



City Council Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Monday, June 23, 2025 7:00 p.m.

Pg.#	ITEM		
		MINUTES	
CNCL-12	1.	Motion to adopt the minutes of the Regular Council meeting held on Jun 9, 2025.	ne
		AGENDA ADDITIONS & DELETIONS	
		COMMITTEE OF THE WHOLE	
	2.	Motion to resolve into Committee of the Whole to hear delegations of agenda items.	n

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. 21.

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
- Fraser River Tunnel Project Environmental Assessment Application Review Comments
- Land use applications for first reading (to be further considered at the Public Hearing on July 21, 2025):
 - 9100 and 9120 Bridgeport Road Rezone from School & Institutional Use (SI)" Zone To The "Auto-Oriented Commercial (CA)" Zone (Cary Tsai applicant)
 - 8800 Odlin Crescent and 8711 Odlin Road Rezone From Single Detached (RS1/E)" Zone To The "Industrial Retail (IR2)" Zone (Orion Construction Applicant)
- Abandonment Of Unadopted Bylaws
- Youth Climate Corps BC
- Commemorative Crosswalk to Honour Veterans
- 5. Motion to adopt Items No. 6 through No. 12 by general consent.

Consent Agenda Item 6. COMMITTEE MINUTES

That the minutes of:

- CNCL-46
- (1) the Community Safety Committee meeting held on June 10, 2025;
- CNCL-50
- (2) the General Purposes Committee meeting held on June 16, 2025;
- CNCL-53
- (3) the **Planning Committee** meeting held on June 17, 2025; and
- (4) the Public Works and Transportation Committee meeting held on June 18, 2025; (distributed separately)

be received for information.

Consent Agenda Item 7. FRASER RIVER TUNNEL PROJECT ENVIRONMENTAL ASSESSMENT – APPLICATION REVIEW COMMENTS (File Ref. No. 10-6125-30-006) (REDMS No. 8067980)

CNCL-57

See Page CNCL-57 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the comments as described in the report titled "Fraser River Tunnel Project Environmental Assessment - Application Review Comments" dated June 9, 2025, from the Director, Transportation be endorsed and forwarded to the British Columbia Environmental Assessment Office.

Consent Agenda Item 8. APPLICATION BY CARY TSAI FOR REZONING AT 9100 AND 9120 BRIDGEPORT ROAD FROM THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE TO THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE

(File Ref. No. RZ 24-043066) (REDMS No. 8058112)

CNCL-68

See Page CNCL-68 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the "Auto-Oriented Commercial (CA)" zone and to rezone 9100 and 9120 Bridgeport Road from "School & Institutional Use (SI)" zone to "Auto-Oriented Commercial (CA)" zone, be introduced and given first reading.

Consent Agenda Item 9. APPLICATION BY ORION CONSTRUCTION FOR REZONING AT 8800 ODLIN CRESCENT AND 8711 ODLIN ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "INDUSTRIAL RETAIL (IR2)" ZONE

(File Ref. No. RZ 24-014551) (REDMS No. 8046347)

CNCL-97

See Page CNCL-97 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone, be introduced and given first reading.

Consent Agenda Item

10. ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 12-8060-01) (REDMS No. 8055783)

CNCL-130

See Page CNCL-130 for full report

PLANNING COMMITTEE RECOMMENDATION

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Abandonment of Unadopted Bylaws" dated June 3, 2025, from the Director, City Clerk's Office, be abandoned.

Consent Agenda Item

11. YOUTH CLIMATE CORPS BC

(File Ref. No. 10-6370-01) (REDMS No. 8042231)

CNCL-134

See Page CNCL-134 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

(1) That a partnership with the Youth Climate Corps BC as outlined in the staff report titled "Youth Climate Corps BC" dated May 6, 2025 from the Director, Public Works Operations, be approved and the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the agreement and all related documentation with Youth Climate Corps BC; and

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(2) The six-month pilot program and total cost of \$85,000 be considered as part of the 2026 budget process with funding from the General Solid Waste and Recycling Provision.

Consent Agenda Item

12. COMMEMORATIVE CROSSWALK TO HONOUR VETERANS

(File Ref. No. 10-6450-17-01) (REDMS No. 8047558)

CNCL-142

See Page CNCL-142 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That the commemorative crosswalk design, as described in the staff report titled "Commemorative Crosswalk to Honour Veterans" dated May 29, 2025, from the Director, Transportation, be installed at No. 3 Road and Anderson Road.

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PUBLIC WORKS AND TRANSPORTATION COMMITTEE Councillor Carol Day, Chair

13. CITY CENTRE TRAFFIC STUDY – TERMS OF REFERENCE

(File Ref. No. 10-6500-01) (REDMS No. 7948823)

CNCL-147

See Page CNCL-147 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

Opposed: Cllr. Heed

That the terms of reference as described in the staff report titled "City Centre Traffic Study – Terms of Reference", dated June 5, 2025 from the Director, Transportation, be endorsed, and that staff be authorized to submit a project request in the amount of \$150,000 as part of the 2026 budget process.

FINANCE AND CORPORATE SERVICES DIVISION

14. **2024 ANNUAL REPORT AND 2024 ANNUAL REPORT HIGHLIGHTS** (File Ref. No. 01-0375-01) (REDMS No. 8049162)

CNCL-157

See Page CNCL-157 for full report

FINANCE COMMITTEE RECOMMENDATION

That the reports titled, "2024 Annual Report" and "2024 Annual Report – Highlights" be approved and posted on the City's website.

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	15.	2024 COUNCIL REMUNERATION AND EXPENSES (File Ref. No. 03-1180-01) (REDMS No. 8039442)		
CNCL-265	5	See Page CNCL-265 for full report		
		STAFF RECOMMENDATION		
		That the report titled 2024 Council Remuneration and Expenses be received for information.		
	16.	2024 COUNCIL REMUNERATION AND EXPENSES FROM OTHER AGENCIES (File Ref. No. 03-1180-01) (REDMS No. 8064237)		
CNCL-267	•	See Page CNCL-267 for full report		
		STAFF RECOMMENDATION		
		That the staff report titled, "2024 Council Remuneration and Expenses from Other Agencies", dated June 13, 2025 from the General Manager, Finance and Corporate Services be received for information.		
	17.	2024 STATEMENT OF FINANCIAL INFORMATION (File Ref. No. 03-1200-03) (REDMS No. 8065387)		
CNCL-270)	See Page CNCL-270 for full report		
		STAFF RECOMMENDATION		
		That the 2024 Statement of Financial Information be approved.		

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	18.	RICHMOND OLYMPIC OVAL CORPORATION 2024 STATEMENT OF FINANCIAL INFORMATION (File Ref. No. 03-1200-09) (REDMS No. 8078905)	
CNCL-360	5	See Page CNCL-366 for full report	
		STAFF RECOMMENDATION	
		That the Richmond Olympic Oval Corporation 2024 Statement of Financial Information from the Director, Finance, Innovation & Technology, that was approved by the Richmond Olympic Oval Corporation's Board of Directors be received for information.	
	19.	2024 STATEMENT OF FINANCIAL INFORMATION FOR THE LULU ISLAND ENERGY COMPANY (File Ref. No. 03-0950-01) (REDMS No. 8046198)	
CNCL-373	3	See Page CNCL-373 for full report	
		STAFF RECOMMENDATION	
		That the Lulu Island Energy Company report titled "2024 Statement of Financial Information for the Lulu Island Energy Company", dated April 15, 2025, from the Chief Executive Officer and Chief Financial Officer, be received for information.	

20. **2024** STATEMENT OF FINANCIAL INFORMATION FOR THE RICHMOND PUBLIC LIBRARY

(File Ref. No. 03-0905-01) (REDMS No. 8081518)

CNCL-416

See Page CNCL-416 for full report

STAFF RECOMMENDATION

That the 2024 Statement of Financial Information for the Richmond Public Library for the year ended December 31, 2024, as presented in the attached from the Chief Librarian, be received for information.

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-448 Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552, Amendment Bylaw No. 10647

Opposed at 1st/2nd/3rd Readings – None.

CNCL-477 Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10657 Opposed at 1st/2nd/3rd Readings – None.

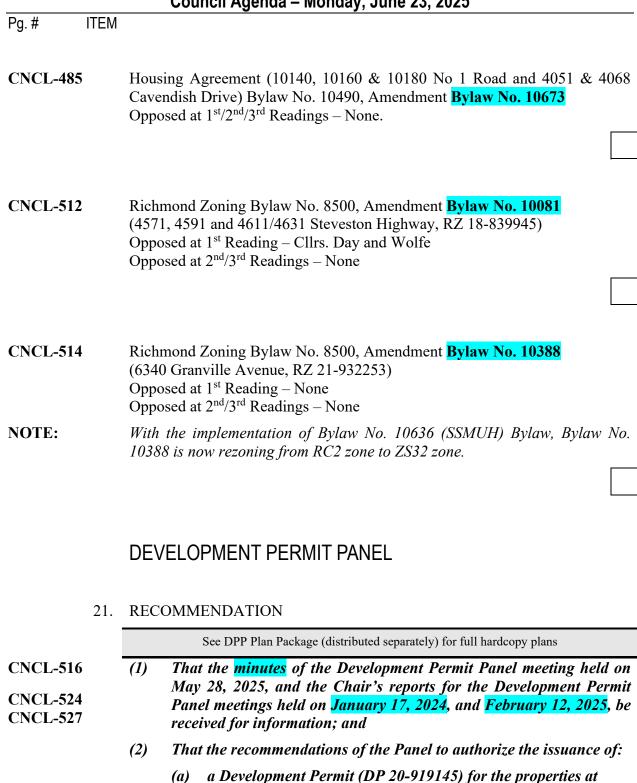
CNCL-479 Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10658

Opposed at 1st/2nd/3rd Readings – None.

CNCL-481 Traffic Bylaw No. 5870, Amendment Bylaw No. 10659 Opposed at 1st/2nd/3rd Readings – None.

CNCL-483 Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10660 Opposed at 1st/2nd/3rd Readings – None.

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4571, 4591 and 4611/4631 Steveston Highway; and

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		(b) a Development Permit (DP 22-023533) for the property at 3320 Jacombs Road,		
		be endorsed, and the Permits so issued.		
	А	DJOURNMENT		





Regular Council

Monday, June 9, 2025

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

Absent:

Councillor Chak Au

Call to Order:

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

RES NO. ITEM

MINUTES

R25/11-1

1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on May 26, 2025, be adopted as circulated;
- (2) the minutes of the Special Council meeting held on June 2, 2025, be adopted as circulated; and
- (3) the Metro Vancouver 'Board in Brief', dated May 23, 2025, be received for information.

CARRIED



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AGENDA ADDITIONS & DELETIONS

R25/11-2

It was moved and seconded

That:

- (1) a correction be made to Item No. 12, "Referral Response Release of Closed Council Information", where there is an on-table memo that proposes slight word adjustments to recommendations 2 and 3;
- (2) a correction be made in the Bylaw section that the notation below Bylaw 10277 that refers to the SSMUH Bylaw 10573 is in reference to the subsequent Bylaw 10288; and
- (3) the addition of an item related to Bylaw 10671, that was not included in the Council package for Item No. 17, is provided on table (attached to and forming part of these minutes as Schedule 1).

CARRIED

PRESENTATIONS

- (1) Stuart Corrigal, Chair, Richmond Sports Council, presented an update on current priorities, noted key issues impacting the local sports community, and sought opportunities for continued collaboration with the City for ongoing initiatives to support community sports. Copies of the results of a recent comprehensive member survey, summarizing the Richmond Sports Council facilities and organizational needs, was provided on table (attached to and forming part of these minutes as Schedule 2).
- (2) Marcos Alejandro Badra, Manager, Circular Economy, and Chad Paulin, Director, Climate and Environment, presented the 2025 BC Embodied Carbon Public Sector Leadership Award to Council.



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COMMITTEE OF THE WHOLE

R25/11-3 2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:21 p.m.).

CARRIED

3. Delegations from the floor on Agenda items:

<u>Item No. 11 – Immigration, Refugees and Citizenship Canada (IRCC)</u> <u>Funding Cuts</u>

De Whalen, Richmond Poverty Reduction Coalition (RPRC), expressed appreciation for the City addressing the subject funding cuts, noting that the RPRC met with both Richmond Members of Parliament and has also written to the Minister of Immigration, Refugees and Citizenship to reinstate funding for settlement programs. Ms. Whalen further noted that any additional correspondence by RPRC to the provincial or federal governments pertaining to this matter will also be copied to the City.

R25/11-4 4. It was moved and seconded *That Committee rise and report (7:26 p.m.).*

CARRIED

CONSENT AGENDA

R25/11-5 5. It was moved and seconded

That Items No. 6 through No. 11, and Items No. 13 through 17 be adopted by general consent.

CARRIED



Regular Council Monday, June 9, 2025

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Parks, Recreation and Cultural Services Committee meeting held on May 27, 2025;
- (2) the General Purposes Committee meeting held on June 2, 2025;
- (3) the Finance Committee meeting held on June 2, 2025; and
- (4) the Planning Committee meeting held on June 3, 2025;

be received for information.

7. PLAQUE RECOGNIZING THE NATIONAL HISTORIC EVENT RELATED TO TOMEKICHI HOMMA

(File Ref. No. 06-2050-20-JNB; XR: 01-0083-01) (REDMS No. 8074867.)

That the proposed location for the installation of the National Historic Event Designation Cunningham v. Tomey Homma plaque, in the front garden of the Japanese Benevolent Fishermen's Society Building, be supported in principle, and that the application process for the associated Heritage Alteration Permit required for the building, proceed.

ADOPTED ON CONSENT

8. 2025-2026 ENGAGING ARTISTS IN COMMUNITY PROGRAM PUBLIC ART PROJECTS

(File Ref. No. 11-7000-09-20-089) (REDMS No. 7999500, 7878869, 8015699)

That the 2025-2026 Engaging Artists in Community Program Public Art Projects, as presented in the staff report titled "2025-2026 Engaging Artists in Community Program Public Art Projects", dated May 5, 2025, from the Director, Arts, Culture and Heritage Services, be approved.



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9. PROPOSED PRACTICES TO ACCELERATE BLACKBERRY MANAGEMENT IN RICHMOND

(File Ref. No. 10-6160-07-01) (REDMS No. 7808159, 7773942, 8023001, 7976061, 8053442, 7792618)

That Option 2, as outlined in the staff report titled "Proposed Practices to Accelerate Blackberry Management in Richmond", dated May 5, 2025, from the Director, Climate and Environment and the Director, Parks Services, for the implementation of an annual blackberry management program, be approved.

ADOPTED ON CONSENT

10. HUGH BOYD COMMUNITY PARK PLAYGROUND RENEWAL – ENGAGEMENT RESULTS AND NEXT STEPS

(File Ref. No. 06-2345-20-HBOY1) (REDMS No. 8006401, 7957402, 8055787, 8024499, 8024500, 8024506, 8037247)

- (1) That the priorities and scope as outlined in the Playground Renewal section in the staff report titled "Hugh Boyd Community Park Playground Renewal Engagement Results and Next Steps", dated May 5, 2025, from the Director, Park Services, be approved; and
- (2) That staff proceed with next steps as outlined in the staff report titled "Hugh Boyd Community Park Playground Renewal Engagement Results and Next Steps", dated May 5, 2025, from the Director, Park Services.



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11. IMMIGRATION, REFUGEES AND CITIZENSHIP CANADA (IRCC) FUNDING CUTS

(File Ref. No. 01-0140-20-IRCI1; XR: 01-0060-20-UBCM1-08) (REDMS No. 8056346, 8056894, 8069388)

- (1) That a letter be prepared for the Mayor's signature addressed to federal government officials including: the Prime Minister of Canada; Minister of Immigration, Refugees and Citizenship; and Richmond's Members of Parliament to advocate for Immigration, Refugees and Citizenship Canada to reinstate funding for settlement programs in Richmond in response to the ongoing needs of newcomers, immigrants and refugees, as outlined in the staff report titled "Immigration, Refugees and Citizenship Canada (IRCC) Funding Cuts", dated May 21, 2025, from the Director, Community Social Development; and
- (2) That the proposed resolution, titled "Reinstatement of Federal Funding for Settlement Programs" (Attachment 1), that calls for the Government of British Columbia to advocate to the federal government to reinstate funding for settlement programs in BC and develop a sustainable funding model for the continuation of these programs, be endorsed and submitted to the Union of BC Municipalities (UBCM) for consideration during its 2025 UBCM Convention.

ADOPTED ON CONSENT

12. REFERRAL RESPONSE – RELEASE OF CLOSED COUNCIL INFORMATION

(File Ref. No. 01-0095-20-1019; 01-0095-20-1309) (REDMS No. 8060729, 5333693, 8060776, 5624239, 8070427)

See Page 10 for action on this item.



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13. APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 9040 FRANCIS ROAD FROM THE "NEIGHBOURHOOD COMMERCIAL (CN)" ZONE TO THE "RESIDENTIAL/LIMITED COMMERCIAL (ZMU60) – FRANCIS ROAD (BROADMOOR)" ZONE

(File Ref. No. 12-8060-20-010649, RZ 2024-011883; 12-8060-20-010650) (REDMS No. 7973056, 7973118, 7973117)

- (1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10649, to change the land use designation of 9040 Francis Road from "Commercial" to "Limited Mixed Use" in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;
- (2) That Bylaw 10649, 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 program and plans, in accordance with Section 477(3)(a) of the Local Government Act;
- (3) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10649, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10650, to create the "Residential/Limited Commercial (ZMU60) Francis Road (Broadmoor)" zone, and to rezone 9040 Francis Road from "Neighbourhood Commercial (CN)" to "Residential/Limited Commercial (ZMU60) Francis Road (Broadmoor)" zone, be introduced and given first reading.



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14. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8160 NO. 5 ROAD FROM AGRICULTURE (AG1) TO ASSEMBLY (ASY)

(File Ref. No. 12-8060-20-010662, RZ 2023-026410) (REDMS No. 7982112, 3651855, 7036157, 8007697)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10662, for the rezoning of the westerly 110 m of 8160 No. 5 Road from "Agriculture (AGI)" to "Assembly (ASY)" to facilitate the proposed assembly use (religious statues), associated parking, existing barn and proposed roadside stand be introduced and given first reading.

ADOPTED ON CONSENT

15. RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF DELTA FOR THE PROPERTIES LOCATED AT 4800 AND 5133 SPRINGS BOULEVARD

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 8050641)

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no comment on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Delta for the Properties Located at 4800 and 5133 Springs Boulevard", dated May 9, 2025, from the Director, Policy Planning, be provided to the Metro Vancouver Regional District Board.



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16. HOUSING AGREEMENT AMENDMENT APPLICATIONS TO UPDATE LOW-END MARKET RENTAL RENTS IN TWO DEVELOPMENTS

(File Ref. No. 12-8060-20-010673/10647) (REDMS No. 8041124, 8042422, 8026796, 8015817)

- (1) That Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490, Amendment Bylaw No. 10673 be introduced and given first, second, and third readings; and
- (2) That Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552, Amendment Bylaw No. 10647 be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

17. APPLICATION BY SIAN ENTERPRISES LTD FOR REZONING AT 9620, 9640, 9660 AND 9700 ALBERTA ROAD FROM "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)" ZONE TO "MEDIUM DENSITY TOWNHOUSES (RTM3)" ZONE

(File Ref. No. 12-8060-20-010671, RZ 2018-829606) (REDMS No. 8023770, 8075676, 2443152, 7976912)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10671, for the rezoning of 9620, 9640, 9660 and 9700 Alberta Road from "Small-Scale Multi-Unit Housing (RSM/XL)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first, second and third reading.



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NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

12. REFERRAL RESPONSE – RELEASE OF CLOSED COUNCIL INFORMATION

(File Ref. No. 01-0095-20-1019; 01-0095-20-1309) (REDMS No. 8060729, 5333693, 8060776, 5624239, 8070427)

The proposed slight word amendments to recommendations (2) and (3) were noted.

R25/11-6

It was moved and seconded

- (1) That the proposed amendments to Council Policy 1019 "Routine Release of Closed Resolutions and Reports" as outlined in the staff report titled "Referral Response Release of Closed Council Information", dated May 20, 2025, from the Director, City Clerk's Office be approved;
- (2) That the voting record be made public at the time a closed report, closed council resolution and /or closed council information is disclosed, and that this requirement be applied retroactively to January 1, 2024; and
- (3) That the essence of Council's discussion be summarized in a closed meeting and disclosed at the time the closed report, closed council resolution and/or closed council information is made public, without attributing specific statements to individual members of Council and be applied retroactively to January 1, 2025, and that Council approve the amendments to Council Policy 1309 "Recording of Closed Council Minutes" accordingly.

The question on Resolution No. R25/11-6 was not called as discussion ensued with respect to the release of materials and disclosure of the voting record of Closed Council meetings.





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

R25/11-7

It was moved and seconded

That Part (2) of the main motion be amended to require the voting record be made public retroactively to the beginning of the Council term in 2022.

CARRIED

The question on Resolution No. R25/11-6, as amended, which reads as follows:

- (1) That the proposed amendments to Council Policy 1019 "Routine Release of Closed Resolutions and Reports", as outlined in the staff report titled "Referral Response Release of Closed Council Information", dated May 20, 2025, from the Director, City Clerk's Office be approved;
- (2) That the voting record be made public at the time a closed report, closed council resolution and /or closed council information is disclosed, and that this requirement be applied retroactively to the beginning of the Council term in 2022; and
- (3) That the essence of Council's discussion be summarized in a closed meeting and disclosed at the time the closed report, closed council resolution and/or closed council information is made public, without attributing specific statements to individual members of Council and be applied retroactively to January 1, 2025, and that Council approve the amendments to Council Policy 1309 "Recording of Closed Council Minutes" accordingly.

was then called, and it was **CARRIED**.





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BYLAWS FOR ADOPTION

R25/11-8

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10277

(6740 and 6780 Francis Road, RZ 17-775025) be adopted.

CARRIED

Opposed: Cllrs. Day

Wolfe

R25/11-9

NOTE:

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10288; Note: With the implementation of Bylaw No. 10573 (SSMUH) Bylaw,

Bylaw No. 10288 is now rezoning from RSM/XL zone to RTL4 zone.

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10665;

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,

Amendment Bylaw No. 10666;

Municipal Ticket Information Authorization Bylaw No. 7321,

Amendment Bylaw No. 10667;

Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10668;

Business Licence Bylaw No. 7360, Amendment Bylaw No. 10669; and

Housing Agreement (Market Rental Housing) 3420 Ketcheson Court,

Bylaw No. 10672.

CARRIED

DEVELOPMENT PERMIT PANEL

R25/11-10 18. It was moved and seconded

That the minutes and the Chair's report for the Development Permit (1) Panel meetings held on January 24, 2024 and March 27, 2024, and March 13, 2024, be received for information.



Regular Council Monday, June 9, 2025

- (2) That the recommendations of the Panel to authorize the issuance of:
 - (a) a Development Permit (DP 22-021165) for the properties at 6571 and 6591 No. 1 Road;
 - (b) Development Permit (DP 21-941827) for the property at 6740 and 6780 Francis Road,

be endorsed, and the Permits so issued.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R25/11-11 19. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:02 p.m.).

CARRIED

De Whalen, on behalf of the Richmond Poverty Reduction Coalition (RPRC), spoke to the request for the City of Richmond to endorse and forward a resolution to the 2025 UBCM conference regarding the right to housing as a human right.

In response to queries from Council, Ms. Whalen noted (i) the Federal Government has already declared that housing is a right by writing their strategy in the work they are doing, and (ii) not all provincial governments have declared housing as a human right.

Ms. Whalen further noted she recently stepped back from her role as President, RPRC, and will continue to support RPRC as a volunteer.

R25/11-12 It was moved and seconded

That the submission from the Richmond Poverty Reduction Coalition be referred to staff.

CARRIED



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R25/11-13 20. It was moved and seconded *That Committee rise and report (8:09 p.m.).*

CARRIED

ADJOURNMENT

R25/11-14

It was moved and seconded

That the meeting adjourn (8:10 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, June 9, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)



ON TABLE ITEM Date: June 9,2025

Meeting: Council

Item: #17

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, June 9, 2025

Bylaw 10671

Richmond Zoning Bylaw 8500 Amendment Bylaw 10671 (RZ 18-829606) 9620, 9640, 9660 and 9700 Alberta Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "MEDIUM DENSITY TOWNHOUSES (RTM3)".

P.I.D. 011-770-686

East Half Lot 10 Except: Part Subdivided By Plan BCP15290 Block C Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 003-735-893

West Half Lot 11 Except: Part Subdivided By Plan BCP15290 Block C Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 012-107-191

East Half Lot 11 Except: Part Subdivided By Plam BCP15290 Block C Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 001-512-005

Lot 1 Section 10 Block 4 North Range 6 West New Westminster District Plan 1712

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 2. 10671".

FIRST, SECOND AND THIRD READING		CITY OF RICHMOND
OTHER CONDITIONS SATISFIED		APPROVED by
ADOPTED		APPROVED by Director or Solicitor
MAYOR	CORPORATE OFFICER	



Schedule 2 to the Minutes of the Regular meeting of Richmond City Council held on Monday, June 9, 2025

Richmond Sports Council

Membership Survey

May 2025

Do Not Replicate

The information contained here-in is intended solely for use of the Richmond Sports Council. Any copying, modification, or use of this information in whole or in part, is prohibited.

Richmond Sports Council – Member's Survey Responses

Notifications received:

- 1. Richmond Aquatics Advisor Board
- 2. Richmond Minor Football League
- 3. Richmond Rod & Gun Club
- 4. Councillor Bill McNulty
- 5. Richmond Gymnastics Association
- 6. Richmond Chess Champions
- 7. F-16 Badminton Club
- 8. Richmond Rockets Speed Skating Club
- 9. Richmond Softball Association
- 10. Richmond Sockeyes Junior A Hockey Club
- 11. Richmond United FC
- 12. Richmond Tennis Club
- 13. Richmond Dragon Boat
- 14. Richmond Cosom Floor Hockey Association
- 15. Richmond Arenas Community Association
- 16. Richmond Pickleball Association
- 17. International Karate Organization
- 18. Richmond Curling Club
- 19. KidSport Richmond
- 20. TSS Rovers Football Club Inc
- 21. Vancouver Ultimate League Society
- 22. Richmond Rugby Club
- 23. The Dugout Club (Baseball)

Notification received - not responding

- 1. Richmond School Board
- 2. Richmond Oval

Other - nonresponding

- 1. Richmond Sports Hosting
- 2. Richmond Lacrosse Association
- 3. Richmond Cricket Club
- 4. Kajaks Track & Field
- 5. Richmond Centre for Disability
- 6. Richmond City Baseball
- 7. Richmond Lawn Bowling

Other

1. City of Richmond

Richmond Sports Council Facilities and Organizational Needs Report

Executive Summary

The Richmond Sports Council has gathered feedback from its members regarding their most pressing needs in terms of facilities, amenities, infrastructure, and routine organizational support.

