3,216	-
Morin, Michel	97,101	7,647	29
Morison, Douglas	111,393	7,470	-
Morris, Aila	123,355	16,177	20
Morris, Allen	135,992	16,064	258
Morrison, Amber	89,382	8,934	-
Morrison, Taylor	73,196	32,289	-
Mortensen, Clint	73,196	6,038	832
Mosley, Judith	122,150	2,433	1,656
Mosley, Kyler	69,936	7,506	463
Moss, Kelly	147,363	40,003	-
Mossman, Cody	100,648	19,827	179
Moxin, Greg	106,462	15,028	179
Muir, Kenneth	87,807	13,934	-
Muir, Morgan	114,707	2,258	-
Mulgrew, Damien	71,725	11,058	-
Mulhall, Laoise	100,648	3,352	179
Muller, Shane	89,699	19,421	-
Mullock, Kevin	171,138	3,367	-
Mumblo, Ian	117,019	20,927	-
Murao, Dustin	120,535	30,656	616
Murphy, Liam	73,196	26,929	308
Murray, Ken	123,219	8,102	-
Muter, Heather	137,220	8,891	3,440
Nagata, Darren	111,428	25,324	-
Naguit, Christian	73,111	4,029	304
Naidu, Jotishna	72,696	10,147	1,418
Nanka, Eric	108,767	22,204	410
Naraina, Jagdish	93,531	3,054	927
Naso, Marcela	105,290	6,683	451
Nathorst, Dave	106,480	3,783	-
Nelson, Russell	156,425	12,314	615
Nesbitt, Christine	106,921	2,007	477
Neufeld, Matthew	104,153	2,247	865
Neufeld, Tammy	100,648	492	880
Newell, Allan	88,976	2,759	-
Newman, Gregory	148,417	22,448	7

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Newsome, Mitchell	88,000	8,457	-
Newstead, Blair	109,058	2,706	-
Ng, Aaron	69,936	16,887	2,443
Ng, Beata	156,897	11,451	-
Ng, Brenda	85,170	2,752	1,227
Ng, Justin	127,383	14,641	534
Ng, Kristy	84,908	1,701	2,151
Ng, Thomas	153,622	8,521	4,340
Ng, Yik Wan Karen	89,007	2,163	119
Ngan, Venus	168,620	18,666	1,469
Nguyen, Dang Anh Thi	136,152	3,037	-
Nguyen, Duc Nhu Quynh	109,063	3,462	1,646
Nguyen, John	97,330	2,435	-
Nguyen, Lisa	105,896	4,887	893
Nickel, Christel	120,535	20,801	-
Nickel, Sarah	97,081	10,747	-
Nikolic, Diana	161,845	17,027	615
Nishi, Casey	98,113	8,973	304
Nishi, Grant	117,497	8,643	15
Nivens, Michael	97,101	11,245	502
Nixon, John	89,684	780	179
Niyaz, Omeid	108,227	8,778	285
Nolan, Mark	96,496	379	-
Nomellini, Samuel	73,196	12,851	568
Normann, Spencer	73,208	19,065	483
Northrup, Olivia	69,337	7,443	-
Northrup, Trevor	182,624	31,033	4,946
Norton, Andrew	91,443	9,677	-
Nylund, Briton	85,037	7,947	965
O'Brien, Richard	75,024	39,449	557
Ogis, Peter	129,798	2,947	-
O'Keefe, Jacqueline	74,878	2,748	-
Oliver, Ian	97,085	11,636	-
Olson, Brandon	155,541	22,439	196
Olson, Mike	97,085	1,922	3,807
Ooi, Emily	97,085	3,620	-
Otero, Diego	71,135	3,865	-
Ouellet, Justin	100,648	33,713	-
Oviedo, Jose	98,031	28,425	179

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Owens, Camille	97,765	2,314	25
Paller, Elena	136,291	9,961	535
Pang, Serene	97,101	6,796	-
Panni, Daianna	85,604	4,987	-
Parhar, Gurdawar	144,522	15,868	-
Park, Minhee	135,759	3,703	615
Parker, Lorilyn	69,816	11,988	-
Parman, Paula	84,527	2,683	-
Parminter, Kelsey	117,019	4,420	-
Paterson, Kenneth	100,648	22,008	-
Paterson, Kimberly	85,604	1,969	-
Patkau, Brad	150,674	10,524	-
Paulin, Chad	187,313	37,695	2,660
Pedersen, Brian	81,980	4,915	-
Penney, Daniel	124,029	28,514	-
Pennier, Colin	69,493	6,471	-
Penrose, Trevor	105,880	7,030	-
Percival Smith, Beverly	85,596	2,250	-
Perkins, Michael	150,674	44,148	-
Persick, Christy	111,768	1,849	456
Peters, Cassidy	100,648	2,584	-
Pham, Teresa	126,898	11,853	2,048
Phaysith, Matthew	93,161	15,549	1,845
Philipson, Neil	73,231	9,060	304
Phillips, Kaia	94,331	4,236	-
Pighin, Darren	150,380	13,932	-
Piluso, Riccardo	97,762	10,884	1,330
Pingoy, Aliah	73,920	7,622	39
Pinkewycz, Alicia	75,832	4,792	-
Pinkney, Jason	171,138	28,457	-
Plishka, Miriam	119,775	6,459	2,875
Plomp, Deborah	67,073	11,943	-
Plowman, Richelle	78,783	4,262	-
Pockett, Kyle	111,306	4,833	21
Pommier, Leland	77,941	4,872	-
Poole, Jeremy	73,196	35,820	-
Poole, Travis	67,649	26,570	179
Poon, Debra	101,171	2,982	-
Porlier, Sheila	120,066	23,939	-

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Poumier, Jerome	75,705	1,045	-
Pow, Olivia	109,838	2,441	263
Powell, Jo	92,482	11,200	-
Poxon, Gerald	150,674	5,892	-
Prasad, Donald	74,703	2,713	-
Prentice, Blake	73,196	34,370	-
Preston, Cole	74,961	283	-
Protz, Gregory	54,778	45,108	-
Prystay, Deborah	36,302	44,916	-
Puddicombe, Alan	85,801	10,850	304
Pugsley, Brandon	110,715	12,612	-
Punn, Ariel	67,168	18,716	-
Quan, Jeremy	88,712	2,084	2,144
Quan, Stanley	98,047	15,051	-
Quiambao, James	114,696	8,746	21
Quinn, Star of Peace	134,920	1,062	686
Quiring, Angelica	132,888	9,779	-
Quiroz, Jimmy	76,059	3,969	2,995
Racic, Mile	166,511	24,538	144
Rajan, Omar	77,615	3,343	567
Raman, Dinesh	73,196	16,427	-
Raman, Rithik	73,208	8,914	-
Ramirez, Antonio	93,049	9,723	-
Ramos, Dinos	132,956	12,243	-
Rea, Keenan	96,645	2,782	-
Rebiffe, Taylor	85,604	17,517	-
Recavarren, Mario	93,455	9,745	-
Reddy, Nandini	85,557	2,454	1,150
Reddy, Ram	75,024	6,422	-
Redlinski, Jacek	105,533	10,919	1,702
Reel, Ravinder	69,776	8,610	-
Rehwald, Jessie	119,591	6,643	-
Reis, Joshua	220,382	25,092	1,705
Remedios, Pauline	75,715	2,087	-
Rempel, Graeme	117,019	18,256	-
Rende, Michael	150,674	3,158	-
Revell, Michael	100,648	21,170	-
Reyes, Maurice	78,492	17,921	-
Richards, Tom	89,684	365	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Richardson, April	117,019	13,415	-
Ricketts, Terry	98,701	3,088	-
Rienzo, Adam	110,715	11,603	-
Roberts, Cattleya	86,363	2,146	-
Roberts, Kevin	66,128	116,757	-
Roberts, Merrick	73,186	16,459	-
Robertson, Kirsten	66,660	17,311	-
Robie, Colin	111,410	7,490	376
Robinson, Jake	100,648	8,132	-
Robinson, Tyler	74,966	2,402	-
Robles, Miguel	100,648	384	-
Robson, Mark	150,674	8,118	-
Rocha, Carlos	127,504	9,427	522
Rodriguez, Edgar	145,158	15,274	3,271
Rogal, Peter	89,584	856	-
Romas, Mike	155,761	10,092	1,742
Ronquillo, Danny	78,942	6,915	245
Roorda, Stephanie	117,019	15,976	534
Roper, Ryan	84,934	27,841	-
Rose, Elizabeth	117,019	2,286	-
Rosenberg, Suzanne	97,085	2,644	81
Roszkowski, Ailie	86,764	650	179
Rowley, Darren	150,674	38,963	823
Ru, Zhi	105,551	14,290	1,222
Ruan, Emily	75,895	1,644	749
Rushton, Wade	86,487	17,901	858
Russell, Paul	146,219	11,147	-
Russell, Peter	212,083	31,970	1,821
Ryan, Bhavani	97,730	6,014	-
Safar, Yousif	108,660	9,814	-
Safi, Hashir	110,129	3,291	141
Saggers, Paul	119,775	8,070	3,293
Sahota, Bhavdeep	89,432	3,245	-
Saito, Aaron	150,674	31,565	-
Sakai, Richard	66,513	10,804	-
Sakai, Ross	97,085	10,519	39
Salameh, Alexander	121,624	2,154	-
Salmasi, Kamran	105,550	9,899	-
Samson, Brent	111,763	16,563	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Sanchez Garcia, Melissa Jazmin	80,411	3,639	-
Sandeen, Devon	82,926	33,771	-
Sander, Amarjit	100,665	5,294	58
Sandhu, Amritpal	136,291	8,383	961
Sandhu, Parmel	101,298	1,917	-
Sandhu, Pulvinder	89,684	12,462	-
Sangara, Jaren	69,084	7,351	-
Sangha, Rajvinder	145,635	4,227	-
Santos, Manuel	100,648	6,065	-
Santos, Victor	100,648	1,155	391
Sarai, Lovepreet	73,208	6,671	179
Saretsky, Ryan	73,196	18,249	-
Sargent, Emily	110,147	3,752	252
Sato, Kelly	73,789	11,431	-
Savoie, Gilbert	101,417	8,583	903
Sawada, Stephen	120,535	32,474	-
Sayson, Jared	75,715	14,298	-
Schiedel, Tyler	120,535	48,070	-
Schlossarek, Teresa	101,209	1,983	-
Schmidt, Michael	73,196	20,508	304
Schouten, Geoff	93,781	1,565	917
Schouten, Stacey	124,029	22,298	616
Schroeder, Scott	110,271	4,734	81
Schuck, Adam	71,946	16,004	-
Schuler, Terry	85,604	1,607	-
Schultz, Jeremy	124,029	33,648	-
Schultz, Kim	88,069	10,436	308
Schultz, Susan	82,151	20,305	-
Scott, Jason	103,862	7,538	179
Scott, Sean	117,019	26,257	-
Segal, Brandon	117,019	4,382	-
Selinger, Edward	171,138	10,729	-
Shariff, Aliya	105,880	7,525	451
Sharma, Amen	93,161	6,324	-
Sharma, Himanshu	64,087	12,324	-
Sharma, Reecha	75,703	1,421	107
Sharma, Shyreen	93,176	3,082	-
Sharp, David	99,590	1,871	39
Sharp, Gabrielle	93,161	1,748	76

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Shaw, Geoffrey	95,728	2,055	-
Shaw, Trevor	103,978	16,424	1,331
Shay, Horace	84,597	5,863	-
Sheikh, Mehrazin	115,418	7,956	2,835
Shek, Rita	72,759	3,511	30
Shepherd, Bryan	167,120	29,009	1,155
Shepherd, Lisa	74,406	20,485	179
Shergill, Katrina	70,597	4,778	-
Shergill, Kiranjeet	97,101	1,822	1,445
Sherman, Sarah	81,013	30,879	-
Shiau, Melissa	167,120	10,563	1,227
Shigeoka, Shannon	106,462	8,850	342
Shimonek, Todd	93,816	4,600	-
Shirey, Jill	148,157	25,776	366
Shiu, Priscilla	86,004	3,394	-
Sholdra, Brian	120,535	11,927	-
Shum, Chi Ting	114,726	20,910	1,785
Sidhu, Baldev	73,196	43,998	-
Siemens, Gregory	150,654	45,253	6,315
Sikora, Rose	120,066	9,520	650
Sim, Ming Teck	74,492	1,997	400
Simkin, Eric	122,780	21,105	-
Simonson, Brock	89,382	47,635	948
Simpkins, Brodie	76,059	3,380	1,199
Sinclair, Magnus	96,713	27,255	2,345
Sinclair, Owen	167,884	16,575	1,426
Singh, Neal	70,830	7,406	-
Siu, Ka Hei Rachel	77,116	5,227	-
Siu, Nicholas	111,116	10,215	-
Slater, Tanya	121,530	11,764	616
Smail, Jamie	124,564	8,405	704
Smail, Robert	76,248	25,946	804
Smith, Carly	94,605	7,205	308
Smith, Michael	150,674	9,074	-
Smith, Mitchell	92,530	11,471	-
Smith (Pillay), Samantha	261,342	35,980	5,701
Smithers, Todd	94,973	52,597	679
Snowball, Joanne	84,371	5,418	4,226
Socias, Roberto	86,138	11,225	179

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Sodi, Sunjeev	145,966	18,076	2,508
Sokic, Dario	73,582	3,198	248
Somerville, Kim	209,385	50,085	3,733
Soronow, Benjamin	72,179	9,258	-
Spare, Benjamin	69,904	6,668	-
Sparolin, Eric	164,419	35,134	596
Sparolin, Jennifer	78,628	1,731	1,516
Specht, Darren	85,541	4,860	-
Spolowicz, Ryan	100,665	4,871	-
Squarci, Leigh	89,684	890	179
Stancioff Clayton, Abbas	134,336	12,612	2,562
Standerwick, Jeffrey	168,976	56,003	-
Steeves, Susan	97,085	1,822	-
Stene, Ryan	150,674	45,843	-
Stephens, Larry	75,024	8,683	-
Stewardson, Kevin	150,674	2,701	-
Stewart, Aaron	93,205	4,702	-
Stewart, James	120,535	27,475	-
Stewart, Kathleen	105,533	5,790	692
Stockdale, Todd	147,041	12,517	-
Stocking, Nicole	166,918	7,021	437
Stockley, Ivan Scott	93,755	1,789	-
Stokes, Ryan	117,019	7,958	-
Stone, Brett	73,047	32,984	-
Streit, Hans-Peter	85,604	3,653	-
Strome, Chris	73,196	9,112	483
Sturrock, Mark	111,195	579	-
Stutt, Yuko	73,196	8,038	179
Su, Guang	100,532	524	284
Suleyman, Ferman	139,736	11,297	1,157
Summerfield, Sean	84,695	27,579	24
Sun, Bin	79,319	1,976	2,204
Sun, Shi Lin	90,553	2,198	7,833
Swail, Stefanie	110,129	3,703	-
Swan, Cathy	72,759	2,246	-
Swanson, Brad	101,209	2,274	-
Sy, Anthony	92,286	22,569	-
Syed, Imran Quadri	84,884	3,056	-
Tahir, Edwin	116,720	14,694	2,068

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Tai, Mavis	75,715	2,174	-
Tai, San Yau Peter	99,307	7,843	-
Takagawa, Michael	78,492	3,870	-
Takiya, James	117,019	4,080	-
Takizawa, James	83,231	2,671	-
Tallosi, James	85,604	1,754	-
Talmey Jr, Patrick	98,047	65,654	679
Tam, Wing Shan	115,300	2,598	4,771
Tanyag, Wilbert	93,816	904	-
Tardif, Rene	115,717	4,464	902
Tatchen, Elisabeth	120,535	32,336	-
Tate, Bryce	73,196	10,890	-
Taylor, Kirk	200,986	21,867	2,100
Taylor, Mervyn	107,210	58,138	-
Teichrieb, Craig	88,083	15,272	-
Tellis, Peter	55,480	50,725	3,957
Teo, James	137,051	8,552	-
Tewfik, Frederic	173,599	13,516	1,489
Thandi, Neera	105,533	6,488	1,225
Thind, Prabhjot	73,196	21,186	-
Thomas, Bryan	100,648	2,022	-
Thome, John	85,604	9,412	-
Thomson, Dylan	73,045	11,580	575
Thorsteinson, Jordan	80,615	18,771	-
Tikanmaki, Anna	179,285	19,959	-
Tillmanns, Mike	90,555	3,352	-
Tillyer, Curtis	91,214	6,065	199
Tillyer, Justin	59,408	18,822	179
Tinkley, Clayton	73,208	11,782	483
Tinney, Lucas	117,019	30,115	-
Tiu, Miriam	112,157	7,430	-
Tjepkema, Nicole	97,085	2,901	-
To, Tik Hang	101,596	8,014	1,188
Tong, Dominic	77,990	25,450	-
Tongohan, Darwin	95,404	2,157	774
Tooth, Gregory	101,209	1,899	-
TorabiMoghaddam, Niloufar	167,120	15,125	277
Towers, Brett	117,019	12,312	-
Tran, Ton	97,093	2,143	1,845

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Tran, Vu	97,085	1,822	692
Tremayne, Brent	117,965	6,028	-
Tremblay, Alex	73,196	28,887	557
Tremblay, Gail	81,980	386	179
Trim, Victoria	110,375	21,175	-
Trott, Eric	73,196	16,764	179
Trott, Ryan	73,196	20,046	557
Trotter, Nicole	100,602	573	-
Truscott, Loic	111,815	36,300	-
Tsang, Hing Wai	112,570	8,578	-
Tsang, Jonathan	117,886	7,276	50
Tsang, Tiffany	86,404	3,308	-
Tse, Edward	69,219	9,747	-
Tse, Kelvin	155,627	11,719	2,488
Tso, Eunice	82,243	1,543	-
Turick, Julia	119,076	11,876	38
Turner, Jeffrey	141,003	3,853	-
Tycholis, Kathy	97,085	2,464	-
Underwood, Brandon	117,019	29,297	-
Unrau, Shannon	92,448	10,022	-
Vallance, Scott	97,084	3,084	-
Van Neck, Caitlyn	121,399	1,913	-
Van Niekerk, Stuart	117,019	23,490	-
Vance, Justin	85,721	94,094	179
Vanderwel, Christopher	120,535	22,468	875
Vargas, Arthur	86,898	1,951	-
Vaughn, Jerret	140,740	6,067	-
Velkova, Biliana	114,707	2,352	44
Vellani, Omar	117,019	13,330	-
Velo, Vanessa	117,019	12,104	-
Venturas, Byron	78,492	8,125	-
Verbian, Liana	98,129	4,530	-
Villaluz, Jaime	105,550	12,406	780
Vint, Owen	68,703	12,724	-
Vo, Tuan	73,208	20,252	-
Vodchenko, Ivan	93,770	1,942	-
Vrba, Karol	125,550	51,402	-
Vrooman, Rowan	150,674	65,790	-
Vu, Brian	80,635	1,602	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Vuletin, Johana	86,845	19,058	170
Waddell, Matthew	117,019	14,917	-
Waddington, Nathaniel	117,019	7,570	-
Wagner, Justin	95,396	2,045	692
Wahl, Kevin	107,210	31,275	-
Wakefield, Richard	73,653	11,593	-
Walker, Brendan	71,810	3,824	-
Walker, Tracy	110,147	2,482	-
Wall, Anthony	150,674	1,916	-
Wallace, James	110,900	4,525	735
Waller, Duncan	78,945	3,641	-
Wallinger, Nolan	78,650	7,664	248
Walrond, Randall	85,632	3,560	-
Walters, Bryan	136,600	42,614	-
Wan, King-Lun	97,085	19,574	-
Wang, Ge	67,446	35,821	-
Wang, Xiaoxue	75,568	1,313	164
Wang, Xue Song	78,492	9,681	-
Warder, Simon	100,648	1,497	813
Warren, Darren	105,527	1,981	280
Warzel, Edward	203,215	52,730	94
Watson, Nicholas	73,196	30,185	557
Watson, Ryan	73,196	8,836	-
Watt, Devon	76,059	1,687	248
Watters, Sandra	76,569	4,755	-
Wei, Daniel	117,019	12,312	125
Weissler, Forrest	81,711	39,893	332
Welsh, Michael	135,772	25,496	-
Weng, Alisha	69,993	12,645	39
Weststrate, Jason	111,366	17,004	248
Wheeler, Gregg	88,834	97,936	359
Whitaker, Lauren	100,578	767	-
White, Jason	85,814	1,768	-
Whitmarsh, Kevin	105,862	8,234	-
Whitmore, Ryan	78,675	2,217	11
Whittam, Jonathan	112,960	37,001	2,280
Whyman, Max	75,024	56,772	-
Wicken, Trevor	100,530	13,018	-
Wilding, Marianne	89,381	2,816	-

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Wilke, Steve	106,480	21,962	-
Williams, Mary	82,263	2,347	6
Williams, Sam	89,380	1,640	910
Wilmink, Tracey	77,332	2,689	-
Wilson, Dennis	76,191	3,242	-
Wilson, Jordyn	73,196	21,178	557
Wilson, Tracy	110,129	2,248	-
Windsor, Ryan	151,784	19,908	883
Wishlove, Vernon James	233,010	35,677	6,624
Wong, Desmond	114,707	17,116	-
Wong, Edbert	110,639	9,176	944
Wong, Isabel Anne	91,770	2,878	-
Wong, Kai Chun	134,156	8,185	-
Wong, Kimberley	67,073	11,006	-
Wong, Mitchell	68,163	15,341	2,148
Wong, William	111,362	24,123	14
Woodcock, Taylor	96,645	3,389	-
Wringe, Iain	117,019	20,459	1,433
Wu, Emily	74,729	9,333	251
Wu, Yongjia	119,930	12,435	-
Wyatt, Sail	111,176	6,919	-
Wyenberg, Grant	182,624	50,971	3,606
Xavier, Victor	75,036	19,007	-
Xie, Xichen	89,382	17,943	1,222
Xu, Dajiang	97,085	26,957	-
Yalong, Alexander	84,545	1,697	776
Yang, Gongxia	120,237	16,007	-
Yee, Stephen	110,129	16,396	1,117
Yetbarek, Weldetensae	55,789	19,656	557
Yeung, Lap Man	114,707	13,801	-
Yeung, Yuen	105,520	3,900	692
Yon, Elisa	92,397	1,737	122
Yoo, John	124,029	39,714	-
Yoo, Wonwook	100,595	5,431	1,806
Yoshida, Tomoko	75,703	1,590	1,989
Young, Thomas	73,196	9,099	179
Younis, Munkith	207,682	30,861	200
Yu, Weilin	109,987	2,756	1,195
Zanardo, Wilma	166,739	15,139	30

[1] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Zellweger, Joey	89,221	713	-
Zerbinos, George	73,196	5,071	-
Zhang, Feng	89,382	8,718	1,225
Zhang, Ling Yi	93,161	25,694	-
Zhang, Zihang	100,218	621	-
Zhu, Michael	56,069	24,187	-
Zinin, Timofey	75,090	3,056	-
Zukowsky, Doug	90,003	41,275	371
Zwaag, Roeland	298,836	63,396	919
Total	**$ 132,056,672**	**$ 18,732,020**	**$ 625,553**

	Remuneration[2]	Expenses
Employees Over $75,000	$ 150,788,692	$ 625,553
Employees Under $75,000	41,093,215	65,194
Total	**$ 191,881,907**	**$ 690,747**

[2.] Combines salary, taxable benefits and other lump sum payouts.

The variance between the Schedule of Remuneration and the salaries and benefit expenses reported in the consolidated financial statements of the City are due to various factors including:

- The remuneration schedule is based on actual cash payments made during the fiscal year (including payouts of vacation, union gratuities and union overtime banks) whereas the consolidated financial statement is on an accrual basis;

[1.] Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle allowance) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

There were two severance agreements made between the City of Richmond and its employees during fiscal year 2025.

The agreements represent a range of 3 to 4 months of salary and benefits.

Supplier Name		Payment Amount
1166618 BC Ltd dba Save on Blacktop	$	6,771,461
1203706 BC Ltd		35,870
13887715 Canada Inc		65,295
1832 Asset Management LP		30,000
1st Trauma Scene Clean Up Ltd		38,142
2744769 Ontario Inc		748,734
384789 Alberta Ltd		43,798
3M Canada Company		49,688
4Refuel Canada LP		25,290
A J Forsyth - A Division of Russel Metals Inc		58,952
A R Mower & Supply Ltd		41,436
ABC Transmissions Ltd		40,788
Acceo Solutions Inc		71,170
Access Information Management of Canada		48,282
Advanced Mobility Analytics Group Pty Ltd		33,815
AE Concrete Products Inc		63,822
Aecom Canada ULC		90,899
Aimpoint Security Solutions Inc		56,816
Ainsworth Inc		901,980
Air Cleaning Specialists Inc		37,476
Airon Heating & Air Conditioning Ltd		564,497
Allmar Inc		25,216
Amazon		164,315
Amrize Canada Inc		1,909,306
Anderson Creek Site Developing Ltd		56,603
Andrew Sheret Ltd		974,243
Anigraph Productions Ltd		331,907
Aon Canada Inc		3,963,572
Aplin & Martin Consultants Ltd		992,796
Arrow Speed Controls Ltd		146,128
Arsalan Construction Ltd		4,263,537
Ashton Mechanical Ltd		2,276,977
ASSA ABLOY Entrance Systems Canada Inc		100,282
Associated Engineering (BC) Ltd		113,236
Associated Fire Safety Group Inc		346,400
Astro Turf West Distributors Ltd		367,000
Astrographic Industries Ltd		57,379
Atlas Power Sweeping Ltd		184,597
ATS Traffic Ltd		140,536
Austria Vancouver Club		28,367
Avenue Machinery Corp		323,966
AVO Vehicle Outfitting Inc		43,542

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Avolve Software Corporation	179,071
A-Z Lockmasters Canada Inc	48,305
B.A. Blackwell & Associates Ltd	28,696
BA Blacktop	1,153,971
Barnes Wheaton GM	549,419
Barry Hamel Equipment Ltd	32,343
BC Assessment*	7,964,749
BC Corps of Commissionaires	388,767
BC Earth Exchange Inc	173,521
BC Employer Health Tax*	3,973,580
BC Hydro	5,926,807
BC Legal Management Association	117,827
BC Life & Casualty*	1,991,679
BC Society for the Prevention of Cruelty to Animals	1,094,455
BCD Holdings Ltd	108,037
Beneva Inc	52,283
Best Buy	34,993
Bichin Laundry Equipment	67,516
Bl Associates Corporate Psychologists	49,900
Blackmamba Tree Service Inc	112,143
Blue World Painting Ltd	45,656
Bluebeam Inc	43,093
Borden Ladner Gervais Llp	42,041
Bowden, Tony	36,723
Bowland Consulting Inc	87,500
Bunzl Cleaning & Hygiene	632,282
Burnaby Hitch Ltd	63,893
Busch Systems International Inc	50,675
C.Y. Loh Associates Ltd	33,946
Cadence Solutions Inc	424,700
Cam Clark Ford Richmond Ltd	26,899
Canada Post	318,948
Canada Revenue Agency*	55,469,402
Canadian Emergency Medical Services Inc	151,893
Canadian National Railway Company	88,596
Canadian Red Cross*	56,593
Canadian Stainless Fasteners Inc	65,869
Canadian Tire	36,073
Canex Building Supplies Ltd	118,590
Cansel Survey Equipment	109,532
Carscadden Stokes Mcdonald Architects Inc	458,833

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Cascade Capital Machine Sales Inc	66,608
Cascade Wear BC Ltd	26,395
Cascadia Strategy Consulting	147,720
CBS Parts	25,836
CDW Canada	680,589
Cedar Crest Lands (BC) Ltd	1,660,269
Charlemain Productions Ltd	102,029
Chase Paymentech	1,127,694
Cheng, Roger	43,125
Chilled Rentals Ltd	107,107
Chinese Informedia Consulting Group Inc	40,687
CIMA Canada Inc	45,461
Cimco Refrigeration Ltd	694,112
Cintas Canada Ltd	211,810
Citizencentric	161,150
City Electric Supply	388,901
City Green Solutions Society	70,625
City of Nanaimo	64,702
City of Vancouver	1,574,993
Civic Legal LLP	79,686
Clark Wilson LLP	32,002
Cleantech Service Group Ltd	40,523
Cleartech Industries Inc	321,188
Cloo Graphic Imaging Corporation	34,503
Cloud Software Group Inc	289,365
Cloverdale Paint Inc	144,866
CM Agility Consulting Ltd	33,820
Coast Salish Arts	76,500
Coastline (BC) Facility Services Ltd	29,910
Cobra Electric Services Ltd	2,279,379
Coencorp Consultant Corporation Inc	34,876
Coit Cleaning Services	43,130
Cold Fire Canada Ltd	53,780
Columbia Chrysler	84,239
Commander Warehouse Equipment Ltd	48,758
Commercial Lighting Products Ltd	46,886
Commercial Truck Equipment Co	90,581
CommunityLogiq Software Inc	26,750
Compugen Inc	426,078
Contemporary Office Interiors Ltd	690,944
Cool Air Rentals Ltd	42,044

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Core6 Environmental Ltd	180,505
Corix Utilities Inc	78,823
CUPE 394*	869,073
CUPE 718*	1,386,771
D Chouhan Trucking	52,378
Dafco Filtration Group Corp	59,560
DB Perks & Associates Ltd	149,574
Dell Canada Inc	145,909
Deloitte LLP	294,000
Denbow Transport Ltd	64,834
Dennis Dawson James Aitken LLP	64,608
Dentons Canada LLP	42,955
Dentons Canada LLP, In Trust	749,561
Dexterra Group Inc	160,731
DHI Water & Environment Inc	33,488
Dialog BC Architecture Engineering Interior Design Planning Inc	112,550
Diamond Head Consulting Ltd	50,019
Digi-Key Corp	48,129
Dillon Consulting	97,411
Dinesen Nurseries Ltd	68,970
DLA Piper (Canada) LLP	440,927
DLA Piper (Canada) LLP, In Trust	87,840,988
Donald Luxton & Associates Inc	42,275
Door Ace Your Garage Door & Gates Co Ltd	143,877
Dorset Realty Group	739,911
Dorset Realty Group Canada Ltd, In Trust	180,095
Double R Rentals Ltd	217,824
Douglas Lake Equipment Ltd	59,770
Dragonetti Group Public Works Training	56,852
Dudchenko, Kyrylo	81,307
Dueck Chevrolet Buick Cadillac GMC Ltd	25,007
Dyna Engineering Ltd	55,358
Dynamic Facility Services Ltd	335,466
E B Horsman & Son Ltd	38,978
E. Lees & Associates Consulting Ltd	57,803
Eagle West Crane & Rigging Inc	99,433
Earthcam Inc	25,582
East Richmond Nurseries Inc	78,772
EBB Environmental Consulting Inc	143,345
Eclipsys Solutions Inc	609,338
Econolite Canada Inc	293,648