This report summarizes the key priorities and provides recommendations for addressing these needs.

Key Priorities by Organization

1. Aquatic Facilities

- Need for a new 50m pool to accommodate increasing population and support City programs and user group growth.
- Support in promoting the need for a new aquatic center.

2. Field Sports & Storage Needs

- Richmond Minor Football League: Storage facilities at Minoru Oval; alternative field use during Hugh Boyd Pavilion construction.
- Richmond United FC: Additional all-weather fields in East Richmond; mini-fields or lit grass for programming; storage solutions at various fields.
- Vancouver Ultimate League Society: More lit full-sized grass fields, additional washrooms, and adult booking accommodations.
- Richmond Softball Association: New diamond with enhanced amenities at Steveston London complex; new batting cage at McNair.
- Richmond Sockeyes Junior A Hockey Club: More ice time and support for game attendance.
- Richmond Rockets Speed Skating Club: Additional ice time and storage space.
- **Dugout Club:** Heated indoor multi-use batting cages that support year-round player development.

• Richmond Rugby Club:

- Urgent need for additional change and shower facilities to accommodate four to six different teams (including U-18 players of different genders) on weekends. Current space limitations are leading to inappropriate overlaps and players waiting outside in poor weather conditions. A second on-site portable, similar to the existing one, is requested.
- Additional storage capacity needed, ideally in the form of another shipping container or an added storage room attached to the portable.
- Creation of a small concession area to replace the temporary field-side setup used since 2023, helping to foster community and offset costs during match days.

 Additional bleacher seating on the west side of King George Park would be beneficial, though it is not as urgent as the above needs.

3. Specialized Indoor & Outdoor Sports Facilities

- Richmond Rod & Gun Club: Permanent indoor facilities for archery and air gun sports; development of a 70m Olympic indoor and outdoor range.
- Richmond Tennis Club: Additional court "bubble" for winter play; new courts due to demand.
- Richmond Dragon Boat Association: Protective boat covers, off-season storage, additional buoys, and portable communication systems.
- Richmond Pickleball Association: More dedicated pickleball courts and covered outdoor multi-use sports boxes.
- Richmond Curling Club: Facility assessment and potential upgrades by the city.
- International Karate Organization: A comprehensive sports fieldhouse with multisport indoor amenities.
- Richmond Gymnastics Association: New facility needed by 2026, either standalone or within a multi-use sports complex.
- F-16 Badminton Club: Access to school gyms with suitable ceiling height; review of school rental policies.
- Gibbons Park updated and modified for ease of use, including the addition of a batting cage and a storage container to streamline operations and enhance training environments.

4. Organizational & Administrative Support

- Richmond Chess Champions: Need for a large public venue for major chess tournaments; priority access to facilities.
- Richmond Arenas Community Association: Insights on managing volunteer boards and youth sports organizations.
- KidSport Richmond: General support for community sports.
- TSS Rovers Football Club Inc.: Changing room facilities at King George Park; enclosed stadium seating for at least 400 spectators.
- **Dugout Club:** Benefits from a common registration platform and volunteer base, providing streamlined administrative processes. The Club continues to advocate for its evolving needs to ensure sustainability and growth.

Recommendations

Advocate for New & Upgraded Facilities

- Engage with city officials and stakeholders to plan for facility expansions, including new pools, sports fields, and multi-use sports centers.
- Support funding initiatives for new infrastructure developments.

Improve Coordination Between Sports Groups & Facility Operators

- Facilitate communication regarding field allocations to maximize access for multiple sports.
- Work with Richmond School Board to improve school gym rental policies and ensure equitable access.
 CNCL 30

Enhance Storage & Equipment Accessibility

- Identify shared storage solutions at key sports venues to ease logistical burdens on teams and coaches.
- Explore city partnerships for expanded on-site storage at community fields and arenas.

Develop Centralized Information & Promotion Channels

- Create a Richmond Sports Council website or portal listing available sports programs, venues, and event calendars.
- Establish a grant and funding resource center to assist organizations in securing financial support.

Strengthen Multi-Sport Advocacy & Representation

- Work with city council to promote multi-sport developments that benefit diverse community needs.
- Organize periodic stakeholder meetings to ensure collaborative planning and advocacy for facility improvements.

Conclusion

The Richmond Sports Council has identified critical facility and organizational needs across multiple sports organizations. Addressing these priorities will require strategic partnerships with the city, school board, and private stakeholders. By advocating for enhanced infrastructure, streamlined facility use, and better organizational support, Richmond can continue to be a premier destination for athletic excellence and community participation in sports.

RSC/May2025

Richmond Sports Council Facilities and Organizational Needs Report

Executive Summary

The Richmond Sports Council has gathered feedback from its members regarding their most pressing needs in terms of facilities, amenities, infrastructure, and routine organizational support.

This report summarizes the key priorities and provides recommendations for addressing these needs.

Key Priorities by Facility Type

1. Aquatic Facilities

- New Pool Facility: Needed to accommodate increasing population and support City programs and user group growth.
- Richmond Aquatic Centre: Support in promoting the need for an additional or expanded facility.
- 50M Swimming Facility in East Richmond: Proposed by Councillor Bill McNulty.

2. Field Sports & Outdoor Facilities

- **Minoru Oval**: Storage facilities for Richmond Minor Football League; alternative field use during Hugh Boyd Pavilion construction.
- **Hugh Boyd Community Park**: Ensuring alternative field access during pavilion construction.
- King George Park: Additional all-weather fields, mini-fields, or lit grass fields.
- Steveston London Complex: New softball diamond with dugouts, netting, and spectator seating; improved drainage.
- McNair Complex: New batting cage for Richmond Softball Association.
- South Arm Park: Installation of artificial turf field.
- Sidway Road Property: Development opportunities for sports facilities.
- Various Locations: Storage solutions for Richmond United FC and other field sports organizations.
- Outdoor 70m Archery Range: Needed to prevent archers from traveling to Burnaby for training.
- **Gibbons Park Field**: Heated Indoor Multi-Use Batting Cages, these allow players to train throughout the year, regardless of weather conditions, supporting skill development and consistent practice schedules.
- **Gibbons Park Field**: This site has been updated and modified for "ease of use," ensuring better access and functionality for practices and games. Amenities include a dedicated batting cage and on-site storage container to improve operational logistics.

3. Indoor Sports Facilities

- Richmond Rod & Gun Club: Permanent indoor facilities for archery and air gun sports.
- Proposed 70m Olympic Archery Range: Needed for both indoor and outdoor training and competitions.
- Richmond Tennis Club: Additional court "bubble" for winter play; new courts to meet demand.
- UBC Boathouse: Protective boat covers, dry storage, and additional dock buoys for Richmond Dragon Boating.
- Richmond Pickleball Courts: Expansion of existing courts and covered outdoor multiuse sports boxes.
- Richmond Curling Club: Facility assessment and potential upgrades.
- International Karate Organization: Proposal for a comprehensive sports fieldhouse with multi-sport indoor amenities.
- **Richmond Gymnastics Association**: New 15,000 sq ft facility or space in a multi-use sports complex before June 2026.
- Richmond Badminton Facilities: Blair and General Currie Elementary gyms identified as key locations with suitable ceiling heights.
- **Jack Crosby Facility Equivalent**: Proposed multi-sport complex similar to Burnaby's facility.

4. Ice Rinks & Arena Needs

- Richmond Arenas Community Association: Upgrades to Richmond Ice Centre and Minoru Rinks; additional ice surfaces and improved spectator areas.
- Richmond Rockets Speed Skating Club: More storage and increased ice time.
- Richmond Sockeyes Junior A Hockey Club: Additional ice time and support for game attendance.

5. Multi-Sport & Community Venues

- Richmond Chess Champions: Need for a large public venue for major chess tournaments.
- TSS Rovers Football Club: Changing rooms at King George Park; enclosed stadium seating for at least 400 spectators.
- **Richmond Olympic Oval**: Additional support for multi-sport programming and community engagement.
- Vancouver Ultimate League Society: More lit grass fields, portable washroom access, and field markings for Ultimate Frisbee.
- Richmond Cosom Floor Hockey Association: Continued access to school gyms at reasonable rental rates.

Recommendations

- Advocate for New & Upgraded Facilities
 - Engage with city officials and stakeholders to plan for facility expansions, including new pools, sports fields, and multi-use sports centers.
 - Support funding initiatives for new infrastructure developments.
- Improve Coordination Between Sports Groups & Facility Operators
 CNCL 33

- Facilitate communication regarding field allocations to maximize access for multiple sports.
- Work with Richmond School Board to improve school gym rental policies and ensure equitable access.

• Enhance Storage & Equipment Accessibility

- Identify shared storage solutions at key sports venues to ease logistical burdens on teams and coaches.
- Explore city partnerships for expanded on-site storage at community fields and arenas.

Develop Centralized Information & Promotion Channels

- Create a Richmond Sports Council website or portal listing available sports programs, venues, and event calendars.
- Establish a grant and funding resource center to assist organizations in securing financial support.

Strengthen Multi-Sport Advocacy & Representation

- Work with city council to promote multi-sport developments that benefit diverse community needs.
- Organize periodic stakeholder meetings to ensure collaborative planning and advocacy for facility improvements.

• Common Registration System

 Shared registration tools streamline participation and reduce administrative workload.

Volunteer Base Registration

 Access to a city-supported volunteer base helps with event staffing and operations.

Advocacy

 We appreciate continued representation and a collective voice to highlight our evolving needs, particularly as our club grows in size and scope.

Conclusion

The Richmond Sports Council has identified critical facility and organizational needs across multiple sports organizations. Addressing these priorities will require strategic partnerships with the city, school board, and private stakeholders. By advocating for enhanced infrastructure, streamlined facility use, and better organizational support, Richmond can continue to be a premier destination for athletic excellence and community participation in sports.

Sports in Richmond: Participant and Organizational Overview Richmond Sports Council

Introduction

This report provides an overview of sports organizations active in Richmond, highlighting participant demographics, staffing (coaches, officials, support, volunteers), and organizational needs. The data reflects the diverse and growing interest in recreational and competitive sports across all age groups in the city.

Summary of Key Metrics

- Total Number of Organizations Listed: 27
- Sports Categories Represented: Swimming, Archery, Airgun, Gymnastics, Chess, Badminton, Speed Skating, Hockey, Soccer, Tennis, Dragon Boat, Floor Hockey, Pickleball, Curling, Football, Ultimate, Karate, Softball
- Age Group Representation:
- Youth (Up to 18 years): Strong representation across most sports
- Adults (19–54 years): Present in nearly all organizations
- Seniors (55+ years): Active particularly in Pickleball, Curling, and Tennis

Key Observations

- Youth Engagement: High participation in swimming, gymnastics, and soccer programs.
- Adult Participation: Notably strong in Archery, Airgun, and Dragon Boat racing.
- Senior Participation: Prominent in Pickleball (417 participants) and Curling (230 participants).
- Volunteer Involvement: Richmond Arenas Community Association has the highest number of volunteers (500), indicating a large-scale operation and community engagement.
- Waitlists: Notably, the F-16 Badminton Club has a waitlist of 49 individuals, suggesting high demand.

Recommendations

- 1. Facility Expansion for High-Demand Sports: Consider expanding facilities for badminton, soccer, and skating to meet demand and reduce waitlists.
- 2. **Support for Senior Programs**: Continued investment in Pickleball and Curling facilities is recommended due to strong senior participation.
- 3. **Volunteer Recruitment and Training**: Programs with lower volunteer numbers could benefit from coordinated recruitment strategies.
- 4. **Cross-Collaboration**: Encourage partnerships between sports organizations for shared coaching and support resources.

Other

- 1. KidSport Richmond
- 2. Richmond School District
- 3. Richmond Oval

Richmond Sports Council Facilities and Organizational Needs Report

Participants

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	Richmond Rugby Club	52	84	3	15	9	10	25

Total numbers across all organizations in each category:

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Richmond Sports Council – Members Facilities/Needs Assessment Analysis of various options

1. Aquatic Facilities

Arguments For:

- Population growth justifies the need for expanded aquatic facilities.
- Existing pools are at or near capacity, limiting access for both recreational and competitive users.
- Additional pool space supports public health, water safety education, and elite training.
- East Richmond is **underserved** in aquatic access.

Arguments Against:

- Pools are high capital and operating cost facilities.
- Requires a large footprint of land that may be scarce.
- Long development timelines may not meet short-term demand.
- Other infrastructure (e.g., turf fields) may serve more users per dollar spent.

2. Field Sports & Outdoor Facilities

Arguments For:

- Field sports have broad youth participation, especially in soccer, softball, and football.
- All-weather, lit fields increase usage hours and reduce cancellations.
- Storage and basic infrastructure (like washrooms, lighting) are **low-cost improvements** that offer high utility.
- Development of **King George and Sidaway** addresses inequity in field access across neighborhoods.

Arguments Against:

• High use and multiple user groups make scheduling contentious.

- Some upgrades (like artificial turf) come with **environmental concerns**, including heat islands and microplastics.
- Ongoing maintenance costs for turf and lights.
- Risk of overbuilding fields without multi-sport integration.

3. Indoor Sport Facilities

Arguments For:

- Indoor facilities support **year-round training** and accessibility regardless of weather.
- Specialized facilities (archery, badminton, gymnastics) attract **elite athletes and events**, raising Richmond's profile.
- Multi-use facilities create efficiencies in space and operations.
- Growing sports like pickleball and badminton serve **diverse age groups** and promote lifelong participation.

Arguments Against:

- Large, specialized indoor spaces have **high construction costs**.
- Usage may be limited to specific demographics or sports, raising equity concerns.
- Difficult to find adequate land or retrofit options in high-density areas.
- Ongoing scheduling conflicts if not managed well.

4. Ice Rinks & Arena Needs

Arguments For:

- High demand and **limited ice time**—especially for minor hockey and speed skating—justifies expansion.
- Upgrades improve **spectator experience**, potentially increasing attendance and revenue.
- Expanded dry floor spaces increase multi-seasonal use.

Arguments Against:

• Very high cost per square foot and high utility costs (especially for refrigeration).

- Limited flexibility for non-ice users.
- Scheduling challenges already exist—more rinks may not solve inequity without better allocation models.

5. Multi-Sport & Community Venues

Arguments For:

- Venues like a central chess tournament space or indoor fieldhouse serve **diverse users** across multiple sports.
- Community-wide resources (e.g., grant listings, programming calendars) improve visibility and access.
- Promotes collaboration between groups and reduces siloed planning.
- Helps less-visible sports (dragon boating, ultimate, chess) gain a fair platform.

Arguments Against:

- Large multi-sport venues are complex to design and program equitably.
- Risk of under-utilization if not co-designed with community.
- Technology and communication tools need **dedicated staff** to manage.
- Not all requests serve a wide or urgent community need.

Overall Recommendations

- **Prioritize East Richmond development** for fields, aquatic, and multi-sport access to address geographic equity.
- Support facility-sharing models (e.g., indoor fieldhouses, high-ceiling gyms) to maximize space across sports.
- Work with SD#38 to optimize gym access based on user needs (e.g., ceiling height, safe sport equipment).
- **Invest in storage infrastructure** as a cost-effective way to support volunteer-led organizations.
- Develop a shared event calendar and digital engagement hub to promote all Richmond sports and clubs.
- Advocate for multi-purpose complexes that integrate specialized sport areas to serve both high-performance and community recreation.

Facility Type	Key Priorities	Arguments For	Arguments Against
Aquatic Facilities	- New 50m pool in East Richmond- Support for growing population and program demand	- Addressing population growth- Expanding access for recreation, therapy & competition- High community benefit across age groups	 High capital and operating costs- Long construction timelines- Competes with other urgent infrastructure needs
Outdoor Fields (Turf & Grass)	- All-weather lit fields east of King George- Improved drainage and lighting at Steveston London- Artificial turf at South Arm- Mini-fields or rebound walls	 Broad user base (soccer, football, ultimate, softball)- Maximizes year-round usage- Equitable access across city- Promotes youth participation 	- Turf fields raise environmental concerns- Potential overuse and scheduling conflicts- Costs of maintenance and turf replacement
Indoor Sport Facilities O	- Gymnastics facility (15,000 sq ft)- Indoor fieldhouse & sport complex- Olympic-standard archery range- More school gym access for badminton	- Year-round programming and athlete development- Supports Olympic pathway athletes- Efficient shared-use models-Popular growth sports like pickleball, badminton and gymnastics	 High land and build costs- Specialized spaces may serve fewer groups- Limited facility availability in dense urban areas
ମ Fe Rinks & Arena Space	- Additional ice time for speed skating, fee Rinks & Arena hockey- Upgrades to Minoru & Space Richmond Ice Centre- Dry floor and outdoor training space	- Heavy use and waitlists for existing rinks- Opportunity for revenue from events/spectators- Supports year-round training	- Expensive to build and operate- Energy-intensive (refrigeration)- Scheduling solutions may be needed first before adding new rinks
Storage Facilities	- On-site equipment storage at Minoru Oval, King George Park, Boyd and other fields- Storage behind shooting ranges, in boathouses, etc.	 Reduces wear-and-tear on equipment- Improves coach experience and program efficiency- Low cost relative to impact 	 May take up land or space needed for programming- Risk of unequal access among groups if not well-managed
Multipurpose Venues & Community Access	- Indoor arena for events (e.g. chess, martial arts)- Centralized event calendar, marketing, and grants database- Communication system for dragon boaters	 Supports underserved sports and public awareness- Shared venues maximize usage- Brings sports groups together- Promotes active living across ages 	- Admin tools require ongoing city staff support- Difficult to prioritize space without clear usage demand- May be seen as lower priority compared to capital infrastructure needs
Special Use (Archery, Curling, Dragon Boat)	- Permanent home for air gun and archery- Outdoor archery range- Boat protection, dry storage, communications equipment	- Positions Richmond as a regional/national sport destination- Enables high-level events and training- Expands recreational variety	- Niche sport demands may not justify large investment- May not serve a wide enough community base unless paired with broader uses

Richmond Sports Council Facilities and Organizational Needs Report

This report provides estimated construction costs for various proposed sports facilities in Richmond, British Columbia, based on current industry standards in Canada. *All estimates exclude land acquisition costs* and focus solely on construction expenses.

1. Aquatic Facilities

Proposed Facility: New 50-metre swimming pool in East Richmond.

Estimated Size: Approximately 50,000 square feet.

Estimated Construction Cost: \$20,000,000 CAD.

Cost Breakdown:

• Per Square Foot Estimate: \$400 CAD.

Rationale: Building a modern aquatic centre with a 50-metre pool typically involves higher per-square-foot costs due to specialized systems for water filtration, heating, and humidity control. Industry standards suggest costs ranging from \$400 to \$600 per square foot for such facilities.

2. Indoor Sports Complex

Proposed Facility: Comprehensive indoor sports complex including facilities for gymnastics, basketball, volleyball, and martial arts.

Estimated Size: Approximately 70,000 square feet.

Estimated Construction Cost: \$24,500,000 CAD.

Cost Breakdown:

• Per Square Foot Estimate: \$350 CAD.

Rationale: Multi-purpose sports complexes benefit from economies of scale, leading to moderate per-square-foot costs. The inclusion of various sports facilities necessitates versatile design and construction approaches.

3. Ice Rinks & Arenas

Proposed Facility: Additional ice rink facilities and upgrades to existing arenas.

Estimated Size: Approximately 20,000 square feet per rink.

Estimated Construction Cost: \$9,720,000 CAD per rink.

Cost Breakdown:

• Per Square Foot Estimate: \$486 CAD.

Rationale: The construction of ice rinks involves specialized refrigeration and insulation systems, contributing to higher construction costs. For instance, the Pomeroy Sport Centre in Fort St. John, BC, which includes two ice rinks, was constructed at a cost of \$44 million CAD.

4. Gymnastics Facility

Proposed Facility: Dedicated gymnastics facility.

Estimated Size: Approximately 15,000 square feet.

Estimated Construction Cost: \$4,500,000 CAD.

Cost Breakdown:

• Per Square Foot Estimate: \$300 CAD.

Rationale: Gymnastics facilities require open spaces with high ceilings and specialized flooring, leading to moderate construction costs. Industry estimates for such facilities range from \$250 to \$350 per square foot.

5. Indoor Fieldhouse

Proposed Facility: Indoor fieldhouse for sports like soccer and track and field.

Estimated Size: Approximately 50,000 square feet.

Estimated Construction Cost: \$15,000,000 CAD.

Cost Breakdown:

• Per Square Foot Estimate: \$300 CAD.

Rationale: Fieldhouses typically involve large, open spaces with minimal interior finishes, resulting in lower per-square-foot costs compared to more specialized facilities.

Note: These estimates are based on current industry standards and recent construction data. Actual costs may vary depending on design specifications, material choices, and market conditions at the time of construction. It's advisable to conduct detailed feasibility studies and obtain professional cost assessments during the planning phase of each project.

RSC/May2025





Community Safety Committee

Date:

Tuesday, June 10, 2025

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

Councillor Michael Wolfe

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held

on May 13, 2025, be adopted.

CARRIED

It was moved and seconded

That No Smoking Regulations at Bus Exchanges be added to the agenda as

Item No. 5A.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

1. COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT - APRIL

(File Ref. No. 12-8375-02) (REDMS No. 8050640)

Community Safety Committee Tuesday, June 10, 2025

In response to queries from Committee, staff advised that (i) the most common unsightly premises calls are for overgrown vegetation, illegal dumping of garbage, and homeless encampments, (ii) compliance guides resource deployment, analytics and integrated software help staff identify peak hours and hotspots around parking meters enabling targeted enforcement, (iii) by next year a new software platform will be piloted to enhance analytics, (iv) if a derelict vehicle poses safety or pollution risks, it could be addressed under another bylaw or a different provision of the unsightly premises bylaw, (v), parking enforcement calls have increased by 14 percent, staff will report back to Committee on how many of those calls are related to commercial truck parking, (vi) enforcement of commercial truck parking infractions is under the jurisdiction of the Agricultural Land Commission (ALC) and City of Richmond, and (vii) compliance is achieved through a combination of education and warnings.

Discussion then took place on Tree Island and staff advised that a detailed cost of the removal of the unpermitted dock on the foreshore will be provided to Committee.

It was moved and seconded

That the staff report titled "Community Bylaws Monthly Activity Report – April 2025", dated May 12, 2025, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

2. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – APRIL 2025

(File Ref. No. 09-5140-01) (REDMS No. 8049337)

In response to queries from Committee, Deputy Fire Chief McGrath advised that (i) the all other overdose/poisoning incident category breakdown encompasses anything that can't be clearly confirmed on the scene of the incident, (ii) Richmond Fire Rescue's Critical Incident Stress Management team recruits are provided mental health training and screening to cope with traumatic events that they face, and (iii) Richmond Fire-Rescue (RFR) staff have equipment and have received training to fight wildland fires.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – April 2025", dated May 23, 2025, from the Fire Chief, be received for information.

CARRIED

3. FIRE CHIEF BRIEFING

(Verbal Report)

Community Safety Committee Tuesday, June 10, 2025

(i) Richmond Heat plan

Deputy Fire Chief McGrath updated Committee on the Richmond Heat plan and the switch to a 24 hour shift pattern for RFR staff.

(ii) RFR Recruitment Process

Deputy Fire Chief McGrath advised that the recruitment process is well underway and new fire recruits are expected in September.

4. RCMP MONTHLY ACTIVITY REPORT – APRIL 2025

(File Ref. No. 09-5350-01) (REDMS No. 8035658)

In response to queries from Committee, Chief Supt. Chauhan advised that (i) a media advisory was released regarding a recent kidnapping attempt, (ii) some individuals generate over one call per month, often due to severe mental illness, while many can't be apprehended, 48 individuals were taken to mental health facilities for posing a threat to themselves or others, (iii) such situations impact staff operationally because officers are exposed to trauma on a regular basis and it takes officers away from core duties, (v) most social disorder calls involve a combination of mental health and drug related factors, and (vi) Richmond RCMP will report back to the Committee on the feasibility of a drug related social disorder and mental health call map.

It was moved and seconded

That the report titled "RCMP Monthly Activity Report – April 2025", dated May 14, 2025, from the Officer in Charge, be received for information.

CARRIED

5. RCMP/OIC BRIEFING

(Verbal Report)

(i) Doors Open Richmond

Chief Supt. Chauhan spoke to the success of the Doors Open Richmond event highlighting it was a well planned event.

(ii) E-Scooters and E-Bikes

Chief Supt. Chauhan noted that ongoing public education on e-scooter and e-bike safety, along with twice-monthly enforcement efforts are bring made.

Community Safety Committee Tuesday, June 10, 2025

5A. NO SMOKING REGULATIONS AT BUS EXCHANGES (File Ref. No.) (REDMS No.)

Staff advised that they have had conversations with Transit Police and Translink and there is a willingness from them to explore more operations to patrol for smoking at bus shelters. Staff can partner with Translink to improve education by strategically placing signage and combining educational messaging with enforcement efforts alongside Transit Police.

6. MANAGER'S REPORT

(i) Public Safety Camera System

Staff advised that the City of Richmond will meet the deadline to provide submissions and evidence to the Office of the Information and Privacy Commissioner with respect to their investigation of Richmond's Public Safety Camera system.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:55 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 10, 2025.

Councillor Alexa Loo	Raman Grewal
Chair	Legislative Services Associate





General Purposes Committee

Date:

Monday, June 16, 2025

Place:

Anderson Room

Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair

Councillor Chak Au (by teleconference)

Councillor Carol Day

Councillor Laura Gillanders

Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 2, 2025, be adopted as circulated.