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Ecotainer Sales Inc	163,568
Ecowaste Industries Ltd	618,140
ECS Electrical Cable Supply Ltd	140,722
Edifice Construction Inc	1,374,802
Elander Inspections Ltd	59,965
Elite Fire Protection Ltd	462,842
Elite Tents & Events (2019) Ltd	59,235
EMCO Corporation	91,357
Emelle's Catering Ltd	47,957
Emergency Communications for BC (E-Comm)	7,564,564
Enersys Canada Inc	36,475
Engo Equipment Sales Inc	1,047,198
Enterprise Paper Co Ltd	66,326
Entity Mechanical Ltd	392,550
Entro Communications Inc	46,618
Entuitive Corporation	37,519
EPI Ecoplan International Inc	71,856
Esri Canada Ltd	346,451
Everbridge Inc	60,372
EXP Services Inc	44,308
Extreme Glass Ltd	41,936
Family Services of Greater Vancouver	50,408
Faster Asset Solutions	26,609
Federation of Canadian Municipalities	104,996
Finning (Canada)	390,194
Fireball Excavating & Transport Inc	319,030
First Light Energy Solutions Ltd	30,720
Flir Unmanned Aerial Systems ULC	62,847
Flocor Inc	938,618
Flowsystems Distribution Inc	1,430,127
Foreseeson Technology Inc	166,525
FortisBC	803,343
Fortress Fencing Inc	131,507
Fountain Tire Ltd	119,040
Fraser River Pile and Dredge Ltd	175,275
Fraser Valley Aggregates (2014) Ltd	28,000
Fraser Valley Equipment Ltd	34,587
Fraser Valley Refrigeration Ltd	83,261
Fred Surridge Ltd	1,190,890
Frontier Power Products ULC	206,378
G B Bobcat Service	248,340

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Gardaworld Cash Services Canada Corp	45,432
Gargoyle Protective Services	34,436
Garnett Wilson Realty Advisors Ltd	61,525
GB Paving Ltd	661,395
GE Vernova	28,681
GFL Environmental Inc	3,739,255
GHD Digital (Canada) Ltd	31,596
GHD Ltd	35,530
Gibson Waterworks Supply Inc	32,874
Ginqo Consulting Ltd	60,370
Glacier Media Group	33,919
Gladiuk Contracting Ltd	371,819
Glasshouse Systems Inc	223,789
Global Industrial Canada Inc	40,442
Global Rental Canada ULC	258,093
Goodyear Canada Inc	156,030
Goss, Krista-Marie	25,979
Grainger Canada	78,349
Granicus LLC	132,685
Green Admiral Nature Restoration	159,570
Green Shield Health Inc	99,773
Greenpoint Asbestos Remediation Services Ltd	25,107
Greenpower Motor Company Inc	128,876
Gregg Distributors Ltd	384,870
Grimco Canada Inc	27,655
Groundwater Technology Inc	1,338,750
GS Bhullar Trucking	28,630
Guardteck Security Corp	60,419
Guillevin International Inc	339,043
Habitat Systems Inc	82,036
Hajdo Forbes, Andrea	58,843
Hanscomb Ltd	52,030
Hapa Landscape Architecture Collaborative Inc	30,884
Happy Cities Studio Inc	45,848
Harris & Company LLP	92,130
HCL Canada Inc	111,377
HDR Architecture Associates Inc	663,993
Heatherbrae Builders Co Ltd	7,330,166
Heidelberg Materials Canada Ltd	180,221
Heritage Office Furnishings Ltd	487,331
Hexcel Construction Ltd	4,061,220

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Holaco Construction Ltd	1,251,796
Holland Imports Inc	41,652
Hooker Craig Lum Group Ltd	40,350
Hootsuite Inc	26,255
Horizon Landscape Contractors Inc	76,379
Horseshoe Star Holdings Ltd	59,170
HR Path Canada Inc	49,231
HUB Cycling	169,616
HUB Surface Systems West Inc	40,991
Huks Industries Corp	27,124
Hunter McCorquodale	71,626
Hybrid Audio Visual Inc	78,931
iA Private Wealth Inc	27,558
ICONIX Waterworks LP	190,292
Icsclean Supplies Ltd	38,957
Ideaspace Consulting Inc	29,893
IDRS Inc	122,793
Ignite Management Services Ltd	95,000
Image Sign & Lighting Ltd	76,794
Imperial Dade Canada Inc	42,570
Imperial Parking Canada Corporation	103,884
Infor Canada Ltd	155,819
Infrastruct Municipal Services Ltd	27,184
Inland Kenworth	66,539
Interprovincial Traffic Service Ltd	262,145
iON United Inc	146,362
Iredale Architecture Inc	101,289
ISL Engineering and Land Services Ltd	96,105
Island Key Computer Ltd	98,980
J & T Sports	45,514
Jack Cewe Construction Ltd	727,654
Jarislowsky Fraser Ltd	90,000
JK49 City Consulting Services	162,280
Jordair Compressors Inc	54,244
JSP Enterprises Canada Ltd	112,126
Kal Tire	25,570
Kanga Roofing Inc	118,230
Kasian Architecture Interior Design and Planning Ltd	138,615
Kei Space Design Ltd	30,151
Kendrick Equipment (2003) Ltd	27,034
Kennedy Landscaping Ltd	30,906

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Kern BSG Management Ltd	567,363
Kerr Wood Leidal Associates Ltd	642,448
Keystone Environmental Ltd	61,431
Kifinti Solutions Inc	201,099
Kinsol Timber Systems Ltd	73,836
KMS Tools and Equipment Ltd	62,016
Konecranes Canada Inc	61,577
KPMG LLP	428,597
Kronos Canadian Systems Inc	367,957
Kutny's Richmond Soils	66,054
Kwela Leadership & Talent Management Inc	33,505
Laird Plastics Canada Inc	30,221
Lamar Companies	34,358
Land Title & Survey Authority of BC	26,995
Lanesafe Traffic Control Ltd	906,475
Latoplast Ltd	42,771
Lauze Enterprises Ltd	25,000
Layfield Canada Ltd	99,470
Layfield Flexible Films Ltd	94,543
Legacy Environmental Ltd	37,844
Lenovo (Canada) Inc	28,239
Levelup Planning Collaborative Inc	73,076
Levio Conseils Inc	56,250
Lidstone & Company Law Corp	54,580
Lifesaving Society of BC	80,769
Linde Canada Inc	108,053
LIT Aquatics Ltd	427,722
Livingston International Inc	26,315
Long View Systems Corp	390,331
Lordco Parts Ltd	240,116
Macaulay Trucking Ltd	327,955
Mainland Construction Materials ULC	1,271,557
Mainland Ford Ltd	563,454
Mainroad Maintenance Products LP	118,238
Mallen Gowing Berzins Architecture Inc	400,554
Marine Roofing Repair & Maintenance Service (2003) Ltd	258,836
Mastech Infotrellis Digital Ltd	66,195
Matson Peck & Topliss	26,860
Maven Consulting Ltd	75,803
Maydanyk Trucking Ltd	116,337
McElhanney Consulting Services Ltd	1,204,392

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Mckinney Bulldozing Ltd	31,000
McRae's Environmental Services Ltd	2,632,857
Medteq Solutions CA Ltd	56,794
Meltwater News Canada Inc	27,349
Memory Express Inc	31,811
Meraki IT Consulting Inc	196,630
Mercer (Canada) Ltd	28,260
Metro Motors Ltd	152,609
Metro Vancouver Regional District*	114,199,197
Mickelson Consulting Inc	177,445
Microsoft Canada Inc	33,516
Mills Printing & Stationery Co Ltd	60,623
Min, Ines	70,588
Minister of Finance*	220,328,219
Minoru Seniors Society	58,968
Miovision Technologies Incorporated	32,443
Mitacs Inc	52,500
MIZA Architects Inc	38,989
Monashee Racks Canada	30,600
Multivista Construction Documentation ULC	36,434
Mundie Trucking Ltd	142,602
Municipal Finance Authority of BC*	42,699
Municipal Insurance Association of BC	1,264,802
Municipal Pension Plan*	33,076,292
myHSA Ltd	822,000
NAPA Auto Parts	106,538
Navis Marine Insurance Brokers	33,596
Nearmap US, Inc	68,420
Neptune Technology Group Canada Co	164,118
New Line Products Ltd	34,839
Northern Building Supply Ltd	29,366
Nova Pole International Inc	74,868
Novamodus Solutions Inc	76,200
Nutech Facility Services Ltd	99,416
Nutrien Ag Solutions Inc	107,250
Oakcreek Golf & Turf Inc	47,044
Olthuis van Ert	155,525
Omicron Canada Inc	234,918
Onix Networking Canada Inc	50,450
Open Text Corporation	273,691
OpenRoad Toyota Richmond	170,061

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Optiv Canada Inc	303,810
Oracle Canada ULC	815,942
P D Trucking Ltd	175,421
Pacific Blue Cross*	8,703,578
Pacific Cutting & Coring Ltd	283,496
Pacific Flow Control Ltd	129,200
Pacific Mattress Recycling Inc	358,115
Pacific Net & Twine Ltd	33,773
Par Bhullar Trucking Ltd	68,082
Parsons Inc	93,164
Paul Sahota Trucking	212,484
PCL Constructors Westcoast Inc	2,401,950
Pedal Foundation	32,222
Perfectmind Inc	215,605
Performance Objects Inc	36,166
Peterbilt Pacific Inc	114,583
Peterson Commercial Property Management	227,584
Petit Architect Design for Kids	43,714
Petro-Canada Lubricants Inc	27,897
Phoenix Truck & Crane Services Ltd	44,656
Pinchin Ltd	25,610
Ping Identity Corporation	198,663
PitneyWorks	120,000
PJB Mechanical Plumbing, Heating & Cooling Ltd	254,013
Plan Group Inc	93,904
Platinum Professional Claims Services Ltd	30,860
Potus Consulting Inc	160,000
Power-West Industries Ltd	65,740
PrairieCoast Equipment Inc	106,803
PRE Labs Inc	32,984
Pricewaterhousecoopers LLP	437,408
Profire Emergency Equipment Inc	47,606
Progressive Housing Society	425,082
Province of BC	64,265
PSE Equipment Ltd	94,367
PSL Par's Services Ltd	65,800
Puma Utility Monitoring Inc	33,795
Purtech Service Group Inc	31,360
PW Trenchless Construction Inc	1,642,027
PWL Partnership Landscape Architects Inc	143,343
Qualichem Industrial Products Ltd	324,894

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
R F Binnie and Associates Ltd	547,637
Raybern Erectors Ltd	28,559
Raymond James Ltd	64,507
Receiver General for Canada (RCMP)	80,485,297
Receiver General for Canada*	111,675
Rexel Canada Electrical Inc	110,085
RGC Trucking & Excavating Ltd	82,246
Richelieu Hardware Ltd	42,628
Richmond Agricultural & Industrial Society	28,251
Richmond Air Sweep Enterprises 1986 Inc	36,579
Richmond Art Gallery Association	66,744
Richmond Building Supplies Co Ltd	121,550
Richmond Caring Place Society	1,300,000
Richmond Firefighter Association RFFA Local 1286*	831,292
Richmond Fitness & Wellness Association	31,119
Richmond Hotel Association*	1,030,925
Richmond Museum Society	42,179
Richmond Music School Society	32,146
Richmond Pest Management Inc	26,457
Richmond Potters' Club	60,670
Richmond School District No. 38*	301,048
Richmond Tourism Association*	6,346,786
Richvan Holdings Ltd	104,095
Ricoh Canada Inc	31,638
Rissling Services Ltd	36,933
River White Homes Ltd	2,120,337
Riverside Recycling Ltd	332,018
Roadway Traffic Products Ltd	135,745
Rogers Wireless Inc	62,651
Rollins Machinery Ltd	633,272
Rona Inc	53,859
Roper Greyell LLP	131,894
Rose Security Services Inc	101,393
Routeware Canada Inc	25,690
Royal Roads University	30,000
Rusty's Auto Towing Ltd	55,623
S.I. Systems Partnership	186,090
Sabre Rentals Ltd	64,618
Safe & Sound Security Systems Ltd	320,157
Safe Software Inc	26,750

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Sandhu, Dalip	691,809
Savatree Canada Inc	140,674
Savioz Design Inc	68,254
Scott Construction Ltd	23,799,042
Scott Construction Management Ltd	234,159
Scott DB Services Ltd	2,341,366
Scott Special Projects Ltd	3,905,289
Searidge Ventures Ltd	28,600
Secure Energy Corp	69,365
Selectron Technologies Inc	25,342
Shaw Cablesystems GP	27,729
Shelley Automation Ltd	35,580
Sheraton Vancouver Airport Hotel	43,405
Sierra Waste Services Ltd	11,556,153
Siteimprove Inc	29,883
SLD Supporting Learning and Development Consulting Inc	49,850
Slip Tube Enterprises Ltd	62,064
Smartreview Inc	83,144
Social Pinpoint Software Inc	30,919
Softchoice LP	69,553
Solid Caddgroup Inc	33,856
South Arm Excavating Ltd	362,389
Specimen Trees Wholesale Nurseries Ltd	28,407
Stan's Transmission Centre Ltd	37,131
Stantec Consulting Ltd	113,487
Staples Canada ULC	228,739
Stellar Power & Control Solutions Inc	67,793
Sterling Sentinel Solutions Inc	33,902
Steveston Harbour Authority	2,117,487
Steveston Historical Society	50,031
Stewart Brothers Nurseries Ltd	61,215
Stormtec Water Management Inc	54,060
Stryker Canada ULC	251,809
Summit Valve and Controls	34,760
Sunbelt Rentals of Canada Inc	122,205
Suncor Energy Products Partnership	2,219,113
Sunrise Washroom Rentals Ltd	76,661
Super Save Disposal Inc	104,780
Super Save Toilet Rentals Inc	29,049

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Superior Asphalt Paving Ltd	147,464
Superior Propane Inc	74,971
Tacel Ltd	358,245
Talbot Marketing	51,284
TEC Floor Coverings Ltd	36,207
Technical Safety BC	62,226
Telus Communications Inc	797,825
The AME Consulting Group Ltd	56,794
The Bank of Nova Scotia	231,071
The Driving Force Inc	105,438
The Gordian Group, Inc	90,557
The Gourmet Lunch Ladies Ltd	35,413
The Home Depot Inc	138,470
The Lawnmower Hospital	130,041
The Neutral Zone Coaching & Consulting Inc	35,850
Thibault Industries Ltd	30,181
Thomas Trucking LLC	223,543
Thomson Reuters Canada Ltd	35,365
Thurber Engineering Ltd	78,744
Tinbox Energy Software Inc	71,077
TK Graphics Inc	29,175
TKA+D Architecture + Design Inc	402,873
Tomko Sports Systems Inc	125,819
Total Power Ltd	55,969
Touchstone Family Association	621,703
Tower Fitness Equipment Services Inc	74,121
Trane Canada ULC	120,000
Translink (South Coast British Columbia)*	71,565,354
Truffles Fine Foods Ltd	169,721
Turning Point Housing Society	200,000
Turning Point Recovery Society	134,590
Twining, Short & Haakonson, Barristers	45,677
UBS Industries Ltd	25,445
Uline Canada Corporation	184,958
Ulmer Contracting Ltd	1,677,321
Unified Systems Inc	60,521
Union of BC Municipalities*	29,805
United Rentals of Canada Inc	122,337
Universal Coach Line Ltd	63,125
Universal Traffic (1611) Ltd	61,824

*Payment includes tax transfers and third party remittances

Supplier Name	Payment Amount
Uno Digital Screen Press Ltd	27,570
Urban Systems Ltd	240,368
Valley Paint Product Ltd	42,337
Valmont West Coast Engineering Ltd	57,876
Vancouver Marina (1971) Ltd	44,995
Vanport Enterprises Ltd	561,626
Vecima Networks Inc	246,426
Vega Instruments Canada Ltd	46,720
Vertiv Canada ULC	38,592
VFA Canada Corporation	53,649
Viking-Cives Ltd	544,104
Vimar Equipment Ltd	218,532
Walker, Aubrey	32,949
Walker's Gradall Services Ltd	228,879
WCS Waste Control Services Inc	29,589
Wesco Distribution Canada LP	158,778
West Coast Elevator Ltd	141,235
Westburne	284,813
Westcan Auto Parts Ltd	33,217
Westcoast Drainage & Contracting Ltd	159,248
Western Oil Services Ltd	36,017
Western Weed Control Ltd	118,200
Westerra Equipment LP	29,472
Westview Sales Ltd	265,623
WFR Wholesale Fire & Rescue Ltd	367,423
White Cap Supply Canada Inc	165,219
Wilcor Industries Inc	31,048
Willscot Mobile Mini Inc	28,374
Wolseley Industrial Canada Inc	30,747
Wong's Greenhouse & Nursery	41,741
Work Truck West	46,771
WorkSafe BC	7,511,278
WSP Canada Inc	496,774
Wurth Canada Ltd	45,147
X10 Technologies Inc	28,339
Xerox Canada Ltd	203,874

*Payment includes tax transfers and third party remittances

Supplier Name		Payment Amount
Xylem Canada LP		366,134
Young Anderson Barristers & Solicitors		711,881
Zeemac Vehicle Lease Ltd		150,990
Zhou, Linfeng		40,314
Zuma Lift Service Inc		57,887
Payments Over $25,000		905,714,696
Payment Under $25,000		9,070,976
Total Payments	**$**	**914,785,672**

The City prepares the Schedule of Payments to Suppliers for Goods and Services based on actual cash disbursements processed through its financial system.

The total figure will vary from the expenses shown in the consolidated financial statements due to various factors including:

- Timing differences between the cash basis and accrual method;
- There are disbursements that are not considered expenditures for other taxing authorities and employee payroll deductions;
- The Schedule of Payments excludes the payments made to and by the Richmond Public Library, Richmond Olympic Oval Corporation and Lulu Island Energy Company;
- There are payments that are externally recovered, these recoveries are recorded against expenditures or as revenue in the consolidated financial statements.

*Payment includes tax transfers and third party remittances

Organization		Payment Amount
A.R. Macneill Secondary PAC	$	934
Air Cadet League of Canada		760
Asian Canadian Basketball Association		3,782
Aspire Richmond		17,200
Atira Women's Resource Society		13,010
BC Pets and Friends		2,000
Belleza, Richard		500
Beth Tikvah Congregation and Centre		1,107
Big Brothers of Greater Vancouver		6,150
Big Sisters of BC Lower Mainland		6,000
Canada Chinese Performing Arts Society		4,500
Canadian Rock Paintings Association		947
Canadian YC Chinese Orchestra		7,000
Casa Meshiko Cultural Society		598
Chabad Richmond		1,094
Chan, Betty		480
Cheng, Desmond		500
Cheng, Michelle		500
Chimo Community Services		52,317
Chinese Cultural Centre of Greater Vancouver		667
Christian Addictions Recovery Ministries		2,500
Chu, Bill		440
Church on Five		110,000
Cinevolution Media Arts Society		10,000
Community Arts Council of Richmond		8,650
Community Mental Wellness Association		13,059
Connections Community Services Society		14,334
Daniel Woodward Elementary PAC		805
Dann, Bryce		500
Daum, Aniela		760
Dhari, Neetu		500
Diefenbaker Elementary School		2,042
Direct Theatre Collective Society		4,500
Dolotallas, Amy		500
Dolphin Basketball Association		774
East Richmond Community Association		7,736
Familogue Education Society		1,094
Family Services of Greater Vancouver		51,166

Organization	Payment Amount
Feng, Qirong	500
Fraserview Mennonite Brethren Church	5,000
Garden City Conservation Society	1,992
General Currie Elementary School PAC	1,027
Green Teams of Canada	2,258
Greenseeds Music Society	2,100
Gulf of Georgia Cannery Society	1,147
Hamilton Community Association	15,787
Immigrant Link Centre Society	10,000
Islamic Art of BC	1,187
J.N. Burnett Secondary School PAC	1,227
Kajaks Track & Field Club	2,987
Kidsport - Richmond Chapter	24,000
Kwantlen St. Farmers Market Society	8,352
Latincouver Cultural & Business Society	3,000
Lieu, Justin	500
Limantoro, Adrian	500
Little Wings Day Care Centre Society	4,294
Loh, Charlene	500
London Heritage Farm Society	1,001
Louie, Jeinny	500
MacInnes, Faye	500
Marchant, Alan	500
Matheson, Donna	500
Milaire, Paul	500
Minoru Seniors Society	5,708
Mission Possible Compassionate Ministries Society	10,000
Nations Cup Soccer Society	3,000
Nature Kids BC	2,008
Pacific Wave Artistic Swim Club	3,000
Pathways Clubhouse	36,657
Peace Mennonite Church	7,500
Pian Pian Dancing Society	787
Qian, Rachel	433
Rabbitats Rescue Society	1,983

Organization	Payment Amount
Richmond 55+sers Wellness and Fitness Society	1,174
Richmond Addiction Services Society	200,000
Richmond Agricultural & Industrial Society	6,881
Richmond Art Gallery Association	6,107
Richmond Arts Coalition	10,000
Richmond Baptist Church	1,121
Richmond Bayanihan Society of BC	759
Richmond Cares Richmond Gives	54,961
Richmond Carvers Society	947
Richmond Centre for Disability	204,005
Richmond City Centre Community Centre	48,311
Richmond Community Band Society	5,400
Richmond Community Orchestra & Chorus	9,000
Richmond Cosom Floor Hockey Association	1,380
Richmond Delta Youth Orchestra	10,000
Richmond Family Place Society	43,490
Richmond Garden Club	2,142
Richmond Gateway Theatre Society	1,519,882
Richmond Improv Theatre Society	10,000
Richmond Jewish Day School	6,214
Richmond Mental Health Consumer and Friends Society	7,073
Richmond Minor Football League	1,041
Richmond Multicultural Community Services Society	21,391
Richmond Museum Society	3,000
Richmond Music School Society	10,000
Richmond Nature Park Society	5,125
Richmond Poverty Reduction Coalition	7,396
Richmond Presbyterian Church	7,500
Richmond Secondary School	934
Richmond Senior Mutual Aid Society	634
Richmond Singers	8,650
Richmond Therapeutic Riding Association	69,053
Richmond Winter Club	1,147
Richmond Women's Resource Centre	31,558
Richmond Youth Choral Society	6,539

Organization	Payment Amount
Riesterer, Linda	490
Scouts Canada - 10th Richmond Sea Scouts	2,060
Se, Miranda	500
Sea Island Community Association	6,372
Society for Youth Empowerment and Strength	2,552
South Arm Community Association	1,054
Spul'u'Kwuks Elementary School PAC	1,094
St. Alban's Anglican Church	65,894
St. Joseph The Worker Parish	7,500
Steveston Community Society	41,402
Steveston Historical Society	5,960
Steveston Society of Children's Centres	2,926
Storey, Anne	200
Textile Arts Guild of Richmond	1,300
Tham, Jennifer	500
The Chop Theatre Society	5,000
The Heart of Richmond AIDS Society	14,183
The Kehila Society of Richmond	7,500
The Richmond Sports Council	8,000
The Salvation Army	20,000
The Sharing Farm Society	40,257
Thompson Community Association	3,166
Tian, Sue	427
To, Tuan	500
Tomekichi Homma Elementary School	1,305
Tomekichi Homma Elementary School PAC	947
Tu, Diem	500
Tweedlie, Lynn	500
Tzu Chi Foundation of Canada	854
Ung, Madeline	500
University of British Columbia	15,000
Urban Bounty	10,726
Vancouver Cantonese Opera	4,500
Vaughan, Chelsea	330
W.D. Ferris Elementary School PAC	974
Wang, Sam	500
West Richmond Community Association	2,369
Wong, Fay	500

Organization		Payment Amount
Wong, Michelle		500
Wong, Raf		500
Zhang, Rong		500
Total Payments	**$**	**3,112,997**

City of Richmond

Report to Committee

To:	Finance and Audit Committee	**Date:**	June 11, 2026
From:	Jerry Chong General Manager, Finance & Corporate Services	**File:**	03-1200-09/2025-Vol 01

Re: **Richmond Olympic Oval Corporation 2025 Statement of Remuneration and Expenses**

Staff Recommendation

That the report titled Richmond Olympic Oval Corporation 2025 Statement of Remuneration and Expenses from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

Executive Summary

The Richmond Olympic Oval Corporation's 2025 Statement of Remuneration and Expenses, provides the annual public disclosure of Board remuneration, employee remuneration for those earning more than $75,000, severance agreements, and payments to suppliers over $25,000.

Endorsed by Serena Lusk, CAO

RICHMOND OLYMPIC OVAL

REPORT

To: Serena Lusk
Chief Administrative Office, City of Richmond

Jerry Chong
General Manager, Finance & Corporate Services, City of Richmond

Date: June 15, 2026

From: Rick Dusanj, CPA, CA
Director, Finance, Innovation & Technology

Re: **2025 Statement of Financial Information for the Richmond Olympic Oval Corporation**

Staff Recommendation

That the Statement of Financial Information of the Richmond Olympic Oval Corporation be received for information.

Origin

Section 2(1) and 2(3) of the Financial Information Act stipulate that a corporation must prepare the following "Statement of Financial Information" within six months of the end of each fiscal year. The following statements and schedules of financial information must be prepared:

- statement of assets and liabilities;
- an operational statement;
- a schedule of debts;
- a schedule of guarantee and indemnity agreements;
- a schedule showing remuneration and expenses paid to or on behalf of each employee as required by the Act;
- a schedule showing the payments of each supplier of goods and services;
- a schedule of grants and subsidies.

The current prescribed amounts for the purpose of reporting under the Financial Information Regulation for employee remuneration/expense and payments to suppliers are $75,000 and $25,000 respectively.

Analysis

Sections 1 to 3 of the attached schedules are captured in the Richmond Olympic Oval Corporation 2025 audited financial statements, which were approved by the Board of Directors on April 22nd, 2026. Sections 4 and 5 are not applicable as there were no debts, guarantee and indemnity agreements. A statement which shows employee remuneration in excess of $75,000 and related expenses for the 2025 fiscal year is attached in Section 6. Remuneration consists of base salary, taxable benefits and lump sum payouts. Taxable benefits include employer-paid benefit premiums such as life insurance, accidental death and dismemberment. Lump sum payments may include leave balances owed to employees such as vacation.

Expenses are reported in accordance with the Financial Information Act that includes items such as mandatory professional development costs. Expenses may also include business-related expenditures incurred by staff to perform their job functions.

A statement listing payments to suppliers for goods and services in excess of $25,000 for the 2025 fiscal year is attached in Section 7a.

A statement listing payments for the purposes of grants and subsidies is attached in Section 7b.

Financial Impact

None.

Conclusion

The attached 2025 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.



Rick Dusanj, CPA, CA
Director, Finance, Innovation & Technology

RICHMOND OLYMPIC OVAL CORPORATION
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2025

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Schedule of Suppliers of Goods or Services .....Section 7a

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RICHMOND OLYMPIC OVAL CORPORATION

2025 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(1) approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

Rick Dusanj
Director, Finance, Innovation
& Technology (CFO)
Richmond Olympic Oval Corporation

Axel Hovbrender
Board of Directors, Chair
Richmond Olympic Oval Corporation

MANAGEMENT REPORT

The financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the financial statements is management's responsibility. Management is also responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Board of Directors is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and expressed their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their audit involves obtaining audit evidence about the amount and disclosures in the financial statements. The audit also includes appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.

_____

Rick Dusanj
Director, Finance, Innovation
& Technology (CFO)
Richmond Olympic Oval Corporation

Date: _____

Financial Statements of

RICHMOND OLYMPIC OVAL CORPORATION

And Independent Auditor's Report thereon

Year ended December 31, 2025

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

INDEPENDENT AUDITOR'S REPORT

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

Opinion

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

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

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

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

Basis for Opinion

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

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

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

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

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

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

KPMG

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

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

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

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

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

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

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

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
April 23, 2026

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Financial Position

December 31, 2025, with comparative information for 2024

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

See accompanying notes to financial statements.

Approved on behalf of the Board:

Director

Director

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Operations

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

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

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Changes in Net Financial Assets

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

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

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Cash Flows

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

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

See accompanying notes to financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

1. Incorporation and nature of business:

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

2. Significant accounting policies:

(a) Basis of presentation:

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

(b) Revenue recognition:

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

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

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

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

(c) Financial instruments:

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

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

2. Significant accounting policies (continued):

(c) Financial instruments (continued):

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

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

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

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

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

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

(d) Non-financial assets:

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

(*i*) Tangible capital assets:

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

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

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

2. Significant accounting policies (continued):

(d) Non-financial assets (continued):

(*ii*) Impairment of tangible capital assets:

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

(e) Pension plan:

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

(f) Income taxes:

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

(g) Functional and object reporting:

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

(h) Budget data:

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

(i) Measurement uncertainty:

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

(j) Government transfers:

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

2. Significant accounting policies (continued):

(k) Post-employment benefits:

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

3. Investments:

Investments represent term deposits as follows:

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

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

4. Due from/to City of Richmond:

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

5. 2010 Games Operating Trust Fund:

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

5. 2010 Games Operating Trust Fund (continued):

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

Effective December 31, 2007:

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

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

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

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

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

6. Post-employment benefits:

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

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

6. Post-employment benefits (continued):

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

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

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

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

7. Deferred revenue:

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

Deferred revenue comprises of:

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

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

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RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

8. Tangible capital assets:

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

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

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

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

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

9. Accumulated surplus:

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

10. Financial risk management:

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

(a) Credit risk:

Credit risk is the risk of financial loss to the Corporation if a counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Corporation consisting of cash, account receivables, and investments. The Corporation limits its credit risk by holding its cash and investments with federally regulated, credit worthy financial institutions. The Corporation assesses these financial assets on a continuous basis for any amounts that are not collectible or realizable.

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

(b) Market and interest rate risk:

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

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

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

10. Financial risk management (continued):

(c) Liquidity risk:

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

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

There have been no changes in risk disclosures since 2024.

11. Related party transactions:

(a) City of Richmond:

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

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

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

(b) Sport Hosting Function:

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

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

12. Pension plan:

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

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

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

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

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

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

13. Economic dependence:

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

RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements

Year ended December 31, 2025

14. Contractual rights:

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

2026	$ 535,102
2027	389,808

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

15. Parking, leasing, interest and other:

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

16. Government transfers:

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

RICHMOND OLYMPIC OVAL CORPORATION

Schedule of Debts

A Schedule of Debts has not been prepared as Richmond Olympic Oval Corporation does not have any debts for the fiscal year ended 2025.

RICHMOND OLYMPIC OVAL CORPORATION

Schedule of Guarantee and Indemnity Agreements

A Schedule of Guarantees and Indemnity Agreements has not been prepared as Richmond Olympic Oval Corporation does not have any guarantees or indemnities for the fiscal year ended 2025.

RICHMOND OLYMPIC OVAL CORPORATION
Schedule of Remuneration and Expenses

Board of Directors for 2025

Name		Director Fees	Benefits	Expenses
Corr, Traci	Director	$ 10,032	$ -	$ -
Fernandez, Georgina	Director	7,296	-	-
Hansen, Richard	Director	3,648	-	-
Hovbrender, Axel	Chair	18,317	-	-
Hutson, Judith	Director	1,368	-	-
Jackson, Robert	Director	10,032	-	-
Panatch, Khuswant	Chair	7,823	-	-
Pastrick, Helmut	Director	9,576	-	-
Ransford, Robert	Director	6,840	-	-
Sangara, Serjeet	Director	7,752	-	-
Total		**$ 82,684**	**$ -**	**$ -**

RICHMOND OLYMPIC OVAL CORPORATION
Schedule of Remuneration and Expenses

Employee Earnings in Excess of $75,000 and Related Expenses for 2025

Name	Base Salary	Benefits & Other[1]	Expenses
Chand, Edwin	$ 78,630	$ 8,074	$ -
Cheng, Justine	104,569	5,626	3,596
Cheng, William	109,502	2,518	-
Clark, Andrew	186,589	20,277	115
Darling, Mark	85,921	264	-
De Cicco, Gerardo	243,990	39,670	29
Dusanj, Ravandeep	195,698	20,590	1,215
Hsu, Chris	135,580	11,787	1,195
Huzar, Gregory	104,532	1,571	2,981
Kahn, Bradley	102,448	5,932	-
Kamran, Allison	79,907	245	-
Krieck, Richard	99,986	5,843	-
Ladhar, Anthony	84,674	6,779	-
Lee, Osmond	75,751	7,714	-
Lyons, Heidi	106,859	13,006	11
Mand, Tanveer	110,848	2,406	1,195
McDonald, Cheryl	83,434	286	-
McLoughlin, Debbie	183,229	11,747	629
Miller, Ashley	149,895	10,346	432
Monk, Montana	71,298	5,377	-
Mottl, Jordan	137,554	9,883	-
Nelson, Keith	73,417	7,503	1,166
Porter, Justin	75,290	205	148
Purchase, Warren	122,685	4,322	425
Rose, Michael	142,467	11,673	126
Sanders, Matthew	111,097	3,219	-
Schneider, Michael	96,107	5,803	-
Spencer, Christopher	77,966	275	-
Takahashi, Rie	86,334	260	-
Tang, Wai	78,630	8,700	-
Taylor, Sheldon	95,721	6,265	81
Tran, Thi Ngoc	72,914	5,018	-
Wong, Nancy	103,815	5,534	320
Yau, Katie	90,887	481	-
Yu, Eddy	86,335	260	-
Total	**$ 3,844,559**	**$ 249,459**	**$ 13,664**

[1.] Consists of taxable benefits and lump sum payments (e.g. banked leave balances paid to employees).

RICHMOND OLYMPIC OVAL CORPORATION
Schedule of Remuneration and Expenses

Grand Total for 2025

Name		Remuneration[1]		Expenses
Employees Over $75,000	$	4,094,018	$	13,664
Employees Under $75,000		6,455,961		15,727
Total	**$**	**10,549,979**	**$**	**29,391**

1. Combines salary, taxable benefits and other lump sum payouts

The variance between the Schedule of Remuneration and the salaries and benefit expenses reported in the financial statements of the Oval are due to various factors including:

• The remuneration schedule is based on actual cash payments made during the fiscal year (including banked leave balances) whereas the financial statements is on an accrual basis;

• The remuneration schedule includes taxable benefits while the financial statements includes items such as non-taxable benefits and employer pension contributions;

• The above remuneration schedule total excludes the Board of Directors.

RICHMOND OLYMPIC OVAL CORPORATION
Statement of Severance Agreements for 2025

There were no severance agreements made between the Richmond Olympic Oval Corporation and any employees during fiscal year 2025.

Statement of Payments to Suppliers for Goods and Services
in Excess of $25,000 for 2025

Supplier Name		Payment Amount
ADP Canada Co.	$	41,808
Ainsworth Inc.		52,508
Aon Reed Stenhouse Inc.		850,964
BC Hydro		735,738
Bodega Holds Inc.		44,965
British Columbia Life & Casualty Company*		192,324
Cimco Refrigeration		113,825
City Of Richmond**		323,649
Concord Parking Ltd.		74,887
Contemporary Office Interiors Ltd.		38,487
CUPE Local 718*		34,561
Eclipse Creative Inc.		49,744
Fit 22 Consulting Inc.		54,894
FortisBC Energy Inc.		272,431
Graham Distributors Ltd.		147,803
Holaco Construction Ltd.		230,607
IT Blueprint Solutions Consulting Inc.		99,460
Johnson Controls Ltd.		77,317
Kendrick Equipment (2003) Ltd.		230,674
KONE Inc.		75,173
KPMG LLP		48,300
Luma Tech Solutions Canada Ltd.		80,270
Matrix Video Communications Corp.		29,827
Meta Platforms Inc.		62,738
Minister Of Finance*		251,015
Multigraphics Ltd.		92,516
Municipal Pension Plan*		1,236,422
MYHSA Ltd.		60,000
NTL Projects Inc.		122,035
Pacific Blue Cross*		405,241
Paladin Security Group Ltd.		105,964
Patio Social Inc.		32,287
Pure Freedom Yyoga Wellness Inc.		529,107
Purity Life Health Products LP.		38,621
Receiver General*		3,239,721
Roper Greyell LLP		95,100
Royal Spray Finishes		29,128
Table Tennis Canada		37,850
Telus Mobility		32,402
Toa Consulting Inc.		30,870
Total Energy Systems Ltd.		57,311
Tyco Integrated Fire & Security Canada, Inc.		54,185
Volleyball BC		39,757

*Payment includes tax transfers and third party remittances

**Payment primarily consists of utilities and relevant property taxes recovered from tenants

Statement of Payments to Suppliers for Goods and Services
in Excess of $25,000 for 2025

Supplier Name		Payment Amount
WorkSafeBC		134,899
X10 Technologies Inc.		113,926
Payments Over $25,000		**10,701,311**
Payments Under $25,000		**1,721,528**
Total Payments	**$**	**12,422,839**

The Richmond Olympic Oval Corporation prepares the Schedule of Payments to Suppliers for Goods and Services based on actual cash disbursements processed through its financial system.

The total figure will vary from the expenditures shown in the financial statements which use the accrual method of accounting and various factors including:

- Timing differences between the cash basis and accrual method;
- There are disbursements that are not considered expenditures for other taxing authorities and employee payroll deductions;
- There are payments that are externally recovered, these recoveries are recorded against expenditures or as revenue in the financial statements.

RICHMOND OLYMPIC OVAL CORPORATION

Statement of Grants and Subsidies for 2025

Organization Name		Payment Amount
BC Artistic Swimming Association	$	2,188
BC Recreation and Parks Association	$	1,313
BC Rhythmic Sportive Gymnastics Federation	$	5,250
BC School Sports	$	2,625
BC Wheelchair Sports Association	$	5,250
BC Wrestling Association	$	3,281
BC Table Tennis Association	$	10,500
Canadafootballchat.com Ltd.	$	5,250
Canadian International Dragon Boat Festival Society	$	938
Can-Am International Martial Arts Championship and Festival Society	$	5,250
Delta Gymnastics Society	$	2,188
Eire Pacific Dance Society	$	1,531
Health Qigong Canada Association	$	7,000
Kajaks Track & Field Club	$	1,575
Karate BC	$	3,281
Karate Canada	$	9,844
KidSport British Columbia	$	2,188
Richmond City Baseball Association	$	3,500
Richmond Jets Minor Hockey Association	$	12,250
Richmond Lacrosse Association	$	18,375
Richmond Ravens Female Hockey Association	$	6,125
Richmond Ringette Association	$	9,844
Richmond Softball Association	$	5,688
Richmond United Football Club	$	3,500
Skate Canada British Columbia/Yukon Section	$	5,250
Van Eire Traditional Dance Association	$	2,188
Volleyball BC	$	5,250
Water Polo Canada	$	3,500
Total Payments	**$**	**144,922**

City of Richmond

Report to Council

To:	Mayor and Councillors	**Date:**	May 4, 2026
From:	John Irving Deputy CAO Chief Executive Officer, Lulu Island Energy Company Jerry Chong General Manager, Finance and Corporate Services Chief Financial Officer, Lulu Island Energy Company	**File:**	03-0950-01/2025-Vol 01
Re:	**2025 Statement of Financial Information for the Lulu Island Energy Company**		

Staff Recommendation

That the Lulu Island Energy Company report titled "2025 Statement of Financial Information for the Lulu Island Energy Company", dated April 15, 2026, from the Chief Executive Officer and Chief Financial Officer, be received for information.

Executive Summary

This report presents 2025 Statement of Financial Information for the Lulu Island Energy Company (LIEC), prepared in accordance with *the Financial Information Act* for the year ended December 31, 2025.

Respectfully submitted,

John Irving
Deputy CAO

Jerry Chong
General Manager, Finance and Corporate Services

Endorsed by Serena Lusk, CAO

Att. 1 – 2025 Statement of Financial Information for LIEC

Lulu Island ENERGY COMPANY

6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

Report

DATE: April 15, 2026

TO: Board of Directors

FROM: Jerry Chong, Chief Financial Officer

Re: **2025 Statement of Financial Information for the Lulu Island Energy Company**

Staff Recommendation

That the Statement of Financial Information of the Lulu Island Energy Company (LIEC) for the year ended December 31, 2025 (Attachment 1), be approved, and that any two directors and/or officers of LIEC be authorized to sign the Statement of Financial Information to confirm that approval.

Origin

Section 2(1) and 2(3) of the Financial Information Act stipulate that a corporation must prepare the following "Statement of Financial Information" within six months of the end of each fiscal year. The following statements and schedules of financial information must be prepared:

1. statement of assets and liabilities;
2. an operational statement;
3. a schedule of debts;
4. a schedule of guarantee and indemnity agreements;
5. a schedule showing remuneration and expenses paid to or on behalf of each employee as required by the Act;
6. a schedule showing the payments of each supplier of goods and services;
7. a schedule of grants and subsidies.

The current prescribed amounts for the purpose of reporting under the Financial Information Regulation for employee remuneration/expense and payments to suppliers are $75,000 and $25,000 respectively.

Analysis

Sections 1 to 4 of the attached schedules are captured in the Lulu Island Energy Company 2025 audited financial statements, which were approved by the Board of Directors on April 9th, 2026. A statement which shows employee remuneration in excess of $75,000 and related expenses for the 2025 fiscal year is attached in Section 6. Remuneration consists of base salary, taxable benefits and lump sum payouts. Taxable benefits include employer-paid benefit premiums such as life insurance, accidental death and dismemberment. Lump sum payments may include leave balances owed to employees such as vacation.

Expenses are reported in accordance with the Financial Information Act that includes items such as mandatory professional development costs. Expenses may also include business-related expenditures incurred by staff to perform their job functions.

A statement listing payments to suppliers for goods and services in excess of $25,000 for the 2025 fiscal year is attached in Section 7.

Section 8 is not applicable as there were no grants and subsidies.

Financial Impact

None.

Conclusion

The attached 2025 Statement of Financial Information has been prepared in accordance with the *Financial Information Act.*

Helen Zhao
Controller
(604-276-4053)

Nicole Zhang
Assistant Controller
(604-204-8685)

Att. 1: Statement of Financial Information

LuluIsland
ENERGY COMPANY

6911 NO. 3 ROAD
RICHMOND, BC V6Y 2C1

STATEMENT OF FINANCIAL INFORMATION

DECEMBER 31, 2025

(In compliance with the Financial Information Act of British Columbia, Chapter 140)

LULU ISLAND ENERGY COMPANY
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2025

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LULU ISLAND ENERGY COMPANY

2025 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned represents the Board of Directors of Lulu Island Energy Company and approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act.*

John Irving, P.Eng., MPA
Chief Executive Officer
Lulu Island Energy Company
(604-276-4140)

Jerry Chong, CPA, CA
Chief Financial Officer,
Lulu Island Energy Company
(604-276-4064)

MANAGEMENT REPORT

The financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the financial statements is management's responsibility. Management is also responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Board of Directors is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and expressed their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their audit involves obtaining audit evidence about the amount and disclosures in the financial statements. The audit also includes appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.



Jerry Chong
Chief Financial Officer
Lulu Island Energy Company

Date: June 11, 2026

Financial Statements
(Expressed in Canadian dollars)

LULU ISLAND ENERGY COMPANY LTD.

And Independent Auditor's Report thereon

Year ended December 31, 2025



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

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Lulu Island Energy Company Ltd.

Opinion

We have audited the financial statements of Lulu Island Energy Company Ltd. (the Entity), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of profit or loss and other comprehensive income for the year then ended
- the statement of changes in equity for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of material accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

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 Entity 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.

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



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 IFRS Accounting Standards as issued by the International Accounting Standards Board, 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity'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 Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity'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 Entity 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.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada

April 10, 2026

LULU ISLAND ENERGY COMPANY LTD.

Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Assets		
Current assets:		
Cash and cash equivalents	$ 4,434,012	$ 7,576,940
Accounts receivable (note 4)	4,378,708	4,385,448
Prepaid expenses	35,361	-
Investments (note 5)	10,850,060	9,120,685
	19,698,141	21,083,073
Non-current assets:		
Investments (note 5)	7,119,018	4,607,127
Plant and equipment (note 6)	87,426,728	58,128,103
Total assets	$ 114,243,887	$ 83,818,303
Liabilities and Shareholder's Equity		
Current liabilities:		
Accounts payable and accrued liabilities (note 7)	$ 2,075,720	$ 1,377,195
Current portion of deferred developer contributions (note 8(a))	1,540,563	668,133
Current portion of Project Agreement liability (note 9)	7,444,475	7,158,752
	11,060,758	9,204,080
Non-current liabilities:		
Government grants (note 8(b))	1,360,090	514,462
Deferred developer contributions (note 8(a))	37,566,644	22,120,145
Project Agreement liability (note 9)	22,082,093	12,124,344
	61,008,827	34,758,951
Total liabilities	72,069,585	43,963,031
Shareholder's equity:		
Share capital and contributed surplus (note 10)	27,397,115	27,397,115
Retained earnings	14,777,187	12,458,157
	42,174,302	39,855,272
Commitments and contingencies (note 13)		
Total equity and liabilities	$ 114,243,887	$ 83,818,303

The accompanying notes are an integral part of these financial statements.

Approved on behalf of the Board:

Director

Director

LULU ISLAND ENERGY COMPANY LTD.

Statement of Profit or Loss and Total Comprehensive Income

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

	2025	2024
Revenue (note 14, 15(a))	$ 11,364,102	$ 9,760,452
Cost of sales:		
Operating expenses	5,074,879	4,019,328
Depreciation (note 6)	2,332,823	1,798,972
	7,407,702	5,818,300
Gross profit	3,956,400	3,942,152
General and administrative expenses (notes 11, 15(b))	2,461,853	2,109,745
Profit before undernoted items	1,494,547	1,832,407
Other income (expenses):		
Developer contributions (note 8(a))	1,129,687	668,131
Other income (note 15(a))	17,341	32,868
Loss on disposal of plant and equipment (note 6)	(179,324)	-
Net finance income (cost) (note 12)	(143,221)	223,966
	824,483	924,965
Profit and total comprehensive income for the year	$ 2,319,030	$ 2,757,372

The accompanying notes are an integral part of these financial statements.

LULU ISLAND ENERGY COMPANY LTD.

Statement of Changes in Equity

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

	Share capital (note 10)	Contributed surplus (note 10)	Retained earnings	Shareholder's equity
Balance, January 1, 2024	$ 5	$ 27,397,110	$ 9,700,785	$ 37,097,900
Profit and total comprehensive income	-	-	2,757,372	2,757,372
Balance, December 31, 2024	5	27,397,110	12,458,157	39,855,272
Profit and total comprehensive income	-	-	2,319,030	2,319,030
Balance, December 31, 2025	$ 5	$ 27,397,110	$ 14,777,187	$ 42,174,302

The accompanying notes are an integral part of these financial statements.

LULU ISLAND ENERGY COMPANY LTD.

Statement of Cash Flows

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

	2025	2024
Cash provided by (used in):		
Cash flows provided by (used in) operating activities:		
Profit and total comprehensive income	$ 2,319,030	$ 2,757,372
Adjustments for:		
Depreciation	2,332,823	1,798,972
Recognition of deferred developer contributions	(1,129,687)	(668,131)
Finance cost	1,047,809	735,020
Loss on disposal of plant and equipment	179,324	-
Interest income on investments	(594,523)	-
Changes in non-cash operating working capital:		
Accounts receivable	6,740	407,444
Prepaid expenses	(35,361)	-
Accounts payable and accrued liabilities	609,102	(471,708)
Net cash provided by operating activities	4,735,257	4,558,969
Cash flows provided by (used in) investing activities:		
Additions to plant and equipment	(4,234,565)	(1,118,889)
Deferred developer contributions	-	4,220,949
Cash receipts from sale of investments	9,541,750	12,014,953
Cash payments to acquire investments	(13,188,493)	(13,727,812)
Net cash provided by (used in) investing activities	(7,881,308)	1,389,201
Cash flows provided by (used in) financing activities:		
Cash received from government grants	845,628	111,438
Project Agreement liability, net	-	(994,644)
Repayment of the capital portion of the Project Agreement liability	(543,392)	-
Repayment of the non-capital portion of the Project Agreement liability	(299,113)	-
Net cash provided by (used in) financing activities	3,123	(883,206)
Increase (decrease) in cash and cash equivalents	(3,142,928)	5,064,964
Cash and cash equivalents, beginning of year	7,576,940	2,511,976
Cash and cash equivalents, end of year	$ 4,434,012	$ 7,576,940
Non-cash transactions:		
Additions to plant and equipment	$ (27,576,207)	$ (5,067,401)
Project Agreement liability for additions to plant and equipment	9,758,801	4,855,397
Developer contributions for additions to plant and equipment	17,448,616	-
Interest cost capitalized to plant and equipment	279,367	212,005
Accrued liability for assets under construction	89,423	-

The accompanying notes are an integral part of these financial statements.

LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements

Year ended December 31, 2025

1. Incorporation and nature of business:

The Lulu Island Energy Company Ltd. (the "Company") was incorporated on August 19, 2013 under the Business Corporations Act of British Columbia as a municipal corporation wholly owned by the City of Richmond (the "City"). The address of the Company's registered office is 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1.

The business of the Company is to develop, manage and operate district energy utilities in the City, including, but not limited to, energy production, generation or exchange, transmission, distribution, maintenance, marketing and sale to customers, customer service, profit generation and financial management. The Company also provides advisory services for energy and infrastructure.

2. Basis of presentation:

(a) Statement of compliance:

These financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS").

These financial statements were approved and authorized for issue by the Board of Directors on April 9, 2026.

(b) Basis of measurement:

These financial statements have been prepared on the historical cost basis and on a going concern basis.

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

(d) Use of estimates and judgments:

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

2. Basis of presentation (continued):

(d) Use of estimates and judgments (continued):

Information about critical judgments in applying accounting policies that have an effect on the amounts recognized in the financial statements is included in the following note:

- Note 8 - Deferred developer contributions and Government grants.

Information about assumptions and estimation uncertainties that have a risk of resulting in a material adjustment within the next financial year are included in the following note:

- Note 3(a)(*iii*) and Note 6 - useful lives of plant and equipment.

3. Material accounting policies:

The material accounting policies set out below have been applied consistently to all years presented in these financial statements, unless otherwise indicated.

(a) Plant and equipment:

(*i*) Recognition and measurement:

Plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, after deducting trade discounts and rebates. The cost of self-constructed assets includes the cost of materials and direct labor, any other costs directly attributable to bringing the assets to a working condition for their intended use and borrowing costs on qualifying assets.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment, and are recognized net within other income in profit and loss.

LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements (continued)

Year ended December 31, 2025

3. Material accounting policies (continued):

(a) Plant and equipment (continued):

(*ii*) Subsequent costs:

The cost of replacing a part of an item of plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The cost of the day-to-day servicing of plant and equipment are recognized in profit or loss as incurred.

(*iii*) Depreciation:

Depreciation is calculated over the depreciable amount, which is the cost of an asset less its residual value.

Depreciation of plant and equipment commences when the asset is deemed available for use and is recognized in profit and loss on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment as follows:

Asset	Useful life - years
Energy plant center	75
Distribution piping	50
General equipment	20-40

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

(b) Revenue recognition:

The Company recognizes revenue for the provision of energy and supply of other services. Revenue for the provision of energy is based on meter readings and is billed on a cyclical basis. Revenue is accrued for energy delivered but not yet billed. Revenue for other services is recognized upon completion of service. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when payment is made. Revenue is measured at the fair value of the consideration received or receivable.

3. Material accounting policies (continued):

(c) Concession projects:

Concession projects are delivered by partners selected to design, build, finance, and maintain the project assets which are owned by the Company and included in plant and equipment. The cost of the assets under construction are recorded at cost, based on construction progress billings and also includes other costs, if any, incurred directly by the Company.

When deemed available for use, the project assets are amortized over their estimated useful lives. An obligation for the cost of capital and financing received to date, net of repayments, is recorded under Project Agreement liability (note 9).

(d) Government grants:

Government grants related to assets are initially recognised as deferred income at fair value if there is reasonable assurance that they will be received and the Company will comply with the conditions associated with the grant. Grants related to the acquisition of assets are recognised in profit or loss as other income on a systematic basis over the useful life of the asset.

(e) Developer contributions:

Developer contributions are cash amounts received/receivable from developers toward the cost of equipment and/or assets received from developers, required for the supply of district energy to the developer's site. Developer contributions are recognized into income over the expected useful life of the related assets from when the assets are available for use. Developer contributed assets are initially recorded at fair value and included in plant and equipment.

(f) Income taxes:

Under Section 149(1)(d) of the Income Tax Act, the Company is exempt from income and capital taxes by virtue of the fact that it is a wholly owned subsidiary of the City. Accordingly, no provision for such taxes has been made in these financial statements.

(g) Cash and cash equivalents:

Cash and cash equivalents comprise cash balances and call deposits with original maturities of three months or less.

(h) Finance income and finance cost:

Finance income comprises interest on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on the Project Agreement liability. Finance costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

3. Material accounting policies (continued):

(i) Financial instruments:

Classification and measurement of financial assets and financial liabilities:

Under IFRS 9, *Financial Instruments* ("IFRS 9"), on initial recognition, a financial asset is classified as measured at: amortized cost, fair value through other comprehensive income ("FVOCI") - debt instrument, FVOCI - equity instrument, or fair value through profit or loss ("FVTPL"). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as FVTPL: it is held within a business model whose objective is to hold assets to collect contractual cash flows; and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

3. Material accounting policies (continued):

(i) Financial instruments (continued):

Classification and measurement of financial assets and financial liabilities (continued):

The following accounting policies apply to subsequent measurement of financial assets:

- Financial assets at FVTPL: these assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.

  Financial assets at amortized cost: these assets are subsequently measured at amortized costs using the effective interest method. The amortized cost is reduced by impairment losses (see note 3(j)(i)). Interest income and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

- Debt investments at FVOCI: these assets are subsequently measured at fair value. Interest income calculated using the effective interest method and impairment are recognized in profit or loss. Other net gains are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

- Equity investments at FVOCI: these assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

Financial liabilities are initially recognized at fair value. Subsequent to initial recognition financial liabilities are measured at amortized cost using the effective interest method.

The following table shows the subsequent measurement categories for each class of the Company's financial assets and financial liabilities:

Financial assets:	
Cash and cash equivalents	Amortized cost
Accounts receivable	Amortized cost
Investments	Amortized cost
Financial liabilities:	
Accounts payable and accrued liabilities	Amortized cost
Project Agreement liability	Amortized cost

3. Material accounting policies (continued):

(j) Impairment:

(*i*) Financial assets:

The 'expected credit loss' ("ECL") impairment model applies to financial assets measured at amortized cost, contract assets and debt investments at FVOCI, but not to investments in equity instruments.

The financial assets at amortized cost consist of cash and cash equivalents, accounts receivable and investments.

Under IFRS 9, loss allowances are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from possible default events within the 12-months after the reporting date; and
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

The Company measures loss allowances at an amount equal to lifetime ECLs. The Company has elected to measure loss allowances for trade receivables, including amounts due from the City, at an amount equal to lifetime ECLs.

Measurement of ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive).

(*ii*) Non-financial assets:

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit" or "CGU").

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

3. Material accounting policies (continued):

(j) Impairment (continued):

(*ii*) Non-financial assets (continued):

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

(k) Pension benefits:

The Company and its employees participate in the Municipal Pension Plan, a multi-employer defined benefit plan. Defined contribution plan accounting is applied to this plan because separate information for the Company is unable to be provided to apply defined benefit accounting. The expenses associated with this plan are equal to the actual contributions required by the Company during the reporting period.

(l) Standards issued but not yet effective:

A number of new standards are effective for annual periods beginning after January 1, 2025 and earlier application is permitted; however, the Company has not early adopted the new or amended standards in preparing these financial statements.

IFRS 18 Presentation and Disclosure in Financial Statements:

IFRS 18 will replace IAS 1 *Presentation of Financial Statements* and applies for annual reporting periods beginning on or after 1 January 2027. The new standard introduces the following key new requirements:

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal. Entities' net profit will not change.
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Company is still in the process of assessing the impact of the new standard, particularly with respect to the structure of the Company's statement of profit or loss, the statement of cash flows and the additional disclosures required for MPMs. The Company is also assessing the impact of how information is grouped in the financial statements, including for items currently labelled as 'other'.

3. Material accounting policies (continued):

(l) Standards issued but not yet effective (continued):

The following new and amended accounting standards are not expected to have a significant impact on the financial statements:

- Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7); and
- Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7).

4. Accounts receivable:

	2025	2024
Trade receivables	$ 346,153	$ 1,251,399
Due from City of Richmond (note 15(a))	187,181	166,301
Unbilled trade receivables	3,692,081	2,833,834
GST receivable	153,293	133,914
	$ 4,378,708	$ 4,385,448

5. Investments:

Investments represent term deposits as follows:

Purchase date	Maturity date	Interest rate	2025	2024
July 23, 2025	July 22, 2026	3.85%	$ 3,215,498	$ -
August 5, 2025	August 5, 2026	3.33%	4,054,010	-
December 3, 2025	December 3, 2027	3.11%	3,033,911	-
December 3, 2025	December 3, 2027	3.13%	3,007,203	-
June 20, 2024	June 20, 2025	5.20%	-	2,980,151
June 20, 2024	June 22, 2026	5.01%	1,026,628	1,026,628
June 20, 2024	June 22, 2027	5.00%	1,077,904	1,026,575
July 23, 2024	July 23, 2025	5.22%	-	3,069,076
July 23, 2024	July 23, 2025	5.40%	-	3,071,458
July 23, 2024	July 23, 2026	4.89%	2,553,924	2,553,924
			17,969,078	13,727,812
Less: current portion of investments			10,850,060	9,120,685
Non-current investments			$ 7,119,018	$ 4,607,127

LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements (continued)

Year ended December 31, 2025

6. Plant and equipment:

	Energy plant center	General equipment	Distribution piping	Total
Cost:				
Balance as at December 31, 2023	$ 5,031,915	$ 40,600,193	$ 17,007,877	$ 62,639,985
Additions	-	2,802,641	3,383,649	6,186,290
Balance as at December 31, 2024	5,031,915	43,402,834	20,391,526	68,826,275
Transfer	-	88,140	(88,140)	-
Additions	-	24,139,242	7,671,530	31,810,772
Disposals	-	(283,047)	-	(283,047)
Balance as at December 31, 2025	$ 5,031,915	$ 67,347,169	$ 27,974,916	$100,354,000
Accumulated depreciation:				
Balance as at December 31, 2023	$ 469,644	$ 7,062,483	$ 1,367,073	$ 8,899,200
Depreciation	67,092	1,431,183	300,697	1,798,972
Balance as at December 31, 2024	536,736	8,493,666	1,667,770	10,698,172
Depreciation	67,092	1,961,726	304,005	2,332,823
Disposals	-	(103,723)	-	(103,723)
Balance as at December 31, 2025	$ 603,828	$ 10,351,669	$ 1,971,775	$ 12,927,272
Net book value:				
At December 31, 2023	$ 4,562,271	$ 33,537,710	$ 15,640,804	$ 53,740,785
At December 31, 2024	4,495,179	34,909,168	18,723,756	58,128,103
At December 31, 2025	4,428,087	56,995,500	26,003,141	87,426,728

Included in plant and equipment is $18,851,592 (2024 - $10,706,471) of assets under construction being $6,760,875 (2024 - $5,212,386) general equipment and $12,090,717 (2024 - $5,494,085) distribution piping. For the year ended December 31, 2025, capitalized borrowing costs related to the construction of the general equipment and distribution system in the year amounted to $279,367 (2024 - $212,005), calculated using a capitalization rate of 4.76% (2024 - 4.76%).

7. Accounts payable and accrued liabilities:

Accounts payable and accrued liabilities include post-employment benefits of $135,700 (2024 - $86,000).

8. Deferred developer contributions and Government grants:

(a) Deferred developer contributions:

The following table summarizes deferred developer contribution amounts recognized:

	2025	2024
Deferred developer contributions, beginning of year	$ 22,788,278	$ 19,235,460
Developer contributions received (net of refunds)	-	4,220,949
Developer contributed assets received	17,448,616	-
Recognized revenue from developer contributions	(1,129,687)	(668,131)
	39,107,207	22,788,278
Less: current portion of deferred developer contributions	1,540,563	668,133
Non-current deferred developer contributions	$ 37,566,644	$ 22,120,145

(b) Government grants:

In 2022, the Company received approval for a grant (the "Sewer Heat Recovery grant") from CleanBC Communities Fund, receivable as qualifying capital expenses are incurred. In 2025, the Company recognized on the statement of financial position $1,360,090 (2024 - $514,462) under the Sewer Heat Recovery grant. As the relevant assets were under construction at December 31, 2025, the grant received has been deferred under non-current liabilities.