CARRIED

PRESENTATION

1. With the aid of a PowerPoint presentation (Copy on File, City Clerk's Office), Lloyd Bie, Director, Transportation, and Sonali Hingorani, Manager, Transportation Planning and New Mobility, presented an update on the Moray Bridge Replacement Planning Study, currently being undertaken by the Ministry of Transportation and Transit (MoTT), and highlighted the following:

General Purposes Committee Monday, June 16, 2025

- In 2022, City Council endorsed MoTT's submission of the Moray Bridge Area Planning Study for funding consideration from the National Trade Corridors Fund;
- The study focuses on replacing the existing swing bridge and improving the Bridgeport Road and Sea Island Way corridors between Highway 99 and Sea Island. The key City considerations related to this study include (i) road network, (ii) flood protection, (iii) Middle Arm Greenway, and (iv) area development;
- In January 2025, MoTT presented separate bridge crossing and road network improvement options to staff, seeking feedback regarding further technical assessment;
- MoTT proposed three options for the location of the new bridge alignment: (i) Option 1 – new bridge south of existing, (ii) Option 2 – new bridge north of existing, and (iii) Option 3 – new bridge aligned with Bridgeport Road;
- Based on the options for the new bridge alignment, staff advised MoTT that option 2 is preferred for further study as it better aligns with City objectives and minimizes property and road network impacts;
- For all road network options, MoTT is recommending closure of the No. 4 Road exit from Highway 99, which will result in redistribution of traffic onto local streets. Staff recommend not supporting its removal until a comprehensive traffic assessment and public consultation are undertaken;
- MoTT proposed three options for the road network improvements along the Bridgeport Road and Sea Island Way corridors between Highway 99 and Sea Island, none of which are supported by staff;
- Next steps include MoTT (i) reviewing and incorporating staff feedback, (ii) developing conceptual designs of potential bridge replacement options and corridor strategies, (iii) conducting a high level traffic assessment, and (iv) a Multiple Accounts Evaluation; and
- The planning study is anticipated to be completed in Q4 2025. Staff will update Council with the findings of the planning study when available.

Discussion ensued regarding (i) the need for a detailed report outlining the various bridge replacement and road network options, (ii) the potential rationale for and concerns regarding MoTT's recommendation of closing the No. 4 Road exit from Highway 99, (iii) the timeline of MoTT's planning study and next steps, (iv) the improvement of lane utilization at Garden City Way with road network option 2, (v) the jurisdiction of Highway 99, which staff advised falls under the authority of MoTT, (vi) the benefit of infrastructure such as flyovers, and (vii) the forthcoming comprehensive traffic study for all options for Council endorsement.

Staff advised that a report to Committee outlining the bridge replacement and road network options is forthcoming.

General Purposes Committee Monday, June 16, 2025

ENGINEERING AND PUBLIC WORKS DIVISION

2. FRASER RIVER TUNNEL PROJECT ENVIRONMENTAL ASSESSMENT – APPLICATION REVIEW COMMENTS (File Ref. No. 10-6125-30-006) (REDMS No. 8067980)

Discussion ensued regarding (i) the timeline of the environmental assessment and the Fraser River Tunnel Project schedule, (ii) reiterating the City's position for the BC Hydro transmission line relocation to be underground, and (iii) enhancing the interconnectivity of the pedestrian and cyclist networks, with staff advising that an overpass would be the financial responsibility of MoTT.

It was moved and seconded

That the comments as described in the report titled "Fraser River Tunnel Project Environmental Assessment - Application Review Comments" dated June 9, 2025, from the Director, Transportation be endorsed and forwarded to the British Columbia Environmental Assessment Office.

CARRIED

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:34 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 16, 2025.

Mayor Malcolm D. Brodie Shannon Unrau

Mayor Malcolm D. Brodie Chair

Shannon Unrau
Legislative Services Associate





Planning Committee

Date:

Tuesday, June 17, 2025

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Bill McNulty, Chair

Councillor Alexa Loo

Councillor Chak Au (via teleconference)

Councillor Carol Day Councillor Andy Hobbs

Also Present:

Councillor Michael Wolfe (via 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 3,

2025, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 8, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

Planning Committee Tuesday, June 17, 2025

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY CARY TSAI FOR REZONING AT 9100 AND 9120 BRIDGEPORT ROAD FROM THE "SCHOOL & INSTITUTIONAL USE (SI)" ZONE TO THE "AUTO-ORIENTED COMMERCIAL (CA)" ZONE

(File Ref. No. RZ 24-043066) (REDMS No. 8058112)

Staff provided a summary of the proposed development and highlighted the following:

- the intent of the application is to permit the adaptive reuse of the existing building for the purpose of operating a vehicle sales and rental business:
- the existing floor area will be retained with no increase to the footprint;
- prior to building permit issuance, the applicant is required to enter into a Servicing Agreement for the design and construction of utilities and frontage improvements; and
- further refinements to architectural, landscape and urban design will be completed as part of the development permit application review process.

In response to a query from Committee, staff advised that the property is currently zoned "School and Institutional Use (SI)" and was formerly the site of a Richmond Fire Hall and had been owned by the City prior to its sale.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the "Auto-Oriented Commercial (CA)" zone and to rezone 9100 and 9120 Bridgeport Road from "School & Institutional Use (SI)" zone to "Auto-Oriented Commercial (CA)" zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY ORION CONSTRUCTION FOR REZONING AT 8800 ODLIN CRESCENT AND 8711 ODLIN ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "INDUSTRIAL RETAIL (IR2)" ZONE

(File Ref. No. RZ 24-014551) (REDMS No. 8046347)

Staff provided a summary of the proposed development and highlighted the following:

- the intent of the application is to permit the development of two, twostorey multi-tenant buildings with light industrial and limited retail uses, with vehicle access from Odlin Road;
- the proposed development complies with the provisions of the Official Community Plan and City Centre Area Plan; and

Planning Committee Tuesday, June 17, 2025

- the applicant is contributing to community planning initiatives, the Public Art Reserve Fund; and
- the proposed development incorporates sustainability features including pre-ducting for future rooftop solar and future connection to the City's District Energy Utility.

In response to queries from Committee, staff advised that: (i) all required parking facilities (19 parking stalls) are proposed on the subject property; (ii) loading facilities are provided on site and implemented through a loading management plan; (iii) the traffic impact study concluded that existing roads can support the anticipated traffic volumes; (iv) during the Development Permit stage, staff can work with the applicant to review options for the planting of additional replacement trees on-site; (v) rooftop parking was not explored by the applicant and the proposed development program does not provide for this arrangement; (vi) there are no planned road closures in the area; and (vii) the area plan permits a higher building height.

Committee requested additional information regarding parking and traffic in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone, be introduced and given first reading.

CARRIED

3. ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 12-8060-01) (REDMS No. 8055783)

It was moved and seconded

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Abandonment of Unadopted Bylaws" dated June 3, 2025, from the Director, City Clerk's Office, be abandoned.

CARRIED

4. MANAGER'S REPORT

(i) Arrival of the S.V. Titania Mural

Staff advised that a Heritage Alteration Permit application has been received for the replacement of the *Arrival of the S.V. Titania* mural, consistent with the Council's decision at the April 14, 2025 Council meeting. It was noted that the permit is anticipated to be issued next week, with installation to follow shortly thereafter.

Planning Committee Tuesday, June 17, 2025

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:12 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 17, 2025.

Councillor Bill McNulty Chair Sarah Goddard Legislative Services Associate



Report to Committee

To:

General Purposes Committee

Date:

June 9, 2025

From:

Lloyd Bie, P.Eng.

Director, Transportation

File:

10-6125-30-006/Vol 01

Re:

Fraser River Tunnel Project Environmental Assessment – Application Review

Comments

Staff Recommendation

That the comments as described in the report titled "Fraser River Tunnel Project Environmental Assessment - Application Review Comments" dated June 9, 2025, from the Director, Transportation be endorsed and forwarded to the British Columbia Environmental Assessment Office.

Lloyd Bie, P.Eng. Director, Transportation

(604-276-4131)

Att. 3

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Real Estate Services Parks Services Engineering Climate and Environment Community Bylaws Policy Planning		Doeland Zwaag	
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO	

Staff Report

Origin

This report provides an update on the environmental assessment process for the provincial Fraser River Tunnel Project (the Project). The City has the opportunity to provide comments to the BC Environmental Assessment Office (BC EAO) representing City interests on the Application Review Phase. The deadline for the City's submission of comments is June 25, 2025. Input into this phase of the environmental assessment is to ensure it includes all the technical studies and information required to assess the potential positive and negative impacts of the Project as part of the environmental assessment certification process.

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

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

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

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

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

Analysis

Background

Transportation Investment Corporation on behalf of the Ministry of Transportation and Transit (the Proponent) proposes to construct a new eight-lane Immersed Tube Tunnel (ITT) that includes two dedicated transit lanes and a separate multi-use pathway (Figure 1). The Project budget, estimated at \$4.15 billion has been committed by the Province, and is currently in the design stage. In July 2024, the Province announced that it had selected Cross Fraser Partnership to design and construct the Project.



Figure 1: Conceptual Rendering of Fraser River Tunnel

Project Components

The Project (Attachment 1) includes the new tunnel, a new eight-lane Deas Slough Bridge and associated connections to the existing Highway 99 between Steveston Highway and Highway 17A. The Project also involves closing the existing tunnel and removal of the existing Deas Slough Bridge as well as creation of temporary construction facilities.

Project-related activities will occur in two distinct areas of the Project footprint (Attachment 2):

- 1) The Tunnel Corridor Area (TCA): Extends along Highway 99 from the Steveston Highway Interchange to the Highway 17A Interchange.
- 2) The Temporary Moorage Area (TMA): Located approximately 6 kilometres downriver of the TCA and is planned to be used for in-channel storage of completed tunnel elements prior to immersion during the construction of the new ITT.

Collectively, the TCA and the TMA represent the Project footprint, which encompasses approximately 215 hectares (ha).

Project Schedule

Construction of the Project will be carried out directly upstream (to the east) of the existing tunnel location. Project construction is planned to commence in 2026, with the new ITT opening to traffic in 2030. Following the opening of the new ITT, the existing tunnel will be closed as part of the Project, currently planned by the end of 2032. The new ITT is designed to operate for approximately 150 years.

Environmental Assessment Process for Fraser River Tunnel Project

The Project is in the fourth phase of the environmental assessment process, called application development and review (Figure 2).

In this phase, the proponent has developed the application for an environmental assessment certificate. The application includes all of the technical studies and information required by the EAO in the next phase to assess the project's potential impacts.

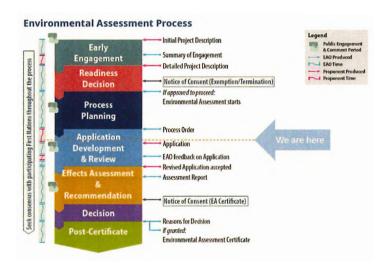


Figure 2: Typical Phasing of the BC Environmental Assessment Process

Application Review Phase

The Project application was received by the BC EAO on May 12, 2025. The deadline for the submission of comments is June 25, 2025. The public comment period on this phase of the Fraser River Tunnel Project Environmental Assessment is available from May 22, 2025 to June 23, 2025. Staff participate in working groups with the Province and through these forums there is opportunity to provide comments outside of this public comment period.

Two public open houses were held, one in Richmond and the other in Delta. The Richmond Open House was held at the UBC Boathouse from 4:00 to 8:00 pm on June 5, 2025. There were approximately 70 attendees, including City staff at the Richmond Open House.

Summary of Project Changes

Two changes have been made to the Project components since the last phase of the environmental assessment and are described below:

Tunnel Removal

The Project previously identified the complete removal of the existing tunnel following commissioning of the new immersed tube tunnel. However, concerns were raised during engagement with First Nations and other stakeholders regarding the degree of environmental effects associated with deconstructing and removing the existing tunnel. The Project now plans for the existing tunnel to be filled with clean suitable material and water, the entry portals sealed, and the upland portion of the portals backfilled. Some partial removal of tunnel sections may also be required.

Canfisco Property

The Project footprint was expanded to include the Canfisco property at 13140 Rice Mill Road. This property will be utilized during project construction as a laydown area for construction equipment and materials.

The City will benefit from additional dike upgrades extending within this property provided by the Project.

Comments on Current EA - Application Review Phase

The application generally addresses previous City comments. Remaining gaps are identified in Attachment 3 and include the following:

- The application is to acknowledge the BC Hydro George Massey Tunnel Transmission Relocation Project can be accommodated in the new tunnel. The City's preference is that the replacement of the BC Hydro infrastructure be installed underground rather than overhead.
- Adequate flood protection within and adjacent to the Project footprint must be maintained throughout construction of the Project. All permanent flood protection works within the MoTT ROW should be designed and constructed for the future to match the expected lifespan of the tunnel. All flood protection works shall be in alignment with the City's Flood Protection Management Strategy and dike master plans and be completed in coordination with the City.
- Restoration and habitat off-setting: Interest expressed about the need for effective restoration and habitat offsetting to compensate for environmental effects resulting from the Project.
- Recognize use of City lands for temporary and permanent components will require Council approval for City owned properties and potentially the ALC for any ALR designated lands.

Next Steps

After the public comment period closes on June 23, 2025, the EAO will analyze feedback from the public, First Nations, local governments and other participants in the environmental assessment process and direct Transportation Investment Corporation to make any necessary revisions to their application.

Once the EAO is satisfied that the application is accurate and complete, the next phase of the environmental assessment process includes effects assessment and recommendation.

In this phase, the EAO will draft its final report assessing the anticipated impacts from the Project and how significant they may be, as well as recommending how those impacts could be reduced if the Project gets approved to proceed. The public will have a chance to give feedback on that report before it is finalized.

Financial Impact

None.

Conclusion

Staff are seeking Council endorsement of comments on the Fraser River Tunnel Project – Application Review Process (Attachment 3). These comments include reiterating the City's position for the BC Hydro transmission line relocation to be underground. Should Council endorse these comments, staff will submit them to the Environmental Assessment Office. The BC EAO will review the comments on the application received during the public consultation phase and provide direction to the proponent on revisions that should be reflected in the revised application. The next phase of the process will be the effects assessment, resulting in development of a draft Assessment Report and draft environmental assessment certificate (with conditions).

Sonali Hingorani, P.Eng.

Smuiffinger ...

Manager, Transportation Planning and New Mobility

(604-276-4049)

SH:ck

Att. 1: Fraser River Tunnel Project

2: Project Footprint and Components

3: Application Review Comments

Fraser River Tunnel Project



Project Footprint and Components



Application Review Comments

Valued Component	Application Review Comments
Fish and Fish Habitat	The application mentions mitigation procedures to be developed as part of the construction environmental management plan CEMP. City of Richmond would like the opportunity to review the CEMP and related documents as developed.
Fish and Fish Habitat	Riparian areas not required to be removed for Project activities within the project footprint will be identified and delineated using exclusion barriers, such as snow fencing prior to construction. These barriers will remain in place for the duration of construction and will be inspected and maintained and integrated into the CEMP. City of Richmond would like the opportunity to review the CEMP and related documents as developed.
Fish and Fish Habitat	A restoration plan will be developed for the Project and will describe how and where to contour the landscape to elevations that can support native ecosystems, including wetlands. The plan will address onsite restoration approaches during the construction and closure of the existing tunnel and removal of infrastructure phase. City of Richmond would like the opportunity to review the restoration plan as it is developed.
Fish and Fish Habitat	The monitoring program will be developed during the permitting process in consultation with relevant permitting agencies, local governments, and First Nations. City of Richmond would like to be engaged regarding monitoring program development.
Draft Fisheries Offsetting Plan	Preliminary offsetting concepts include Rice Mill Road foreshore and Steveston Harbour salt marsh habitat creation and the plan refers to ongoing engagement. City of Richmond would like to be engaged in further development of offsetting projects within jurisdiction and in proximity to drainage infrastructure (pump station) and the dike.
Surface Water and Sediment Quality	Application mentions mitigations procedures to be developed as part of the CEMP in relation to potential effect #1 and #3 related to the temporary moorage area design. City of Richmond would like the opportunity to review the CEMP and related design documents as developed.
Vegetation	Section 7.8.5.3.2.4 speaks to consultation for the draft Fisheries Habitat Offsetting Plan. The City of Richmond requests that staff are included in the consultation process for developing the habitat offsetting plan.
GHG Emissions	The assessment of GHG emissions is not scoped to include embodied emissions from materials used in the tunnel project, including, but not limited to the concrete and rebar steel required for the tunnel sections. The City of Richmond requests that APPENDIX 8-1: Regional Greenhouse Gas Emissions Technical Report be amended to include embodied emissions for the materials used in the Project.
GHG Emissions	There would appear to be opportunities to achieve significant GHG reductions in the embodied GHG emissions of the proposed tunnel project (relative to existing levels) using lower-GHG concrete mixes, "green steel" etc. The City of Richmond requests that Section 8.6 (Greenhouse Gas Mitigation Measures / Best Available Technologies) be amended to include measures to reduce the embodied emissions of materials used in the Project.
GHG Emissions	The City of Richmond requests that APPENDIX 8-1: Regional Greenhouse Gas Emissions Technical Report be amended to assess the amount of carbon in the soils that are to be removed and re-emplaced over the course of the Project.
GHG Emissions	The City of Richmond requests that Section 8.6 (Greenhouse Gas Mitigation

	Measures / Best Available Technologies) be amended to include measures that will limit GHG emissions from the loss of carbon soil from materials displaced during the Project.
GHG Emissions	The City of Richmond requests that reference to GHG emissions from the loss of carbon soil from dredged silt / excavated soil be added to Table 8.4-1.
GHG Emissions	The proponent should encourage contractors bidding for the Project to reduce GHG emissions from the Project.
Acoustic	Acoustic monitoring should be put in place to ensure construction noise occurs within acceptable hours and thresholds.
Infrastructure, Services, and Transportation	The application does not indicate if a multi-use pathway (MUP) on the west side of Highway 99 will be evaluated in consideration of the valued components. Enhancing the interconnectivity of the pedestrian and cyclist networks are to be considered as part of the evaluation.
Infrastructure, Services, and Transportation	The Project scope does not explicitly indicate the connection from the east end of Rice Mill Road to Highway 99 northbound for emergency access is missing. This is essential for emergency response.
Infrastructure. Services and Transportation	The Project Components acknowledges the removal and re-routing of the existing CN railway and Rice Mill Road overpasses, however it does not provide details regarding the replacement of these two overpasses. Please ensure this is included in section 7.13 Land Resource Use.
Transportation	The benefits and timing of increased transit service expansion along the Highway 99 corridor with the dedicated bus lanes in the tunnel are to be evaluated in coordination with TransLink input on planned increased transit service.
Infrastructure, Services and Transportation	The benefit of a more direct Rice Mill Road connection across Hwy 99 is to be evaluated as part of the assessment. The proposed alignment poses challenges for cyclists and emergency response as the 55m increase in length may have significant implications for the walking/cycling experience and emergency response times.
Infrastructure, Services and Transportation	Regarding the relocation of the BC Hydro infrastructure, City of Richmond's strong preference is for this to be underground rather than overhead. Minister Rob Fleming indicated that this is also MoTT's preference at the UBCM meeting in September 2021. He and Minister Bowinn Ma, in a Dec 17/21 letter to Mayor Brodie indicated that the ministry is working with BC Hydro on a design to incorporate the existing hydro lines into the new tunnel.
Infrastructure, Services and Transportation	The assessment should include provisions to ensure the City of Richmond's Peace Arch Drainage pump station will be compatible with the proposed permanent and temporary dike upgrades and alignments. Provisions should be made to ensure that the Peace Arch Drainage pump station be located behind the future permanent dike alignment.
Land and Resource Use	City of Richmond Council approval will be required for the use of City-owned lands. Additional detailed information will determine any permitting and approval processes in accordance with City of Richmond bylaws and policies. The Project will need to demonstrate there are no adverse impacts on the Riparian Management Areas (RMA) & Environmentally Sensitive Areas (ESA) that exist in the Project area.
Land and Resource Use	Any property within the ALR would likely require City of Richmond Council and ALC approval. The Project will need to demonstrate there is no adverse impact to the agricultural capability of the land and the land being restored to support soil based agricultural at the completion of the Project.
Surface Water	The City of Richmond's level of flood protection should not be reduced during

and Sediment Quality	construction of the new tunnel and the elevation of the existing dike system is required to be maintained throughout construction. The description of activities for the temporary and permanent flood protection phase/component should also include upgrades to the City of Richmond dike system that are directly adjacent to the Project footprint.
Surface Water and Sediment Quality	The existing tunnel should be designed to be compatible with the dike and associated infrastructure improvements that will be constructed through the Fraser River Tunnel Project. This includes future dike raising beyond 5.5m. TI Corp noted that for tunnel sections that are left in place, the Province will maintain ownership and liability.
Surface Water and Sediment Quality	Seismic impacts to existing dike and flood protection infrastructure due to the closure of the existing tunnel should be included as an indicator. Both the vertical and lateral deformations that the existing tunnel would undergo during a seismic event could potentially impact the City of Richmond's flood protection infrastructure.



Report to Committee

To: Planning Committee Date: June 3, 2025

From: Joshua Reis File: RZ 24-043066

Director, Development

Re: Application by Cary Tsai for Rezoning at 9100 and 9120 Bridgeport Road from

the "School & Institutional Use (SI)" Zone to the "Auto-Oriented Commercial

(CA)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, to amend the "Auto-Oriented Commercial (CA)" zone and to rezone 9100 and 9120 Bridgeport Road from "School & Institutional Use (SI)" zone to "Auto-Oriented Commercial (CA)" zone, be introduced and given first reading.

Joshua Reis, MCIP, RPP, AICP Director, Development

Jun Her

(604-247-4625)

JR:ac Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Cary Tsai has applied to the City of Richmond, on behalf of the property owners 1381292 BC Ltd. (Directors: Chunjiang You & Fengxiang Li), for permission to amend the existing "Auto-Oriented Commercial (CA)" zone, and to rezone 9100 and 9120 Bridgeport Road (Attachment 1) from the "School & Institutional Use (SI)" zone to the "Auto-Oriented Commercial (CA)" zone. The intent of the application is to permit the adaptive reuse of the existing building for the purpose of operating a vehicle sales and rental business.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

The subject site currently contains an existing building (the former Richmond Firehall No. 3), which was moved to 9680 Cambie Road. The applicant intendeds to retain and renovate the existing building to support a vehicle sale and rental business.

Surrounding Development

To the North: Across Bridgeport Road, a large commercial property zoned "Auto-Oriented Commercial (CA)" and designated for "General Urban T4" in the City Centre Area Plan.

To the South: Across Sea Island Way and fronting onto Patterson Road, single-family lots zoned "Single Detached (RS1/E)". These properties are also designated as Tier 3 under the City's Transit-Oriented Areas Bylaw 10560 which could include high-density residential uses.

To the East: A commercial lot zoned "Auto-Oriented Commercial (CA)" and designated for "General Urban T5" in the City Centre Area Plan. This lot is designated for office, hotel and commercial use only.

To the West: A commercial lot "Auto-Oriented Commercial (CA)" and designated for "General Urban T5" in the City Centre Area Plan. This lot is designated for office, hotel and commercial use only.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the side (east) property lines of the subject site in favour of FortisBC. The developer is aware that no construction is permitted in this area.

Related Policies & Studies

Official Community Plan / City Centre Area Plan (CCAP)

The subject property is designated as "Commercial (COM)" in the Official Community Plan (OCP) and the OCP City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031) designation for the subject site is "Urban Centre T5 (35m)". The rezoning is generally consistent with these designations (Attachment 3).

The property is also located within Sub-Area A.4- "Commercial Reserve Mid-to High Rise" area, which is intended for medium-to high-density, mid- and high-rise commercial uses. Specifically, between Bridgeport Road and Sea Island Way is intended for predominantly medium-density, mid- and high-rise, highway-oriented hotel, office and limited retail uses. Given the limited scope of the proposed rezoning and improvements to the site, it is not anticipated that this proposal would frustrate future redevelopment and rezoning of the properties for high-density office and hotel development in the future, consistent with the CCAP.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Sensitive Development (ANSD) "Area 2". Although a new noise-sensitive land use is not proposed as part of this rezoning, registration of an aircraft noise indemnity covenant on Title is required prior to final adoption of the rezoning bylaw to advise future potential purchasers of the property.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). Confirmation has been received from MOTT indicating that no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. MOTT has also identified the need for road dedication, with further details provided in the transportation section of this report. Final approval from MOTT is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500.

Analysis

The applicant proposes to repurpose the existing building at 9100 Bridgeport Road for a new vehicle sales and rental business. The building will be renovated for use as an office to support the proposed vehicle sales and rental use. Consolidation of the two existing properties into a single parcel is required as part of the rezoning process, with further design considerations to be addressed through the Development Permit (DP) application.

Community Planning

Prior to rezoning adoption, the developer proposes to voluntarily contribute \$1328.75 towards future City planning studies, based on the site's maximum buildable floor area and applicable City-approved developer contribution rate, as required for City Centre rezoning applications.

Site Planning

The applicant proposes to operate a vehicle sales/rental business out of the existing building located at 9100 Bridgeport Road. The existing 342.9 m² (3690.99 ft²) building will be retained in its footprint and renovated into an office for the proposed vehicle sales/rental business. Prior to rezoning bylaw adoption, consolidation of the two properties into one parcel is required (Attachment 4).

Required off-street parking, including EV charging, and bicycle parking will be accommodated on-site, consistent with Zoning Bylaw 8500. Pedestrian access in the form of a 4.0 m wide pathway is proposed to be provided from Bridgeport Road frontage.

A site plan and preliminary architectural plans showing the proposed development are provided in Attachment 5. A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design will be completed as part of the DP application review process.

Transportation and Site Access

The subject property has frontage onto both Bridgeport Road and Sea Island Way with the primary site access to Bridgeport Road in this area is under MOTT jurisdiction. Prior to adoption of the rezoning, approximately 2.3 m of road dedication will be required along the site's entire Bridgeport Road frontage for the future roadway widening, as well as new treed/grassed boulevards and sidewalk along the portion of Bridgeport Road adjacent to the site. The frontage improvements will be provided through the Servicing Agreement (SA) for the project, which the applicant is required to enter into prior to Building Permit (BP) issuance.