9. City Centre District Energy Utility Project Agreement:

On September 22, 2022, the Company entered into a concession project agreement (the "Project Agreement") with City Centre Energy Limited Partnership ("Project Contractor") to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The Project Contractor is a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

The total estimated Project Agreement liability to finance the construction of the CCDEU project at full build out is estimated at $609,717,000 and will be accrued over time as the infrastructure is constructed and services are rendered.

9. City Centre District Energy Utility Project Agreement (continued):

The Project Agreement liability is payable monthly in accordance with the Project Agreement terms. Required Project Agreement liability payment obligations are disclosed in note 13.

The following tables summarize the changes in the Project Agreement liability due to financing cash flows and liability related additions and repayments:

(a) Project Agreement liability:

	2025	2024
Project Agreement liability – capital	$ 27,558,600	$ 18,343,191
Project Agreement liability – non-capital	1,967,968	939,905
	29,526,568	19,283,096
Less: Current portion of Project Agreement liability	(7,444,475)	(7,158,752)
Non-current portion of Project Agreement liability	$ 22,082,093	$ 12,124,344

The average finance cost on the project liability is 4.71% for the year ended December 31, 2025 (2024 - 5.17%).

The Project Agreement liability is repayable as follows:

2026	$ 7,444,475	$ 7,158,752
2027	2,289,031	1,429,696
2028	2,408,061	1,497,607
2029	2,533,280	1,568,743
2030 and thereafter	14,851,721	7,628,298
Total	$ 29,526,568	$ 19,283,096

The Project Agreement liability and the termination payment obligation under the Project Agreement is secured by the CCDEU project infrastructure assets included in plant and equipment, and energy services agreements with customers.

	2025	2024
Opening balance	$ 19,283,096	$ 14,475,318
Additions	9,758,801	4,855,397
Finance expense (note 12)	1,327,176	947,025
Net repayment	-	(994,644)
Repayment of the capital portion	(543,392)	-
Repayment of the non-capital portion	(299,113)	-
Ending balance	$ 29,526,568	$ 19,283,096

10. Share capital and contributed surplus:

At December 31, 2025, the authorized share capital comprised 10,000 (2024 - 10,000) common shares without par value.

As at December 31, 2025, the Company has issued 450 common shares (2024 - 450) at $0.01 per share totaling $4.50 (2024 - $4.50) and held a contributed surplus of $27,397,110 (2024 - $27,397,110).

11. Personnel expenses:

The following expenses are included in general and administrative expenses:

	2025	2024
Wages and salaries	$ 1,308,300	$ 1,074,838

12. Net finance income (cost):

	2025	2024
Finance income:		
Interest income on investments	$ 594,326	$ 761,880
Interest income on cash and cash equivalents	310,262	182,576
Other	-	14,530
	904,588	958,986
Finance cost:		
Interest expense on Project Agreement liability (note 9)	(1,327,176)	(947,025)
Less: Interest expense capitalized to plant and equipment (note 6)	279,367	212,005
	(1,047,809)	(735,020)
Net finance income (cost)	$ (143,221)	$ 223,966

13. Commitments and contingencies:

(a) Project Agreement commitments:

Under the Project Agreement, the Company needs to make monthly payments to the Project Contractor based on the aggregate of the capital obligations, the operating costs, the asset management fee on contributed assets, Project Contractor income tax and commodity costs amounts calculated as of the end of each contract year. The capital obligations are comprised of capital expenditures and financing costs. The commodity costs include costs of fuel, electricity, water, chemicals, etc. which are consumed or produced in the performance of the infrastructure and the operating services. All these costs will be repaid over time by revenue generated through the provision of energy services. The information presented below shows the expected committed cash outflow for the next year under the Project Agreement for the capital and operating costs. As construction progresses the asset values are recorded as plant and equipment and the corresponding liabilities are recorded as project agreement liabilities as disclosed in note 9.

	Capital Commitment	Operating Commitment	Total Commitment
2026	$ 1,371,434	$ 6,073,041	$ 7,444,475

As at December 31, 2025, under the Project Agreement, on an early termination for convenience by the Company, or termination on an event of default by the Company, the Company is obligated to pay $31,289,562 to Project Contractor.

(b) Distribution pipe leakage:

In 2020, the Company identified a distribution pipe leakage of heat transfer fluid in one of its service areas. Remediation activities were substantially completed in prior years, and the matter has advanced to the recovery stage. The Company is pursuing recovery of costs incurred and accrued from responsible parties. At this time, it is not practicable to estimate the financial effect of any potential recovery from the other parties involved or the Company's insurer.

14. Revenue:

	2025	2024
Metered billings	$ 10,382,616	$ 8,778,966
Other revenue	981,486	981,486
	$ 11,364,102	$ 9,760,452

15. Related party transactions:

Included in these financial statements are transactions with various Crown corporations, ministries, agencies, boards and commissions related to the Company by virtue of common control by the City, the Province of British Columbia or the Government of Canada. The Company has applied the modified disclosure requirements under IAS 24, *Related Party Disclosures*, which is only applicable for government-related entities.

(a) Due from City of Richmond:

During 2025, the Company received and recognized in other revenue $981,486 (2024 - $981,486) for its services of advancing district energy opportunities in the City. Staff and advanced design activities on low carbon district energy initiatives are covered by this fee. With or without the Company, the City would need to fund these costs in order to successfully implement district energy initiatives for the City and position itself at the forefront of tackling local and global environmental challenges our world faces.

In addition, included in metered billings revenue for 2025 is $36,508 (2024 - $34,274) for district energy utility services rendered by the Company to the City.

The Company also received and recognized energy model review fees into other income of $9,457 (2024 - $32,868) relating to district energy permit fees collected by the City for in-building district energy related equipment reviews performed by the Company.

Additionally, a fee of $87,340 (2024 - $69,680), included in general and administrative expenses, was paid to the City for the day-to-day support that the Company received from City staff during the year. These costs have been charged to the Company on a cost recovery basis.

The total amount due from the City as at December 31, 2025 is $187,181 (2024 - $166,301) and is included within accounts receivable.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties. The amount is non-interest bearing and repayable on demand.

15. Related party transactions (continued):

(b) Key management personnel:

Key management personnel compensation comprised the following:

	2025	2024
Short-term employee benefits	$ 298,730	$ 215,610
Post-employment benefits	4,186	2,781
	$ 302,916	$ 218,391

The Board of Directors do not receive any remuneration. Key management personnel include the Board of Directors, Chief Executive Officer, Chief Financial Officer and Chief Operating Officer. The Chief Operating Officer role is the only officer position held by a full-time employee of the Company. Short-term employee benefits include salaries and taxable benefits. The variance in key management personnel compensation in 2025 compared to 2024 is attributable to the Chief Operating Officer position being in place for the full year in 2025, whereas the position commenced partway through 2024 following approval by the Board of Directors.

16. Fair values and financial instruments:

The Company uses the following hierarchy to determine and disclose fair value of financial instruments:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities; and
- Level 2 - inputs other than quoted prices that are observable for asset or liability, either directly or indirectly; and
- Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

16. Fair values and financial instruments (continued):

Financial assets and liabilities not measured at fair value:

The carrying amounts for cash and cash equivalents, accounts receivable, investments and accounts payable and accrued liabilities approximate their fair values due to their short-term nature and/or market rates of interest.

Subsequent to initial recognition, the Project Agreement liability is accounted for at amortized cost using the effective interest method. The Project Agreement liability includes a component relating to a financing arrangement the Project Contractor holds with the Canada Infrastructure Bank. To determine the fair value of the Project Agreement liability for disclosures purposes, this component has been discounted using a market-based rate for a similar instrument. The other components of the Project Agreement liability approximate their fair values due to the market rates of interest.

The following table shows the carrying amounts and fair values of the financial assets and financial liabilities according to their fair value hierarchy.

	December 31, 2025		December 31, 2024	
	Carrying amount	Fair value	Carrying amount	Fair value
Cash and cash equivalents	$ 4,434,012	$ 4,434,012	$ 7,576,940	$ 7,576,940
Accounts receivable	4,378,708	4,378,708	4,385,448	4,385,448
Investments	17,969,078	17,969,078	13,727,812	13,727,812
Accounts payable and accrued liabilities	2,075,720	2,075,720	1,377,195	1,377,195
Project Agreement liability	29,526,568	26,949,516	19,283,096	17,558,506

17. Financial risk management:

(a) Overview:

The Company has exposure to the following risks from its use of financial instruments:

- Credit risk;
- Liquidity risk; and
- Market risk (interest rate risk)

(b) Risk management framework:

The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The management reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

(c) Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Company consisting of its cash and cash equivalents, trade accounts receivables and other investments. The Company assesses these financial assets on a continuous basis for any amounts that are not collectible or realizable. It is management's opinion that the Company is not exposed to significant credit risk from its financial instruments.

(*i*) Trade and unbilled trade receivables:

The Company engages with recognized and creditworthy third parties. It is the Company's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Company's exposure to bad debts is not significant.

The Company establishes an allowance for doubtful accounts that represents its estimate of incurred losses in respect of trade and other receivables based upon factors surrounding the credit risk of specific accounts, historical trends and other information.

The sale of energy utilities is made to end-user customers in the City's geographic region. On the basis of the Company's collective experience, management considers the credit risk associated with trade and unbilled trade receivables to be low.

17. Financial risk management (continued):

(c) Credit risk (continued):

(*i*) Trade and unbilled trade receivables (continued):

The following table provides information about the exposure to credit risk for trade receivables by aging:

	December 31, 2025			
Aging	Gross book balance	Bad debt provision	Proportion of provision	Credit-impaired
Current (not past due)	$ 4,038,234	$ -	$ -	No
1 to 30 days past due	-	-	-	-
31 to 60 days past due	-	-	-	-
61 to 90 days past due	-	-	-	-
91 days to 1 year past due	-	-	-	-
	$ 4,038,234	$ -	$ -	-

	December 31, 2024			
Aging	Gross book balance	Bad debt provision	Proportion of provision	Credit-impaired
Current (not past due)	$ 3,000,135	$ -	$ -	No
1 to 30 days past due	-	-	-	-
31 to 60 days past due	216,010	-	-	No
61 to 90 days past due	-	-	-	-
91 days to 1 year past due	1,035,389	-	-	No
	$ 4,251,534	$ -	$ -	-

(*ii*) Due from the City:

The credit risk on amounts due from the City is considered to be low as the City is a Crown entity incorporated under the Local Government Act of British Columbia.

(*iii*) Cash and cash equivalents, and investments:

Credit risk arising from other financial assets of the Company comprises cash and cash equivalents, and investments. The Company's exposure to credit risk arises from default of the counterparties. The Company manages credit risk through depositing cash and only investing in cash term deposits with established financial institutions which are considered to be low risk.

17. Financial risk management (continued):

(d) Liquidity risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial assets. The Company's approach to managing liquidity is continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company's terms of business require amounts to be paid from customers within 30-days of the date of invoice. The accounts payable and accrued liabilities and due from the City are in the normal course of operations and paid within the following fiscal year. The commitments under the Project Agreement liability are disclosed in note 13.

The information presented below shows the undiscounted contractual maturities of the Project Agreement liability, including estimated interest payments.

	Carrying amount	Contractual cash flow	Less than 1 year	1 - 2 years	2 - 5 years
December 31, 2025	$ 29,526,568	$ 34,687,091	$ 7,641,378	$ 2,475,509	$ 24,570,204
December 31, 2024	19,283,096	22,219,519	7,353,383	1,549,506	13,316,630

(e) Market risk:

Market risk is the risk that changes in market prices, such as interest rates and other rate risks, will affect the Company's income or the 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 the return.

Interest rate risk is the risk that the fair value of future cash flow of a financial instrument will fluctuate because of changes in the market interest rate.

The Company has mitigated the interest rate fluctuation risk associated with the Project Agreement liability (note 9) by securing some of the debt funding at fixed interest rates until 2032.

18. Capital management:

The Company's objective when managing capital is to maintain a strong capital base to sustain future development of the business, so that it can provide return for the shareholder and benefits for other stakeholders.

The Company considers the items included in shareholder's equity and the capital portion of the Project Agreement liability as capital. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company is not required to meet any debt covenants. The Company is not subject to externally imposed capital requirements.

There were no changes in the Company's approach to capital management during the year.

19. Pension plan:

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

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

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

The Company paid $133,116 (2024 - $114,138) for employer contributions while employees contributed $123,014 (2024 - $105,556) to the plan in fiscal 2025.

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

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

LULU ISLAND ENERGY COMPANY

SCHEDULE OF DEBTS

Information on the Lulu Island Energy Company outstanding debt is included in Note 9 of the Notes to the 2025 Financial Statements, approved by the Board of Directors on April 9, 2026.

Prepared under the Financial Information Regulation, Schedule 1, section 4

LULU ISLAND ENERGY COMPANY

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

A Schedule of gaurantees and indemnities has not been prepared as Lulu Island Energy Company does not have any guarantees or indemnities for the fiscal year ended 2025.

Prepared under the Financial Information Regulation, Schedule 1, section 5

LULU ISLAND ENERGY COMPANY

SCHEDULE OF REMUNERATION AND EXPENSES

Employee Earnings in Excess of $75,000 And Related Expenses for 2025

Name	No. of employees	Base Salary	Benefits & Other *	Expenses
David, Christopher		$ 155,572	$ 10,157	$ 562
Lan, Cody		116,409	8,976	1,254
Maxwell, Kyle		73,789	6,950	-
Postolka, Alen		205,191	35,432	2,459
Retes Nieto, Constantino		155,527	12,591	1,060
Sakamoto, Glenn		136,036	27,444	1,179
Vaughan, Chelsea		82,086	4,836	-
Yeung, Aaron		123,283	7,968	881
Zhao, Helen		136,291	26,240	1,274
	9	$ 1,184,184	$ 140,594	$ 8,669
Employees Less Than $75,000	5	$ 198,233	$ 10,706	$ 537
Grand Total	14	$ 1,382,417	$ 151,300	$ 9,206

* Consists of taxable benefits (i.e. MSP and group life) and lump sum payments (i.e. banked vacation and gratuity)

The variance between the remuneration schedule and the salaries and benefit expenses reported in the financial statements of the Lulu Island Energy Company are attributable to a number of factors including:

- The remuneration schedule is based on actual cash payments made during the fiscal year (including payouts of vacation and gratuity) whereas the financial statement figure is on accrual basis.
- The remuneration schedule includes taxable benefits while the financial statements includes items such as non-taxable benefits and employer pension contributions.
- There are payments that are recovered; these recoveries are recorded against expenditures in the financial statements.

LULU ISLAND ENERGY COMPANY
SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2025

Total Remunerations per Section 6 – Schedule of Remuneration and Expenses:

Employees - Lulu Island Energy Company	$ 1,533,717

Total salaries per Financial Statements

Wages and salaries	$ 1,308,300
Capital program	602,761
	1,911,061
Change in payroll accrual	(40,212)
Deduct Employer share of non-taxable payroll remittances	(337,132)
	$ 1,533,717
Difference	$ -

LULU ISLAND ENERGY COMPANY

STATEMENT OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

IN EXCESS OF $ 25,000 IN 2025

Payments		**Amount**
AON CANADA INC.	$	142,173
BC HYDRO		216,743
BEL CONTRACTING		30,000
CANADA REVENUE AGENCY		490,423
CITY CENTRE ENERGY LIMITED PARTNERSHIP		9,106,829
CITY OF RICHMOND		87,340
CORIX (CA) UTILITIES DE LTD PARTNERSHIP		296,063
DENTONS CANADA LLP		72,227
ELLISDON CORPORATION		40,481
FORTISBC - NATURAL GAS		29,684
FVB ENERGY INC		49,400
INTROBA CANADA LLP		137,488
KPMG LLP		68,500
MCELHANNEY CONSULTING SERVICES LTD		28,106
MINISTRY OF FINANCE BC (PST)		148,418
MUNICIPAL PENSION PLAN		133,116
PACIFIC BLUE CROSS		75,043
RECEIVER GENERAL (GST)		341,240
SASCO CONTRACTORS LTD.		107,036
SERVICES EQUANS INC		260,767
WSP CANADA INC.		142,640
Payments > $25,000.00		12,003,717
Payments < $25,000.00		129,562
Total Payments		$ 12,133,279

The schedule of payments is prepared based on actual cash disbursements processed through the financial system. This provides assurance of completeness as the reported amounts are reconciled to the financial system cheque register and electronic fund transfer records. The schedule of payments is a "cash basis" listing. The total figure will vary from the expenditures shown in the financial statements due to various factors including:

- Timing differences between the cash basis and accrual method;
- Disbursements that are not considered expenditures including payments made to other taxing authorities and employee payroll deductions;
- Payments that are externally recovered; these recoveries are recorded against expenditures in the financial statements.

LULU ISLAND ENERGY COMPANY

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2025

Reconciliation of Payments to the Financial Statements

Total payments to Canadian and US Supplies (Section 7)	$ 12,133,279
Total expenditures per Financial Statements (Statement of Net Income and Other Comprehensive Income)	$ 11,096,688
Items in Income Statement that are not in Section 7:	
Salaries and benefits	(1,308,300)
Depreciation expense	(2,332,823)
Finance expense	(1,047,809)
Loss on disposal	(179,324)
Items in Section 7 that are not in the Income Statement:	
Change in accruals	(453,377)
Change in prepaid expenses	35,361
Repayment of Project Agreement liability	842,505
Payroll related remittances	721,675
GST remitted	341,240
PST remitted	148,418
Additions to plant and equipment	1,152,229
Payment to CCE LP for claiming CleanBC grant	2,389,285
Payment to CCE LP using developers' contributions	727,511
	$ 12,133,279
Difference	$ -

LULU ISLAND ENERGY COMPANY

SCHEDULE OF GRANTS

A Schedule of Grants has not been prepared as Lulu Island Energy Company does not have any grant payments for the fiscal year ended 2025.

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	June 12, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	03-0905-01/2025-Vol 01
Re:	**2025 Statement of Financial Information for the Richmond Public Library**		

Staff Recommendation

That the report titled, "2025 Statement of Financial Information for the Richmond Public Library", for the year ended December 31, 2025, as presented in the attached from the Chief Librarian, be received for information.

Executive Summary

The *Financial Information Act* requires that public libraries prepare the "Statement of Financial Information" ("SOFI") annually.

The SOFI report provides public disclosure of the Library's audited financial statements, remuneration and expenses paid to Library Board members and employees, and payments made to suppliers exceeding the prescribed reporting threshold.

Respectfully submitted,

Jerry Chong, General Manager, Finance and Corporate Services

Endorsed by Serena Lusk, CAO

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Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

Documents are in the following order:

1) Table of Contents

2) Financial Information Act Submission Checklist

3) Board Approval Form

4) Management Report

5) Financial Statements

   a. Statement of Revenue and Expenditures

   b. Statement of Assets and Liabilities

6) Schedule of Debt

7) Schedule of Guarantee and Indemnity Agreements

8) Schedule of Remuneration and Expenses

9) Statement of Severance Agreements

10) Statement of Changes in Financial Position

11) Schedule of Payments for the Provision of Goods and Services

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Submission Checklist

Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

a)	☒	Approval of Statement of Financial Information
b)	☒	A Management Report signed and dated by the Library Board and Library Director
c)	☒	An operational statement including: i) Statement of Income
	☒	ii) Statement of Changes in Financial Position, or, if omitted, an explanation in the Notes to the Financial Statements (audited[1] financial statements)
d)	☒	Statement of assets and liabilities (audited[1] financial statements)
e)	☒	Schedule of debts (audited[1] financial statements) If there is no debt, or if the information is found elsewhere in the SOFI, an explanation must be provided in the Schedule.
f)	☒	Schedule of guarantee and indemnity agreements including the names of the entities involved and the amount of money involved. If no agreements, or if the information is found elsewhere in the SOFI, an explanation must be provided in the Schedule.
g)	☒	Schedule of Remuneration and Expenses, including: i) An alphabetical list of employees (first and last names) earning over $75,000
	☒	ii) Total amount of expenses paid to or on behalf of each employee under 75,000
	☒	iii) If the total wages and expenses differs from the audited financial statements, an explanation is required
	☒	iv) A list, by name and position, of Library Board Members with the amount of any remuneration paid to or on behalf of the member.
	☒	v) The number of severance agreements started during the fiscal year and the range of months` pay covered by the agreement, in respect of excluded employees. If there are no agreements to report, an explanation is required.
h)	☒	Schedule of Payments for the Provision of Goods and Services including: i) An alphabetical list of suppliers receiving over $25,000 and a consolidated total for those suppliers receiving less than $25,000. If the total differs from the Audited Financial Statements, an explanation is required.

[1] Municipal Libraries and Regional Library Districts must provide audited financial statements as per the *Libraries Act* section 11(2) and 26(2) (a). Audited statements are not required for the SOFI but if available, please include them.

As per the Libraries Act section 40(3)(a) Public Library Associations must prepare annual financial statements in accordance with generally accepted accounting principles. This also applies to Library Federations.

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Board Approval Form

Financial Information Act - Statement of Financial Information

NAME OF LIBRARY *Richmond Public Library*		FISCAL YEAR END (YYYY) 2025
LIBRARY ADDRESS 100 – 7700 Minoru Gate		TELEPHONE NUMBER 604-231-6422
CITY Richmond	PROVINCE BC	POSTAL CODE V6Y 1R8
NAME OF THE CHAIRPERSON OF THE LIBRARY BOARD Denise Hui		TELEPHONE NUMBER 604-723-4297
NAME OF THE LIBRARY DIRECTOR Susan Walters		TELEPHONE NUMBER 604-231-6466

DECLARATION AND SIGNATURES

We, the undersigned, certify that the attached is a correct and true copy of the Statement of Financial Information of the year ended December 31, 2025 *for Richmond Public Library as required under Section 2 of the Financial Information Act.*

SIGNATURE OF THE CHAIRPERSON OF THE LIBRARY BOARD*	DATE SIGNED (DD-MM-YYYY)
Signed by: 2113F50923094F4...	May 8, 2026
SIGNATURE OF THE LIBRARY DIRECTOR	**DATE SIGNED (DD-MM-YYYY)**
Signed by: 49DA943FA9C94F5...	May 7, 2026

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Management Report

Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

MANAGEMENT REPORT

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with Canadian generally accepted accounting principles and the integrity and objectivity of these statements are management's responsibility.

Management is also responsible for all other schedules of financial information and for ensuring this information is consistent, where appropriate, with the information contained in the financial statements and for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Board of the Library is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules of financial information required by the *Financial Information Act.* Their examination includes a review and evaluation of the board's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.

On behalf of Richmond Public Library

Name. Chairperson of the Library Board [Print]	Denise Hui		
Signature, Chairperson of the Library Board	Signed by: 2113F50923094F4...	**Date (MM-DD-YYYY)**	May 8, 2026
Name, Library Director [Print]	Susan Walters		
Signature, Library Director	Signed by: 49DA943FA9C94F5...	**Date (MM-DD-YYYY)**	May 7, 2026

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Financial Statements of

RICHMOND PUBLIC LIBRARY BOARD

And Independent Auditor's Report thereon

Year ended December 31, 2025

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

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees of Richmond Public Library Board

Opinion

We have audited the financial statements of Richmond Public Library Board (the "Library"), which comprise:

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

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

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

Basis for Opinion

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

We are independent of the Library 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.

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

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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 Library'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 Library or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Library'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 Library's internal control.

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Library'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 Library to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether these financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
March 25, 2026

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RICHMOND PUBLIC LIBRARY BOARD

Statement of Financial Position

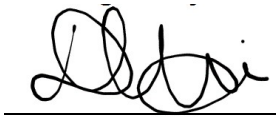
December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Due from City of Richmond (note 3)	$ 3,604,024	$ 4,533,770
Accounts receivable	56,517	85,811
	3,660,541	4,619,581
Liabilities		
Accounts payable and accrued liabilities (note 4)	760,960	1,252,791
Post-employment benefits (note 5)	626,400	583,700
Deferred revenue (note 6)	89,130	88,232
	1,476,490	1,924,723
Net financial assets	2,184,051	2,694,858
Non-Financial Assets		
Tangible capital assets (note 7)	3,593,530	3,711,264
Prepaid expenses	1,029,535	1,040,144
	4,623,065	4,751,408
Accumulated surplus (note 8)	$ 6,807,116	$ 7,446,266

Commitments (note 15)
Economic dependence (note 18)

See accompanying notes to financial statements.

Approved on behalf of the Library Board:



Trustee



Trustee

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RICHMOND PUBLIC LIBRARY BOARD

Statement of Operations

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

	Budget 2025 (Notes 2(a) and 17)	2025	2024
Revenue:			
Municipal contribution	$ 11,803,300	$ 11,803,300	$ 11,285,400
Grants (note 9)	397,700	435,209	434,722
Fines and miscellaneous (note 10)	80,000	135,434	123,350
Donations (note 11)	-	74,078	52,891
Investment income (note 12)	20,000	34,145	29,521
Gain on sale of tangible capital assets	-	14,674	15,946
	12,301,000	12,496,840	11,941,830
Expenses:			
Salaries and employee benefits	9,654,800	9,264,790	8,756,021
Amortization	910,700	1,068,405	1,000,787
Library subscriptions and databases (note 13)	789,800	859,578	805,824
Supplies and equipment services	519,300	530,786	505,119
General and administration	542,300	741,087	759,434
Building, leases and maintenance	480,000	533,324	523,214
Utilities	161,500	138,020	129,317
	13,058,400	13,135,990	12,479,716
Annual deficit	(757,400)	(639,150)	(537,886)
Accumulated surplus, beginning of year	7,446,266	7,446,266	7,984,152
Accumulated surplus, end of year	$ 6,688,866	$ 6,807,116	$ 7,446,266

See accompanying notes to financial statements.

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RICHMOND PUBLIC LIBRARY BOARD

Statement of Changes in Net Financial Assets

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

	Budget 2025 (Notes 2(a) and 17)	2025	2024
Annual deficit	$ (757,400)	$ (639,150)	$ (537,886)
Acquisition of tangible capital assets	(610,100)	(950,671)	(992,729)
Amortization of tangible capital assets	910,700	1,068,405	1,000,787
Gain on sale of tangible capital assets	-	(14,674)	(15,946)
Proceeds on sale of tangible capital assets	-	14,674	15,946
Decrease in prepaid expenses	-	10,609	(40,959)
Change in net financial assets	(456,800)	(510,807)	(570,787)
Net financial assets, beginning of year	2,694,858	2,694,858	3,265,645
Net financial assets, end of year	$ 2,238,058	$ 2,184,051	$ 2,694,858

See accompanying notes to financial statements.

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RICHMOND PUBLIC LIBRARY BOARD

Statement of Cash Flows

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

	2025	2024
Cash provided by (used in):		
Operations:		
Annual deficit	$ (639,150)	$ (537,886)
Items not involving cash:		
Amortization	1,068,405	1,000,787
Gain on sale of tangible capital assets	(14,674)	(15,946)
Changes in non-cash operating working capital:		
Due from City of Richmond	929,746	368,221
Accounts receivable	29,294	9,723
Prepaid expenses	10,609	(40,959)
Accounts payable and accrued liabilities	(491,831)	194,196
Post-employment benefits	42,700	12,600
Deferred revenue	898	(13,953)
Net change in cash from operating activities	935,997	976,783
Capital activities:		
Proceeds on sale of tangible capital assets	14,674	15,946
Acquisition of tangible capital assets	(950,671)	(992,729)
Net change in cash from capital activities	(935,997)	(976,783)
Net change in cash	-	-
Cash, beginning of year	-	-
Cash, end of year	$ -	$ -

See accompanying notes to financial statements.

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1. Operations:

The Richmond Public Library Board (the "Library"), which was established in 1976 pursuant to the Library Act of British Columbia (Part 2) as a Municipal Public Library, is responsible for the administration of public libraries in the City of Richmond. Funding for the provisions of these services is primarily through an annual contribution from the City of Richmond (the "City"). In addition, revenue is received from provincial government grants, library fees, donations, and other miscellaneous sources. The Library is a registered charity under provisions of the *Income Tax Act* (Canada) and is not a taxable entity. The Library receives accounting services from, and operates primarily in facilities provided free of charge by, the City. The Library is controlled by the City.

2. Significant accounting policies:

The accounting policies of the Library conform to Canadian Public Sector Accounting Standards and include the following specific policies:

(a) Budget data:

The budget data presented in these financial statements is based on the 2025 budget approved by the Board of Trustees (the "Board") on November 27, 2024. Note 17 reconciles the approved budget to the budget figures reported in these financial statements.

(b) Measurement uncertainty:

The preparation of the 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 dates of the financial statements and the reported amounts of revenue and expenses during the reporting periods. Areas requiring the use of management estimates relate to the valuation of employee future benefits obligations. Actual results could differ from those estimates. These estimates are reviewed periodically and, as adjustments become necessary, they are reported in surplus in the year in which they become known.

(c) Revenue recognition:

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time), the Library satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

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

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2. Significant accounting policies (continued):

(d) Deferred revenue:

The Library records the receipt of restricted contributions as deferred revenue and recognizes the revenue in the year in which related expenses are incurred.

(e) 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.

(f) 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 asset. The cost, less estimated residual value, of the tangible capital assets, is amortized on a straight-line basis over their estimated useful lives as follows:

Asset	Rate
Library collections	4 - 20 years
Furniture and fixtures	10 - 20 years
Equipment	5 - 10 years

Amortization is charged over the asset's useful life commencing when the asset is available for use.

Tangible capital assets are written down to residual value when conditions indicate they no longer contribute to the ability of the City to provide services or when the value of future economic benefits associated with the tangible capital assets are less than their net book value.

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

(g) Donations of tangible capital assets:

Tangible capital assets received as donations are recorded at their fair value at the date of receipt and also are recorded as revenue.

(h) Works of art, and cultural and historical assets:

Works of art and cultural and historical assets are not recorded as assets in the financial statements.

(i) Functional and object reporting:

The operations of the Library are comprised of a single function, library operations. As a result, the expenses of the Library are presented by object in the statement of operations.

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2. Significant accounting policies (continued):

(j) Employee future benefits:

The Library and its employees make contributions to the Municipal Pension Plan (the "Plan"). These contributions are expensed as incurred.