Vehicle access to the proposed development site will be limited to the existing driveway along Bridgeport Road, which will be designed to be right-in right-out only.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property and 11 trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 6), conducted an on-site visual tree assessment and provided the following comments:

- Two (2) on-site trees tag# 1 (Japanese snowbell, 23 cm caliper) and #OS3 (Red alder, 52 cm caliper) located on-site along the south property line are identified in good condition and to be protected as per arborist report recommendations. Tree protection to be provided as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Five (5) off-site trees tag #OS1 (cherry, 26 cm caliper), #OS2 (cherry, 105 cm caliper), #OS4 (Japanese maple, 17 cm caliper), #OS5 (Red maple, 30 cm caliper) and #OS6 (Red maple, 30 cm caliper) are located around the permitter of the subject site on neighbouring properties to the east and west. These trees are all identified in moderate to good condition and suitable location to be retained.
- Two (2) off-site trees tag #C4 (Sweetgum, 27 cm caliper) and #C5 (Sweetgum, 36 cm caliper) are located on MOTT property along the Sea Island Way frontage. These trees are identified as in good condition and are not located in proximity to any works. These trees are to be retained and protected.
- Two (2) trees tag #C2 (Japanese snowbell, 23 cm caliper) and #C3 (cherry, 33 cm caliper) are located on MOTT property along the Bridgeport Road frontage. One (1) tree tag #C1 (Japanese snowbell, 19 cm caliper) is located on-site along the Bridgeport Road frontage, but will be located on MOTT property following required road dedication associated with the application. These trees are identified for removal and replacement due to conflict with the frontage improvements along Bridgeport Road. The applicant will be required to provide compensation at a 2:1 ratio for any trees that are to be removed.
- Staff will further review the proposed frontage improvements with MOTT through the DP and SA process.

Tree Protection

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

• Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.

Prior to BP issuance on the subject site, installation of tree protection fencing around the
on-site and off-site trees identified to be retained. Tree protection fencing must be
installed to City standard in accordance with the City's Tree Protection Information
Bulletin Tree-03 prior to any works being conducted on-site and remain in place until
construction and landscaping on-site is completed.

Energy Step Code

The applicant has provided confirmation from a qualified professional confirming that the existing building can be modified to achieve the required building energy efficiency standards utilizing the prescriptive compliance pathway under Part 9 of the BC Building Code. The applicant will be required to demonstrate compliance as part of the future building permit review and inspection process.

Site Servicing and Frontage Improvements

At the applicant's cost, prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- Boulevard improvements including a 4.0 m wide pathway and a 1.5 m landscaped boulevard along the portion of Bridgeport Road adjacent to the site.
- A new water service connection to the existing watermain along the Bridgeport Road frontage.
- A new storm sewer service along the Bridgeport Road frontage to service the proposed lot.
- A 4 m x 57 m right-of-way is required along the entire north property line after road dedication for the existing sanitary sewer.
- Street lighting levels along all road frontages are to be reviewed and upgraded as required.

Complete details on the scope of the frontage improvements and site servicing are included in Attachment 7.

Development Permit

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape and urban design (form and character) will be completed as part of the DP application review process, including, but not limited to, the following:

- Compliance with DP Guidelines for commercial developments in the OCP, including review of pedestrian circulation, landscape and surface treatments and Crime Prevention Through Environmental Design (CPTED) principles.
- Refinement of landscape design and tree retention/replacement, including the location
 and type of fence proposed along the front property line within the required SRW, the
 provision of a holding area for garbage/recycling material collection and the size and
 species.

8058112 CNCL - 73

- Review of proposed lighting on-site and on the building to limit light pollution to adjacent properties.
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Additional issues may be identified as part of the DP application review process.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

Cary Tsai has applied to the City of Richmond, on behalf of the property owners 1381292 BC Ltd., for permission to amend the existing "Auto-Oriented Commercial (CA)" zone, and to rezone 9100 and 9120 Bridgeport Road (Attachment 1) from the "School & Institutional Use (SI)" zone to the "Auto-Oriented Commercial (CA)" zone in order to permit the existing building to be retrofitted into a vehicle sales and rental business.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 10680 be introduced and given first reading.

Alex Costin
Planner 1

(604-276-4200)

AC:js

Att. 1: Location Map

2: Development Application Data Sheet

3: City Centre Bridgeport Village Map

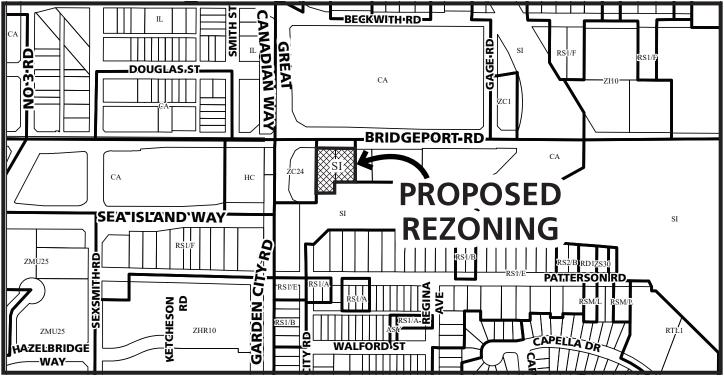
4: Site Survey

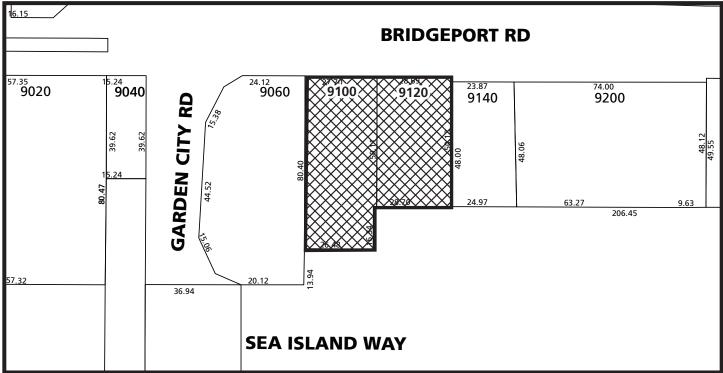
5: Conceptual Development Plans

6: Tree Management Plan

7: Rezoning Considerations









RZ 24-043066

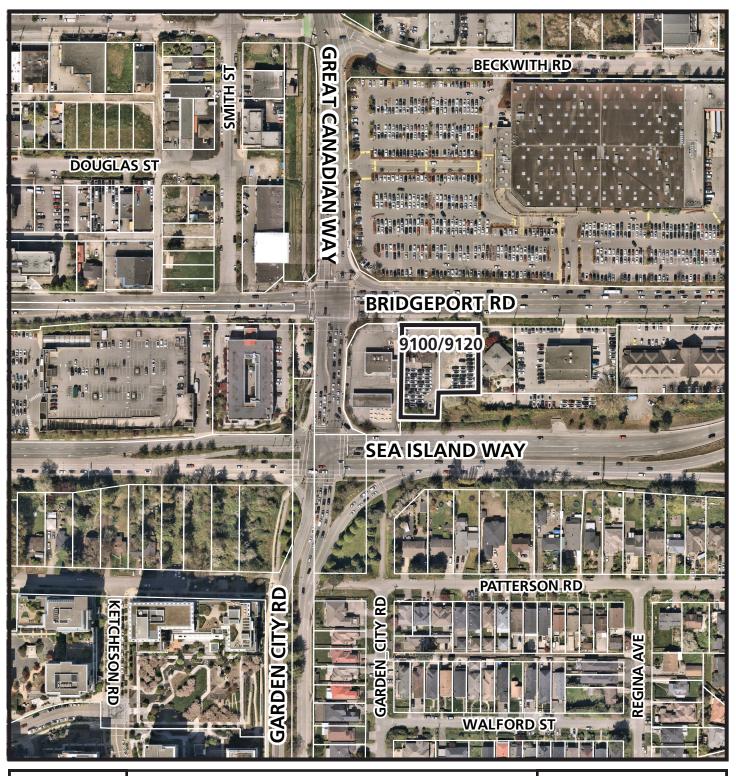
CNCL - 75

Original Date: 09/16/24

Revision Date:

Note: Dimensions are in METRES







RZ 24-043066

CNCL - 76

Original Date: 09/16/24

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 24-043066 Attachment 2

Address: 9100 & 9120 Bridgeport Road

Applicant: Cary Tsai

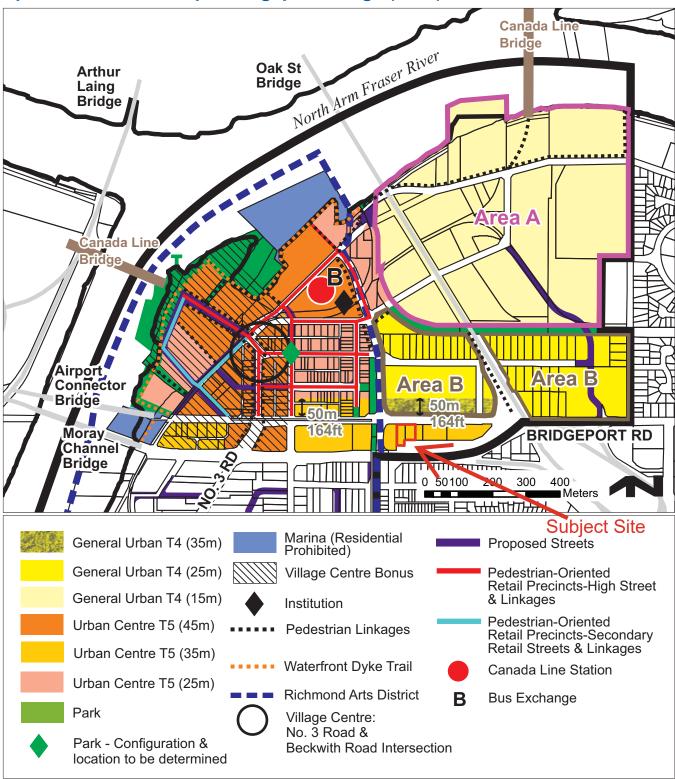
Planning Area(s): City Centre (Bridgeport Village)

	Existing	Proposed
Owner:	1381292 BC Ltd.	No change
Site Size (m²):	3,267 m ² (35,165.7 ft ²)	3,267 m ² (35,165.7 ft ²) less required dedication
Land Uses:	Vacant	Vehicle sales/rental
OCP Designation:	Commercial	No change
Area Plan Designation:	Urban Centre T5 (35m)	No change
Zoning:	School & Institutional Use (SI)	Auto-Oriented Commercial (CA)

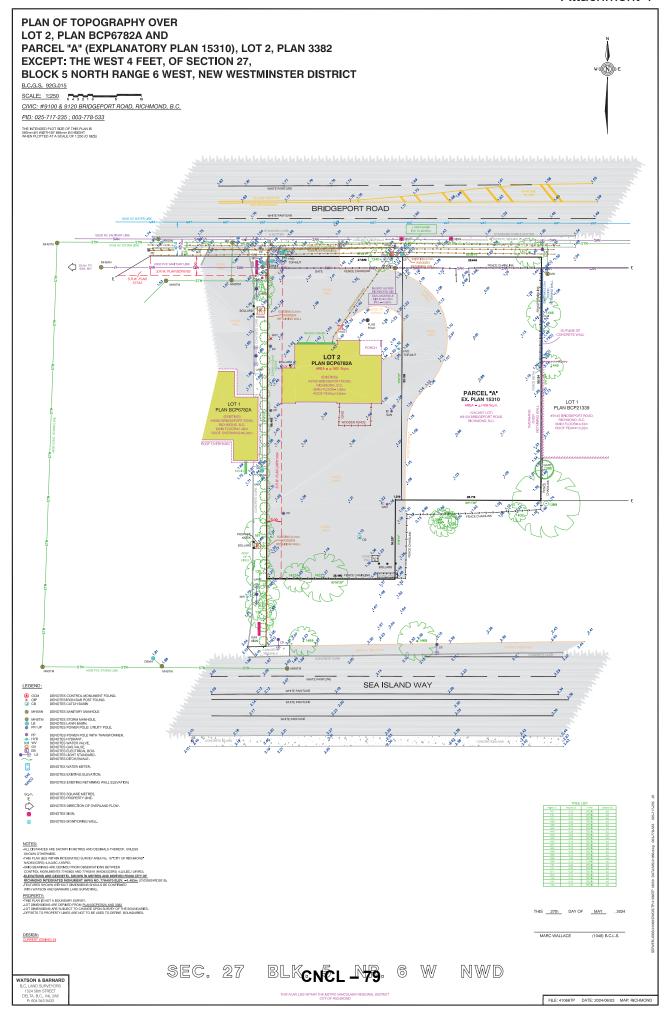
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	342.9 m ² (3690.99 ft ²)	Complies	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Complies	none
Setbacks (m):	Front: Min. 3.0 m Rear: Min. 3.0 m Side: Min. 3.0 m	Complies	none
Height (m):	Max. 12.0 m	Complies	none
Vehicle Parking Spaces – Regular (R):	3 spaces per 100 m ² = 9 spaces	Complies	none
Bicycle Parking Spaces – Class 1:	0.27 spaces per each 100.0 m ² = 1 space	Complies	none
Bicycle Parking Spaces – Class 2:	0.4 spaces per each 100.0 m ² = 1 space	Complies	none

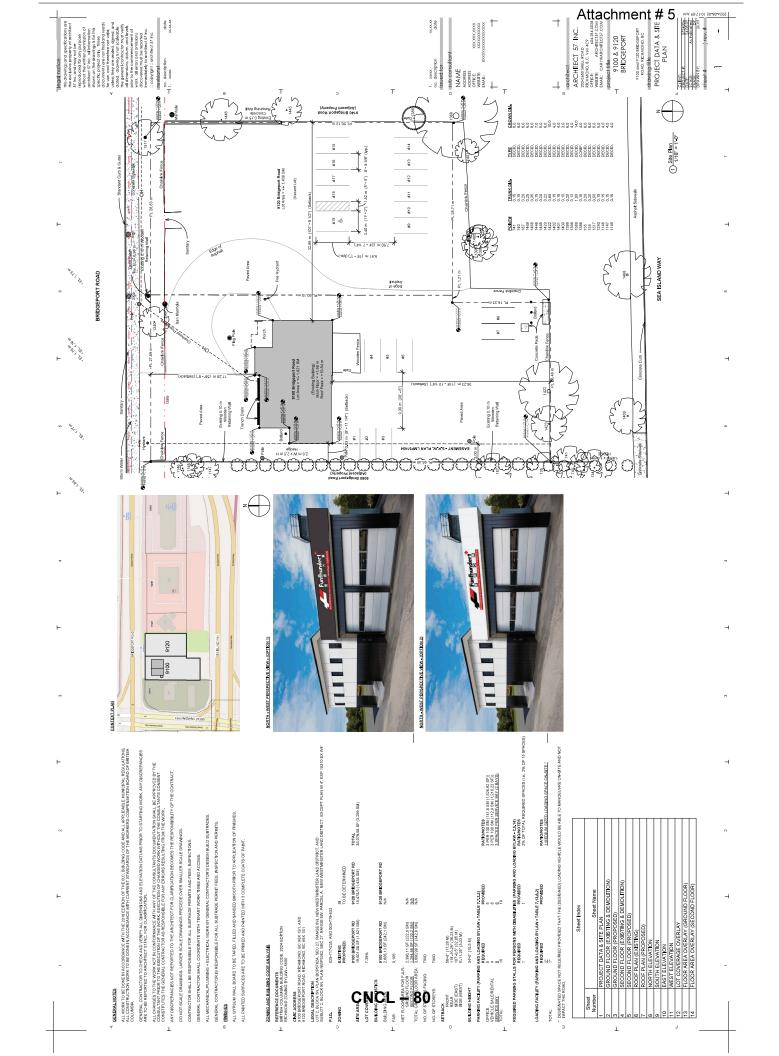
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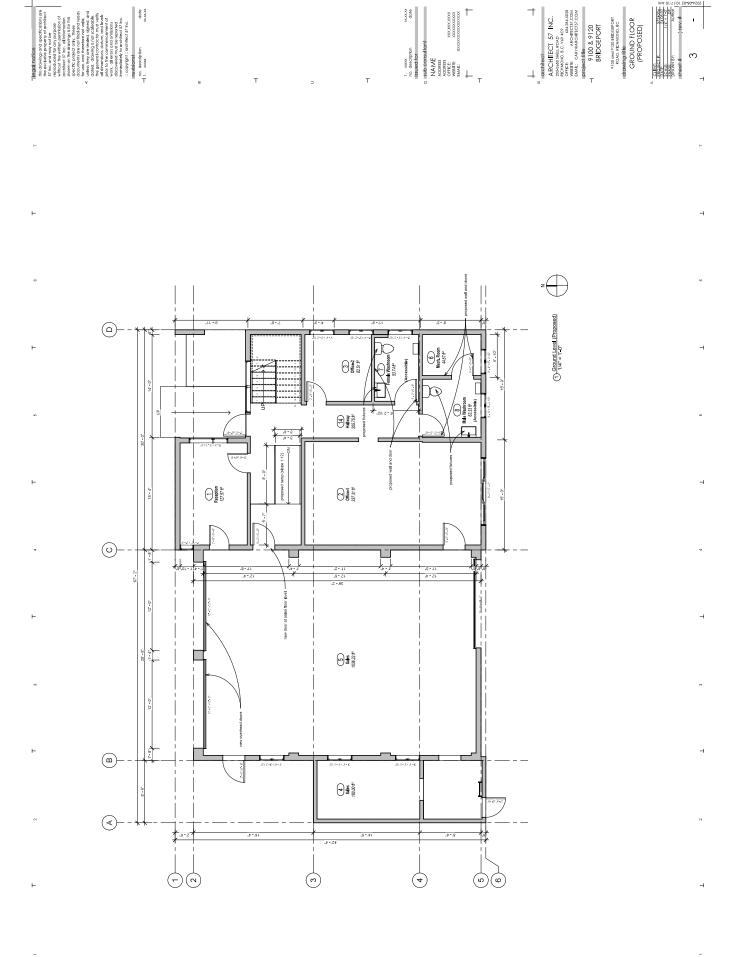
Specific Land Use Map: Bridgeport Village (2031) Bylaw 10190 2022/07/18

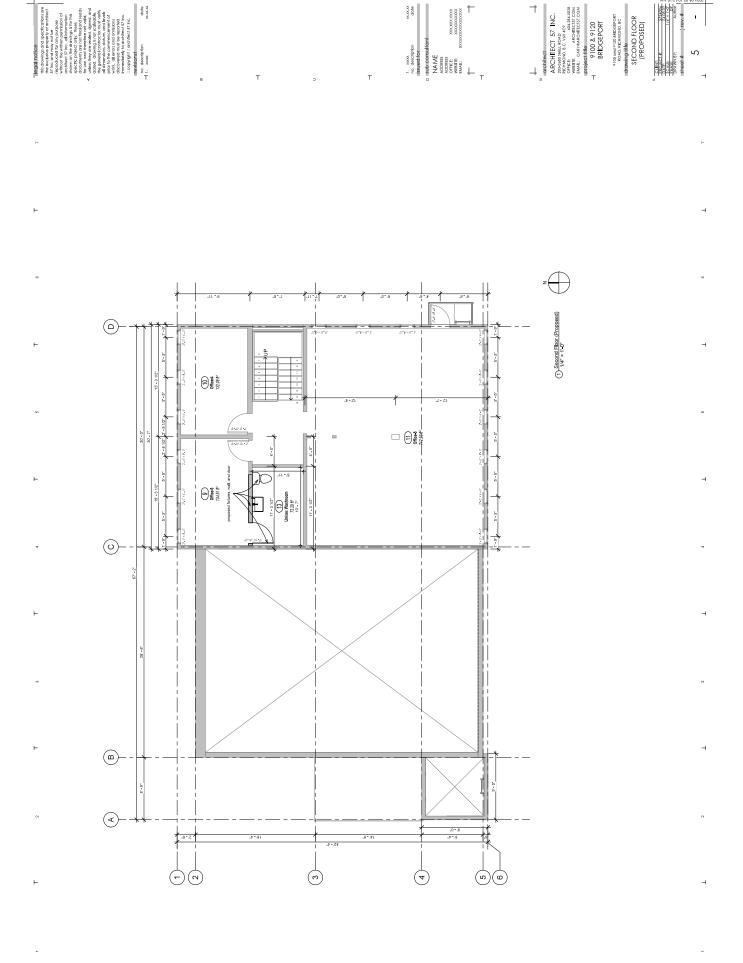


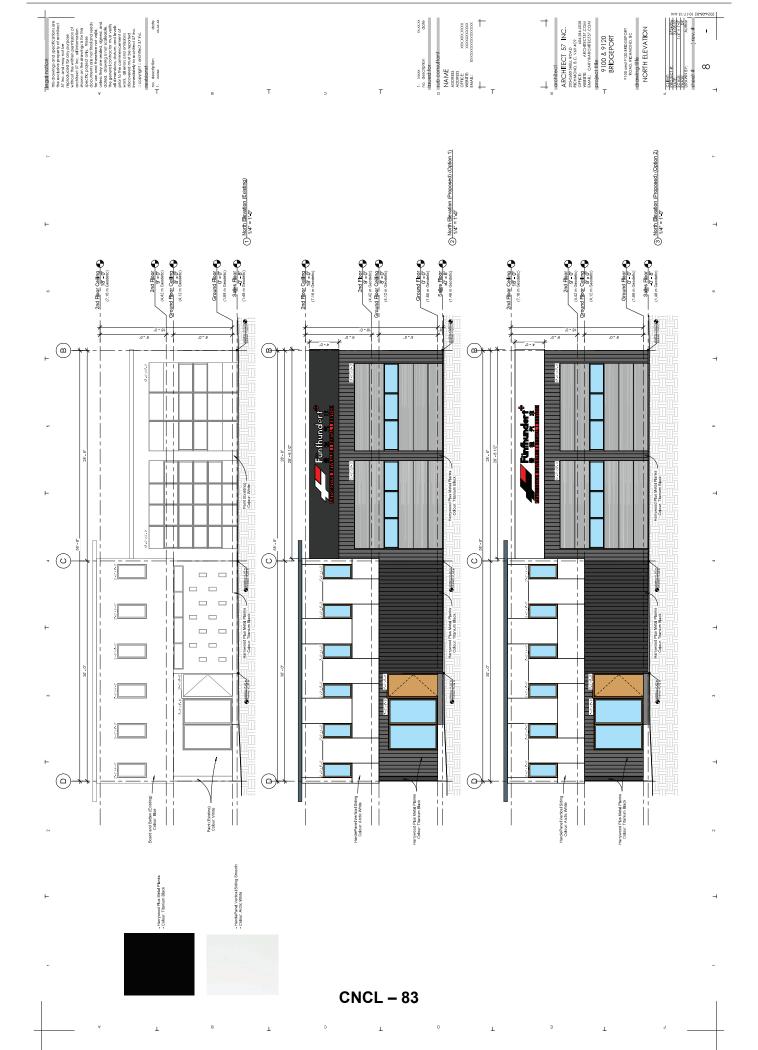
Bylaw 10020 Maximum building height may be subject to established Airport Zoning Regulations in certain areas. 2019/05/21