Sick leave and post-employment benefits are available to the Library's employees. The costs of 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 as the employees render services necessary to earn the future benefits (note 5).

(k) Government transfers:

Restricted transfers from government are deferred and are recognized as revenue in the year in which 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 assured.

(l) Library subscriptions and databases:

Library subscriptions and databases not owned by the Library or that have useful lives that are less than one operating cycle are recorded as an expense when incurred.

(m) Financial instruments:

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

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the instruments at fair value. The Library has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the statement of remeasurement gains and losses. They are recorded in the statement of operations when they are realized. There are no unrealized changes in fair value as at December 31, 2025, and December 31, 2024. As a result, the Library does not have a statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

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

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3. Due from City of Richmond:

Amounts due from the City are comprised of transactions arising throughout the year and amounts held in the City's bank account on behalf of the Library. The amounts are unsecured, non-interest bearing and have no specific terms of repayment. These transactions are recorded at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

4. Accounts payable and accrued liabilities:

	2025	2024
Accounts payable	$ 156,457	$ 280,945
Accrued liabilities	33,853	35,793
Accrued payroll liabilities	570,650	936,053
	$ 760,960	$ 1,252,791

5. Post-employment benefits:

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

	2025	2024
Balance, beginning of year	$ 559,300	$ 580,600
Current service cost	43,300	39,500
Interest cost	24,000	23,800
Past service credit	-	(1,600)
Benefits paid	(20,700)	(43,700)
Amortization of net actuarial gains and losses	(48,900)	(39,300)
Balance, end of year	$ 557,000	$ 559,300

An actuarial valuation for these benefits was performed to determine the Library's accrued benefit obligation as at December 31, 2025. These actuarial gains and losses are being amortized over a period equal to the employees' average remaining service lifetime of 12 years (2024 - 11 years).

	2025	2024
Accrued benefit obligation, end of year	$ 557,000	$ 559,300
Unamortized net actuarial gain (loss)	69,400	24,400
Accrued benefit liability, end of year	$ 626,400	$ 583,700

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5. Post-employment benefits (continued):

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

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

6. Deferred revenue:

	2025	2024
Balance, beginning of year	$ 88,232	$ 102,185
Contributions	74,976	38,938
Revenue recognized as donations revenue	(74,078)	(52,891)
Balance, end of year	$ 89,130	$ 88,232

7. Tangible capital assets:

Cost	Balance at December 31, 2024	Additions, net	Disposals	Balance at December 31, 2025
Library collections	$ 7,520,846	$ 780,213	$ (968,451)	$ 7,332,608
Furniture and fixtures	2,174,901	124,347	-	2,299,248
Equipment	3,087,752	46,111	-	3,133,863
	$ 12,783,499	$ 950,671	$ (968,451)	$ 12,765,719

Accumulated amortization	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025
Library collections	$ 5,653,933	$ 792,222	$ (968,451)	$ 5,477,704
Furniture and fixtures	1,055,243	91,002	-	1,146,245
Equipment	2,363,059	185,181	-	2,548,240
	$ 9,072,235	$ 1,068,405	$ (968,451)	$ 9,172,189

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7. Tangible capital assets (continued):

Net book value	Balance at December 31, 2024	Balance at December 31, 2025
Library collections	$ 1,866,913	$ 1,854,904
Furniture and fixtures	1,119,658	1,153,003
Equipment	724,693	585,623
	$ 3,711,264	$ 3,593,530

8. Accumulated surplus:

	2025	2024
Operating:		
Appropriated surplus:		
Capital expenditures	$ 714,590	$ 898,451
Library enhancement	602,705	451,884
IT infrastructure	175,000	175,000
Training	100,000	100,000
Budget stabilization	172,000	216,000
Future capital acquisitions	649,838	726,237
Library operations	33,401	33,401
Future salary and benefit obligations	83,002	83,002
Library grants provision	189,071	515,165
Total appropriated surplus	2,719,607	3,199,140
Surplus	493,979	535,862
Invested in tangible capital assets	3,593,530	3,711,264
	$ 6,807,116	$ 7,446,266

During the year ended December 31, 2025, the Board approved the transfer from surplus of $100,000 to Library enhancement (2024 - $451,884).

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9. Grants:

		2025	2024
Provincial Revenue Sharing Grant	(a)	$ 373,688	$ 373,688
One Card Grant	(b)	16,664	16,664
British Columbia Equity Grant	(c)	4,500	4,500
Resource Sharing Grants	(d)	2,681	2,901
Enhancement Grant	(e)	37,676	36,969
		$ 435,209	$ 434,722

(a) Provincial Revenue Sharing Grant is funded by the Libraries Branch of the Ministry of Education and Child Care of the Province of British Columbia.

(b) The One Card Grant is provided by the Libraries Branch of the Ministry of Education and Child Care of the Province of British Columbia to ensure that every British Columbian with a valid library card has complete access to all public libraries within the province, and that every school-age child in Richmond is given their own library card so that they may take full advantage of the library's resources.

(c) British Columbia Equity Grant is awarded by the Libraries Branch of the Ministry of Education and Child Care of the Province of British Columbia to support the Library in its role in fostering literacy and life-long learning in our community through the purchase of additional library materials in the area of literacy and English as a Second Language.

(d) Resource Sharing Grants are annual grants are provided to BC public libraries to encourage their participation in the province-wide inter library loan system.

(e) Enhancement Grant is awarded by the Ministry of Municipal Affairs Public Libraries Branch to support local library service enhancement, including helping address shifting demands on services, collections, programs, and spaces. This targeted Enhancement Grant is intended to supplement local government funding and is not intended to replace it. Enhancement Grant funding may be used to enrich people's library experiences through augmented local services, programs, and collections and support libraries in working together to extend services.

10. Fines and miscellaneous:

	2025	2024
Book fines	$ 17,732	$ 12,936
InterLINK revenue	41,275	33,199
Photocopy and printer revenue	74,212	69,519
Miscellaneous	2,215	7,696
	$ 135,434	$ 123,350

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11. Donations:

Donations revenue is a combination of unrestricted donations received in the year and the recognition of restricted donations relating to expenses incurred in the year.

	2025	2024
Friends of the Library	$ 35,000	$ 23,613
Other	39,078	29,278
	$ 74,078	$ 52,891

12. Investment income:

The Library has endowment funds administered by the Vancouver Foundation and Richmond Community Foundation. Under the terms of the related agreements, the Vancouver Foundation and Richmond Community Foundation will retain, invest, and disburse income on the endowment funds. The Library receives the net income generated from each fund after deduction of administrative costs. The endowment funds are not reflected in these financial statements.

(a) Richmond Public Library Endowment Fund administered by Vancouver Foundation:

The fund was established in 1994 and the contributed capital in the fund amounts to $339,507 at December 31, 2025 (2024 - $317,553). The balance is comprised of donations from Friends of the Library of $156,000 (2024 - $156,000), Vancouver Foundation's matching program of $75,000 (2024 - $75,000), other donors of $52,000 (2024 - $51,900) and recontribution of $56,507 (2024 - $34,653) in cumulative income generated as at December 31, 2025.

As at December 31, 2025, the fair value of the capital in the fund amounted to $507,266 (2024 - $463,483).

Under the terms of the agreement, the Library is entitled to withdraw only the investment income generated from the fund. Investment income of $21,854 for the year ended December 31, 2025, was reinvested into the Endowment Fund's capital (2024 - $20,795). This income is presented as investment income and the reinvestment is recorded in general and administration expense on the statement of operations.

(b) Richmond Public Library Permanent Agency Endowment Fund administered by the Richmond Community Foundation:

The fund was established in 2010 and the contributed capital in the fund amounts to $162,548 at December 31, 2025 (2024 - $156,548). The balance is comprised of donations from Friends of the Library of $ 69,000 (2024 - $64,000) and other donors of $93,548 (2024 - $92,548).

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12. Investment income (continued):

(b) Richmond Public Library Permanent Agency Endowment Fund administered by the Richmond Community Foundation (continued):

As at December 31, 2025, the fair value of the capital in the fund amounted to $279,976 (2024 - $243,327).

Under the terms of the agreement, the Library is entitled to withdraw only the investment income generated from the fund. Investment income of $12,291 for the year ended December 31, 2025, was reinvested into the Endowment Fund's capital (2024 - $8,726). This income is presented as investment income and the reinvestment is recorded in general and administration expense on the statement of operations.

13. Library subscriptions and databases:

	2025	2024
Digital books and multimedia	$ 725,937	$ 670,289
Databases, newspapers and magazines	133,641	135,535
	$ 859,578	$ 805,824

14. Pension plan:

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

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

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

The Library paid $608,060 (2024 - $539,601) for employer contributions while employees contributed $ 562,872 (2024 - $499,029) to the plan in fiscal 2025.

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

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14. Pension plan (continued):

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.

15. Commitments:

The Library has committed to operating lease payments for the Ironwood and Cambie Branch premises, with minimum annual lease payments as follows:

2026	$ 345,517
2027	353,831
2028	335,550
2029	116,584

16. Contractual rights:

The Library has a longstanding agreement with InterLINK, entitling them to compensation subject to net circulation services to non-residents. The compensation varies from year-to-year.

17. Budget data:

The budget data presented in these financial statements is based on the 2025 budget approved by the Board of Trustees on November 27, 2024. The table below reconciles the approved budget to the budget figures reported in these financial statements.

	Board Approved Budget	Financial Statement Budget
Revenue:		
Operating budget	$ 12,301,000	$ 12,301,000
Expenses:		
Operating budget	(12,147,700)	(12,147,700)
Less: Transfer from Surplus	412,800	-
Less: Transfer from Budget Stabilization	44,000	-
Less: Acquisition of tangible capital assets	(610,100)	-
Less: Amortization of tangible capital assets		(910,700)
Annual deficit	$ -	$ (757,400)

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18. Economic dependence:

The Library is economically dependent on receiving funding from the City.

19. Financial risk management:

The Board ensures that the Library has identified its major risks and ensures that management monitors and mitigates them.

(a) Credit risk:

Credit risk is the risk of financial loss if a counterparty to a financial instrument fails to meet its contractual obligations. The Library is exposed to credit risk with respect to its due from the City of Richmond and accounts receivable. The Library's credit risk related to due from the City of Richmond and accounts receivable is minimal as receivables are with parties that have a low risk of collectability.

(b) Liquidity risk:

Liquidity risk is the risk that the Library will not be able to meet its obligations as they fall due. The Library is exposed to liquidity risk with respect to its accrued salaries and benefits, accounts payable and accrued liabilities. The Library maintains adequate levels of working capital to ensure all obligations can be met when they fall due.

There has been no change to the financial risks from 2024.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

RICHMOND PUBLIC LIBRARY BOARD

Unaudited Statement of Operations by Fund

Year ended December 31, 2025

	2025			2024		
	Operating	Capital	Total	Operating	Capital	Total
Revenue:						
Municipal contribution	$ 11,193,200	$ 610,100	$11,803,300	$ 10,675,400	$ 610,000	$ 11,285,400
Grants	435,209	-	435,209	434,722	-	434,722
Fines and miscellaneous	135,434	-	135,434	123,350	-	123,350
Donations	74,078	-	74,078	52,891	-	52,891
Investment income	34,145	-	34,145	29,521	-	29,521
Gain on sale of tangible capital assets	-	14,674	14,674	-	15,946	15,946
	11,872,066	624,774	12,496,840	11,315,884	625,946	11,941,830
Expenses:						
Salaries and employee benefits	9,264,790	-	9,264,790	8,756,021	-	8,756,021
Amortization	-	1,068,405	1,068,405	-	1,000,787	1,000,787
Library subscriptions and databases	859,578	-	859,578	805,824	-	805,824
Supplies and equipment services	530,786	-	530,786	505,119	-	505,119
General and administration	741,087	-	741,087	759,434	-	759,434
Building, leases and maintenance	533,324	-	533,324	523,214	-	523,214
Utilities	138,020	-	138,020	129,317	-	129,317
	12,067,585	1,068,405	13,135,990	11,478,929	1,000,787	12,479,716
Annual surplus (deficit)	(195,519)	(443,631)	(639,150)	(163,045)	(374,841)	(537,886)
Accumulated surplus, beginning of year	3,735,002	3,711,264	7,446,266	4,264,830	3,719,322	7,984,152
Transfer to capital funds from operating funds	(325,897)	325,897	-	(366,783)	366,783	-
Accumulated surplus, end of year	$ 3,213,586	$ 3,593,530	$ 6,807,116	$ 3,735,002	$ 3,711,264	$ 7,446,266

CNCL – 619

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Schedule of Debt

Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

The **Richmond Public Library** has no long term debt.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Schedule of Guarantee and Indemnity

Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

Richmond Public Library has not given any guarantee or indemnity under the Guarantees and Indemnities Regulation.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Schedule 8 - Remuneration and Expenses

Financial Information Act - Statement of Financial Information

Please enter data only in white fields - leave grey fields untouched.

Library Name:	Richmond Public Library
Fiscal Year Ended:	2025

Note: Total Remuneration and Total Expenses columns MUST REMAIN SEPARATE throughout the form.

Table 1: Total Renumeration and Expenses - Board and Employees

Board Members	Base Salary	Benefits and Other[1]	Total Expenses (Reimbursement for Conferences/Mileage etc.)
Hui, Denise (Chair)	$0	$0	$0
Sandhu, Ashley (Vice Chair)	$0	$0	$0
Wolfe, Michael (Councillor)	$0	$0	$0
Gerves-Keen, Jennifer (Member)	$0	$0	$0
Liu, Caty (Member)	$0	$0	$68
Merhi, Sherine (Member)	$0	$0	$0
Morrison, Jacqueline (Member)	$0	$0	$19
Singh, Angeline (Member)	$0	$0	$19
Victoria, Angelica (Member)	$0	$0	$0
Total Board Members	**$0**	**$0**	**$106**

Detailed Employees Exceeding $75,000	Base Salary	Benefits and Other[1]	Total Expenses (Reimbursement for Conferences/Mileage etc.)
Abramoff, Rafael	$100,614	$7,772	$1,000
Adams, Kate	$97,001	$8,471	$0
Ahn, Johanna	$84,294	$7,028	$0
Bechard, Anne	$138,132	$2,323	$952
Beecroft, Chad	$96,944	$8,143	$0
Carlos, Maria	$71,314	$6,391	$0
Flores, Sean	$78,725	$6,997	$0
Fraser, Danielle	$71,381	$5,763	$0
Galeano Garcia, Ariana	$106,283	$9,577	$0
Griffin, Serena	$94,429	$9,773	$33
He, Ping	$101,158	$8,419	$33
Ho, Cindy	$96,256	$8,111	$0
Jang, Wendy So Wan	$105,536	$8,990	$33
Korotchenko, Alexandra	$84,504	$10,675	$0
Lai, Chung Him	$76,129	$6,957	$0
Lam, Vinh	$81,930	$7,198	$18
Lee, Angela	$104,642	$6,933	$33
Leung, Chi Choi	$134,088	$6,207	$559
Leung, Kin Man	$75,276	$8,771	$0
Lin, Chun-Ming	$79,042	$6,722	$0
Loceff, Linda	$85,639	$9,004	$0
Marsden, Scott	$76,077	$4,288	$266
McCrea, Christine	$96,998	$8,195	$0
McCreedy, Steven	$72,707	$6,078	$0
Nguyen, Phuong Thi Mai	$73,328	$3,903	$0
Parker, Haidee	$85,148	$7,498	$0
Radosh, Mark	$81,412	$5,354	$0
Rahman, Shaneena	$156,221	$4,137	$0
Samarawickrama, Kshamendra	$136,158	$6,427	$3,776
So, Esther	$72,707	$6,056	$0
Sulzberger, Andrea	$85,588	$7,316	$0
Valleau, Genevieve	$72,220	$7,196	$0
Varga, Helen	$71,130	$6,332	$0
Vokey, Stephanie	$105,368	$9,085	$0
Walters, Susan	$207,394	$12,581	$5,956
Wang, Monica JiaJia	$72,696	$6,233	$0
Yu, Eva	$139,314	$7,035	$3,911
Zhang, Ying	$88,827	$7,838	$0
Total Employees Exceeding $75,000	**$3,656,607**	**$275,780**	**$16,571**

1. Consists of taxable benefits (i.e. group life, accidental death and dismemberment and vehicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Total Employees Equal to or Less Than $75,000	Total Remuneration (Wages/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
DO NOT USE - list totals only	$3,850,576	$652

Consolidated Total	Total Remuneration (Wages/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
DO NOT USE - list totals only	**$7,782,963**	**$17,329**

Table 2: Total Employer Premium to Receiver General for Canada

Total Employer Premium for Canada Pension Plan and Employment Insurance (Component of Receiver General for Canada Supplier Payment)	$524,061

Table 3: Reconciliation of Remuneration and Expenses

	Amount
Total Remuneration	**$7,782,963**

Reconciling Items	Amount
Net Taxable Benefits & Non-compensation Payments to Employees	$686,445
Employer Portion of CPP	$379,632
Employer Portion of EI	$144,429
Employer Portion of Pension	$612,530
Accruals and Timing Differences	-$341,209
Total Reconciling Items	**$1,481,827**

	Amount
Total Per Statement of Revenue & Expenditure	$9,264,790

	Amount
Variance	$0
	$0

Variance explanation (if required):

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Statement of Severance Agreements

Financial Information Act - Statement of Financial Information

Library Name:	**Richmond Public Library**
Fiscal Year Ended:	**December 31, 2025**

There was one severance agreement made between Richmond Public Library and its non-unionized employees during fiscal year 2025.

This agreement represents 5 months' compensation.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Schedule of Changes in Financial Position

Financial Information Act - Statement of Financial Information

Library Name: **Richmond Public Library**
Fiscal Year Ended: **December 31, 2025**

A Statement of Changes in Financial Position has not been prepared because this information is provided in the Financial Statements.

Docusign Envelope ID: C6F4A47D-7E38-4FF7-A10F-F06C9BBB2F0B

Schedule 11 - Provision of Goods and Services
Financial Information Act - Statement of Financial Information

Please enter data only in white fields - leave grey fields untouched.

Library Name:	Richmond Public Library
Fiscal Year Ended:	December 31, 2025

Table 1: Suppliers of Goods and Services

Name of Individual, Firm or Corporation	Total Amount Paid During Fiscal Year
0101 Brain & Code Inc.	$52,272
BC Libraries Cooperative 2009	$61,039
Bibliocommons Corp.	$39,507
Bibliotheca Canada Inc.	$40,579
Bing S Leong, Florence Leong	$116,165
CVS Midwest Tape	$109,003
Dell Canada Inc	$45,187
Ebsco Canada Ltd	$36,650
Innovative Interfaces Inc.	$104,548
Ironwood Developments Ltd.	$156,166
Jim Pattison Developments Ltd.	$54,844
Library Bound Inc	$813,538
Lyngsoe Systems Inc.	$39,855
Max Technologies Inc	$43,587
Municipal Pension Fund	$612,530
Nutech Facility Services Ltd.	$106,654
OK Dave Studio Inc.	$42,757
Overdrive Inc	$631,543
Pacific Blue Cross	$408,910
Plan Group	$32,997
Province of BC Government	$132,921
Public Library Interlink	$72,144
Receiver General Of Canada	$524,061
Roper Greyell Llp	$55,230
Softlanding Solutions	$87,164
Trademasters Automotive Ltd	$53,060
Worksafe BC	$56,779
Yakety Yak Furniture	$34,588
Total of all suppliers exceeding $25,000	**$4,564,277**

Totals	Amount
Total (Suppliers with payments exceeding $25,000 (total from above)	$4,564,277
Total (Suppliers with payments less than or equal to $25,000)	$592,546
Consolidated Total	**$5,156,823**

Table 2: Reconcillation of Goods and Services

Reconciliation of Goods and Services	Amount
Total of Aggregate Payments Exceeding $25,000 Paid to Suppliers	$4,564,277
Consolidated total of suppliers with payments less than or equal to $25,000	$592,546

Reconciling Items	Amount
Salaries per Schedule of Renumeration & Expenses	$7,782,963
Other Benefit Premiums	$87,836
Amortization	$1,068,405
Tangible Capital Assets Additions	-$950,671
Change in Accounts Payable	-$124,488
Prepaid Expenses	$10,609
Amounts Charged by City of Richmond	$302,711
Non-Cash Expenses	$100,574
Other (Accruals and timing differences)	-$298,772
Total Reconciling Items	**$7,979,167**

Reconciliation	Amount
Total Per Statement of Revenue and Expenditure	$13,135,990
Variance	**$0**

Variance explanation (if required):

City of Richmond

Bylaw 10656

Richmond Zoning Bylaw 8500
Amendment Bylaw 10656 (RZ 23-033712)
9000 No. 3 Road

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 into Section 20 [Site Specific Mixed Use Zones], in numerical order:

"

20.61 Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)

20.61.1 Purpose

This **zone** provides for a limited range of **commercial uses** and services to the surrounding community, along with **residential rental tenure apartment housing** and other compatible **secondary uses**.

20.61.2 Permitted Uses

- **animal grooming**
- **child care**
- **government service**
- **health service, minor**
- **housing, apartment**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **veterinary service**

20.61.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.61.4 Permitted Density

1. The maximum **floor area ratio** is 2.05, of which:

   a) 1.80 is for residential **uses** only, which must include no less than seven (7) **moderate market rental units**, where such **moderate market rental units**:

      i. have a combined **habitable space** of at least 374.45 m^2; and

ii. are subject to a **moderate market rental housing agreement** to apply in perpetuity with respect to the **moderate market rental units**, which agreement the owner must enter into with the **City** and register against title to the **lot** and file a notice in the Land Title Office;

b) 0.25 is for non-residential **uses** only,

together with an additional 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

20.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings** and landscaped roofs over **parking spaces**.

20.61.6 Yards & Setbacks

1. The minimum **setback** from any **road** is 2.0 m, except that the northwest corner of the principal **building** may project into the minimum **setback** up to the corner cut **lot line** as specified by a Development Permit approved by the **City**.

2. The minimum **setback** to the south and east **lot line** is 3.0 m.

20.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

20.61.8 Subdivision Provisions/Minimum Lot Size

3. The minimum **lot area** is 2,200.0 m^2.

20.61.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that portions of the **lot** within 2.0 m of a **property line** abutting a **road** shall be treated and maintained with a combination of shrubs, ornamental plants, lawn and hard surface on the ground and in planters.

20.61.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and **loading spaces** shall be provided according to the standards set out in Section 7.0, except as follows:

   a) the minimum number of **parking spaces** for the residential **uses** is:

      i. for **moderate market rental units**: 0.56 **parking spaces** per **dwelling unit**; and

      ii. for **apartment housing**, excluding the **moderate market rental units**: 0.67 **parking spaces** per **dwelling unit**;

   b) the minimum number of required **loading spaces** for the **site** is one (1) undesignated medium **loading space** shared between the residential and non-residential **uses**;

   c) on-site **parking spaces** shall be located no closer than 2.0 m to a **lot line** which abuts a **road**, and no closer than 1.5 m to any other **lot line**; and

   d) Section 7.5.18 does not apply to **parking spaces** enclosed within a **building**.

20.61.11 Residential Rental Tenure

1. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

20.61.12 Other Regulations

1. For the purposes of this **zone**, the following definitions apply:

   a) **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;

   b) **HILS Monthly Gross Income** means one twelfth of the annual gross household income applicable to the **dwelling unit** based on number of bedrooms as set out in the **HILS Report;**

   c) **HILS Report** means BC Housing's Housing Income Limit Report for the City of Richmond, and if the City of Richmond is not listed, for the City of Vancouver;

   d) **moderate market rental unit** means a **dwelling unit** that is subject to a **moderate market rental housing agreement** and **residential rental tenure**; and

   e) **moderate market rental housing agreement** means an agreement in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate market rental housing based on their **household** income and sets out the maximum permitted rent as follows:

      i. the maximum rent charged for any **moderate market rental unit** will be 30% of the **HILS Monthly Gross Income** for the applicable

calendar year. However, should a **HILS Report** not be published as of February 1 of any year, the previous year's maximum rent is increased by any increase in **CPI** for the previous calendar year; and

ii. while persons, families and **households** are in occupation of a **moderate market housing unit,** rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).

2. Notwithstanding Sections 20.61.2 and 20.61.3, **apartment housing**, **boarding and lodging**, and **home business uses** are only permitted on the second and upper floors of the **building** (exclusive of residential **building** entrance lobbies, which are permitted on the ground floor of the **building**).

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, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it **"COMMERCIAL MIXED USE (ZMU61) – No. 3 Road and Francis Road (Broadmoor)".**

P.I.D. 003-672-191
Lot 537 Section 28 Block 4 North Range 6 West New Westminster District Plan 54754

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10656".**

FIRST READING	APR 2 8 2025
PUBLIC HEARING	MAY 2 0 2025
SECOND READING	MAY 2 0 2025
THIRD READING	MAY 2 0 2025
OTHER CONDITIONS SATISFIED	JUN 1 0 2026
ADOPTED	

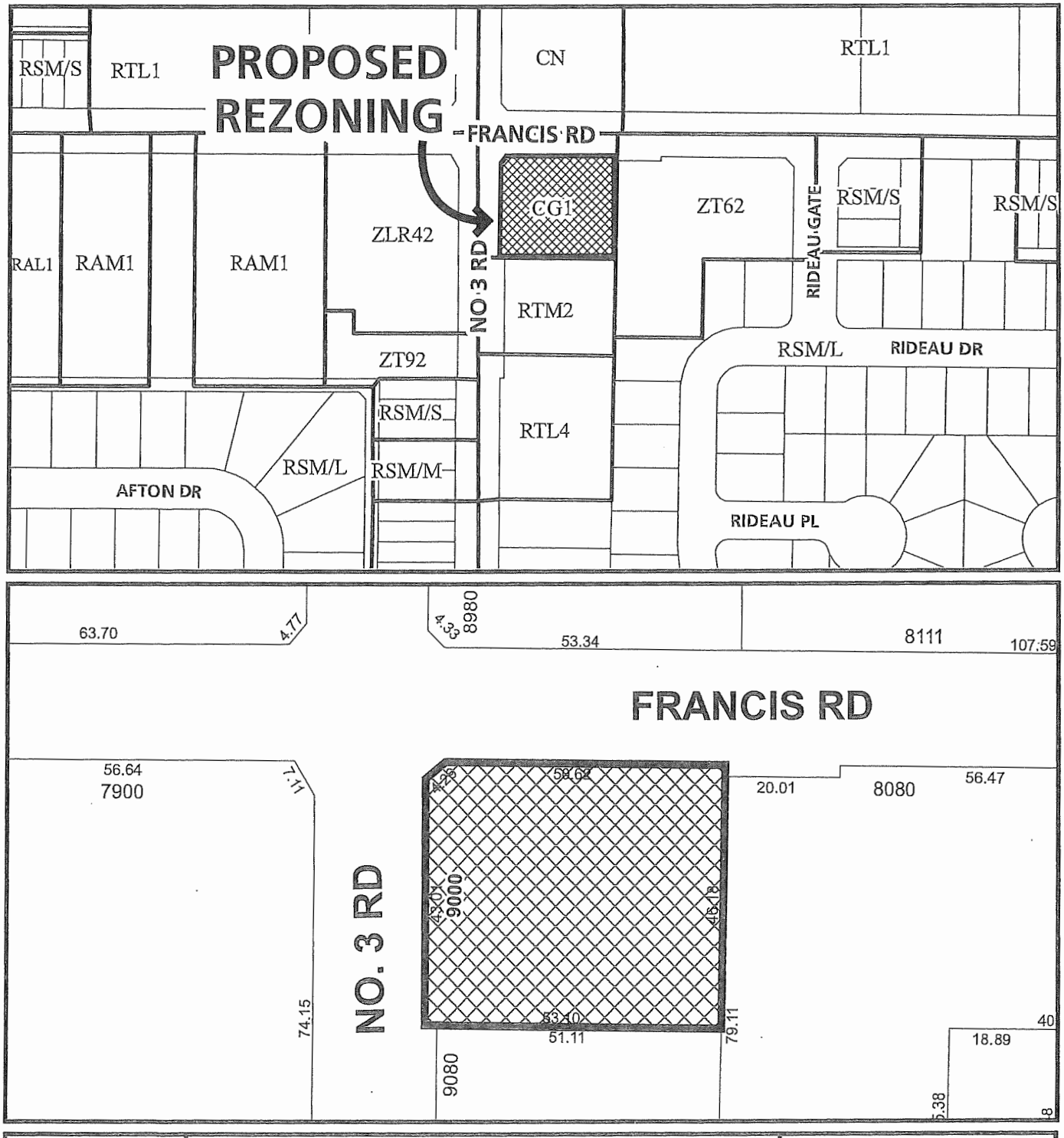
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

7994462

City of Richmond



RZ 23-033712

Original Date: 11/28/23

Revision Date: 03/13/25

Note: Dimensions are in METRES

City of Richmond

Bylaw 10697

Development Cost Charges Waiver for Affordable Housing 9000 No 3 Road Bylaw No. 10697

WHEREAS the City of Richmond collects **development cost charges** through the *Development Cost Charges Imposition Bylaw No. 9499*;

WHEREAS Section 563 of the ***Local Government Act*** permits a local government to waive development cost charges for eligible developments, including for-profit affordable rental housing;

WHEREAS the **City** wishes to waive 75% of the **development cost charges** for any **additional affordable housing units**, which units are provided in excess of the **City**'s affordable housing unit requirements established by the **City**'s bylaws and policies, and are to be provided as part of the **development** located at 9000 No 3 Road;

AND NOW THEREFORE the Council of the City of Richmond enacts as follows:

1.0 INTERPRETATION

1.1 In this bylaw:

(a) "**additional affordable housing units**" means any additional **affordable housing units** provided by the owner as part of the **development** in excess of applicable **City** bylaws and policies as of the date of this bylaw. For the purposes of clarity, the owner intends to provide 6 additional **affordable housing units**

(b) "**affordable housing units**" means **dwelling units** that are **affordable housing units** as defined in the **Zoning Bylaw**, and subject to a housing agreement;

(c) "**City**" means the City of Richmond;

(d) "**development**" means the residential development located on the Lands;

(e) "**development cost charge**" means a development cost charge payable by a person to the **City** pursuant to the **DCC Bylaw**;

(f) "**DCC Bylaw**" means the City's *Development Cost Charges Imposition Bylaw No. 9499* as may be amended or replaced;

(g) "**dwelling unit**" has the same meaning as under the City's Zoning Bylaw;

(h) "**Lands**" means the lands and premises located at 9000 No 3 Road, Richmond, BC, and legally described as PID 003-672-191, Lot 537, Block 4N, Section 28, Range 6W, New Westminster Land District, Plan 54754.