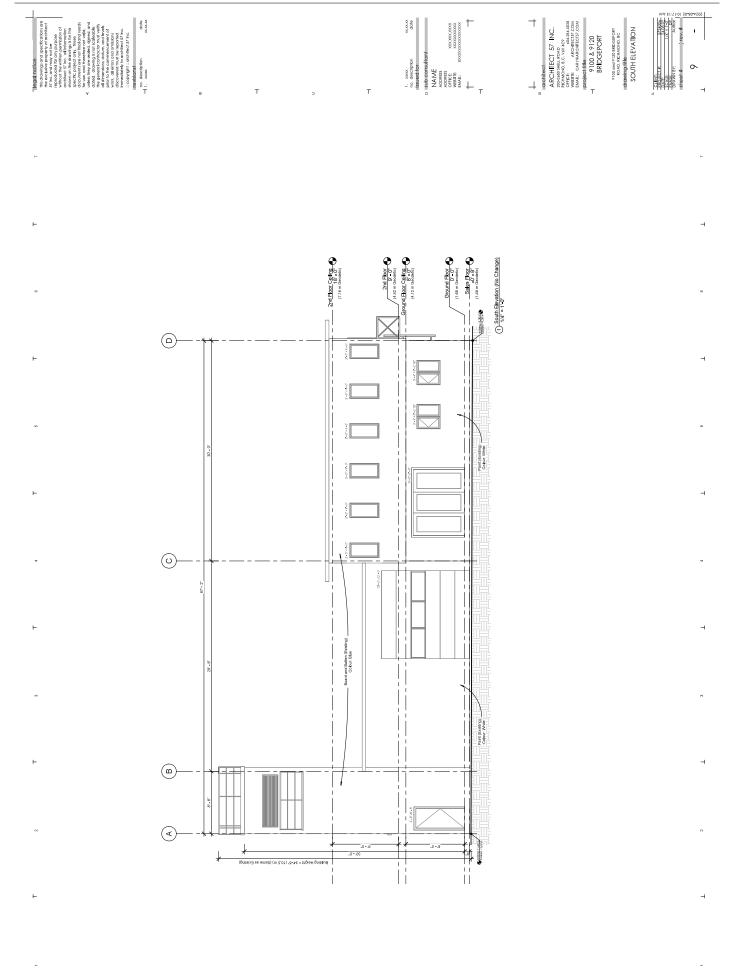


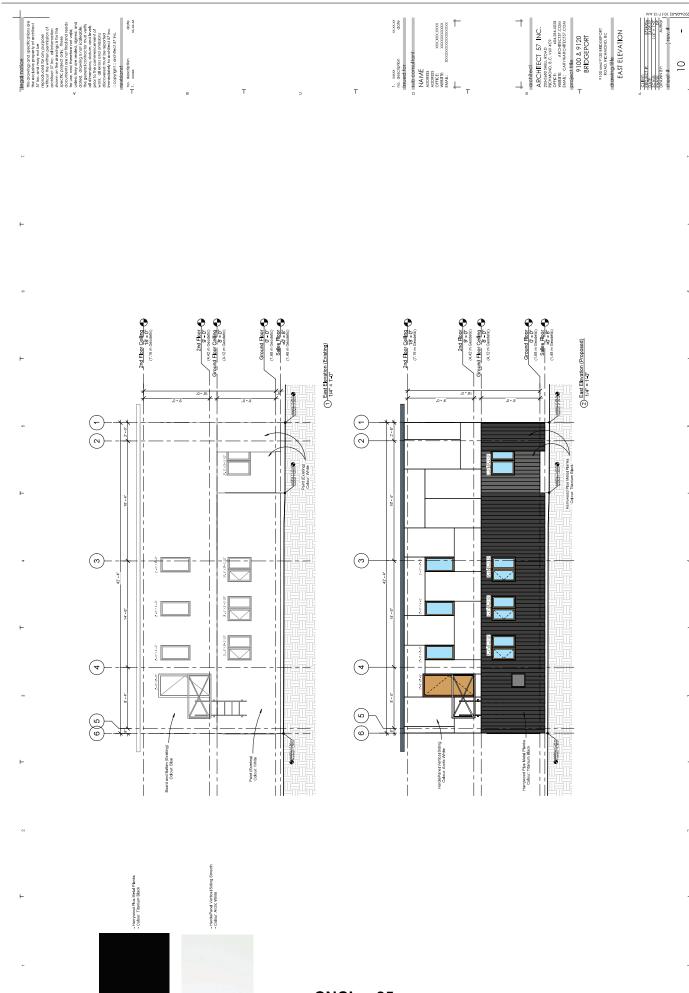


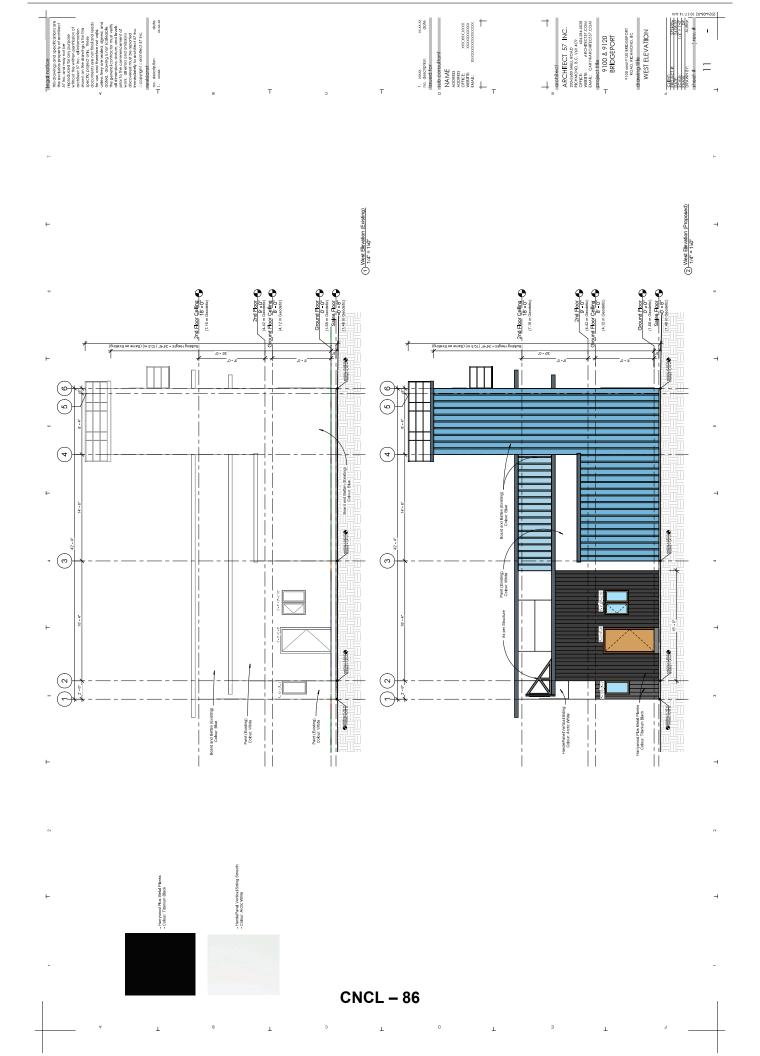


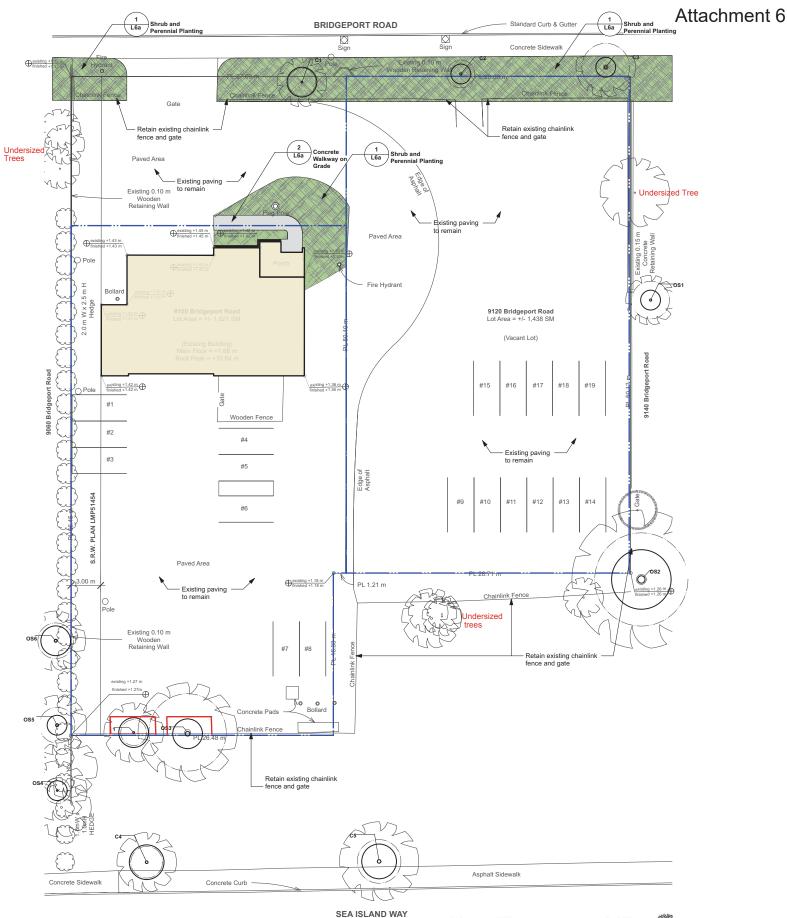












Tree Management Plan



Rezoning Considerations

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: RZ 24-043066

Address: 9100/9120 Bridgeport Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10680, the developer is required to complete the following:

- 1. **(MOTT)** Provincial Ministry of Transportation and Transit approval.
- 2. **(Public Hearing Notification Fee)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
- 3. (Community Planning) City acceptance of the developer's voluntary contribution in the amount of \$1328.75 (i.e. \$0.36/ft² of buildable area) to future City community planning studies, as set out in the City Centre Area Plan.
- 4. **(Arborist Contract)** Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be protected. The contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 5. (Consolidation & Dedication) Registration of a Subdivision Plan for the subject site, to the satisfaction of the City. Prior to the registration of the Subdivision Plan, the following conditions shall be satisfied:
 - a) (Consolidation) Consolidation of all of the lots.
 - b) (Road) Dedication for road and related purposes. Final extents to be determined through legal surveys as part of the required Servicing Agreement application design review process, to the satisfaction of the Director, Transportation. Road dedication areas include:
 - i. Bridgeport Road: approximately 2.3 m wide land dedication along the entire north property line to accommodate future roadway widening, as well as new treed/grassed boulevards and sidewalk along the portion of Bridgeport Road adjacent to the site.
- 6. (Flood Plain Covenant) Registration of a flood indemnity covenant on title (Area A).
- 7. (Aircraft Noise Covenant) Registration of an aircraft noise indemnity covenant on title.
- 8. (City Centre Impacts) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts/development impositions.
- 9. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submit a statement by your Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued. The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can

- be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.
- 2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (including all hard and soft materials, installation and a 10% contingency).

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Esurance that the appropriate tree protection fencing is still installed around all trees/hedges to be retained as part of the development permit. Tree protection fencing is to remain in place until construction and landscaping on-site is completed. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 3. Submission of the required documents as part of the Building Permit application process (including energy reports and modelling) to assure that the project substantially complies with the City's Energy Step Code requirements.
- 4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 5. Payment of Development Cost Charges (City and Metro).
- 6. (Servicing Agreement) Enter into a Servicing Agreement* for the design and construction of servicing upgrades and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

A. Transportation Works

a) Functional Road Design

- i) Applicant to submit a functional road plan along the full frontage of Bridgeport Road of the proposed development. The functional road design shall be based on the frontage improvements listed below, showing interim and ultimate cross sections and be signed and sealed by a qualified Professional Civil Engineering.
- ii) Unless otherwise specified, all road works to be designed as per City bylaw, TAC standards and the City's Engineering Design Specifications.
- iii) The Developer is required to enter into a Servicing Agreement for the design and construction of road and frontage improvement works, including but not limited to the items listed in this document. Based on the outcome of other City and MoTT requirements, additional road and traffic management improvements beyond those identified in this document may also be required. The costs of all such related works, including design and construction, are to be borne by the Developer.

b) Road Dedication and Statutory Right-of-Way

- i) Approximately 2.3 m dedication is required along the Bridgeport Road frontage for future roadway widening, to be confirmed through the functional road plan.
- ii) All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area including sidewalk and boulevard. SRW within the subject site is to be secured for the placement of this equipment.

c) Frontage Upgrades/Improvements

- i) The applicant shall be required to construct frontage upgrades along the full frontage of the subject site at the applicant's costs. The upgrades may generally include the following, subject to review by the Ministry of Transportation and Transit and the City through the Servicing Agreement process:
 - a. Bridgeport Road from south to north, starting at the property's new north property line:

1.	4.0	m	wide	nath	iway;

	C	I —	

Initial:	

- ii. Minimum 1.5 m wide treed / landscape boulevard;
- iii. Minimum 3.3 m wide boulevard, clear of any trees and above ground utilities to accommodate future road widening unless specifically approved by the Director, Transportation;
- iv. 0.15 m curb and gutter aligned with existing curb and gutter location.
- v. Pavement restoration as required.
- ii) The new frontage improvements are to be transitioned to meet the existing treatments to the east and west of the site
- iii) Removal of the existing driveway access and construction of a new driveway access per the Site Access and Site Design section. Driveway access shall be designed and constructed to meet the requirements of the City's Engineering Design Specifications.

d) Site Access and Site Design

- i) Access shall be limited to one driveway on Bridgeport Road its existing location and be limited to right-in/right-out, enforced through signage.
- ii) Driveway design to adhere to Section 7 of the Engineering Design Specifications: https://www.richmond.ca/ shared/assets/Roadworks20127.pdf
- iii) Provide on-site vehicle turn movements to show all turn movements are functional.

e) On-Site Loading Requirements

i) As per Table 7.13.6.1, provision of one medium loading bay is required on-site. The loading bay requirement may be forgone if the developer can show, through turning movement drawings, that a loading vehicle would be able to manoeuvre on-site

B. Water Works:

- a) Using the OCP Model, there is 611 L/s of water available at a 20 psi residual at the Bridgeport Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - v) Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Install one new water service connection and service line valve from water main (WND189514) fronting Bridgeport Road. A second service line valve shall be placed at the property line. Complete with a water meter and water meter box as per City specifications.
 - iii) Cut and cap the existing water connections WSL259778 and 20002 serving the development site at hydrant lead WND189507 and remove the connection leads.

iv) Remove and dispose of existing hydrant 27-5-6-HD-0255.

C. Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Perform a drainage analysis to the major conveyance. Upgrade the existing storm sewer along Bridgeport Road from the development site to the major conveyance as necessary to address OCP flows.
 - ii) Upgrade the storm sewer along the Bridgeport Road frontage, of approximately 64 meters, to Ø600mm or OCP size from manhole STMH154079 to the east property line of 9120 Bridgeport Rd. Complete with new manholes at the east and west ends with a minimum size of Ø1200mm. The upgraded storm sewer shall be installed south of the existing storm sewer within dedication required by the Transportation Department and away from the existing Metro Vancouver RC sanitary trunk sewer. The exact alignment shall be finalized through the Servicing Agreement design review.
 - iii) Cut and cap the storm connection STCN139735 on the NE corner of 9120 Bridgeport at the inspection chamber.
 - iv) Remove manhole STMH159136 along with the pipe and screen to the south that previously served the now filled in ditch.
 - v) Conduct a CCTV inspection of inspection chamber STIC139696, drainage connections STCN139753 and STCN139754, and drainage lateral STLAT139704. Replacement may be required upon CCTV review during the Servicing Agreement process.
 - vi) Cut and cap the storm connection STLAT159149 at manhole STMH159135 located at the SW corner of 9100 Bridgeport.
 - vii) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - viii) Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

D. Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i. Provide a 4 m x 57 m right-of-way along the entire north property line after the dedication required by Transportation for the existing sanitary sewer. Exact area to be confirmed as part of the Servicing Agreement review and Transportation requirements.
 - ii. Conduct a CCTV inspection of the existing sanitary service connection SCON8633, inspection chamber SIC1068, and sanitary line SLAT4764. Replacement may be required upon CCTV review during the Servicing Agreement process.
 - iii. Conduct a CCTV inspection of the existing sanitary service connection at SMH5616.

 Replacement may be required upon CCTV review during the Servicing Agreement process.
 - iv. Provide a video inspection report of the existing sanitary main along the Bridgeport Rd frontage prior to start of site preparation works (if required) or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required prior to approval of the servicing agreement design or after site preparation works (if required) are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged shall be replaced or repaired at the Developer's cost.
 - v. Perform all of the above through consideration of the City of Richmond's *Engineering Design Specifications* and *MMCD Supplemental Design Specifications and Detail Drawings*.

Initial:	

- b) At Developer's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City infrastructure.

E. Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii. The following Street Lighting requirements shall be met:
 - 1. City Streets
 - a. Bridgeport Road (South side)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: As determined to the satisfaction of MOTI
 - iii. Pedestrian lighting @ front of sidewalk (i.e., back of boulevard): Type 8 (LED) INCLUDING 1 pedestrian luminaire, but EXCLUDING any duplex receptacles, banner arms, flower basket holders, or irrigation.

NOTE #1: All lighting shall be confirmed with MOTI

- 2. Off-Street Publicly-Accessible Walkways & Open Spaces
 - a. If applicable:
 - i. Pole colour: Grey
 - ii. Pedestrian lighting: Type 8 (LED) INCLUDING 1 luminaires (installed perpendicular to the direction of travel), but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.
- 3. Traffic Signals
 - a. If applicable:
 - i. Pole colour: Grey
 - ii. Style: To match Type 7 (LED)

F. General Items:

- a) At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - 1. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 2. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 3. To underground overhead service lines.
 - iii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and regis**tered** priorgo SA design approval:

Initia	
IIIIII	L•

- BC Hydro PMT $-4.0 \times 5.0 \text{ m}$
- BC Hydro LPT − 3.5 x 3.5 m
- Street light $kiosk 1.5 \times 1.5 \text{ m}$
- Traffic signal kiosk 2.0 x 1.5 m
- Traffic signal UPS 1.0 x 1.0 m
- Shaw cable $kiosk 1.0 \times 1.0 \text{ m}$
- Telus FDH cabinet 1.1 x 1.0 m
- viii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- ix) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- x) Coordinate with Vancouver Airport Fuel Facilities Corporation (VAFFC) and Pembina to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing jet fuel lines on Bridgeport Road, prior to issuance of a building permit or the start of site preparation works (whichever comes first), and to obtain a permit for all excavation works fronting and within the development site.
- xi) Coordinate with Fortis BC to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing gas distribution pipeline along the west property line, prior to issuance of a building permit or the start of site preparation works (whichever comes first).
- xii) Coordinate with Metro Vancouver to address the impact of any proposed site preparation works (including densification, dewatering, pre-load, and excavation) or building construction on the existing trunk sewer along the Bridgeport Road frontage, prior to issuance of a building permit or the start of site preparation works (whichever comes first).
- xiii) Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. Advancements to be registered in the Land Title Office shall, unless the

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed copy save to file)		
Signed	 Date	



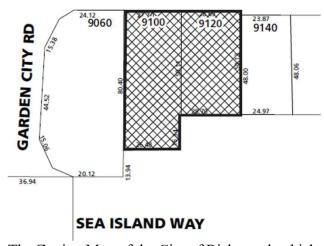
Richmond Zoning Bylaw 8500 Amendment Bylaw 10680 9100 and 9120 Bridgeport Road

The Council of the City of Richmond, in an open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500, Section 10.3 entitled "Auto-Oriented Commercial (CA)", is amended by inserting the following into subsection 10.3.4, in numerical order:
 - 5. Notwithstanding Sections 10.3.4.1 and 10.34.2, the maximum **Floor Area** for the site shown on Figure 2 below shall be $342.9 \text{ m}^2 (3690.99 \text{ ft}^2)$.

Figure 2

BRIDGEPORT RD



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**Auto Oriented Commercial (CA)**" zone:

P.I.D. 025-717-235

LOT 2 SECTION 27 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP6782A

P.I.D. 003-778-533

PARCEL "A" (EXPLANATORY PLAN 15310) LOT 2 EXCEPT: THE WEST 4 FEET, OF SECTION 27 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 3382

Bylaw 10680 Page 2

3. This Bylaw may be cited as "Richmond Zoning Bylaw 85	500, Amendment Bylaw 10680".	
FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		Ac
THIRD READING		APPROVED by Director or Solicitor
MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL		
ADOPTED		
MAYOR	CORPORATE OFFICER	



Report to Committee

To: Planning Committee Date: June 2, 2025

From: Joshua Reis File: RZ 24-014551

Director, Development

Re: Application by Orion Construction for Rezoning at 8800 Odlin Crescent and

8711 Odlin Road from the "Single Detached (RS1/E)" Zone to the "Industrial

Retail (IR2)" Zone

Staff Recommendation

John Har

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, for the rezoning of 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone, be introduced and given first reading.

Joshua Reis, MCIP, RPP, AICP

Director, Development

(604-247-4625)

JR:ak Att. 6

REPORT CONCURRENCE			
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER	
LIEC	\square	Wayne Co	

Staff Report

Origin

Orion Construction, on behalf of Triple-One Investment Ltd. (Director: Yan Sen Wang), has applied to the City of Richmond for permission to rezone 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone to permit the development of two, two-storey multi-tenant buildings with light industrial and limited retail uses (Attachment 1), with vehicle access from Odlin Road.

A Development Permit (DP) application is required to address the form and character of the proposed development. Conceptual plans, including proposed site layout, building design and tree management, are provided for reference in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

The subject site currently contains a single-family dwelling on 8711 Odlin Road that is tenant occupied. 8800 Odlin Crescent is a vacant lot. The applicant has notified the tenant of the subject rezoning. The applicant is committed to providing the tenant notice in keeping with the Residential Tenancy Act. All existing structures are proposed to be demolished.

Surrounding Development

The existing development immediately surrounding the subject site is as follows:

To the North: A grocery store on property zoned "Industrial Limited retail (ZI2) – Aberdeen Village (City Centre)" and designated under the City Centre Area Plan (CCAP) as "General Urban T4 (25m)" and "Industrial Reserve – Limited Commercial" for future light industrial and commercial development.

To the South: Across Odlin Crescent are both vacant lots and single-family dwellings zoned "Single Detached (RS1/E)" and designated under the CCAP as "General Urban T4 (25m)" and "Industrial Reserve – Limited Commercial". These properties are part of an active rezoning application (RZ 20-899485) to rezone the site to a site-specific zone to develop a proposed light industrial business park, which is currently under staff review.

To the East: A two-storey single-family dwelling on property zoned "Single Detached (RS1/E)" and designated under the CCAP as "General Urban T4 (25m)" and "Industrial Reserve – Limited Commercial" for light industrial development.

To the West: Across Odlin Road is a private school, on property zoned "Assembly (ASY)" and designated in the CCAP as "General Urban T4 (25m)" and "Industrial Reserve – Limited Commercial", Park and Proposed Streets.

8046347 **CNCL – 98**

Existing Legal Encumbrances

There is an existing 1.5 m wide Statutory Right-of-Way (SRW) along the north property line for sanitary sewer services (LMP30786). The existing underground sanitary infrastructure is located on the abutting site at 8777 Odlin Road. The applicant is aware that no construction is permitted within the SRW area.

Related Policies & Studies

Official Community Plan/City Centre Area Plan (CCAP)

The OCP Land Use Map designates the site as "Mixed Employment", which is intended primarily for industrial and standalone office development, and in certain areas, a limited range of commercial uses. This proposal includes industrial and retail uses in compliance with the provisions of the OCP.

The subject site is in the CCAP, Aberdeen Village (Attachment 4). Under the CCAP, it is designated as "General Urban T4 (25m)" and "Industrial Reserve – Limited Commercial", which is intended for non-residential urban business park purposes and light industrial uses. The CCAP permits up to 50 per cent non-industrial uses and a limited range of commercial uses within 50 m of Odlin Crescent north of Odlin Road (e.g. retail trade & services, restaurant, institutional, recreation, studio, etc.).

The CCAP Specific Land Use Map: Aberdeen Village (2031) also defines the frontage along Odlin Crescent, north of Odlin Road, as "Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages". This precinct is envisioned to include pedestrian-oriented retail and related uses at the ground floor with high transparency and visually engaging frontages.

The proposed development complies with the provisions of the OCP and CCAP.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within ANSD "Area 1A", which prohibits new aircraft noise-sensitive land uses (e.g. residential uses, childcare facilities, hospitals and schools for kindergarten to grade 12). The proposed development complies with these restrictions. Registration of a restrictive covenant on Title is required prior to final adoption of the rezoning bylaw to ensure owner awareness of potential aircraft noise impacts and the City's indemnification.

OCP Noise Mitigation Policy

OCP policy directs new commercial and industrial development to mitigate unwanted noise impacts on residential properties within 30 m. To ensure that future industrial and commercial owners and tenants on site understand and comply with the City's Noise Regulation Bylaw No. 8856, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw. The legal agreement requires noise mitigation and demonstration that the building envelope and mechanical equipment are designed to avoid noise transmission into nearby residential areas that exceed noise levels allowed in the City's Noise Bylaw. The mitigation measures proposed will be further reviewed as part of the DP application.

8046347 CNCL - 99

Ministry of Environment Referral

During the initial submission of the subject rezoning application, the applicant provided a site disclosure statement that indicated Schedule 2 activity on site, meaning uses of operations associated with a higher potential impact to soil, water and soil vapours. Consequently, a referral to the provincial Ministry of Environment and Climate Change Strategy (MOE) was required and submitted. However, the applicant has since resubmitted an updated site disclosure statement indicating that the original form was incorrectly filled and there is no Schedule 2 activity on site.

Prior to final adoption of the rezoning bylaw, the applicant must obtain confirmation from the Climate and Environment Division that the site is clear of Schedule 2 activities, or provide the required correspondence from the MOE (e.g. a determination that the site is not contaminated, a release notice, a Certificate of Compliance, etc.) that allows the City to approve the rezoning application. In addition, prior to any land dedications to the City, the land must be determined to be acceptable and clear of any contaminants, to the satisfaction of the City. Prior to rezoning bylaw adoption, the applicant is required to submit sufficient information and/or other assurances to support the City's acceptance of the dedicated land.

Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. The subject site is in an area with a designated Flood Construction Level (FCL) of 2.9 m GSC – Area A. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

Rezoning signs have been installed on the subject site fronting Odlin Crescent and Odlin Road. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property or in response to the early notification mail-out.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500.

Analysis

Built Form and Architectural Character

The proposed development consists of two, two-storey buildings in an east-west arrangement with surface parking separating the two buildings. The west building (Building 1) fronts Odlin Crescent and consists of five units. In keeping with the CCAP, limited commercial uses are proposed on the ground level facing Oldin Crescent to support a pedestrian-oriented retail frontage, and light industrial uses are proposed on the eastern portion of the building. On the mezzanine level of Building 1, light industrial uses are envisioned.

The east building (Building 2) consists of four units and is proposed for ancillary office and light industrial uses on the ground level and light industrial uses on the mezzanine level. In compliance with the CCAP, 76 per cent of the development is proposed for industrial use and 24 per cent is proposed for retail or restaurant uses.

To ensure future owner/tenant understanding and ongoing compliance with the CCAP industrial reserve and limited pedestrian-oriented retail precinct designations, registration of a legal agreement on Title is required prior to rezoning bylaw adoption. The agreement is to identify that the property is subject to the identified CCAP designations and that use of the property must be consistent with the Zoning Bylaw. It also requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Development within the City Centre is subject to potential impacts from other developments that may be approved within the City Centre (e.g., loss of views, shading, overlook and reduced privacy, noise and ambient light). To ensure future owner/tenant understanding of these potential impacts, registration of a legal agreement on Title is required prior to adoption of the rezoning bylaw and requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.

Variance Requested

The submitted conceptual development plans (Attachment 2) are generally in compliance with the "Industrial Retail (IR2)" zone of Richmond Zoning Bylaw 8500, except that a variance is requested to reduce the required loading spaces from two medium-sized spaces to one medium-sized space. Staff is generally supportive of the variance request for the following reasons:

- The proposed variance improves flexibility for smaller developments, allowing the accommodation of a mix of light industrial and small retail spaces, supporting commercial infill in the City Centre.
- The proposed loading space is proposed to be shared amongst all units, cannot be assigned to any one unit and would be subject to a loading management plan.

The requested variance will be further reviewed by Transportation staff at the DP stage, along with the overall detailed design of the project and proposed Transportation Demand Management (TDM) measures.

Community Planning

In compliance with the CCAP, the developer proposes to voluntarily contribute \$15,633.17 towards future City planning studies. This is based on the site's maximum buildable floor area (45,979.91 ft²) and applicable City-approved developer contribution rate (\$0.34/ft²), as required for City Centre rezoning applications.