(i) "***Local Government Act***" means the *Local Government Act* (BC), as may be amended or replaced.

(j) "**payment date**" means the date on which **Development Cost Charges** must be paid under the **DCC Bylaw**;

(k) "**Zoning Bylaw**" means the City's Zoning Bylaw 8500, as may be amended or replaced.

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

2.1 Notwithstanding Section 1.4 of the **DCC Bylaw**, the **City** hereby waives the lesser of:

(a) 75% of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**; and

(b) $108,000 of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**.

3.0 SEVERABILITY

3.1 If any definition, section, subsection, paragraph, subparagraph, clause or phrase in this bylaw is held invalid by a Court of competent jurisdiction, the invalid definition, section, subsection, paragraph, subparagraph, clause or phrase must be severed and the remainder of this bylaw is deemed to have been adopted without the severed definition, section, subsection, paragraph, subparagraph, clause or phrase.

4.0 CITATION

4.1 This Bylaw is cited as **"Development Cost Charges Waiver for Affordable Housing 9000 No 3 Road Bylaw No. 10697".**

FIRST READING	JUL 28 2025
SECOND READING	JUL 28 2025
THIRD READING	JUL 28 2025
ADOPTED	

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

MAYOR

CORPORATE OFFICER

8063904

City of Richmond

Minutes

Development Permit Panel
Wednesday, June 10, 2026

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Todd Gross, Director, Parks Services

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on May 27, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-797127
(REDMS No. 8399466)

APPLICANT: Xanadu Project Limited Partnership

PROPERTY LOCATION: 8131 Westminster Highway

INTENT OF PERMIT:

Cancel Development Permit DP 18-797127 be granted and notice of the Development Permit be released from Title of the subject property.

Applicant's Comments

Jun Nan, Xanadu Development Limited Partnership, provided background information on the applicant's request to cancel Development Permit (DP) DP 18-797127 issued by Council, noting that the owner no longer wishes to proceed with the approved development due to current and future market conditions and is requesting the landscape security deposit be released to cover expenses.

Staff Comments

Josh Reis, Director, Development, noted that (i) the cancellation of the approved DP would remove the notice of permit from title, (ii) the existing zoning of the subject site would remain unchanged, (iii) the servicing agreement is proposed to be modified but a majority of the existing agreements secured on title would remain, and (iv) the subject site would require a future DP to redevelop.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel spoke to cancelling the DP and returning the landscape security deposit, noting that the subject site is in a prominent location in the city centre and hopes that the site will be well secured.

Panel Decision

It was moved and seconded
That the request to cancel Development Permit DP 18-797127 be granted and notice of the Development Permit be released from Title of the subject property.

CARRIED

2. DEVELOPMENT PERMIT 25-017215

(REDMS No. 8326226)

APPLICANT: Raghav Grover

PROPERTY LOCATION: 9291 Alexandra Road/9288 Tomicki Avenue

INTENT OF PERMIT:

1. Permit the construction of two four-storey buildings with approximately 182 m2

(1,958 ft2) of ground floor commercial retail space and 139 residential units at 9291 Alexandra Road/9288 Tomicki Avenue on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie); and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

   (a) reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and
   (b) reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.

Applicant's Comments

Karen Smith, Engage Architecture, with an aid of the visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, highlighting the following:

- the subject site is mid-block bounded by Tomicki Avenue to the north and Alexandra Road to the south in an existing multi-family residential neighbourhood;
- the proposed development includes two four-storey residential apartment buildings over a single-level parkade with one commercial unit located in the south building fronting Alexandra Road;
- the proposed development will complete the Alexandra Way pedestrian corridor on the east side of the subject site;
- the north building lobby will include elevator access to the commercial and visitor parking area directly at grade;
- the proposed development includes stepped retaining and plantings near both lobbies;
- the indoor amenity room is located in the north building with south facing orientation and direct access to the outdoor amenity spaces;
- 139 units are proposed on the subject site with nine affordable housing rental units and 29 units that are designed to meet the Basic Universal Housing (BUH) requirements;
- the form and character of the proposed buildings is West Coast transitional that includes traditional elements of punched windows, red brick, gray and white cladding, flat roofs and overhangs that incorporates well into the existing neighbourhood; and
- the form and character of the proposed commercial unit will include similar elements of the residential buildings with the addition of modern and clean details of large storefront windows, canopies and signage.

Jergus Oprsal, Land Affairs, with the aid of the same visual presentation, spoke to the main landscape features noting (i) the frontage along Alexandra Way and Tomicki Avenue will include a sodded boulevard with concrete sidewalk, (ii) the plaza located at the centre of Alexandra Way is the entrance to both the north and south courtyards, (iii) the north courtyard includes a mix of passive and active amenity spaces with seating, plantings, urban agricultural area and open lawn, (iv) the south courtyard includes a children's play area with raised buffers, (v) both courtyards will include perimeter plantings, (vi) fencing and landscaping will provide privacy between the subject site and the existing multi-unit buildings fronting Dubbert Street, and (vii) proposed plantings will include a mixture of native and adaptive plants that will provide texture and seasonal interest.

Panel Discussion

In reply to query from Panel regarding the play equipment, the applicant noted that the children's play area is designed for different age groups in two zones, that includes a timber play structure with a slide and climbing net, stepping logs and balance boards for older children and a playhouse area with springers for younger children.

In reply to further query from Panel regarding the accessibility of the entry to the private courtyard from Alexandra Way, the applicant noted that all common entries to the proposed development, including the courtyard, are accessible.

Staff Comments

Josh Reis, Director, Development, noted that (i) the proposed development will connect to the Alexandra District Energy Utility (ADEU) that services the area, (ii) the proposed development is designed to meet Canada Mortgage and Housing Corporation (CMHC) standards for interior noise and that an acoustic report confirming this is required prior to building permit issuance, (iii) two car share parking stalls and a bicycle maintenance workspace are included in the parkade of the development as part of the development's transportation demand management measures, (iv) the Alexandra Way pedestrian corridor will be widened and completed, and (v) a servicing agreement is required prior to building permit issuance that includes water, storm and sanitary service connections, frontage improvements, construction of the Alexandra Way pedestrian corridor and a pedestrian activated crosswalk at the east side of the property at the alignment of the pedestrian corridor and at the intersection of Alexandra Road and McClellan Road.

Panel Discussion

In reply to query from Panel regarding the urban agricultural area, the applicant noted that the urban agricultural area in the north courtyard features raised garden timber plots that residents can use to grow vegetables and the Strata Council will organize the use of the plots.

In reply to further query from Panel with regards to the lighting plan, the applicant noted that all exterior walkways, paths, exits and lobby entrances will be illuminated with down lit lighting that will also be used on the exterior patios, balconies and the commercial unit.

The Panel commented on the landscape proposal for the project site suggesting more durable and low maintenance materials for the fencing, garden plots and play structure as well as upgrading the gravel pathway to pavers to match the proposed development.

The applicant noted that the timber play structures have not been an issue in past developments, but they will take the landscape comments into consideration and review alternative options.

In reply to further query from Panel regarding the unique features along Alexandra Way, the applicant noted that the proposed development includes a central concrete pad for a future micromobility station as well as the installation of six bike racks and a bike repair station with tools on the southeast side.

Correspondence

Teresa Sun, Richmond resident, (Schedule 2), has no concerns with the development.

Louis, 615-9311 Alexandra Road, (Schedule 3), expressed concerns with traffic and parking management, acoustic buffering and privacy, and the increased use of the intersection Alexandra Road and May Drive.

In reply to the submission, staff noted that the intersection of Alexandra Road and May Drive are beyond the scope of the subject property site and improvements are not required as part of the development.

The Chair advised staff to forward the comments to the Transportation Department for future consideration.

Gallery Comments

Graciela, Richmond resident, spoke to traffic concerns at the intersection of Dubbert Street and Odlin Road.

The Chair replied that the intersection is removed from the subject site and that staff would forward the comments to the Transportation Department to investigate if any improvements are required.

Panel Discussion

The Panel expressed support for the application noting the applicant's attention to detail within the design and the improvements along Alexandra Way pedestrian corridor that will benefit the surrounding community.

The Panel directed staff to work with the applicant to review the landscaping elements.

Panel Decision

It was moved and seconded
That a Development Permit be issued which would:

1. *Permit the construction of two four-storey buildings with approximately 182 m2 (1,958 ft2) of ground floor commercial retail space and 139 residential units at 9291 Alexandra Road/9288 Tomicki Avenue on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie); and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

   (a) *reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and*

   (b) *reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.*

CARRIED

1. New Business

2. Date of Next Meeting: June 24, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:10 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 10, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Coordinator

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 10, 2026



CNCL – 640


CRU SIGNAGE
CRU SIGNAGE
DORCHESTER

Site Context



CNCL - 642

Site Context



CNCL - 643

Site Context

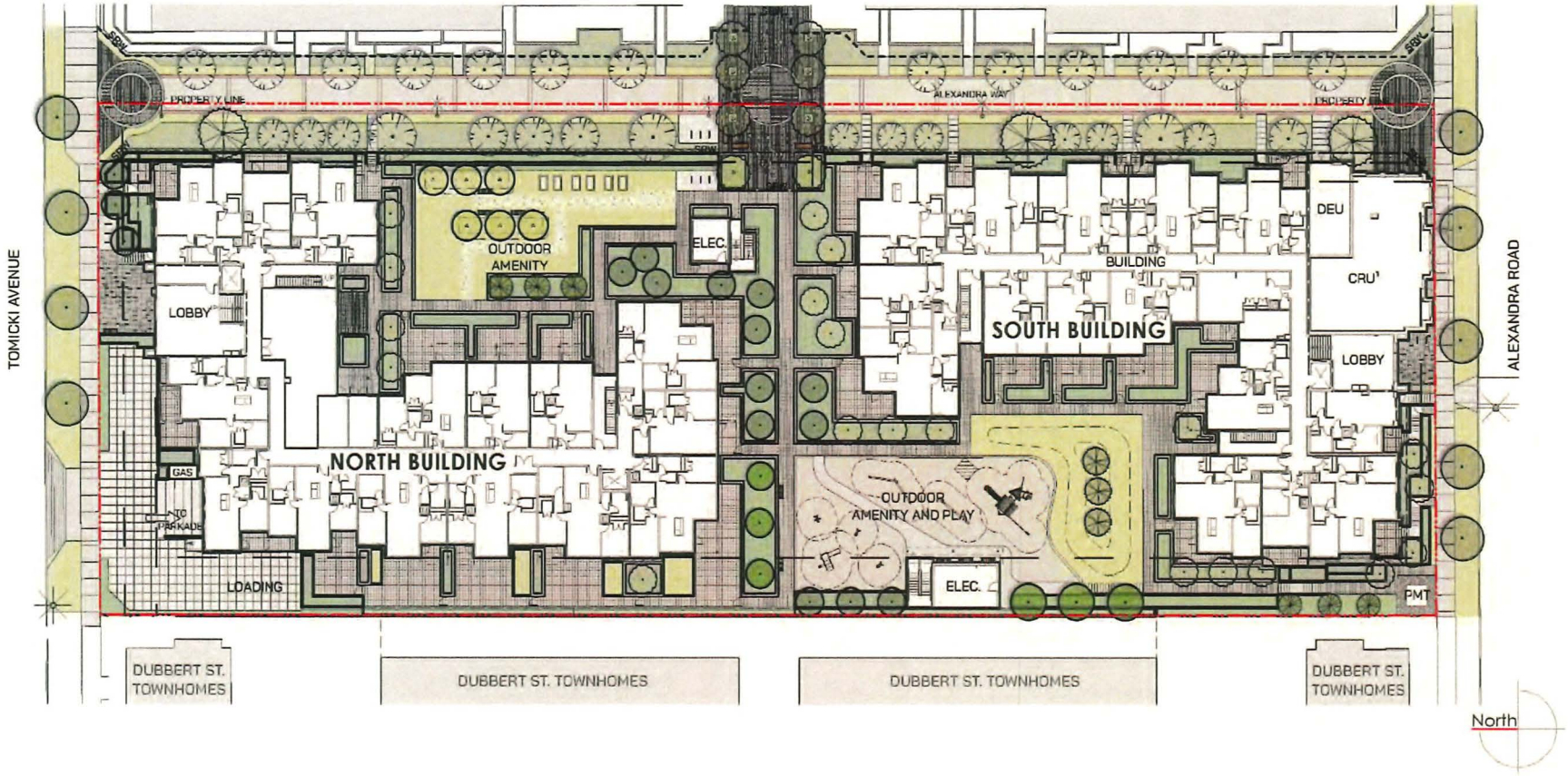


Site Context

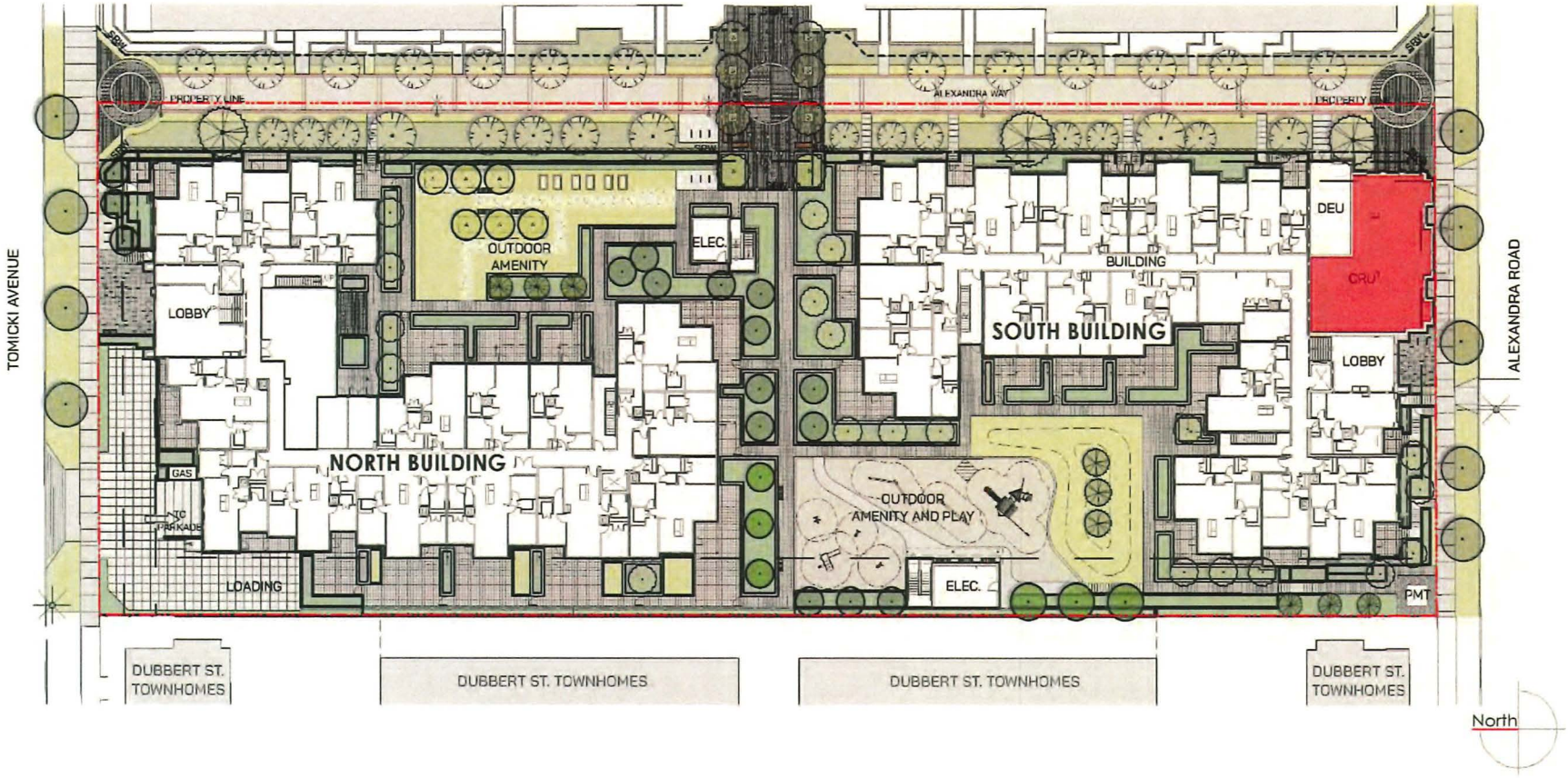


CNCL - 645

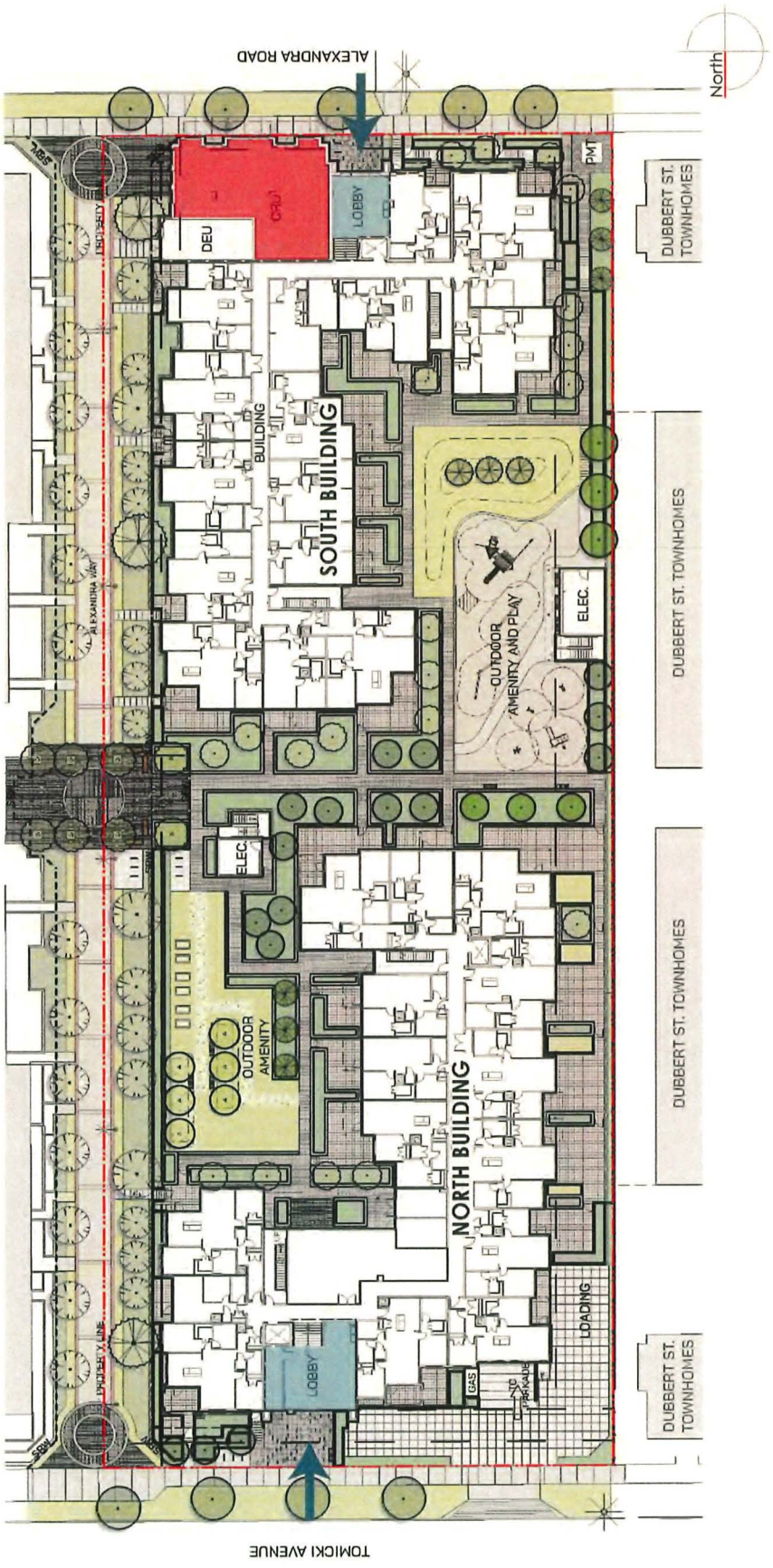
Site Plan


TOMICKI AVENUE
ALEXANDRA ROAD
ALEXANDRA WAY
PROPERTY LINE
SRW
OUTDOOR AMENITY
ELEC.
LOBBY
NORTH BUILDING
GAS
TO PARKADE
LOADING
OUTDOOR AMENITY AND PLAY
ELEC.
BUILDING
SOUTH BUILDING
DEU
CRU
LOBBY
PMT
DUBBERT ST. TOWNHOMES
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DUBBERT ST. TOWNHOMES
North

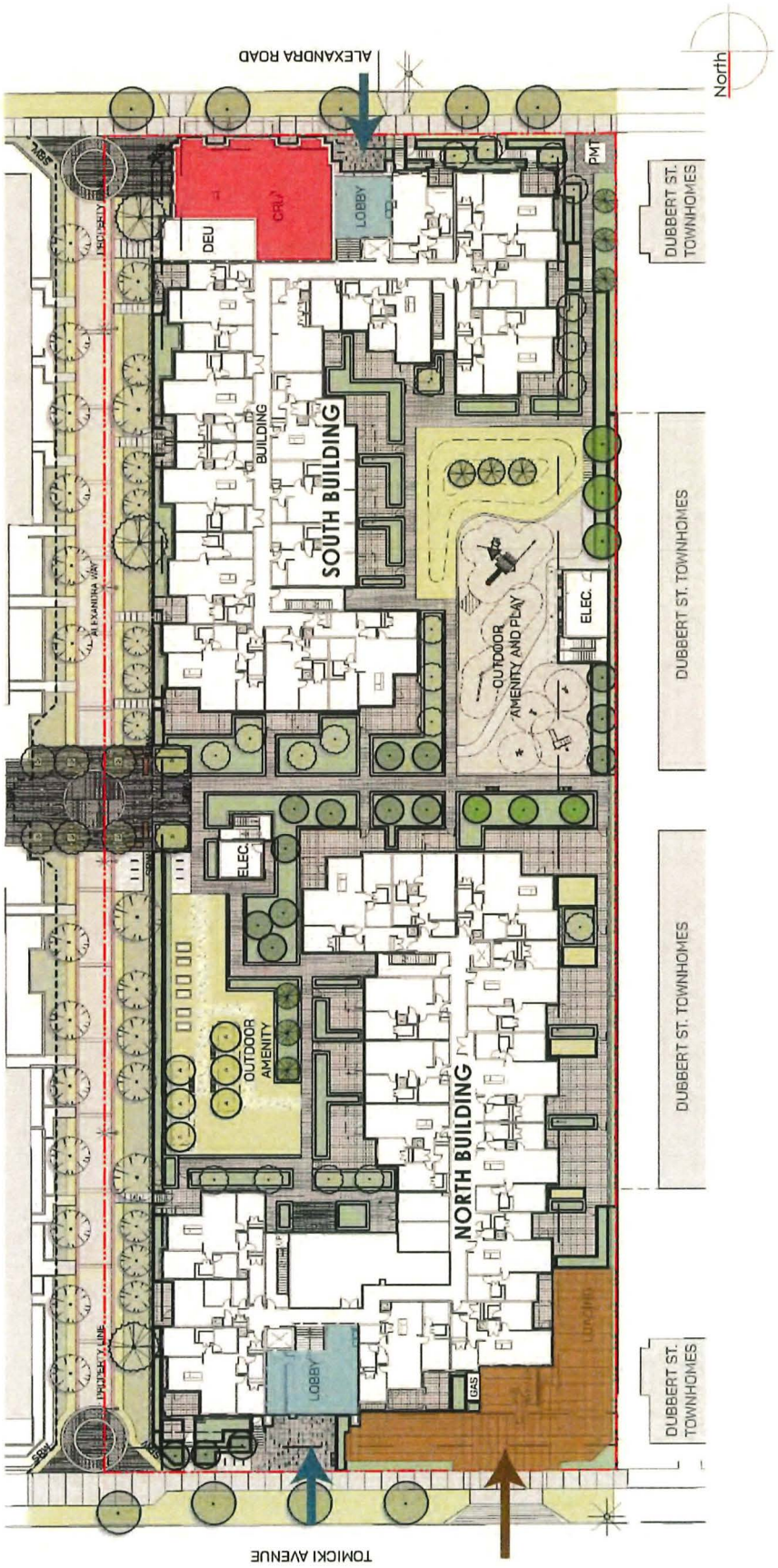
Site Plan


TOMICKI AVENUE
ALEXANDRA ROAD
ALEXANDRA WAY
PROPERTY LINE
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OUTDOOR AMENITY
ELEC.
LOBBY
NORTH BUILDING
SOUTH BUILDING
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North

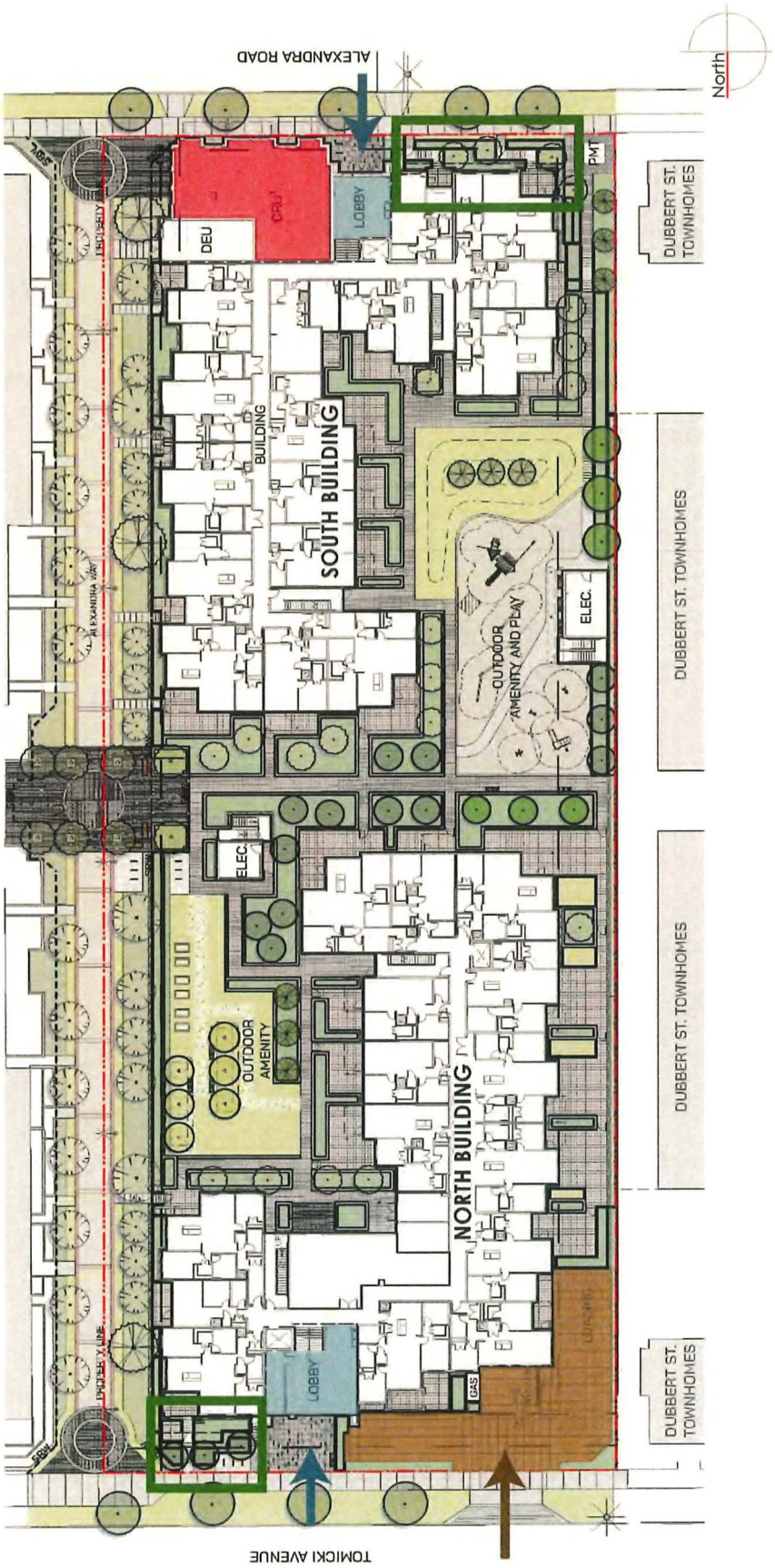
Site Plan


ALEXANDRA ROAD
North
TOMICKI AVENUE
SOUTH BUILDING
NORTH BUILDING
BUILDING B
OUTDOOR AMENITY AND PLAY
OUTDOOR AMENITY
ELEC.
ELEC.
LOBBY
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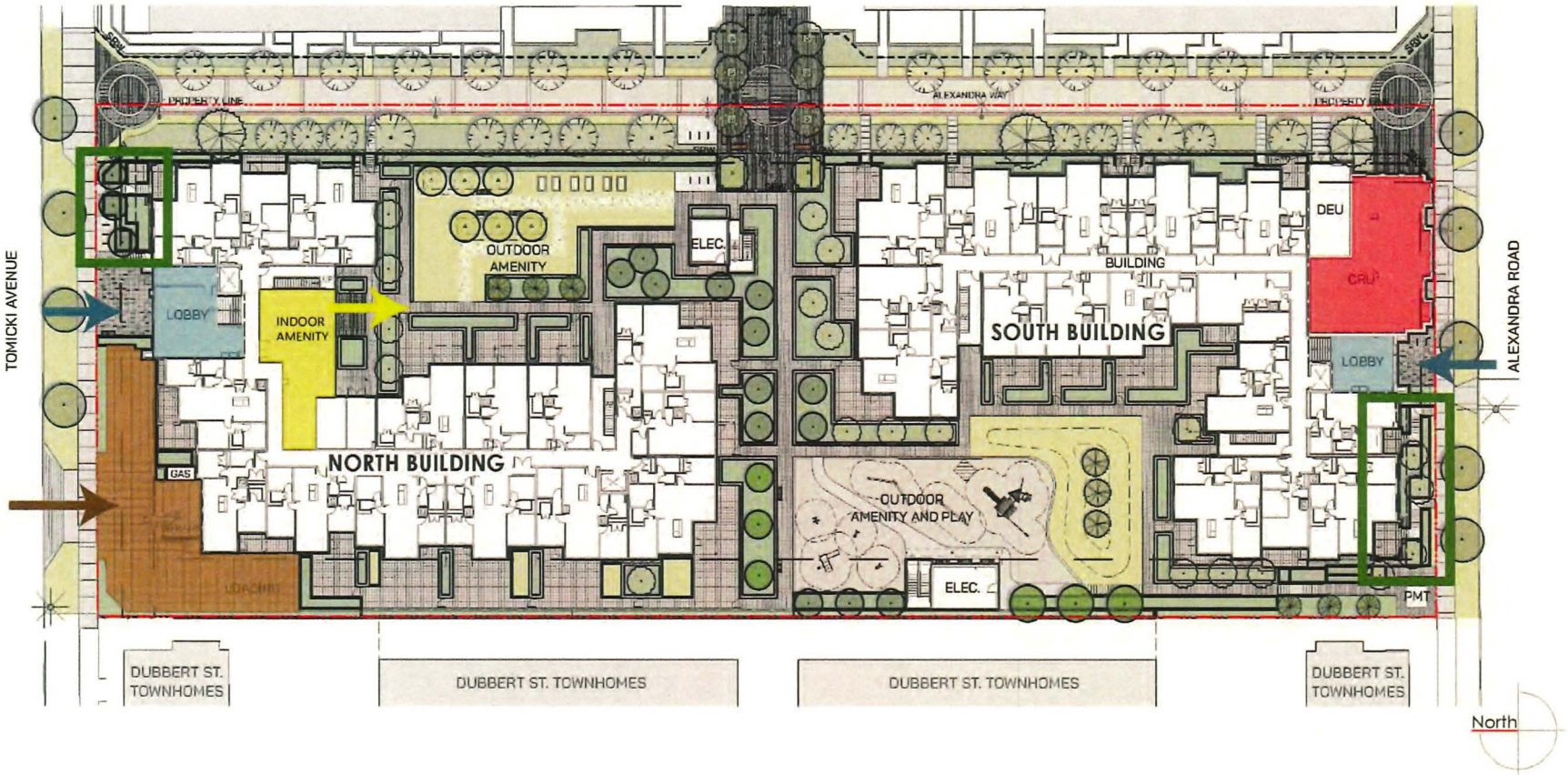
Site Plan