Transportation and Site Access

A total of 19 off-street parking spaces are provided for the industrial and limited retail units. All off-street parking for the proposed development, including one accessible parking stall and one loading space, will be provided via a surface parking area located between Buildings 1 and 2 and

accessed from Odlin Road. All existing letdowns will be removed and replaced with standard curb and gutter.

In accordance with the Zoning Bylaw, the off-street parking proposed includes a 20 per cent reduction and is supported by a range of TDM measures. TDM measures may include, but are not limited to, the provision of enhanced bicycle facilities, contribution to the Transit Pass Program and electric vehicle charging stations. The proposed TDM measures will be further reviewed at the DP stage to the satisfaction of the Director, Transportation and secured prior to DP issuance.

The CCAP requires various road, pedestrian and cycling network improvements on and around the subject site. Frontage improvements, including new paths and landscaping along Odlin Crescent and Odlin Road, and an off-street bike path on Odlin Road, are proposed at the developer's sole cost and will be secured as part of the Servicing Agreement (SA), which is required prior to Building Permit (BP) issuance. Pedestrian access to the units will be provided along Odlin Crescent and from within the site via 1.5 m wide pathways accessed from Odlin Road.

Prior to rezoning bylaw adoption, a functional road design consistent with the required frontage improvements and ultimate road design is required, to the satisfaction of the Director, Transportation. Any resulting land dedication required to achieve the ultimate frontage and road design must be dedicated prior to zoning bylaw adoption.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 34 bylaw-sized trees on the subject property, one tree located on the shared property line to the north, seven trees on neighbouring properties to the north, and 10 street trees on City property. A tree management plan is included as Attachment 5 and identifies proposed tree protection and removal.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One City tree, tag # 825-NT (25 cm magnolia) is located along Odlin Road, southeast of the subject property and is to be protected and retained.
- Two City trees, specifically tag# 828 and 829 (20 cm magnolias), are in good to fair condition but conflict with the new driveway location and require frontage works. Relocation is not suitable due to the type of root system, which is more susceptible to shock. Removal and compensation of \$3,072.00 is recommended by Parks staff.
- Seven City trees, specifically tag# 826, 827, 830, 831, 835, and OS-01-OS-02 (variety of 10-35 cm magnolias and 29-43 cm ash trees), are in fair condition with signs of stress, leaning and broken limbs. These trees are in conflict with the identified frontage works and relocation is not suitable due to the type of root system which is more susceptible to shock. Through the review of the DP and detailed design of the required servicing works, staff will explore opportunities for retention of existing street trees where possible.

- Three trees located on the neighbouring property to the north, specifically tag# OS-03 to OS-05 (20-30 cm maples), are to be retained and protected.
- The other four neighbouring trees, specifically tag# 836-839 (24-35 cm maples), located on the neighbouring property to the north, are identified to be in poor condition with visible signs of poor pruning and topping and should be removed and replaced. Authorization from the neighbouring property owner is required prior to removal, which the applicant is in the process of attaining.
- One tree located on the shared property line with the neighbour to the north, specifically tag# 112-NT (40 cm laurel), is in fair condition but will be impacted due to site grading works and the construction of a retaining wall. Relocation is not recommended. Removal and replacement are proposed. Neighbouring owner approval is required prior to removal.
- 32 trees, specifically tag# 101, 103-105, 108-111847, 851-852, 854, 857-861, 872, 102-NT, and 113-1 to 113-13 (30-40 cm apples, 40-60 cm Douglas firs, 60 cm fig, 40 cm cherry, 35 cm maple, 60-75 cm spruce, 20-90 cm plum, 40 cm rhododendron, 30-50 cm walnut, and 25-90 cm cedar), located on site, are identified in the Arborist report as ranging in condition from "poor" to "fair" condition. These trees exhibit old topping wounds and poor pruning and will conflict with the existing sanitary SRW along the north property line, the proposed development, and site grading works including the construction of a retaining wall to the north. Removal and replacement is recommended.
- One tree, tag# 846 (135 cm spruce), is in fair condition and classified as a significant tree. The Project Arborist noted low retention value due to bifurcation of the main stems and structural weaknesses. To ensure long-term health and tree survival will not be adversely affected, a large tree protection zone (approximately 50 m²) would be required. The tree will also be impacted by site grading works (over 0.5 m increase in grade) and required frontage improvement works along Odlin Road. Removal and replacement at a 3:1 ratio, consistent with the Tree Protection Bylaw, is proposed.
- One tree, specifically tag# 107 (100 cm Douglas fir), is dead and will be removed and should be replaced at a 3:1 ratio as per the OCP.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 33 trees (tag# 101, 103-105, 108-111, 847, 851-852, 854, 857-861, 872, 102-NT, 113-1 to 113-13 and 846) and one dead tree on-site (tag# 107). As per the Tree Protection Bylaw No. 8057, the 2:1 replacement ratio for 32 trees and 3:1 replacement ratio for one significant tree and one dead tree would require a total of 70 replacement trees. The replacement trees are required to be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
70	8 cm	4 m

The applicant has proposed to plant six replacement trees on the subject site, along Odlin Road, where larger pockets of live landscaping can help support the healthy establishment and long-

term vitality of these trees. Due to lot size constraints and the soil volumes required to sustain healthy replacement tree growth, the proposal is unable to accommodate additional replacement trees on-site. To satisfy the replacement ratios established in the Tree Protection Bylaw, prior to rezoning bylaw adoption, the applicant will contribute \$48,000.00 to the City's Tree Compensation Fund in lieu of the remaining 64 trees that cannot be accommodated on the subject property after redevelopment. Staff will further review tree planting opportunities with the applicant at the DP stage and encourage the planting of additional columnar replacement trees around the lot perimeter where possible.

Tree Protection

The applicant is committed to retaining three trees (tag# OS-3, OS-4, OS-5) on the neighbouring property and one City tree (tag # 825-NT). The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 5). To ensure that the trees identified for retention are protected, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
 Certified Arborist for the supervision of all works conducted within or in close proximity to
 tree protection zones. The contract must include the scope of work required, the number of
 proposed monitoring inspections at specified stages of construction, any special measures
 required to ensure tree protection, and a provision for the arborist to submit a postconstruction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City a Tree Survival Security in the amount of \$5,000.00 to ensure that one City tree (tag# 825-NT) identified for retention, will be protected.

Public Art

Based on the maximum buildable floor area of approximately 42,304.15 ft² (3,930.18 m²) of industrial and 3,675.76 ft² (341.48 m²) commercial floor area and the recommended public art contribution (2025 rate) of \$0.31/ft² for industrial and \$0.56/ft² for commercial, a total contribution of approximately \$15,172.72 to the Public Art Reserve Fund is required prior to rezoning bylaw adoption, consistent with the City's Public Art Policy.

Sustainability

The subject site is located within the City Centre District Energy Utility (DEU) service area. Prior to rezoning bylaw adoption, a standard DEU covenant will be registered on Title requiring the developer to:

- Grant a SRW necessary for supplying DEU services to the proposed development.
- Design the proposed development with capacity to connect to and be serviced by a DEU.
- Establish connection to the DEU once it becomes available.

Consistent with City energy efficiency requirements, the proposed development is anticipated to comply with the ASHRAE90.1-2019 code.

Further details on how this proposal will meet this commitment will be required as part of the DP and BP application review process. Prior to DP issuance, confirmation from a Registered Professional is required to be submitted to staff.

The applicant proposes to incorporate sustainability and building energy efficiency features into the proposed development including:

- Pre-ducting within each unit for future rooftop solar photovoltaic infrastructure as an alternative energy source for individual tenants.
- Provision of high-efficiency LEDs for all outdoor lighting.
- Provision of water conservation features, including a high-efficiency rain meter irrigation system and water-conserving plumbing fixtures.
- Provision of fully insulated exterior wall panels to improve energy efficiency.

Prior to the adoption of the rezoning bylaw, the above sustainability features will be secured through legal agreements registered on Title.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a DP application is required to be processed to a satisfactory level. Through the DP, the following items are to be further examined:

- Form and character features to enhance the development's urban character, including refinements to the Odlin Crescent façade designated for pedestrian-oriented retail.
- Rooftop mechanical, including consideration of potential impacts (e.g., appearance, noise) on the quality and character of the architectural expression and noise as experienced from surrounding existing/future buildings.
- Refinement of landscape design, including the number, species, and size of trees and additional planting opportunities.
- Crime Prevention through Environmental Design (CPTED), including consideration of strategies and features that minimize opportunities for crime and promote a sense of security.

Site Servicing and Frontage Improvements

Prior to BP issuance, the applicant is required to enter into a SA for the design and construction of the following, including but not limited to:

- Frontage improvements including:
 - Along Odlin Road: 2.0 m wide sidewalk, 0.8 m wide landscaped strip, and 2.0 m wide bicycle lane.
 - Along Odlin Crescent: 2.0 m wide sidewalk, minimum 1.5 m wide boulevard, curb and gutter, 3m wide parking lane, and 3.2 m wide travel lane.
- Installation of new water, storm and sanitary service connections.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

Orion Construction on behalf of Triple-One Investment Ltd. has applied to the City of Richmond for permission to rezone 8800 Odlin Crescent and 8711 Odlin Road from the "Single Detached (RS1/E)" zone to the "Industrial Retail (IR2)" zone to permit the development of two, two-storey multi-tenant buildings with light industrial and limited retail uses, with vehicle access provided from Odlin Road.

This rezoning application generally complies with the land use designation and applicable policies for the subject site contained in the OCP and CCAP. Further design review will be undertaken as part of the associated DP application review process. Required road and engineering improvement works associated with the subject development will be secured through the City's standard Servicing Agreement. The list of rezoning considerations is included in Attachment 6 and has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10676 be introduced and given first reading.

Ashley Kwan

Planner 1 (604-276-4173)

AK:js

Att. 1: Location Map

2: Conceptual Development Plans

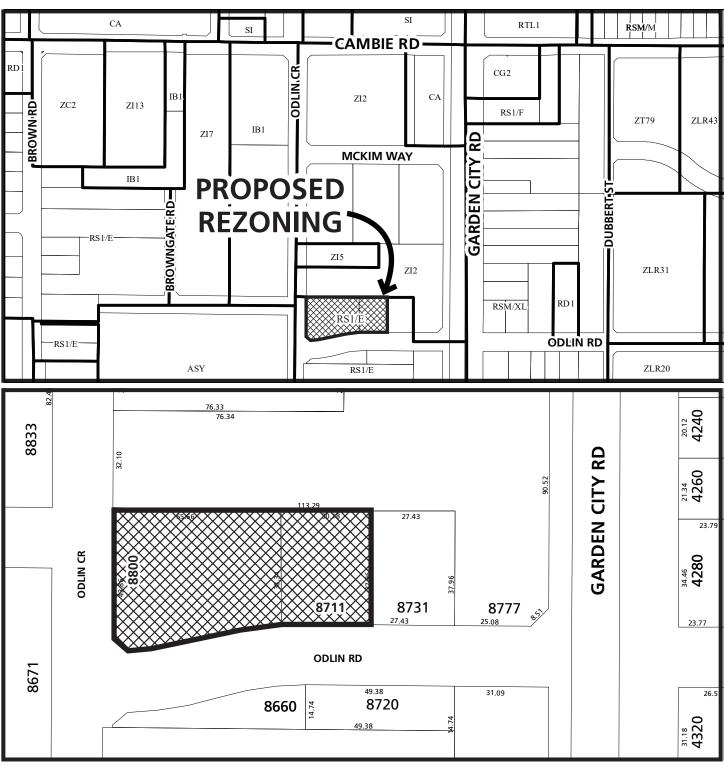
3: Development Application Data Sheet

4: CCAP Specific Land Use Map: Aberdeen Village (2031)

5: Tree Management Plan

6: Rezoning Considerations







RZ 24-014551

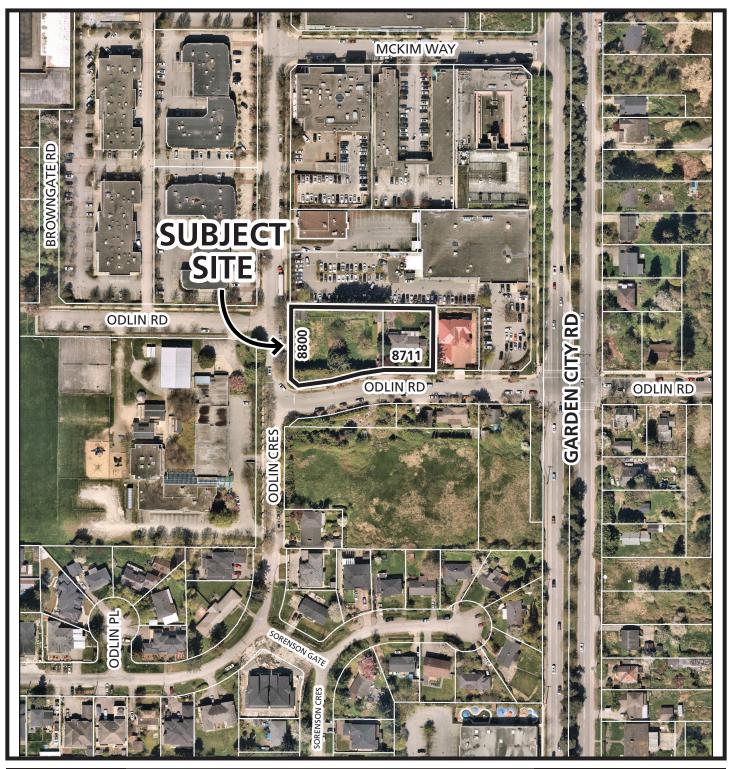
CNCL - 107

Original date: 06/13/24

Revision Date: 05/07/25

Note: Dimensions are in METRES







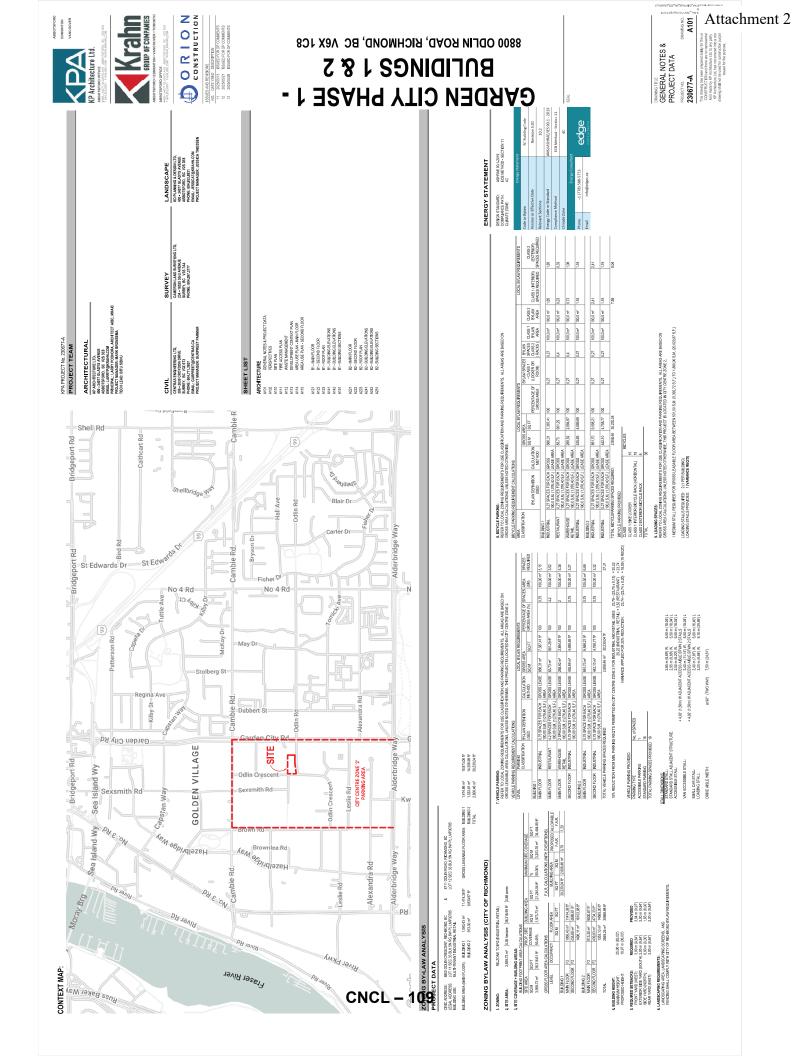
RZ 24-014551

CNCL - 108

Original date: 06/13/24

Revision Date:

Note: Dimensions are in METRES



8800 ODLIN ROAD, RICHMOND, BC V6X 1C8

BULIDINGS 1 & 2 GARDEN CITY PHASE 1







SOUTH WEST PERSPECTIVE - BUILDING 2



8800 ODFIN ROAD, RICHMOND, BC V6X 1C8

GARDEN CITY PHASE 1.8 2
8800 ODI IN BOAD BICHMOND BG VEX 1C8





BUILDING 1 AREA USE CALCULATIONS	KEA USE	CALCULA	LIONS
AREA CLASSIFICATION	AREA (m²)	AREA (RF)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR			
LIGHT INDUSTRIAL	686,32 m²	7,387,45 FP	45.87%
RESTAURANT	93.73 m²	901.29 ft*	5,50%
ANCILLARY OFFICE / RETAIL	288.92 m²	2,894,68 FP	17.98%
SECOND FLOOR			
JIGHT INDUSTRIAL	435.69 m²	4,689,62 ff	29.12%
BUILDING 2 AREA USE CALCULATIONS	REA USE	CALCULA	TIONS
AREA CLASSIFICATION	AREA (m²)	AREA (RF)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR			
LIGHT INDUSTRIAL	605.72 m²	6,519,89 FP	44.76%
ANCILLARY OFFICE	285,95 m²	3,077,98 IF	21.15%
SECOND FLOOR			
LIGHT INDUSTRIAL	431.12 m²	4,734,33 HP	32.50%

AREA USE PLAN - MAIN FLOOR EPOER DEANNON EPOERT NO. EPOENTNON A11

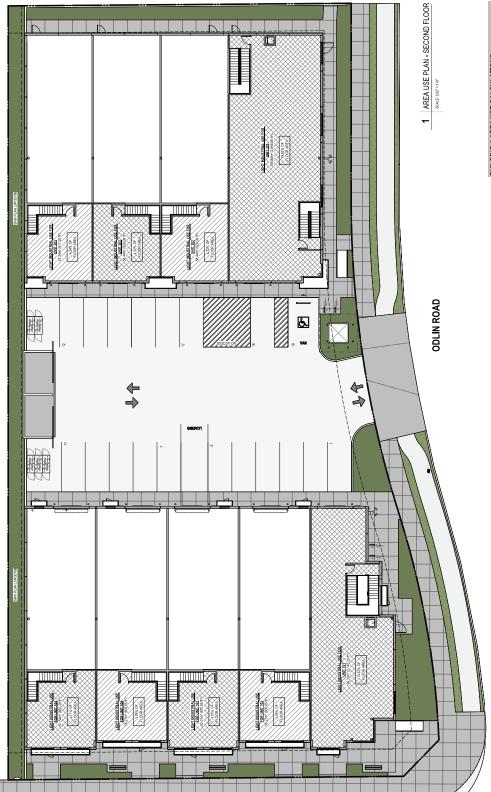
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ORION CONSTRUCTION



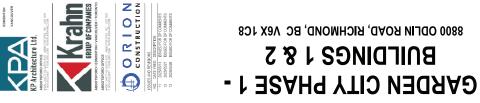
AREA CLASSIFICATION AREA (m²)	1000	BUILDING I AREA USE CALCULATIONS	IONS
	í.	AREA (IP)	PERCENTAGE OF TOTAL FLOOR AREA
MAIN FLOOR			
LIGHT INDUSTRIAL 888.32 m²	,EII	7,387,45 RP	45.87%
RESTAURANT 83.73 m²	m ²	901.29 ft²	909'9
ANCILLARY OFFICE / 288.92 m² RETAL	'E	2,894,68 R*	17,36%
SECOND FLOOR			
LIGHT INDUSTRIAL 425.69 m²	am.	4,689.62 ft²	29.12%

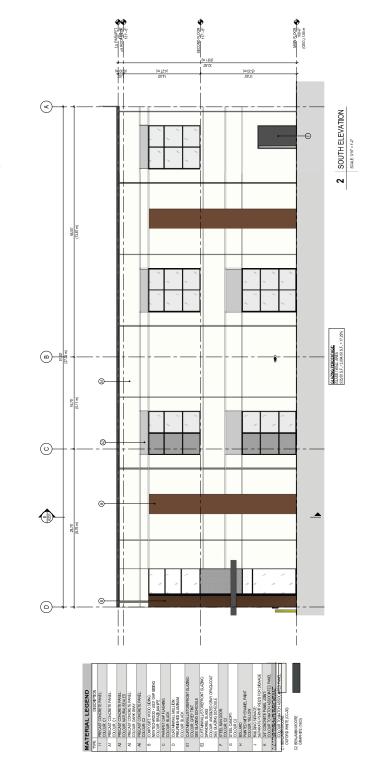
	ATIONS	PERCENTAGE OF TOTAL FLOOR AREA		%92'99*	51.13%		30,50%
	CALCULA	AREA (ft²)		6,519,89 R?	3,077,98 R*		4,734,33 ft*
	REA USE	AREA (m²)		836.72 m²	285.95 m²		431.12 m²
	BUILDING 2 AREA USE CALCULATIONS	AREA CLASSIFICATION	MAIN FLOOR	LIGHT INDUSTRIAL	ANCILLARY OFFICE	SECOND FLOOR	LIGHT INDUSTRIAL



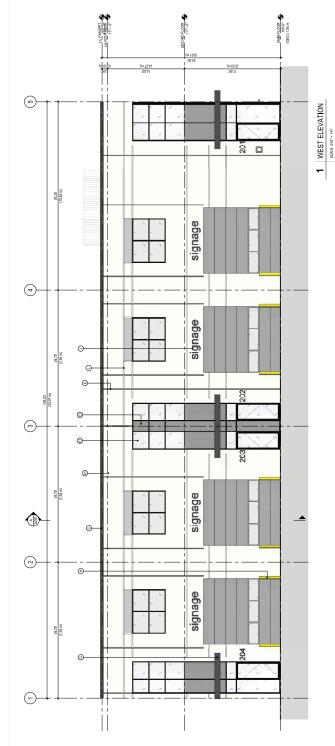
8800 ODLIN ROAD, RICHMOND, BC V6X 1C8







DRAWING TITLE
B2 - BUILDING ELEVATIONS



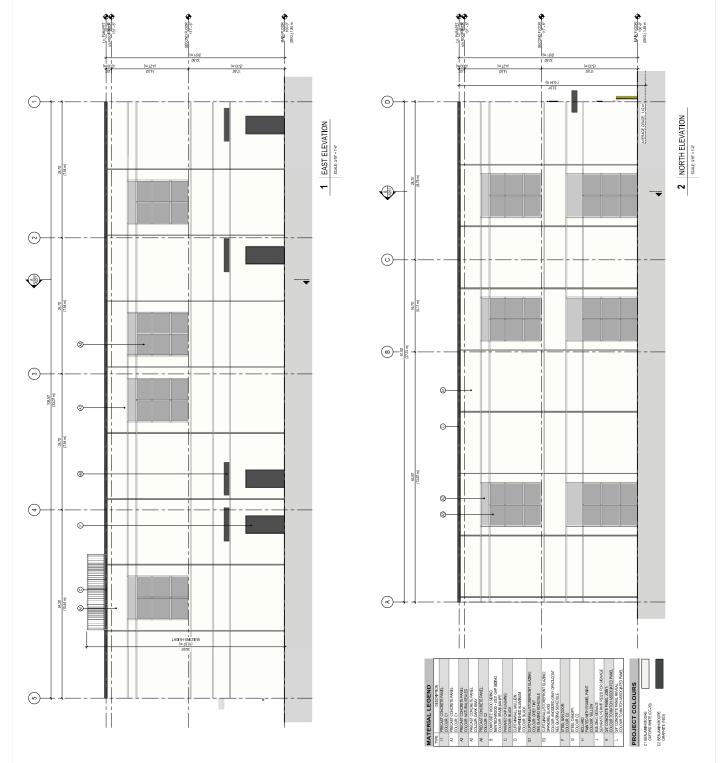
8800 ODLIN ROAD, RICHMOND, BC V6X 1C8 BUILDINGS 1 & 2

GARDEN CITY PHASE 1

DRAWING TITLE BY BUILDING ELEVATIONS









ABBOTSFORD EDMONTON VANCOUVER



Development Application Data Sheet

Development Applications Department

RZ 24-014551 Attachment 3

Address: 8800 Odlin Crescent and 8711 Odlin Road

Applicant: Orion Construction

Planning Area(s): City Centre – Aberdeen Village

	Existing	Proposed	
Owner:	Triple One Investment Ltd.	No Change	
Site Size (m²):	3,559.73 m ² (38,316.59 ft ²)	No Change	
Land Uses:	Single-family residential and vacant	Light Industrial and Limited Retail	
OCP Designation:	Mixed Employment	No Change	
CCAP Designation:	General Urban T4 (25 m) Industrial Reserve: Limited Commercial Pedestrian-Oriented Retail Precincts – Secondary Retail Streets & Linkages		
Zoning:	Single Detached (RS1/E)	Industrial Retail (IR2)	