ALEXANDRA ROAD
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DUBBERT ST. TOWNHOMES
DUBBERT ST. TOWNHOMES
DUBBERT ST. TOWNHOMES
DUBBERT ST. TOWNHOMES
SOUTH BUILDING
NORTH BUILDING
OUTDOOR AMENITY AND PLAY
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TOMICKI AVENUE

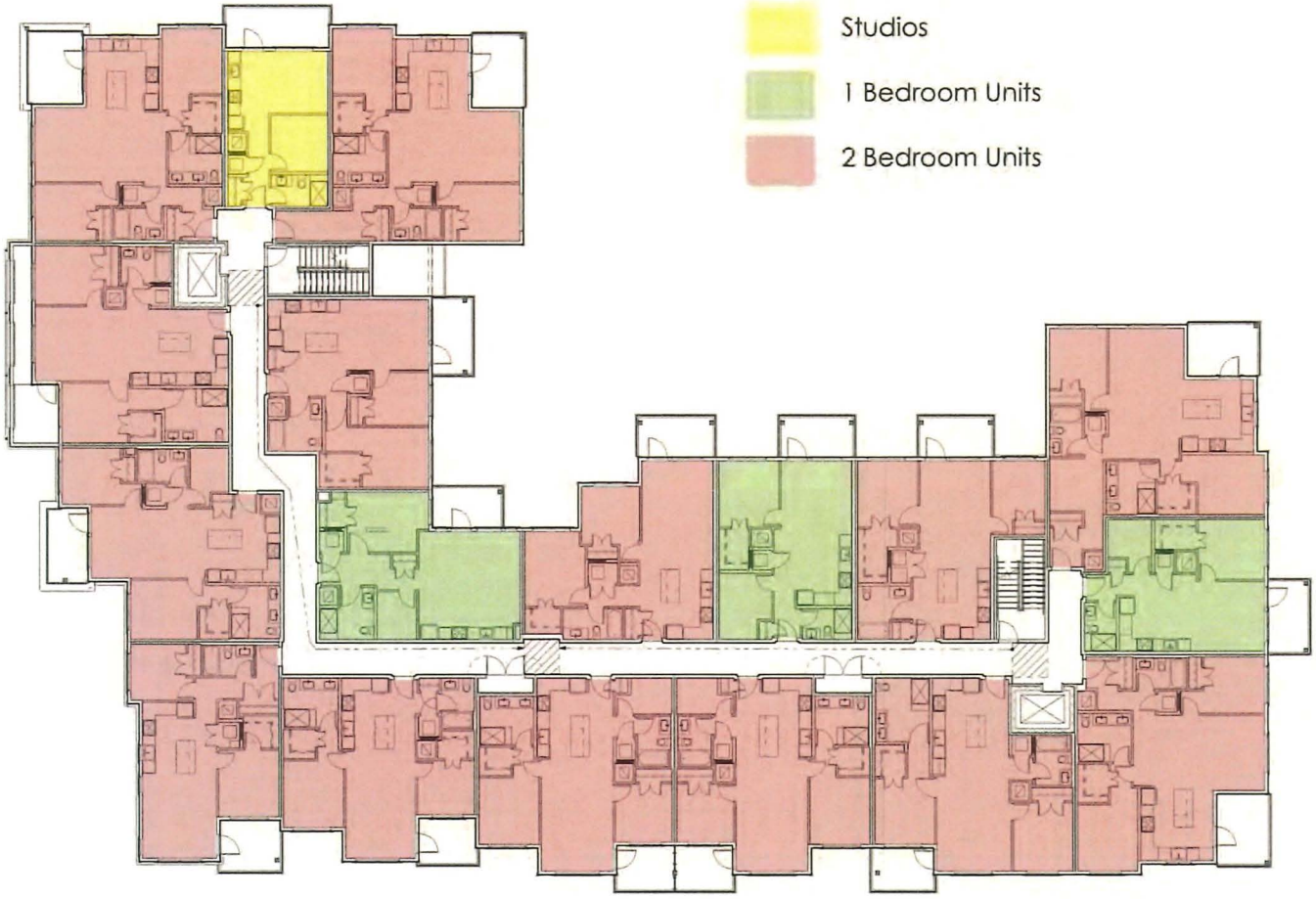
Site Plan


ALEXANDRA ROAD
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DUBBERT ST. TOWNHOMES
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SOUTH BUILDING
NORTH BUILDING
BUILDING
LOBBY
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OUTDOOR AMENITY AND PLAY
OUTDOOR AMENITY
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TOMICKI AVENUE

Site Plan

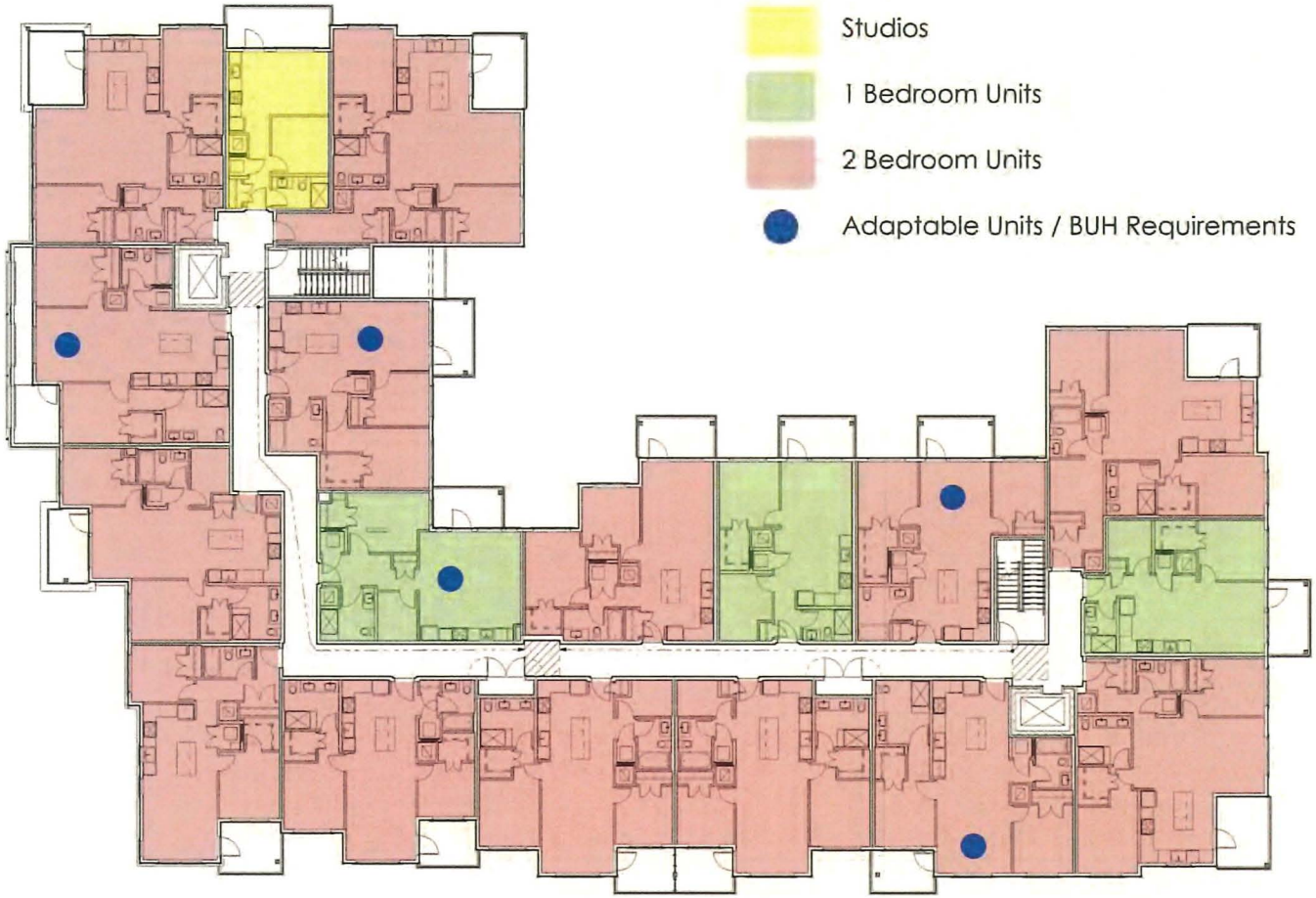

TOMICKI AVENUE
ALEXANDRA ROAD
ALEXANDRA WAY
PROPERTY LINE
SRW
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INDOOR AMENITY
OUTDOOR AMENITY
ELEC.
NORTH BUILDING
SOUTH BUILDING
BUILDING
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North

Unit Plans: North Building

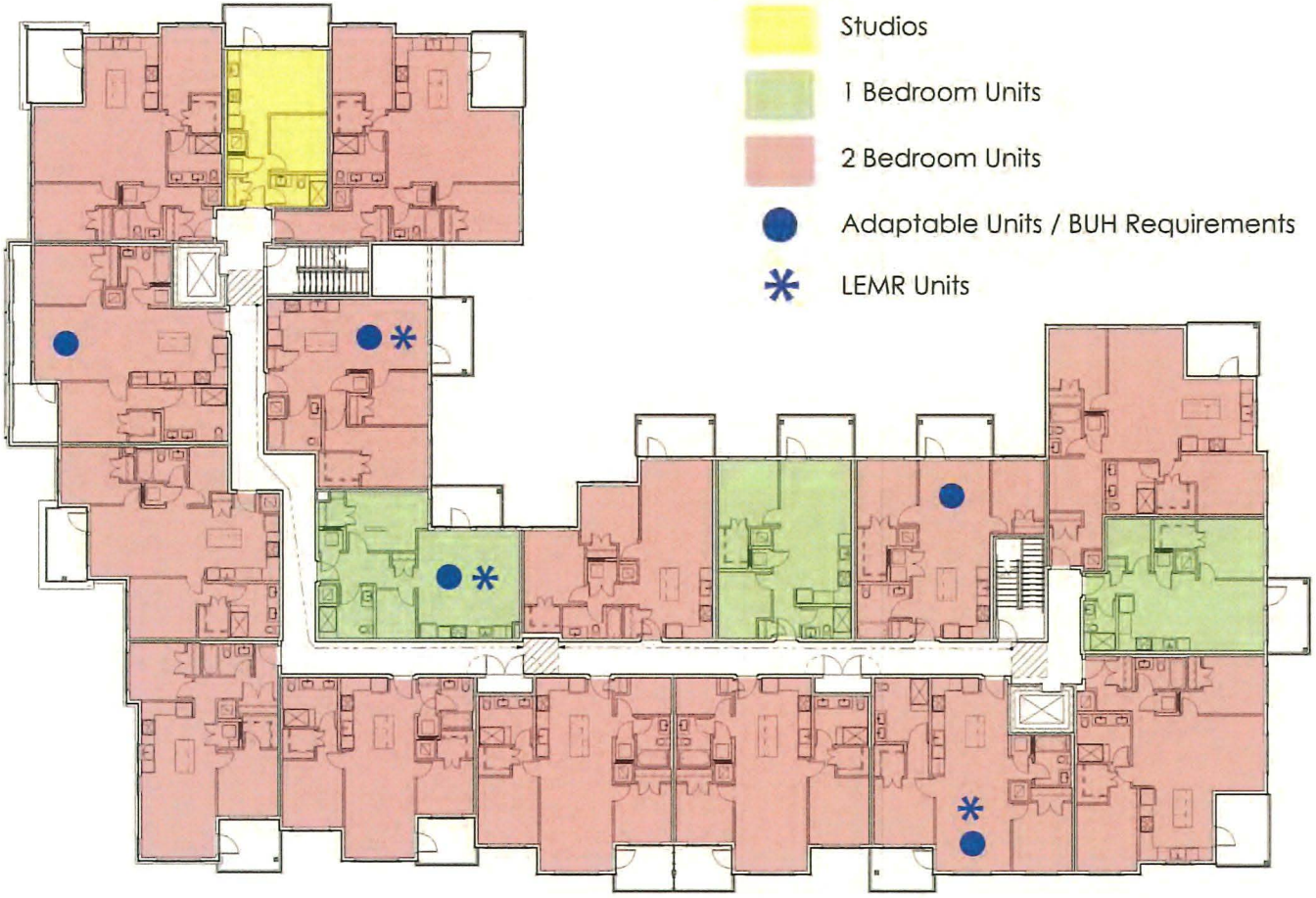




Unit Plans: Adaptable Units



Unit Plans: LEMR Units (Affordable Rental)



N

Site Photos- Alexandra Road





Streetscape

From Alexandra Road



OXFORD LANE
3 STOREY TOWN HOUSES

PROPOSED DORCHESTER APARTMENTS
(SOUTH BUILDING)

ALEX COURT
6 STOREY APARTMENT

From Tomicki Avenue



ALEX COURT
6 STOREY APARTMENT

PROPOSED DORCHESTER APARTMENTS
(NORTH BUILDING)

OXFORD LANE
3 STOREY TOWN HOUSES

CNCL – 656

Elevations

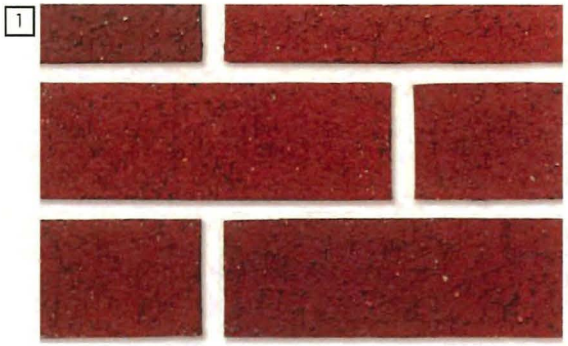


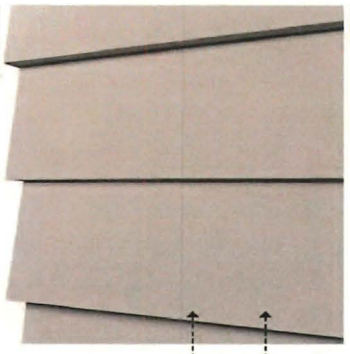
From Tomicki Avenue- North Elevation



From Alexandra Road- South Elevation

Colours and Materials

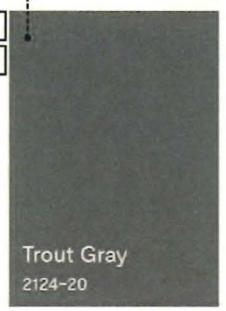








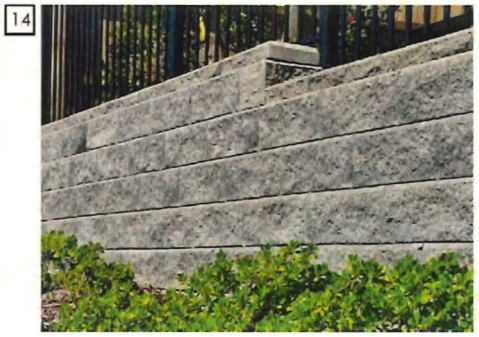




BUILDING MATERIALS

1. BRICK VENEER - MCA MISSION MUTUAL MATERIALS
2. PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM NIGHTINGALE (AF 670)
3. PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM TROUT GRAY (2124-20)
4. PAINTED TRIMS AND FASCIA BOARDS - BM SNOWFALL WHITE (2124-20)
5. PAINTED TRIMS AND FASCIA BOARDS - BM NIGHTINGALE (AF 670)
6. PAINTED TRIMS AND FASCIA BOARDS - BM TROUT GRAY (2124-20)
7. VINYL WINDOWS BLACK EXTERIOR FRAME
8. PAINTED FIBRE CEMENT BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)
9. ALUMINUM RAILING AT BALCONIES: BLACK
10. CONCRETE CAPS/ SILLS - CLEAR COATING - RETAINING WALLS
11. ALUMINUM SOFFIT - BM SNOWFALL WHITE (2124-20)
12. METAL CANOPY AND LOUVRE - BLACK
13. PAINTED BOARD AND BATTEN- BM SNOWFALL WHITE (2124-20)
14. ALLAN BLOCKS
15. STOREFRONT GLAZING- BLACK







CNCL – 658

Perspective Views

South Building from Alexandra Road (SE Corner)



Perspective Views

South Building from Alexandra Road (SW Corner)



Perspective Views

South Building from Courtyard



Perspective Views

North Building from Tomicki Ave. (NE Corner)

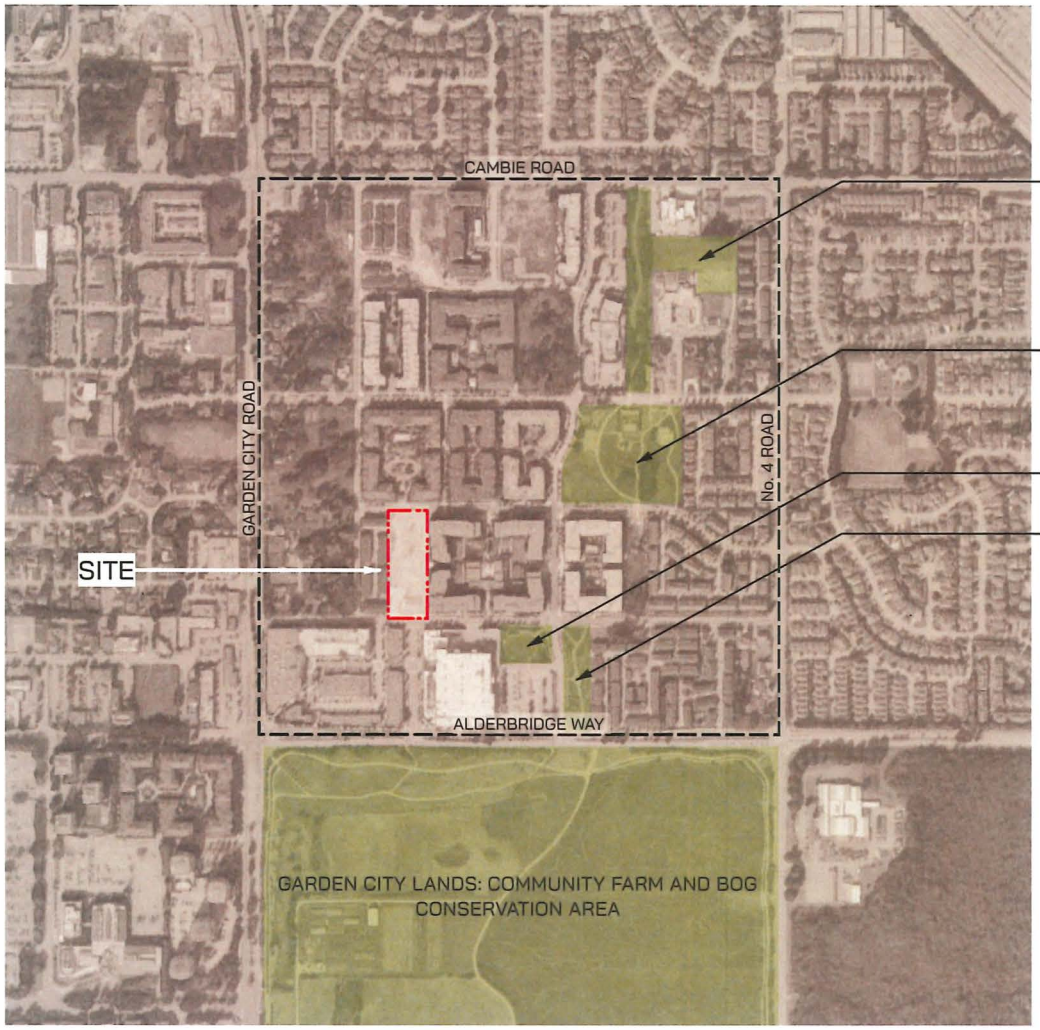


Perspective Views

North Building from Tomicki Ave. (NE Corner)



ALEXANDRA NEIGHBOURHOOD: PUBLIC OPEN SPACE

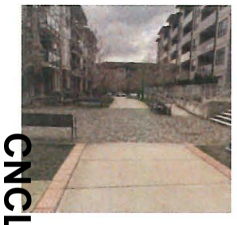


SCALE 1:500

ALEXANDRA NEIGHBOURHOOD: PUBLIC OPEN SPACE GREENWAY SYSTEM

EXISTING GREENWAY

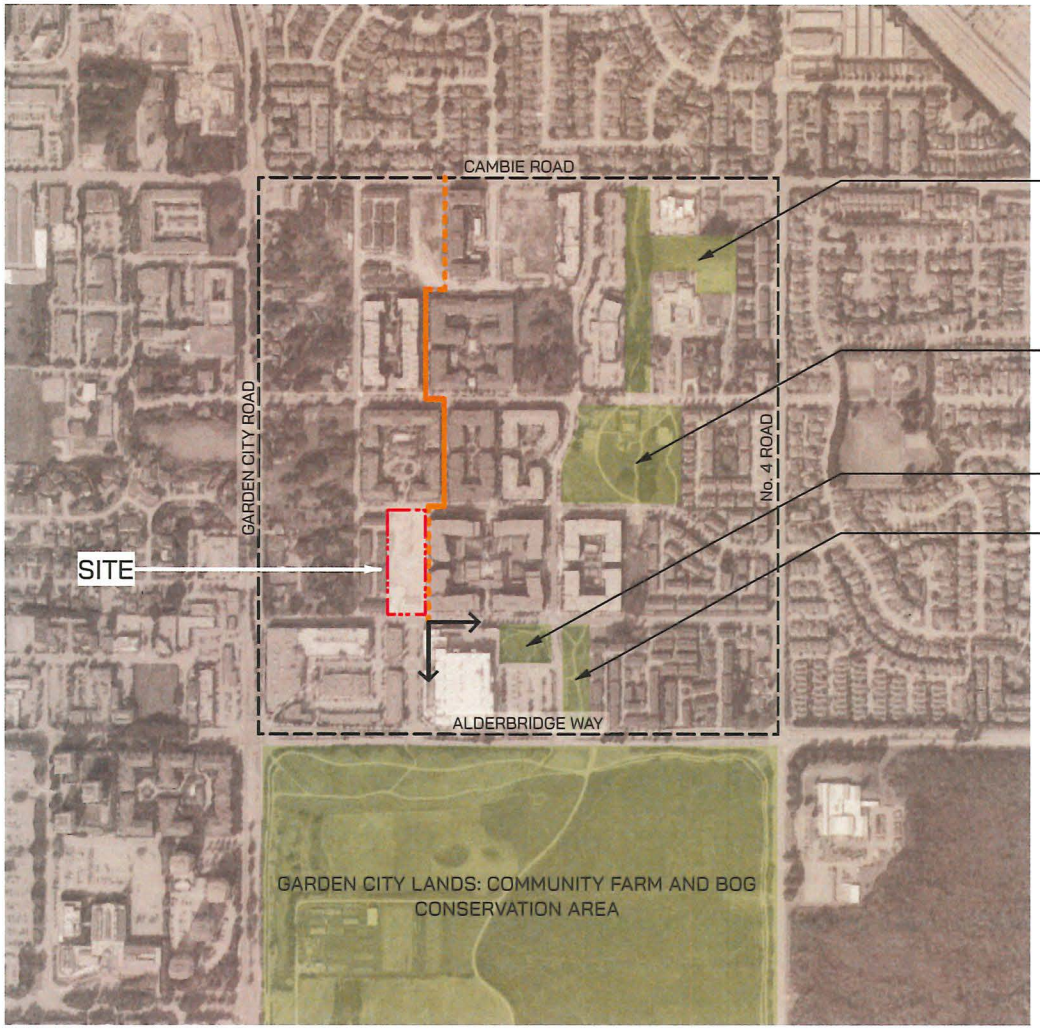
FUTURE GREENWAY







EXISTING FORM AND CHARACTER IN THE NEIGHBOURHOOD



SCALE 1:500

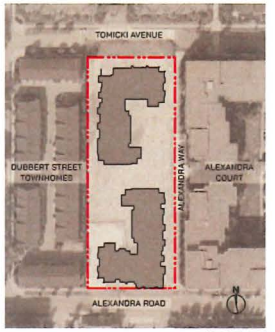
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CNCL – 665

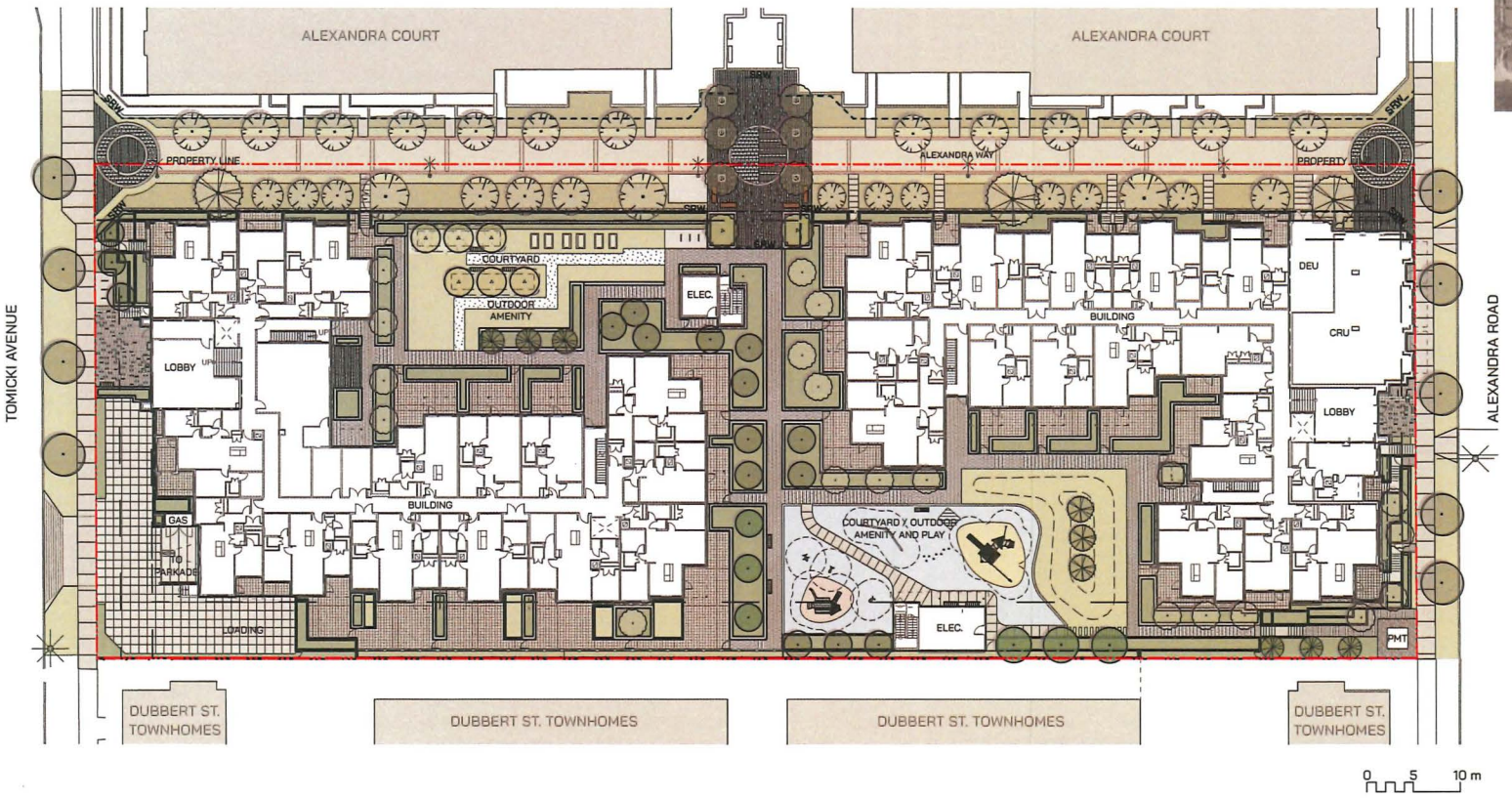






KEYPLAN



SCALE 1:500

LAND AFFAIRS

DORCHESTER

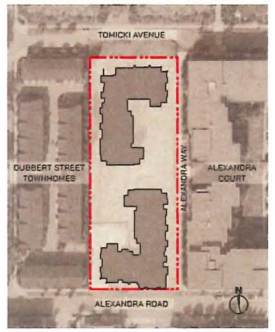
DP BOARD PRESENTATION

JUNE 2026

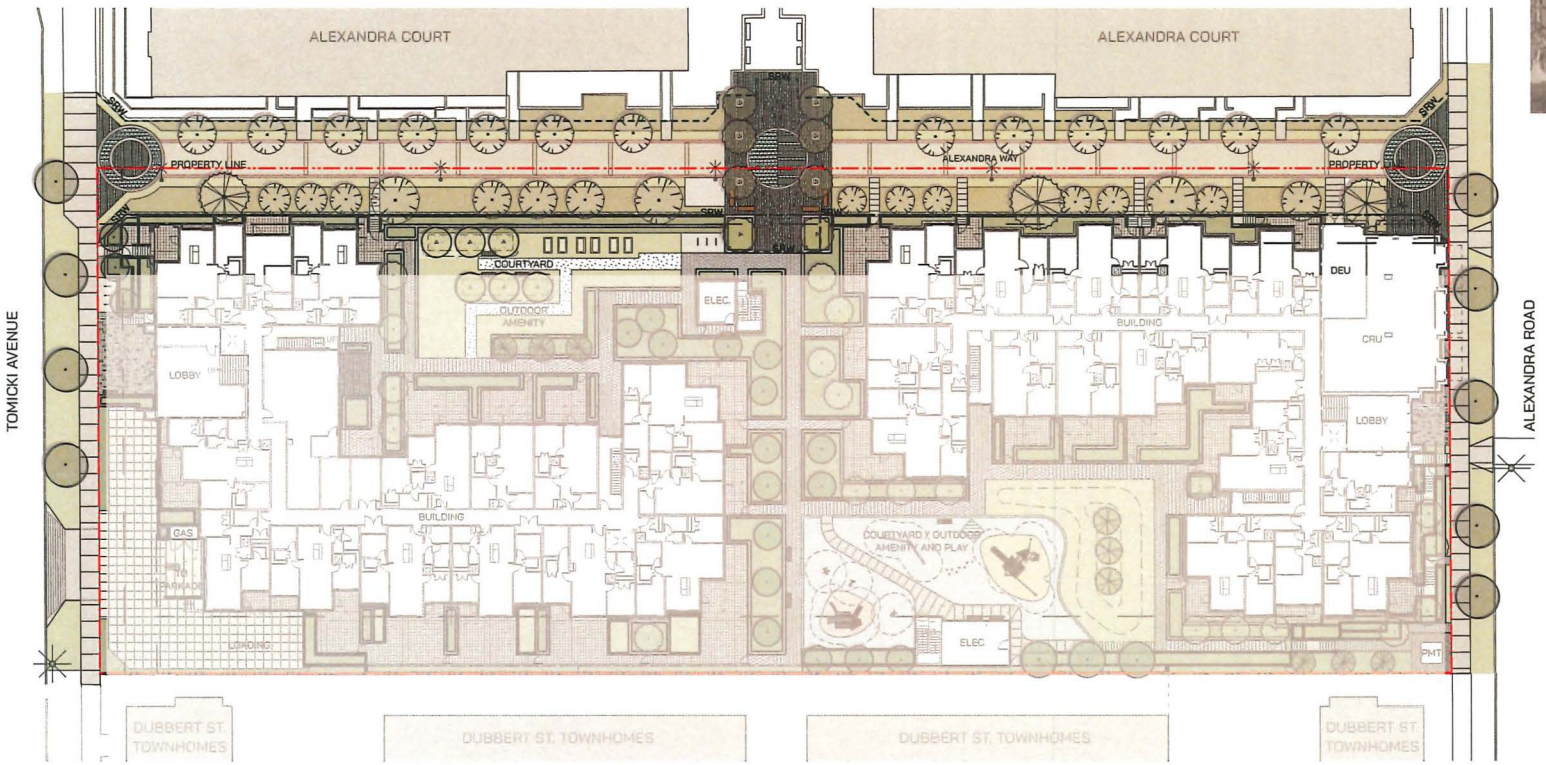






KEYPLAN



0 5 10 m

SCALE 1:500

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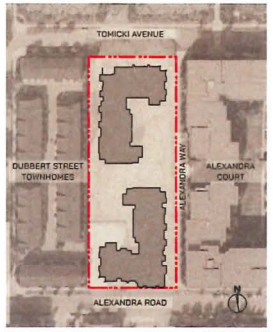
LAND AFFAIRS