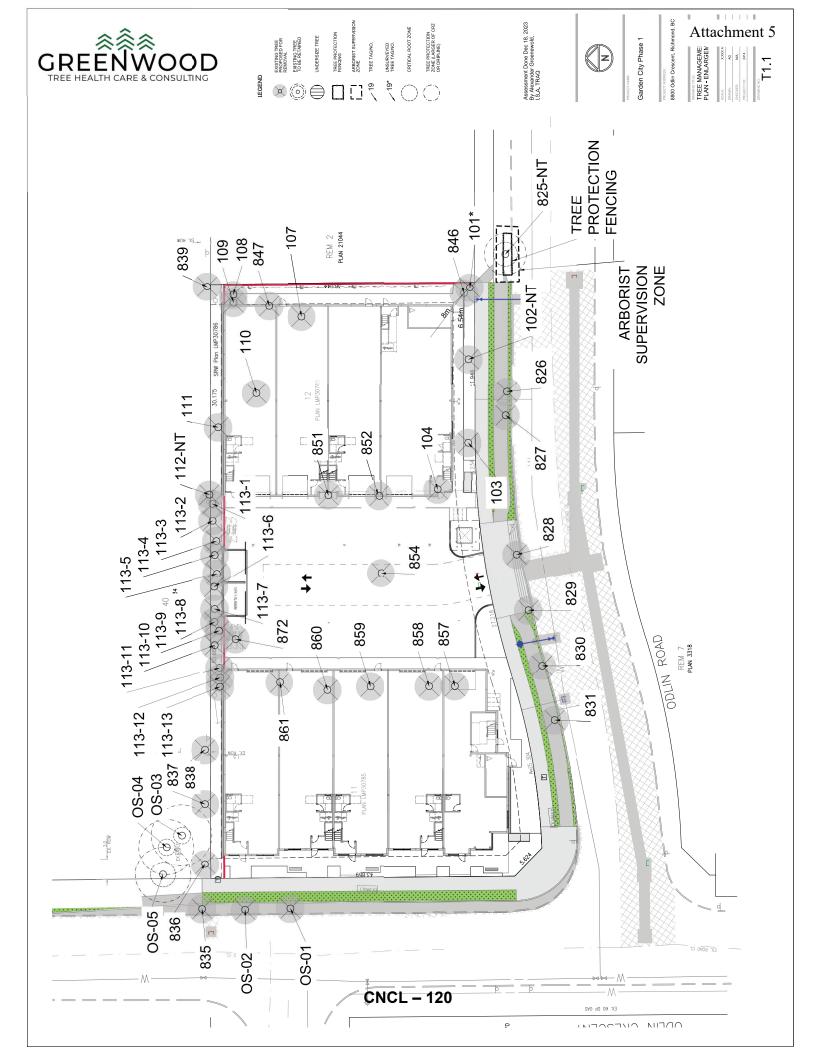
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance	
Floor Area Ratio:	Max. 1.2	0.79	none permitted	
Buildable Floor Area (m²):*	Max. 4,271.68 m² (45,979.91 ft²)	2,810.97 m² (30,257.00 ft²)	none permitted	
Lot Coverage (% of lot area):	Building: Max. 90%	Building: 55%	none	
Lot Size:	2,400 m²	3,559.73 m²	none	
Setbacks (m):	Front (West): Min. 3.0 m Rear (East): Min. 3.0 m Side (North): 0 m Exterior Side (South): Min. 3.0 m	m Rear (East): 3.0 m none Side (North): 1.5 m		
Height (m):	25 m	10.97 m	none	
Bicycle Parking:	Class 1: 8 Class 2: 8	Class 1: 28 Class 2: 8	none	
Off-street Parking Spaces (Regular):	With TDMs 19	With TDMs 19 (including 1 accessible)	none	
Accessible Parking	Min. 2% (1)	1	none	
Loading Space	2 medium	1 medium	Variance Requested	

^{*} Preliminary estimate; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond Attachment 4

Specific Land Use Map: Aberdeen Village (2031) 2019/05/21 Pedestrian Bridge for Museum and Visual and to Sea Island Performing Arts Centre **Location &** Configuration to be determined CAMBIE RD Dinsmore Bridge / ALDERBRIDGE WA Subject Site 90m 295ft 200 300 400 0 50100 Meters Non-Motorized Boating General Urban T4 (25m) **Proposed Streets** & Recreation Water Area Marina (Residential Pedestrian-Oriented Urban Centre T5 (35m) Prohibited) Retail Precincts-High Street & Linkages Urban Centre T5 (25m) Village Centre Bonus Pedestrian-Oriented Location where site specific Institution Retail Precincts-Secondary maximum building heights apply: Retail Streets & Linkages Pedestrian Linkages (33m)Richmond Arts District Waterfront Dyke Trail Park Canada Line Station Transit Plaza Park-Configuration & location to be determined Village Centre: No.3 Road & Cambie Road Intersection

Bylaw 10020 Maximum building height may be subject to established Airport Zoning Regulations in certain areas. 2019/05/21





Rezoning Considerations

File No.: RZ 24-014551

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8800 Odlin Crescent and 8711 Odlin Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10676, the developer is required to complete the following:

- 1. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 2. (Site Disclosure) Provide confirmation from the Climate and Environment Division that the site is clear of Schedule 2 activities or provide the required correspondence from the Ministry of Environment and Climate Change Strategy (e.g. a determination that the site is not contaminated, a release notice, a Certificate of Compliance, or a Voluntary Remediation Agreement from the MOE) that allows the City to approve the rezoning application. If any land dedication is required, the applicant is required to submit sufficient information and/or other assurances, to the satisfaction to the City, to support the City's acceptance of the dedicated land.
- 3. **(Lot Consolidation)** Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
- 4. (Road Function and Dedication) Submission of a functional road design consistent with the required frontage improvements and ultimate road design on Odlin Road and Odlin Crescent and any subsequent road dedication as required to achieve the required frontage improvements and ultimate road design, to the satisfaction of the Director, Transportation. Note: this may require an overlay of the proposed functional plan with the dedication plan to confirm that the required improvements can be accommodated within the dedication area. In addition, any land dedicated should be free and clear of any contamination to the City's satisfaction.
- 5. (Arborists Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 6. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 7. (City Tree Survival Security) Submission of a City Tree Survival Security to the City in the amount of \$5,000.00 for the 1 City (tag# 825-NT) trees to be retained. City tree Survival Security to be updated as needed to account for any additional City trees that can be retained.
- 8. **(City Tree Compensation)** City acceptance of the developer's voluntarily cash contribution, as determined by Parks Services, to the City's Tree Compensation Fund for the removal of nine City trees (tag# 826-831, 835, and OS-01-OS-02).
- 9. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$48,000.00 to the City's Tree Compensation Fund for the planting of (64) replacement trees within the City.
- 10. (Flood Indemnity Covenant) Registration of a flood indemnity covenant on title.
- 11. (Aircraft Noise Indemnity) Registration of an aircraft noise indemnity covenant on title.
- 12. (Industrial Reserve/Retail Precinct Restriction) Registration of a legal agreement on title identifying that the property is located in an industrial reserve area with limited retail frontage along Odlin Crescent, that no retail uses are permitted in Building 2, and that use of the property must be consistent with the Zoning Bylaw (ie. the predominant use of the property must be industrial). The legal agreement will require the owner to provide written notification of this agreement to all initial purchasers and require written acknowledgement of the same by all initial purchasers of units within the development in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of these impacts/development impositions.
- 13. (Proximity to Residential Use) Registration of a legal agreement on title for industrial development within 30 m of any residential use indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by **CNGErnalize** from penetrating into residential areas that exceed

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noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.

- 14. (City Centre Future Development Impacts) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
- 15. **(CCAP Community Planning)** City acceptance of the developer's voluntary contribution to future City community planning studies (as set out in the City Centre Area Plan) and as indicated in the table below.

	Site Area for Density Purposes (CA)	Maximum FAR	Maximum Permitted Floor Area	CCAP Community Planning Rate	Minimum Voluntary Developer Contribution
TOTAL	38,316.59 ft ² (3,559.73 m ²)	1.2	45,979.91 ft ² (4,271.66 m ²)	\$0.34/ft ²	\$15,633.17

Note: In the event the developer contribution is not provided (cash) within one year of the Rezoning Bylaw receiving third reading of Council (Public Hearing), the contribution rate shall be changed to the Council-approved rate in effect at the time the contribution is provided and the value of the contribution shall be changed accordingly, where the change is positive.

- 16. **(Public Art Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Commercial	\$0.56/ft ²	3,675.76 ft ² (341.48 m ²)	\$2,058.43
Industrial	\$0.31/ft ²	42,304.15 ft ² (3,930.18 m ²)	\$13,114.29
Total	-	45,979.91 ft ² (4,271.66 m ²)	\$15,172.72

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Prince Index (All Items) Vancouver yearly quarter-to-quarter change, where the change is positive.
- 17. **(Parking/TDM)** Provision of on-site parking and loading facilities to the satisfaction of the Director, Transportation, including the submission of a Transportation Demand Management (TDM) measures package, parking plan, and Transportation Impact Assessment or Traffic Memo. Register legal agreement on Title to secure TDM measures (e.g. enhanced bicycle facilities, transit pass program, EV charging stations, etc.) as approved by the Director, Transportation.
- 18. (Medium Sized Loading Space) Registration of a restrictive covenant on Title requiring a loading management plan and ensuring shared use of the medium sized loading space so that it cannot be assigned to a specific unit.
- 19. (Sustainability measures energy & water conservation, solar predicting, and wall assembly) Registration of a legal agreement on Title ensuring all units provide the following sustainability measures, to the satisfaction of the Director, Building Approvals:
 - a) Energy reducing light sensors for building interior lighting
 - b) Water conservation features including water conserving plumbing fixtures, high efficiency irrigation, and high efficiency rain meter irrigation

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- c) Pre-ducting for solar photovoltaic or other alternative energy system
- d) Fully insulated exterior wall panels

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- 20. **(DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) A City Centre DEU Bylaw, which applies to the subject site, has been adopted by Council and was adopted prior to the issuance of any development permit for the subject site; however, no building permit will be issued for a building on the subject site unless:
 - (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - (2) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU;
 - (3) The owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (4) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - (1) the building is connected to the DEU;
 - (2) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (3) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - e) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - (2) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for installing and constructing DEU infrastructure and supplying DEU services to the building, registered prior to any subdivision of the subject site (including Air Space parcel subdivision and strata plan filing).
- 21. (Fees Notices) Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. **(Landscape Plan)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should include 6 required replacement trees with the following minimum size:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
6	8 cm		4 m

If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. (Energy Efficiency Report) Submission of an energy efficiency report and recommendations prepared by a Registered Professional which demonstrates how the proposed construction will meet or exceed the required industrial/retail energy efficiency standards (NECB 2020 or ASHRAE90.1-2019), in compliance with the City's Official Community Plan.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

a) Water Works:

- (1) Using the OCP Model, there is 627 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.
- (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- (3) At Developer's cost, the City will:
 - (a) Cut and cap existing water service connections and remove associated water meter.
 - (b) Install a new water service connection off of the existing water main at the Odlin Road frontage complete with water meter as per City specifications to service the site. The size and location of the required water service connection shall be finalized through the servicing agreement design process.
 - (c) Complete all tie-ins for the proposed works to existing City infrastructure.

b) Storm Sewer Works:

- (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- (2) At Developer's cost, the City will: **CNCL 124**

- (a) Cut and cap all existing storm service connections to the development site and remove associated inspection chambers.
- (b) Fill as per MMCD then abandon the existing storm service leads.
- (c) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site and tie-in to the existing manhole (STMH5706) located at the Odlin Rd frontage. The size and location of the required storm service connection shall be finalized through the servicing agreement design process.
- (d) Complete all tie-ins for the proposed works to existing City infrastructure.

c) Sanitary Sewer Works:

- (1) At Developer's cost, the Developer is required to:
 - (a) Not encroach in the existing City sanitary rights of ways along the north property lines of the development site.
 - (b) Install 200mm diameter sanitary sewers at Odlin Rd frontage, approximately 100 meters in length. The extent of the required sanitary sewers shall be from the east property line of 8711 Odlin Rd to the existing sanitary main at Odlin Cr. Manholes are required at the high end, at the junctions and at the tie-in to the existing sanitary main at Odlin Cr.
 - (c) Install a new sanitary service connection complete with inspection chamber as per City specifications for the proposed site and tie-in to the new sanitary sewers at Odlin Rd. The location and details of the service connection shall be finalized via the servicing agreement design review.
- (2) At Developer's cost, the City will:
 - (a) Cut and cap all existing sanitary service connections and remove associated inspection chamber. Retain inspection chamber (SIC4289) at the northeast corner of the development site.
 - (b) Complete all tie-ins for the proposed works to existing City infrastructure.

d) Street Lighting:

- (1) At Developer's cost, the Developer is required to:
 - (a) Review street lighting levels along all road and lane frontages, and upgrade as required.

e) Transportation:

- (1) At Developer's cost, the Developer is required to construct the following along the full frontage of the subject site:
 - (a) Odlin Road (from north to south), starting at the property's south property line:
 - (i) 2.0 m wide sidewalk + 0.8 m wide buffer strip + 2.0 m wide bicycle lane OR 4.8 m wide multiuse pathway;
 - (ii) Boulevard to connect to existing curb, to be left in place.
 - (iii) Odlin Rd realignment: the exact alignment to be confirmed through functional road plan and TIA.
 - (b) Odlin CR (from east to west), starting at the property's west property line:
 - (i) 2.0 m wide sidewalk
 - (ii) Minimum 1.5 m wide boulevard;
 - (iii) 0.15 m curb and gutter;
 - (iv) 3m wide parking lane
 - (v) 3.2 m travel lane;
 - (vi) Centreline of roadway.
 - (c) The exact land dedication to be confirmed through functional road plan and the TIA.
 - (d) The new frontage improvements are to be transitioned to meet the existing treatments to the east and north of the site.
 - (e) Intersection upgrade requirements to be reviewed upon applicant providing a TIA.
 - (f) Roads DCC credit may be eligible (TBC)
- (2) At Developer's cost, the Developer is **Challed** to 1:25

(a) Permanently close the existing driveways along Odlin Road and Odlin Crescent and reinstate the frontage works as specified above.

f) General Items:

- (1) At Developer's cost, the Developer is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (iii) To underground overhead service lines.
 - (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT 4.0 x 5.0 m
 - BC Hydro LPT − 3.5 x 3.5 m
 - Street light kiosk 1.5 x 1.5 m
 - Traffic signal kiosk 2.0 x 1.5 m
 - Traffic signal UPS 1.0 x 1.0 m
 - Shaw cable kiosk 1.0 x 1.0 m
 - Telus FDH cabinet 1.1 x 1.0 m
 - (d) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing sanitary sewers along the north property line of the proposed site and provide mitigation recommendations.
 - (e) Provide a video inspection report of the existing sanitary line along the north property line of the proposed site prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing sanitary lines and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, dewatering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - (f) Conduct pre- and post-preload elevation surveys of all surrounding roads, sanitary lines, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - (g) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - (h) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the

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- sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- (i) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (j) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (i) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (ii) Pipe sizes, material and slopes.
 - (iii) Location of manholes and fire hydrants.
 - (iv) Road grades, high points and low points.
 - (v) Alignment of ultimate and interim curbs.
 - (vi) Proposed street lights design.
- (k) Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a <u>Phased Strata Subdivision Application</u> is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months **GNOL** the **127** cted occupancy of development.

Initial:			

- If the development intends to create one or more air space parcels, an <u>Air Space Parcel Subdivision Application</u> is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed	 Date	



Richmond Zoning Bylaw 8500 Amendment Bylaw 10676 (RZ 24-014551) 8800 Odlin Crescent and 8711 Odlin Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "INDUSTRIAL RETAIL (IR2)".

P.I.D. 023-597-097

Lot 11 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP30785

P.I.D. 023-597-101

Lot 12 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP30785

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10676".

FIRST READING	CITY OF RICHMOND
PUBLIC HEARING	APPROVED by
SECOND READING	APPROVED
THIRD READING	by Director or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



Report to Committee

To:

Planning Committee

Director, City Clerk's Office

Claudia Jesson

Date:

File:

June 3, 2025

12-8060-01/2025-Vol

01

From:

Re:

Abandonment of Unadopted Bylaws

Staff Recommendation

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled "Abandonment of Unadopted Bylaws" dated June 3, 2025, from the Director, City Clerk's Office, be abandoned.

Claudia Jesson

Director, City Clerk's Office

(604-276-4006)

Att. 1

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

Staff Report

Origin

Council Policy No. 5017 states that the City Clerk may bring forward to Council any Zoning or Official Community Plan (OCP) Amendment Bylaw, where one year or more has elapsed from the conclusion of the relevant Public Hearing, with a recommendation either to abandon the bylaw, to require another Public Hearing, or another recommendation if warranted.

The last time Council considered a report requesting the abandonment of unadopted bylaws was March 11, 2024. As a housekeeping matter to clean up the files, staff have reviewed unadopted bylaws and their associated land use applications to identify those projects that have either been withdrawn at the applicant's request or closed by City staff due to inactivity. Based on this review, this report presents six (6) unadopted bylaws for abandonment.

Not included in this report are bylaws for which more than one year has passed since a Public Hearing, and the applicant is continuing to take active steps to addressing the rezoning considerations. Staff do not recommend abandoning such bylaws at this time.

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

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

4.2 Seek improvements and efficiencies in all aspects of City business.

Analysis

Upon reviewing the OCP and Zoning Bylaw amendments which have been granted first reading or advanced to a Public Hearing but have not yet been adopted, Development Applications staff have identified five (5) applications (Attachment 1) that have been withdrawn by the respective applicants, or closed and the files are no longer active.

One application (RZ 02-213318) had an associated OCP amendment bylaw — Bylaw 7913, which did not proceed to Public Hearing, and as a result was not subject to Council OCP policies. Furthermore, this particular OCP bylaw and the associated rezoning Bylaw 7914 was identified separately through additional review of land use bylaws that had received any reading. The application was withdrawn and closed, and as such, staff recommend that these bylaws be abandoned at this time.

Another application (RZ 11-562552), was closed as the amendment was no longer required as a result of the property having been rezoned in June of 2024 to permit Small-Scale Multi-Unit Housing in accordance with the Province's Bill 44. A table listing these bylaws and their relevant details is provided in Attachment 1.

Financial Impact

None.

Conclusion

Staff recommend that the noted unadopted bylaws identified in Attachment 1, which have been either closed or withdrawn by the applicants be abandoned.

Evangel Biason

Evangel Biason

Manager, Legislative Services

(604-276-4098)

Joshua Reis

Director, Development

(604-247-4625)

EB/JDR:

Att. 1: List of Bylaws to be Abandoned

List of Bylaws to be Abandoned – 2025

Bylaw No	File No	Bylaw Title	First Reading	Public Hearing Date	Status of Other Development	Reason for Action Taken	Bylaw Action Recommend ation
7913	RZ 02- 213318	OCP – 10060 No 5	Jun 13/05	Public Hearing Deferred	RZ Withdrawn	Withdrawn by applicant	This bylaw should be abandoned
7914	RZ 02- 213318	RZ – 10060 No 5	Jun 13/05	Public Hearing Deferred	OCP Withdrawn	Withdrawn by applicant	This bylaw should be abandoned
8794	RZ 11- 562552	RZ – 140 Wellingon Cres. Coach House (ZS20) - Burkeville	Dec 19/11	Jan 16/12		Closed - Replaced by RSM as a result of Bill 44	This bylaw should be abandoned
9762	RZ 13- 638387	RZ – 7151 No 2 Road	Oct 23/17	Nov 20/17		Closed due to inactivity	This bylaw should be abandoned
9857	RZ 17- 775098	RZ -11951 Woodhead Road	Oct 22/18	Nov 19/18		Withdrawn by applicant	This bylaw should be abandoned
10065	RZ 18- 808220	RZ - 8131 and 8151 Bennett	Oct 28/19	Nov18/19		Withdrawn by applicant	This bylaw should be abandoned



Report to Committee

To:

Public Works and Transportation Committee

Date:

May 6, 2025

01

From:

Suzanne Bycraft

File:

10-6370-01/2025-Vol

Re:

Youth Climate Corps BC

Director, Public Works Operations

Staff Recommendations

- 1. That a partnership with the Youth Climate Corps BC as outlined in the staff report titled "Youth Climate Corps BC" dated May 6, 2025 from the Director, Public Works Operations, be approved subject to funding, and the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute the agreement and all related documentation with Youth Climate Corps BC.
- 2. The six-month pilot program and total cost of \$85,000 be considered as part of the 2026 budget process with funding from the General Solid Waste and Recycling Provision.

Suzanne Bycraft

Director, Public Works Operations

(604-233-3338)

Att. 2

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Finance Department Community Social Development Human Resources Parks Services Climate & Environment	\ \ \ \ \ \ \ \ \	Wolland Zwaaz			
SENIOR STAFF REPORT REVIEW	Initials:	APPROVED BY CAO			

Staff Report

Origin

This report responds to the referral from Public Works and Transportation Committee on October 16, 2024 "that staff explore a working agreement with Youth Climate Corps British Columbia (YCCBC) and report back."

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.

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

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

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

- 5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.
- 5.3 Encourage waste reduction and sustainable choices in the City and community.

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

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

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

This report supports the City of Richmond Youth Strategy 2022-2032 Strategic Priority 4: Opportunity:

- 4.4 Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.
- 4.10 Involve youth in advancing City initiatives such as sustainability and climate-action projects.

Analysis

Background

Established in 2020, Youth Climate Corps BC (YCCBC) is a non-profit organization empowering youth (ages 17-30) to take action to address the climate crisis. YCCBC provides a liveable wage and training to young people to encourage them to engage in their communities, gain hands-on experience in climate-based jobs while building leadership mindsets around climate resiliency. Partnerships with YCCBC typically run five to six months and in that time communities can leverage the program to engage in projects that advance climate action on initiatives that typically fall outside of core mandates or service levels yet are important to advance the climate agenda. YCCBC have served over 80 youth totalling 7,000 working days in nine rural, urban and indigenous communities since 2020. Of this, seventy-five percent of the youth that complete a YCCBC program continue in "green jobs".

In 2024, as a part of the Provincial Government budget, YCCBC received \$3 million in funding to expand its program and to work with local governments and First Nation communities on initiatives related to energy efficiency, community engagement, education, ecosystem restoration, youth leadership, local food security and forest fire mitigation.

Partnership Overview

YCCBC and the partner municipality collaborate to hire a cohort of five to six young people consisting of a Program Lead and a team of crewmembers. Youth hired under the program will be staff of YCCBC and not that of the City. For the division of municipality and YCCBC responsibilities please see Table 1 below.

Table 1: Division of Roles in Partnership

Responsibility	Municipality Role	YCCBC Role
Program funding	Contributes to program budget	Matches City's contribution
Hiring	Oversees job postings,	Advertises job posting, interviews
	participates in interview,	and hires with City's input
	approves hires	
Program planning	Provides work plan	Program Lead enacts work plan
Day-to-day program	City oversees	Program Lead coordinates crew
operation		
Payroll	n/a	Tracks hours and issues payment
		(including percentages in lieu of
		benefits)
Insurance	n/a	Provides insurance
Safety training	Identifies training needed	Provides safety training
Workspace	Provides workspace as needed	n/a
Workstations and	Provides equipment as needed	n/a
supplies		
Transportation to job	Provides transportation as	n/a
sites	needed	

The total budget for a YCCBC program operating for six months can range from \$130,000 to \$227,000, with the municipal contribution to YCCBC ranging from \$50,000 to \$65,000. YCCBC matches the City's financial contribution through corporate, utility and/or government grants and in many instances have raised additional funds exceeding the match. Staff note that beyond the initial contribution to YCCBC to develop the program, an estimated additional cost of \$20,000 may be required from the City to appropriately cover operational and resource needs such as but not limited to supplies, IT hardware and vehicles. Indirect costs include the coordination and effort from staff to determine work scope, oversee implementation and program execution.

Jurisdictional Review

Staff engaged with four municipalities who have partnered with YCCBC including City of Kamloops, City of Courtenay, City of Vernon, and District of Squamish, to gain an understanding from the municipal perspective. A partnership agreement requires municipal funding and providing projects to the program's scope of work.

Some of the projects other municipalities have supported through the YCCBC program include education and outreach at public events, climate friendly homes tours and bike valet. Staff identified potential benefits in having multiple types of work available through the program, such as physical, policy and outreach. This mix of work will provide the youth engaged in the program a diverse look at the various types of municipal work related to climate-action, and the various skills and experiences needed to be successful within future roles. Attachment 1 provides an overview of partnership projects undertaken between YCCBC and other cities.

Program Opportunities for Richmond

The YCCBC program is specifically targeted to Richmond youth, providing them with paid, hands-on experience in climate-related work. This initiative supports youth employment and engagement while advancing community-based climate action. Staff have identified several projects from Environmental Programs, Climate and Environment, Roads and Construction, Water Services and Parks Services that align with the YCCBC mandate including residential and public spaces waste audits, waterway markings and public engagement. A complete list of potential YCCBC projects can be found in Attachment 2.

These projects align with Council's Strategic Goals for youth engagement and climate action as well as other City strategies such as the *Richmond Circular City Strategy*, *Climate Energy and Emissions Plan* and *Youth Strategy 2022-2032* (the Strategy).

Alignment with the Green Ambassadors Program

The Green Ambassadors (GA) Program is a City of Richmond youth volunteer program comprised of mainly secondary school students (ages 13 to 18). The GA Program provides many benefits for youth in the community and further supports the Strategy as outlined in the staff report that went to Public Works and Transportation Committee on October 16, 2024, titled "Green Ambassadors Program Update".

As the City would be involved in the YCCBC crew hiring process, consideration could be given to current and former Green Ambassadors. In addition to providing an opportunity to help bridge

Green Ambassadors into "green jobs", a YCCBC partnership would align and support several aspects within the Strategy.

Proposed Approach

The YCCBC program presents the opportunity to support development of jobs for youth while creating awareness, through action, of the importance of creating climate resiliency. The program aligns with and supports multiple strategic priorities, including the City's long-standing Green Ambassador program. Given these considerations, staff recommend partnering with YCCBC on a pilot basis

If supported, staff will initiate discussions with YCCBC and establish a formal partnership agreement. Through this process, staff will work with all impacted parties to finalize proposed projects from the list provided in Attachment 2, ensuring selected projects address community needs, departmental priorities and are outside of regular union staff duties. The unions would be informed of the City's intention prior to program launch.

As the proposed projects are primarily outdoor in nature it is recommended that the YCCBC program launch in April 2026 to ensure optimal youth uptake and outcome for the projects.

Initial costs for the development of the pilot program are estimated at \$130,000, with the City contribution estimated at \$65,000. The total funding requirement by the City is estimated at \$85,000, inclusive of additional costs that fall to the City. A breakdown of estimated costs is shown in Table 2 below:

Table 2: Estimated City Funding Requirement

Funding	Expenses	Cost
City of Richmond, matched by	Wages to YCCBC program	\$65,000
YCCBC	participants including	
	vacation/benefits in lieu,	
	administrative costs, training	
City borne expenses	Supplies, IT hardware, and	\$20,000
	vehicles	
	Total Funding Requirement	\$85,000

Upon conclusion of the six-month pilot program, staff will report back to Council with outcomes and recommendations.