DORCHESTER

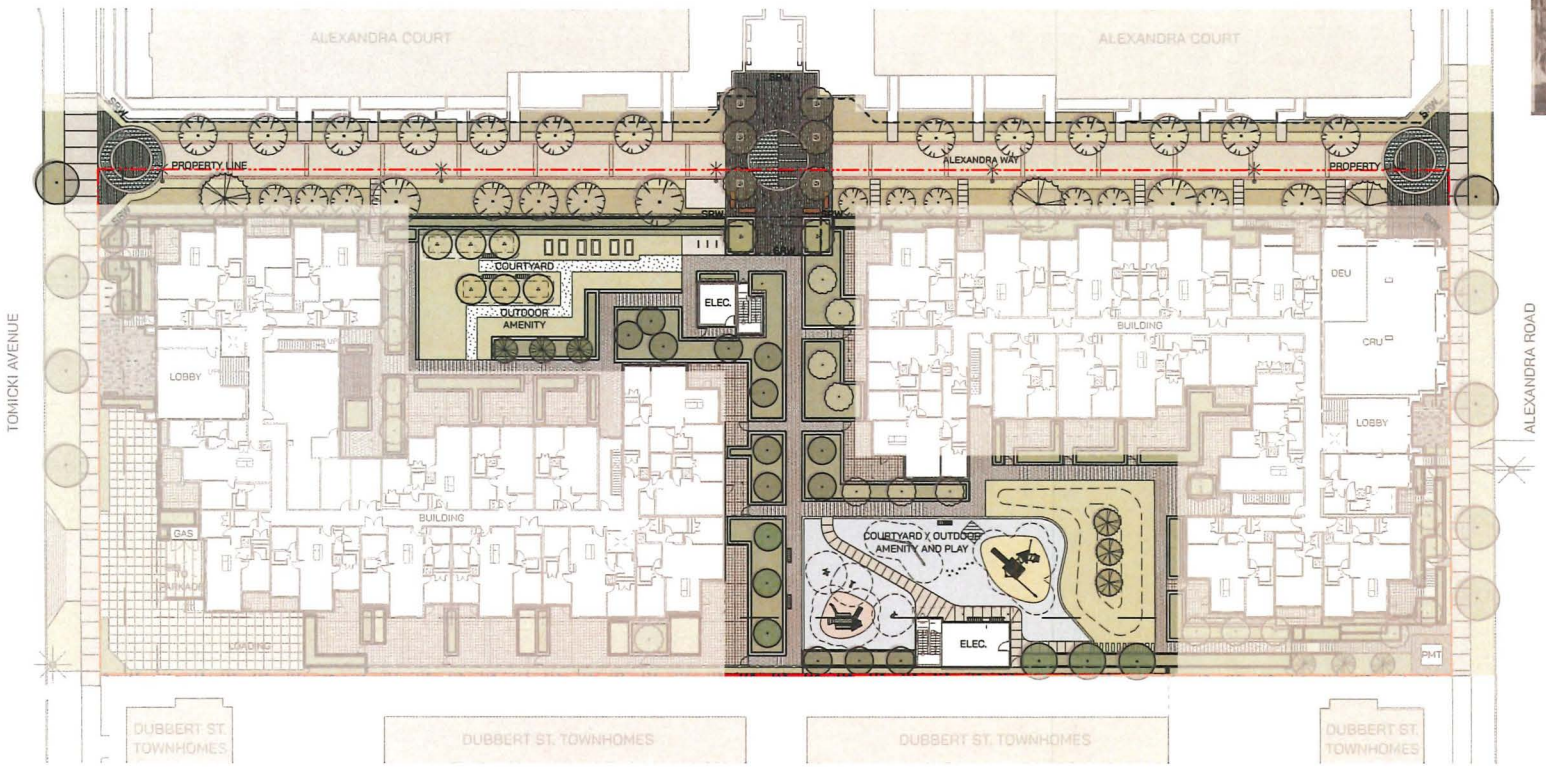
DP BOARD PRESENTATION

JUNE 2026





KEYPLAN



0 5 10 m

SCALE 1:500

N

CNCL – 668

LAND AFFAIRS

DORCHESTER

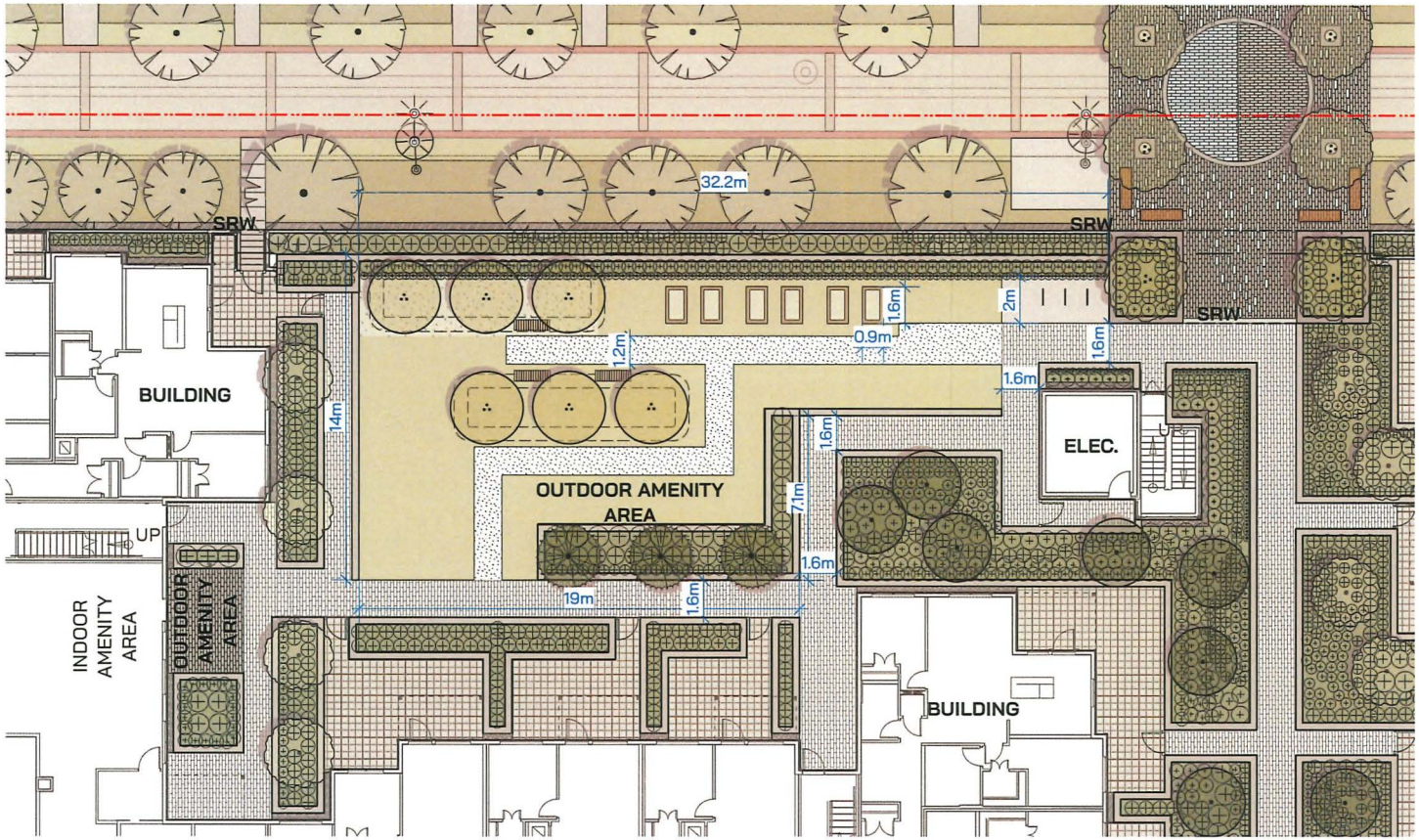
DP BOARD PRESENTATION

JUNE 2026









SCALE 1:200

LAND AFFAIRS

DORCHESTER

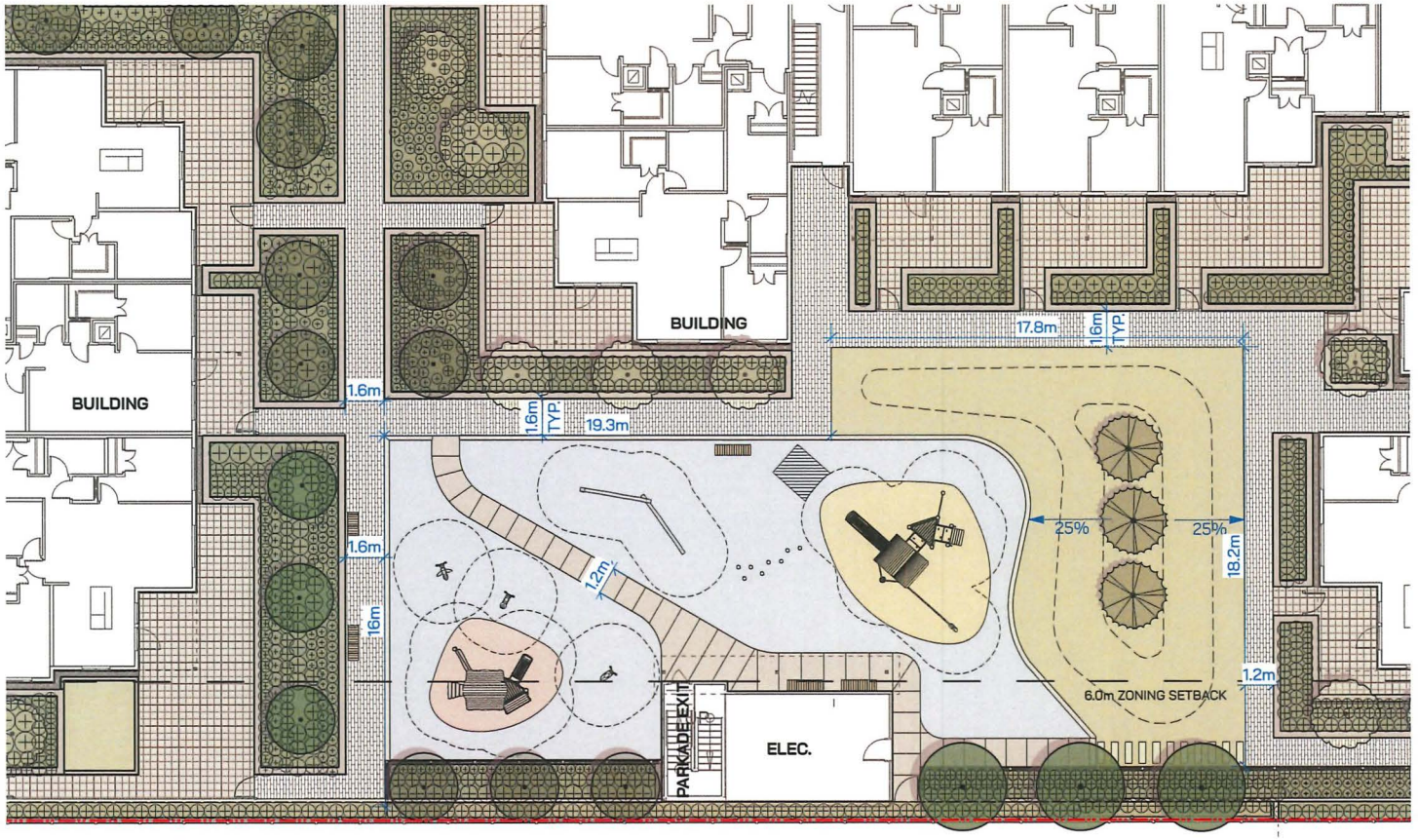
DP BOARD PRESENTATION

JUNE 2026







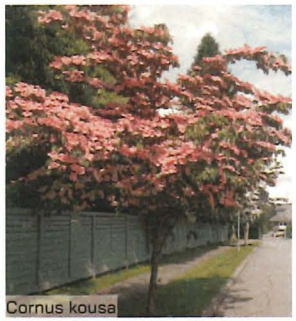

BUILDING
BUILDING
1.6m
1.6m TYP.
19.3m
17.8m
1.6m TYP.
1.6m
16m
1.2m
25%
25%
18.2m
1.2m
6.0m ZONING SETBACK
PARKADE EXIT
ELEC.
N

SCALE 1:200


Acer x freemanii


Magnolia stellata


Acer palmatum


Cornus kousa


Styrax japonica


Amelanchier alnifolia


Choisya ternata


Rhododendron 'Ramapo'

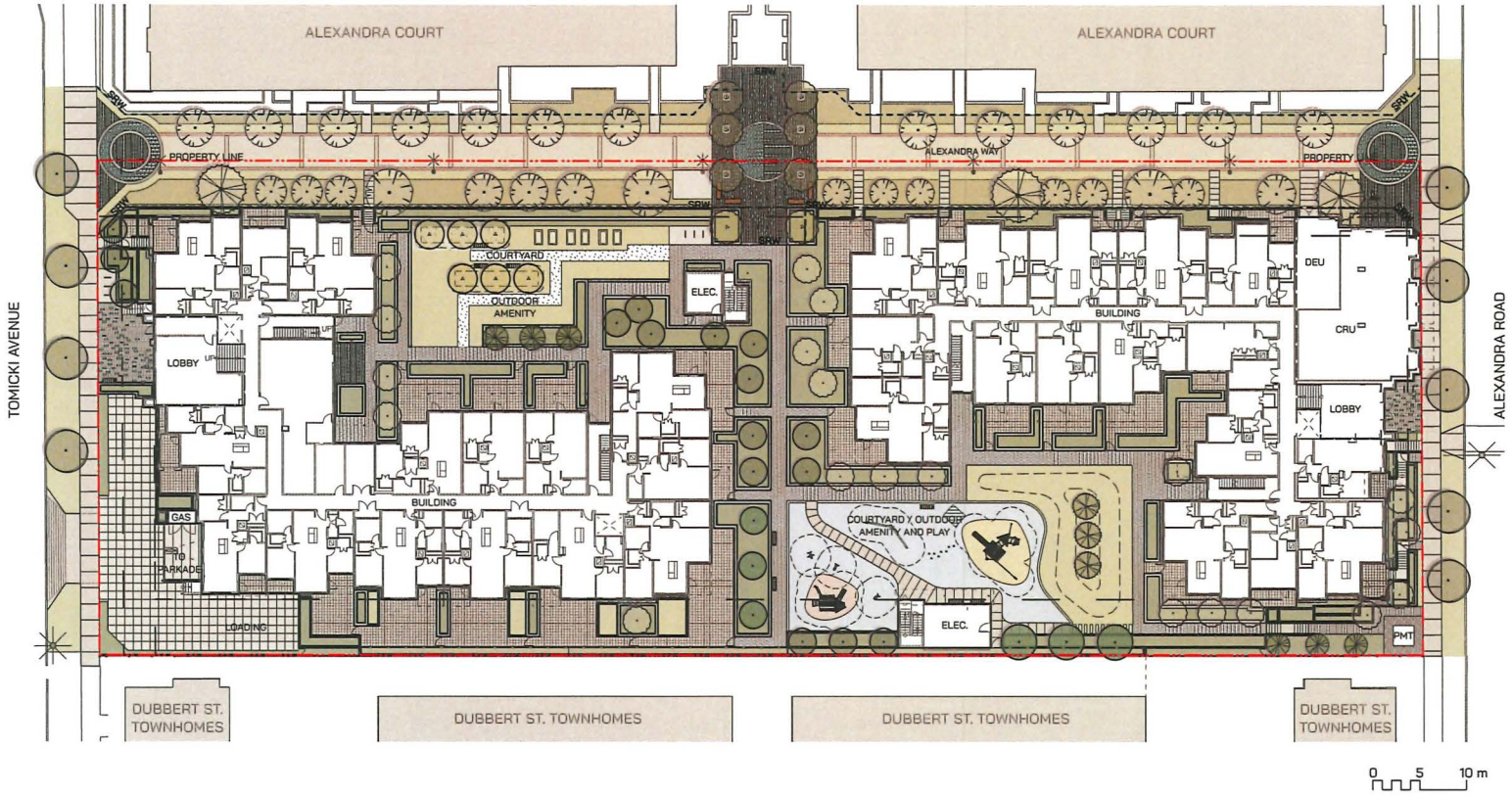

Sarcococca hookeriana


Rhododendron 'Capistrano'


Hebe vernicosa


Mahonia aquifolium 'compacta'

CNCL – 671



SCALE 1:500

N

LAND AFFAIRS

DORCHESTER

DP BOARD PRESENTATION

JUNE 2026

THANK YOU



CNCL – 673

Mizuguchi,Andrea

From: Teresa Sun <teresa0626tree@gmail.com>
Sent: Saturday, May 30, 2026 5:34 PM
To: CityClerk
Subject: Development Permit Panel attendance

Categories: Andrea

You don't often get email from teresa0626tree@gmail.com. Learn why this is important

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hello,

I am emailing to notify you that I will not be attending the development permit panel meeting about 9291 Alexandra Road on June 10th. I feel indifferent to the proposal.
Thank you!

Reis,Joshua

From: Lee,Edwin
Sent: Wednesday, March 18, 2026 10:43 AM
To: Ma Ming
Subject: RE: FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215 - 9291 Alexandra/9288 Tomicki

Hi Louis,

My name is Edwin Lee, the planner assigned to the subject Development Permit application.
Thank you for your email. Please see the following staff responses to your comments:

1. **Traffic & Parking Management:** The proposed development provides sufficient on-site parking to meet parking requirements established through the City's Zoning Bylaw. The development fronts the intersection of Alexandra Road and McClelland Road, and a parking bay on Alexandra Road fronting the development cannot be introduced at the intersection for safety reasons. The City does not manage parking within private property, so we recommend that concerns around parking and access management within your property be brought to your strata management for consideration.

2. **Acoustic & Privacy Buffering:** The subject development site is located within Area 2 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land use types, except new single family, may be considered. A City's standard residential aircraft noise covenant has been secured at Rezoning. An acoustic report and a mechanical report, prepared by a certified professional, are required prior to Building Permit issuance to demonstrate that the interior noise levels and noise mitigation standards comply with the City's OCP and Noise Bylaw requirements.

3. **Circulation & Signalization:** Vehicular access to the proposed development is located on Tomicki Avenue. The development is not anticipated to generate significant vehicular traffic on Alexandra Road, and changes to the May Drive and Alexandra Road intersection are not included within the scope of this development. The City will conduct a traffic signal warrant analysis at the May Drive and Alexandra Road intersection to assess whether upgrades may be warranted as part of future capital upgrades.

Should you have further questions regarding this Development Permit application, please feel free to contact me at 604-276-4121.

Regards,

Edwin Lee
Planner 2
Development Applications
City of Richmond
604-276-4121
elee@richmond.ca

Richmond

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Ma Ming <louisma99@yahoo.com.hk>
Sent: March 14, 2026 1:32 PM
To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>; Fire <Fire@richmond.ca>; board@translink.ca <board@translink.ca>
Subject: FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215

You don't often get email from louisma99@yahoo.com.hk. Learn why this is important

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear City Clerk,

My name is Louis, residing at 615-9311 Alexandra Rd. I am submitting this formal objection to DP 25-017215 regarding the proposed development at 9291 Alexandra Road. The current application lacks the necessary technical infrastructure to support the density increase and will negatively impact the livability and safety of the existing corridor.

I. Traffic & Parking Management:

The current plan ignores the "Parking War" caused by local retail overflow. I demand the implementation of **Raised Dedicated Parking Lanes**, structurally separated from the main thoroughfare. Furthermore, to ensure operational efficiency, I require the installation of **Automated Capacity-Linked Access Control**. These barriers must be engineered to seal off entire parkade levels when capacity is reached, preventing illegal retail parking theft and ensuring strictly controlled, resident-only access.

II. Acoustic & Privacy Buffering:

My unit at 615-9311 Alexandra Rd is subject to severe ambient noise pollution from low-altitude flight paths and industrial trucking. The proposal fails to account for **Low-Frequency Noise (LFN) attenuation**. I demand the installation of high-STC (Sound Transmission Class) rated acoustic glazing and non-transparent architectural shielding to mitigate visual and acoustic intrusion, effectively acting as a privacy and noise buffer.

III. Circulation & Signalization:

The current intersection configurations at Alexandra/May Drive are inadequate and fail the standard **Traffic Signal Warrant (TSW) analysis**. The existing stop-sign gridlock system creates severe circulation bottlenecks. I formally request a comprehensive TSW study to justify the installation of synchronized traffic signals or an appropriately sized roundabout to facilitate efficient emergency vehicle bypass.

Sincerely,

Louis

615-9311 Alexandra Rd

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	June 10, 2026
From:	Wayne Craig Chair, Development Permit Panel	**File:**	DP 23-033716
Re:	**Development Permit Panel Meeting Held on December 10, 2025**		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-033716) for the properties at 9000 No. 3 Road, be endorsed and the Permit so issued.

Wayne Craig, General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meeting held on December 10, 2025.

DP 23-033716 – PANATCH GROUP – 9000 NO. 3 ROAD
(December 10, 2025)

The Panel considered a Development Permit (DP) application to permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)".

The applicant's architect, Steve Watt, of Integra Architecture Inc., and the applicant's landscape architect, Michael Patterson, of Perry + Associates Landscape Architecture, provided a brief visual presentation highlighting:

- The proposed development is a mixed-use building with commercial units at ground level facing No. 3 Road and Francis Road, a level of parking and four levels of residential rental units above.
- The residential lobby is proposed on Francis Road.
- Two separate parkade entries are proposed for the two-level parkade, which accommodates residential parking, shared commercial and other uses, and garbage storage and collection.
- The proposed common outdoor amenity area is located on the third level.
- Setbacks for levels three to six of the building have been increased to respect adjacent townhouse developments.
- Climbing and trailing vines are proposed to be planted to soften the appearance of parkade walls and provide a better interface with adjacent townhouse developments to the east and south.
- A modern architectural style is proposed with clean form using few simple materials.
- Proposed landscaping along the commercial frontages includes, among others, street trees and planters separating the commercial units.
- A six-foot-high solid wood fence will be installed along the east and south property lines to provide privacy to adjacent townhouse developments.
- Layered planting, including eight trees, will be planted along the south property line.
- The proposed common outdoor amenity space includes a children's play area, community gardens, social outdoor dining and planting.
- Existing neighbouring trees that are not in conflict with the proposed building will be retained and 23 replacement trees will be planted on-site.
- A variety of low-maintenance trees and shrubs that provide seasonal interest will be planted on the site.
- Dark sky-compliant lighting fixtures will be installed on the ground plane and common outdoor amenity area to mitigate light pollution.

Staff noted that (i) the proposed development has 64 rental units including seven moderate market rental units which were secured at the time of the rezoning application associated with the project, (ii) all required replacement trees will be planted on-site and an on-site irrigation system will be installed to ensure their maintenance, (iii) all units will meet the City's Basic Universal Housing (BUH) requirements, and (iv) a servicing agreement was secured through the rezoning application and which includes frontage improvements along No. 3 Road and Francis Road, intersection upgrades and new traffic signal cabinets, storm system upgrades and new water and sanitary service connections.

A member of the Panel noted that there is a Styrax japonicus tree proposed to be planted in close proximity to the children's play area in the common outdoor amenity space on top of the third-floor parking podium. The Panel member suggested that the applicant consider installing alternative tree species, as the Styrax japonicus is prone to leaf drop and produces a heavy crop of seeds.

In reply to queries from the Panel, the applicant noted that (i) they will consider the suggestion to replace the Styrax japonicus in the common outdoor amenity space with appropriate tree species, (ii) they are amenable to installing signage that are visible from the street for the building's two separate vehicle entrances to provide guidance for vehicles entering the building, (iii) there is a defined pedestrian access from the Level 1 parkade to the street however the accessible route would require use of the vehicle drive isle, and (iv) there is good visibility to the sidewalk for vehicles exiting the parkade to Francis Road, and (v) a rumble strip and convex mirror are provided at the parkade's No. 3 Road exit to provide safety for pedestrians using the sidewalk.

Ken and Arlene Glinz (7651 Francis Road) submitted correspondence communicating concerns about increased traffic from the proposed development could worsen existing congestion and safety issues at the No. 3 Road and Francis Road intersection, particularly relating to dangerous left-turn movements and collision risk.

Staff noted that (i) staff have responded to concerns of Ken and Arlene Glinz with regard to the potential impact of the proposed development to traffic in the area, in particular at the intersection of No. 3 Road and Francis Road, (ii) there was a Traffic Impact Assessment provided by the applicant as part of the associated rezoning application which indicated that there would be no significant impact to traffic from the proposed development, and (iii) there will be intersection improvements as part of the required servicing and frontage works, including the installation of a new signal box to help with left turn traffic from both the north and south intersection approaches.

Chris Jensen (7-8080 Francis Road) submitted correspondence communicating concerns about the adjacent development proposal, with respect to the interface between the subject property and the existing townhouse site at 8080 Francis Road.

Staff noted that staff have responded to Mr. Jensen's concerns and have received correspondence from the applicant indicating that the developer has worked with the strata of the neighbouring townhouse development to the east regarding proposed improvements along the development's east property line including installing a new 1.8 metre high solid wood fence and providing

landscaping including planting of climbing vines along the eastern elevation of the proposed building to soften the interface with the existing townhouse development to the east.

In reply to a query from the Panel, the applicant confirmed that an automatic irrigation system will be installed for both at-grade and podium roof planting.

The Panel expressed support for the application, noting (i) the project's accessibility features, including the provision for all units with BUH features, and (ii) the provision of moderate market rental units.

The Panel then directed staff to work to with the applicant to (i) review the proposed tree species to be planted in the common outdoor amenity area, (ii) ensure that there is a clearly defined, safe and accessible pathway from the parkade's commercial parking area to the commercial units, and (iii) provide appropriate signage at the two separate parkade entries in the building indicating their uses (residential and commercial/visitor parking).

In response to the Panel's direction, the applicant revised the landscape plan by replacing the proposed Styrax japonicus adjacent to the children's play area with Cornus 'Venus' to address concerns regarding leaf drop and seed debris. The applicant has revised the plans to add a platform lift within the Level 1 parkade to provide a clearly defined accessible route from the commercial parking area to the street level retail. In addition, signage has been revised to clarify the two parkade entries by retaining the "P" sign at the commercial/visitor entrance and adding a "Residents Parking Only (Visitor Parking Entrance Off Francis Rd)".

The Panel recommends the Permit be issued.