Financial Impact

Should Council approve a pilot program to enter into an agreement with YCCBC, \$65,000 funding would be contributed to YCCBC with their matching funds providing a total of \$130,000 in funding to hire Richmond youth for climate initiatives within the City. In addition, \$20,000 would be required to develop and implement the pilot program. If approved, the total City cost of \$85,000 will be considered as part of the 2026 budget process with funding proposed from the General Solid Waste and Recycling Provision, for no net impact to utility rates.

While costs will not be incurred until 2026, an approval of the pilot program is required at this time in order to enter into an agreement and undertake the necessary coordination measures for implementation in April 2026. The terms of the agreement with YCCBC will be subject to Council funding approval. Funding will not be required until 2026 and will be included as a budget request for next year.

Conclusion

This report presents details on the Youth Climate Corps BC and a summary of feedback received from municipalities that have partnered with the organization. Staff recommend engaging with YCCBC in a formal partnership agreement, development of a six-month pilot program and associated work plans, leading to the official launch of the pilot program in spring 2026.

Kristina Grozdanich

Manager, Recycling and Waste Recovery

(604-244-1280)

KG:

Att. 1: Examples of Municipal Work Plans

Att. 2: Proposed Projects

Attachment 1

Examples of Municipal Work Plans

Community	Program Length/Hours	Projects
City of Vernon	5 months, full-time hours	Outreach at community events Go By Bike Week Bike valet
City of Kamloops	5 months, combination part-time/full-time hours	Climate Friendly Homes Bike Valet Outreach and engagement at public events
District of Squamish	6 months, full-time hours	Climate Plan Update Energy Efficiency Environmental Education Zero Waste Events
City of Courtenay	5 months, combination part-time/full-time hours	Climate friendly homes program Home energy navigator program Public outreach for air quality and rainwater management Fire Smart wildfire mitigation

Attachment 2

Proposed Projects

Project	Reporting to	Working location	Operational needs
Residential waste audits	Environmental Programs	In the community conducting audits	Vehicle, device, camera
Public spaces audit	Environmental Programs	In the community	Vehicle, device, space to complete audit
Fish waterway markers	Roads and Construction	In the community	Vehicle, supplies
Water services public engagement	Water Services	At public events in Richmond	Vehicle
Mechanical removal of invasive species	Parks Services, Roads and Construction, Climate and Environment	Throughout Richmond	Vehicle, protective gear



Report to Committee

To: Public Works and Transportation Committee Date: May 29, 2025

From: Lloyd Bie, P.Eng. File: 10-6450-17-01/2025-

Director, Transportation Vol 01

Re: Commemorative Crosswalk to Honour Veterans

Staff Recommendation

That the commemorative crosswalk design, as described in the staff report titled "Commemorative Crosswalk to Honour Veterans" dated May 29, 2025, from the Director, Transportation, be installed at No. 3 Road and Anderson Road.

Lloyd Bie, P.Eng.

Director, Transportation

(604-276-4131)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Social Development Engineering Public Works Fire Rescue RCMP Arts, Culture and Heritage	고 고 고 고 고	Voeland Iwaan
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO
	SB	Seren-

Staff Report

Origin

The City received a request from Captain (Retired) Lindy MacKinnon CD, for consideration of a "Lest We Forget" specialty crosswalk on No. 3 Road.

This report responds to the request received from the Veterans.

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

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

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

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

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

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

Analysis

Background

In December 2024, the City received a request for a specialty crosswalk on No. 3 Road to honour and remember Veterans. A response to the request indicated that staff would review viable options and report back to Council with finding and recommendations in June 2025.

A specialty crosswalk is one where the design of the pavement within the crosswalk area provides artistic design features that differ from the standard crosswalk markings. A 2022, Memo to Council, outlined the approval process when considering specialty crosswalk requests. Prior to being brought forward for Council approval, the following review process of applications is undertaken:

- Design complies with technical requirements and national standards for a crosswalk.
- Design does not violate any level of government legislation or policy.
- Design is secular, non-partisan and non-political.
- Engagement with stakeholders.

Review of Other Jurisdictions

Veteran crosswalks have been installed in various communities across Canada. In British Columbia, cities that have implemented Veterans crosswalks include Ladysmith and Langford.

Proposed Location

The recommended location for a Veterans commemorative crosswalk is at the intersection of No. 3 Road and Anderson Road, replacing the existing zebra crosswalk to Richmond City Hall. This location is near the Cenotaph at City Hall and the site of the City's annual Remembrance Day ceremony and reception to honour and commemorate Veterans.

Engagement with Stakeholders

Open House

Staff held an Open House at Richmond City Hall in April 2025 with stakeholders who participated in the Richmond Remembrance Day Ceremony and Reception including the Royal Canadian Legion Branch 291, Army Navy & Air Force Veterans (ANAF), RCMP, Richmond Fire-Rescue, Richmond School District #38, Friends of Richmond Archives, 39 Brigade Service Battalion and the Army Cadets. Potential design options were presented to receive input and feedback. Based on the feedback received at the Open House, crosswalk design options were developed.

Stakeholder Survey

From April 9-28, 2025, stakeholders were surveyed to determine the level of support and obtain feedback on the commemorative crosswalk design options discussed at the Open House.

At the end of the survey period, the Royal Canadian Legion submitted their national crosswalk design as their recommendation for this project (Figure 1). The Legion's design has the maple leaf embossed over white painted stripes. This stylized maple leaf honours the service of all who stood on guard for Canada and is supported by Canadian Heritage for community use.

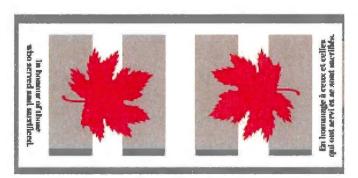


Figure 1: Royal Canadian Legion National Design

Accessibility Considerations

The City is legislated by the Accessible British Columbia Act to identify, prevent and remove barriers for individuals with all types of disabilities in the community, including individuals with sensory and cognitive disabilities. Some specialty crosswalks can result in unintended barriers for individuals with sensory and cognitive disabilities to safely navigate the built environment.

Specialty designs that employ heavy patterns and dark contrasting images/text can be less easily recognizable as a crosswalk and large areas of dark colours may also be perceived as hazards in the ground.

As part of the review process of the Veteran's crosswalk, the Richmond Accessibility Advisory Committee (RAAC) was engaged to share its accessibility perspective on the Legion's design. Through this process, the RAAC identified that the contrast between the maple leaf and the pavement treatment and the text in the walking surface may create unintended barriers for some individuals with sensory and cognitive disabilities. They suggested a number of potential design refinements that could help mitigate these issues. These included adjusting the placement of the maple leaf and reducing the contrast of the text.

Proposed Design

Although various designs were developed and discussed with stakeholders, as the maple leaf is the Legion's recommended design, staff recommend it be used for the commemorative crosswalk at No. 3 Road and Anderson Road (Figure 2).



Figure 2: Conceptual Rendering of Recommended Design

The recommended design reflects discussion with the RAAC. Modifications made to the Legion's design to incorporate accessibility considerations include shifting the maple leaf slightly off centre to provide a clear path of travel and using simple text in dark grey colour to reduce contrast. The RAAC has reviewed the design modifications and expressed support for the proposed final design. The Legion is also supportive of these modifications to increase accessibility of the national design. Staff also met with the Legion and Captain Mackinnon to discuss the Legion's design. A collaborative process resulted in the recommended design including the "Lest We Forget" text.

All stakeholders have been consulted on the recommended design and have provided positive feedback and support for its application at No. 3 Road and Anderson Road.

Financial Impact

The cost to implement the commemorative crosswalk on No. 3 Road and Anderson Road is \$20,000. The scope of work includes removal of the existing crosswalk paint, asphalt repairs, and Methyl Methacrylate (MAA) paint for the crosswalk design. The costs can be accommodated by the approved 2025 Neighbourhood Traffic Calming Program.

An Annual Operating Budget Impact (OBI) of \$3,200 starting in 2026 is anticipated. The maintenance cost reflects the heavier wear at this location due to the high traffic volumes on No. 3 Road, including frequent buses.

Staff will pursue grant opportunities for this initiative to reduce the City's share of the project.

Conclusion

As part of the community's efforts to honour and remember our Veterans, a collaborative and iterative engagement process was undertaken. Stakeholders, involved with the Remembrance Day Ceremony and Reception were consulted to design a commemorative crosswalk that reflects the values and spirit of the community.

Ultimately, the Royal Canadian Legion recommended their national commemorative crosswalk design. The proposed version also incorporates the "Lest We Forget" text of the original request made by Captain MacKinnon. The commemorative crosswalk at the No. 3 Road and Anderson Road is anticipated to be implemented this summer, in time for Remembrance Day 2025. The project honours Veterans through a commemorative crosswalk near the Cenotaph at No. 3 Road.

Sonali Hingorani, P.Eng.

Cui Injeri

Manager, Transportation Planning and New Mobility

(604-276-4049)

SH:ck



Report to Committee

To:

Public Works and Transportation Committee

Date:

June 5, 2025

From:

Lloyd Bie, P.Eng.

File:

10-6500-01/2025-Vol 01

Direct

Director, Transportation

Re:

City Centre Traffic Study - Terms of Reference

Staff Recommendation

That the terms of reference as described in the staff report titled "City Centre Traffic Study – Terms of Reference", dated June 5, 2025 from the Director, Transportation be endorsed and authorize staff to submit a project request in the amount of \$150,000 as part of the 2026 budget process.

Lloyd Bie, P.Eng.

Director, Transportation

(604-276-4131)

Att. 1

REPORT CONCURRENCE					
ROUTED TO:	Concu	RRENCE	CONCURRENCE OF GENERAL MANAGER		
RCMP	Ē		Voeland Zwaag		
SENIOR STAFF REPORT REVIEW		INITIALS:	APPROVED BY CAO		

Staff Report

Origin

At the May 21, 2025, Public Works & Transportation Committee meeting, staff received the following direction:

- (1) That staff be directed to review the north and south roads in the City Centre (roads bounded by Westminster Highway, Granville Avenue, Garden City Road and Gilbert Road) for potential alterations in speed and other measures dealing with congestion and safety, and report back; and
- (2) That staff bring forward a terms of reference for the City Centre traffic study and options to the June 2025 Public Works and Transportation Committee meeting.

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 #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

The City implements and supports several proactive mitigation initiatives to improve road safety outcomes, particularly for vulnerable road users such as pedestrians and cyclists. These initiatives can be grouped into three categories (the 3E's); Engineering, Education and Enforcement to promote safer streets in Richmond with a focus on reducing vehicle speeds.

Traffic Calming Program for Local Roads

The City's neighbourhood traffic calming and speed limit reduction program for local streets is a community and data driven process. The process includes the following steps:

- Residents request speed management measures on their local street or laneway.
- Staff conduct traffic analysis and collaborate with residents first to develop tailored traffic calming measures and/or a 30 km/h reduced speed limit.
- Residents affected by the proposed change are then surveyed to determine the level of support for the proposed traffic calming measure and/or speed reduction. Should the majority of residents in the study area agree to physical traffic calming measures, pursuant to Council Policy 7018 the preferred road alteration may be implemented.

• If majority support is not achieved, Council approval is required. Council approval of speed limit changes are also required for bylaw amendments.

Since 2022, traffic calming measures, including, speed humps, speed cushions and traffic circles, have been implemented on nine roads. Council has also approved 30 km/h posted speed limit reductions on approximately 40 lane-kilometres of local roads.

Speed and Safety Management on Major Streets

In 2023, City Council approved bylaw amendments to have a maximum posted speed limit of 50 km/h on all roads within Richmond's jurisdiction. Unlike local roads that Vision Zero recommends being 30 km/h, Vision Zero recognizes that a 50km/h speed limit on major streets like arterial roads is necessary due to the high volume of traffic these roads need to transport. In lieu of speed limit reductions, Vision Zero recommends speed mitigation measures on arterial roads such as narrower travel lanes, centre medians, closely spaced intersections that interrupt traffic flow and other design and operational measures to curb speeding. Speed humps or raised crosswalks are not recommended on arterial roads due to negative response time impacts for emergency vehicles.

Determining whether speed reduction is warranted on an arterial road involves a careful balance between maintaining mobility and improving safety. Arterial roads are typically high-capacity routes designed for through traffic, so a data-driven and context-sensitive approach is recommended.

Study Area

The study area is located within the Brighouse Village of City Centre. The roads within the study area are major urban streets and include Gilbert Road, Minoru Boulevard, No. 3 Road, Buswell Road, Cooney Road and Garden City Road bounded by Westminster Highway to the north and Granville Avenue to the south (Figure 1). The roads west of Garden City Road, within the study area, are already aligned with many of Vision Zero's recommendations to reduce speeding on major roads. The City's design standards for City Centre roads includes narrower travel lane widths, medians, closely spaced intersections and walking, cycling and transit related enhancements.

Road Classification: The roads in the study are classified as collector and arterial roads¹.

-

¹ In the City Centre, road classifications differ from citywide terms. Major Arterials are referred to as "Major Thoroughfares," Minor Arterials correspond to "Major Streets," and Collectors are equivalent to "Minor Streets" in the City Centre. Gilbert, No. 3, and Garden City are classified as Major Thoroughfares, Minoru and Cooney are Major Streets, and Buswell is classified as a Minor Street.



Figure 1: Roads within Study Area

City Centre Transportation Plan - Managing Growth

The City Centre Transportation Plan (CCTP) identifies strategies to meet the mobility needs of the rapidly growing downtown core. The objective of the CCTP is to manage vehicle congestion through an array of strategies that limits widening of streets for cars except to accommodate other travel modes such as cycling and bus only lanes. Specific mobility strategies in the City Centre include:

- Ensuring a well-connected community that provides sustainable travel options.
- Pursuing a more multi-modal approach that promotes a culture of walking, cycling and transit use to reduce the traffic burden on City Centre streets.
- Providing adequate transportation infrastructure and facilities within the City Centre for all road users, in balance with other competing needs for urban space.
- Make driving more efficient by providing operational enhancements rather than the addition of travel lanes.

The CCTP also focuses on principles of transit-oriented development and complete communities together to foster a "car-free" lifestyle as a viable option for City Centre households over time. Ideally, with more choices, it will be possible over time for residents to reduce their reliance on automobiles and thereby decrease congestion in the urban centres as a result.

Proposed Terms of Reference for Traffic Operation and Road Safety Study

This study is to develop a comprehensive set of metrics to assess road safety conditions, traffic operations performance and determine the necessity of speed reduction or operational measures on the north-south corridors within the study area. The results of the traffic study will identify measures to improve safety for all road users, including pedestrians, cyclists, and motorists, by using technical evidence to identify any changes to optimize safety and efficiency of the transportation network.

Scope of Work

The scope of the study includes but is not limited to:

Data Collection

- o Obtain historical ICBC crash data (minimum of 3 years) and crash reports.
- Conduct speed surveys to determine operating speeds (85th percentile and average speeds).
- o Collect traffic (vehicles, buses, trucks, pedestrians and cyclists) volume data.
- Analyze road geometry, signage, traffic operations, travel times, delay, existing speed limits and collision data.
- o Identify land use and areas with high vulnerable road user activity (e.g., schools, hospitals, parks, commercial areas, transit stops/stations).

Site Assessment

- Map and photograph surveyed locations.
- Conduct field observations to identify risk factors, especially for vulnerable road users.
- Transportation System performance (intersection, lane configuration, capacity analysis). Identification of existing problems (delays, vehicle storage, conflicts, potential traffic safety issues, etc.).
- o Identify transit service, cycling routes and pedestrian facilities.

Safety Analysis

- O Determine crash patterns and contributing factors (speed, lighting, road geometry, temporal/seasonal, driver behaviour, etc.).
- o Compare measured speeds with posted limits and safe speed recommendations.
- Assess existing road conditions: geometry, operations and functionality for speed mitigation and/or speed reduction intervention.
- O Key Metrics and Thresholds for Speed Reduction Develop a detailed safety performance metrics checklist for each road within the traffic study area based on the metrics provided in Attachment 1. The assessment will help to identify any safety or operational concerns, contributing causes and potential mitigation measures based on the specific characteristics of each road.
- O Analyze road capacity and operational impacts of reducing speed limits on the roads within the study area (30 km/h or 40 km/h) and quantify the safety benefits to pedestrians. Consideration of enforcement resource impacts and strategies to use automated enforcement should also be assessed.

Road Capacity Analysis

 Perform intersection capacity analysis including turning vehicle storage space (queuing), volume to capacity ratio and delay analysis to determine points of congestion, as well as pedestrian counts and movements at the intersections.

Other Modes

 Review pedestrian, cycling and transit facilities and connectivity and identification of recommended improvements to promote alternate modes and reduce personal vehicle dependency.

Stakeholder Engagement

Consult with the community to gather feedback on any proposed speed limit reductions
using a Let's Talk Richmond Survey, in-person open houses. Stakeholder meetings will
also be held, including HUB Cycling, Richmond School District No. 38, Vancouver
Coastal Health, Richmond Accessibility Advisory Committee, Richmond RCMP,
Richmond Fire-Rescue, and TransLink.

Deliverables

- Initiation Report (including methodology and work plan).
- Interim Report (with preliminary findings, initial screening and road risk/intersection performance profiles).
- Final Report including:
 - o Analysis, findings, and conclusions.
 - GIS-based mapping of high-risk zones.
 - Speed management recommendations.
 - Traffic operations recommendations.
 - o Prioritized action plan for study area.
 - o Develop general criteria for speed reduction consideration on non-local roads.

Timeline

The City Centre traffic study is anticipated to take five months to complete following a procurement process to select an external consultant. This includes time for the stakeholder engagement phase. Staff anticipate providing the results of the traffic study for Council consideration in Q3 2026.

Financial Impact

The anticipated costs for the scope of work is \$150,000. If endorsed by Council, the study will be included in the 2026 budget process.

Conclusion

In response to the referral, staff have developed a terms of reference for a traffic study to conduct a comprehensive road safety assessment and traffic operational analysis of sections of north-south roads in City Centre. The study will focus on identifying locations where speed management measures, including speed limit reduction, could be considered based on predefined safety metrics and thresholds.

The goal of the project is to develop an implementation plan of any road operational changes and road safety measures that enhance efficiency and safety for all road users, including pedestrians, cyclists, and motorists, by using evidence-based decision-making.

Sonali Hingorani, P. Eng.

buifnjer-

Manager, Transportation Planning and New Mobility

(604-276-4049)

SH:ck

Att.1: Traffic Operations and Road Safety Performance Metrics Framework

Traffic Operations and Road Safety Performance Metrics Framework

	Metrics	Collector Roads: (Buswell	Art	erial	Existing Conditions	Assessment Details
		Road)	Minor: (Minoru Boulevard, Cooney Road)	Major: Gilbert Road, No. 3 Road, Garden City Road)		
Typical Road Geometry	Typical City Centre Travel Lane Width (m)	3	3.2	25 m		
	Typical Number of Lanes Preferred Curb	2-4	2-4	4		
	Return Radii (m)	5.5 – 7.0	5.5	- 9.0		
	Physical Traffic Calming Features	Typically not considered	Not desired	Not desired		
	Minimum intersection spacing (m)	60	200	400		
	On-street parking	Few restrictions other than peak hour	Peak hour restrictions	Prohibited or peak hour restrictions		
	Does Existing Road Geometry Support Reducing Posted Speed Limit?					
Assessment of Traffic Operations	Existing Speed Limit (km/h)	50	50	50		
	Is 85 th percentile speed in compliance (>10 km/h of posted speed limit)					
	Collision Data: Collision Frequency - (Above 25 collisions per year per intersection)					
	Collision Severity - (Number of fatalities or serious injury in past5 years).					
	Collisions involving Cyclists and Pedestrians (number of collisions, including fatalities					

	and serous injury)				
	Percent of				
	collisions due to				
	speeding and any				
	identified collision				
	patterns				
	If road changes				
	have been made	:			
	within study				
	period, compare				
	before and after				
	safety results				
	Collisions related				
	to season and				
	other temporal characteristics.				
	Vehicle Mix			Mixed	
	(passenger cars,	Typically		Traffic with	
	trucks, buses,	passenger	Mixed	higher bus	
	cyclists, etc.).	cars	Traffic	and truck	
	-, =,,=,=,			proportions	
	Protected Cycling	Sidewalk:			
	and Walking	Both sides	Cidoviella D	ath aides with	
	Facility or Shared	with		oth sides with evard	
	with Traffic	boulevard		facilities	
		Cycling:		dered	
		facilities	001131	dered	
		considered			
	Transit Service			I	
	Fire Response				
	Route				
	Considerations Traffic Volume		5,000	10,000	
	40.	<8,000	20,000 –	30,000 –	
	(vehicle/day) Driveway Access	Permitted	Discouraged	Restricted	
	Does Existing	1 Girilled	Discouraged	restricted	
	Traffic				
	Operations				
	Support				
	Reducing				
	Posted Speed				
	Limit?				
Function of	Local Access	Mix of	Mix of	Higher	
Roadway		residential	residential	Density	
		and	and	Commercial	
		commercial	commercial	and	
				Residential	
	Traffic Movement	Medium consideration	Major consideration	Primary consideration	
	Land Use Density	Medium	High	High	1.000
	Identify High				
	Pedestrian				
	Generators -				
	 List all High 				
	Pedestrian				
	Activity				
	Generators				
	within 100				
	metres of				
	roadway				
	 Identify all 				
	crossing with				

	,					
	> 100					
	pedestrian movements					
	per hour.					
	Identify Adjacent					
	Schools and					
	Hospital					
	entrances within					
	100m of roadway					
	Flow Characteristics	Access and	Mal	a ilia r		
		and Mobility	IVIO	oility		
	Does Existing					
	Function of					
	Roadway Support					
	Reducing					
	Posted Speed					
	Limit?		-			
Assess and						
quantify impacts						
of Speed Limit Reduction to Road						
Capacity.						
Capacity.						
Assess and						
Quantify impacts						
of Speed Limit Redactions to						
Safety						
Assess and						
Quantify Speed						
Limit Reduction						
on enforcement						
resources?						
Public/Stakeholder						
Consultation						
Results of						
Reducing Speed Limits						
LIIIIII					l	



Report to Committee

To:

Finance Committee

Date:

May 7, 2025

From:

Jerry Chong

File:

01-0375-01/2025-Vol

01

General Manager, Finance and Corporate Services

Re:

2024 Annual Report and 2024 Annual Report Highlights

Staff Recommendation

That the reports titled, "2024 Annual Report" and "2024 Annual Report – Highlights" be approved and posted on the City's website.

Jerry Chong

General Manager, Finance and Corporate Services

(604-276-4064)

Att. 2

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

SENIOR STAFF REPORT REVIEW

INITIALS:

APPROVED BY CAO

Staff Report

Origin

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

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

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

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

- 4.1 Ensure effective financial planning to support a sustainable future for the City.
- 4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.

Analysis

The City of Richmond's annual report formally presents the audited financial statements and other relevant financial, economic and demographic indicators to the public. The report also highlights many of the City's significant achievements and milestones from 2024.

Two versions of the Annual Report are produced each year in order to reach the different audiences interested in this information. The comprehensive 2024 Annual Report meets all legislative requirements for financial reporting as required under the *Community Charter* for British Columbia's local governments. This version will be publicly available through the City's website and printed only upon request. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's 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 2024, 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 2024 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 2024 and the City's financial condition. In order to support sustainable practices, the condensed version is available through the City's website and distribution will be done electronically. There will be limited printed copies for presentation purposes and to fulfill statutory obligations.

The City will again submit both reports to the Government Finance Officers Association (GFOA) for consideration in their annual awards program. The 2023 reports received the GFOA Canadian Award for Financial Reporting and the Outstanding Achievement in Popular Financial Reporting Award for the 22nd and 15th 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 2024 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.

Financial Impact

None.

Conclusion

The City of Richmond 2024 Annual Report and the 2024 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 2024 fiscal year.

Mike Ching Director, Finance (604-276-4137) Clay Adams

cla Adm

Director, Corporate Communications and

Marketing (604-276-4399)

Att. 1: 2024 Annual Report

2: 2024 Annual Report - Highlights



2024 Annual Report For the year ended December 31, 2024





2024 Annual Report

For the year ended December 31, 2024

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 <u>richmond.ca/AnnualReport</u>



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: CITY HALL SHINES UNDER CLEAR SPRING SKIES
PHOTO BY MORGAN MUIR, SUPERVISOR, MAPPING AND PRODUCTION, CORPORATE COMMUNICATIONS AND MARKETING
CITY EMPLOYEE SINCE 1999

Message from the Mayor



The City of Richmond and City Council continued to be a civic leader in 2024 thanks to short- and long-term strategies focusing on sustainable economic resilience, infrastructure development, public safety, affordability and community welfare.

Our city's economy remained relatively robust and stable through 2024 as it continued to benefit from Council-led strategies supporting local businesses. The number of businesses in Richmond grew six per cent, and over 14,000 businesses now employ around 125,000 jobs in a diverse range of sectors.

The construction industry showed signs of confidence in the local economy as staff issued permits with a construction value of \$1.2 billion in 2024—the first time the value of such permits has exceeded the one-billion-dollar mark in Richmond.

To keep residents and businesses safe and well-served, City Council has always proactively supported infrastructure maintenance and upgrades. It approved

almost \$200 million for 86 important capital projects in 2024, including the start of redevelopment of the Lynas Lane Works Yard, heritage renewal at the historic Britannia Shipyards, almost \$10 million in various facility and arena upgrades, and the replacement of around five kilometres of watermains throughout the city.

Council has always supported and planned for growth. Economic forces and a growing population mean the need for more housing has never been greater. In 2024, Council created a dedicated City Housing Office to focus on opportunities to bring more housing to Richmond—especially affordable housing and rental options. It will also help address the impact of imposed provincial government legislation, which mandates the construction of high-density small-scale multi-unit housing in single-family neighbourhoods. While aiming to increase housing stock, the legislation will forever change many communities and place significant pressure on municipalities to expand and maintain vital infrastructure.

As our population increases, so does the need to keep our community safe. Richmond remains one the safest cities in Metro Vancouver thanks, in part, to Council's ongoing investment in our RCMP, Richmond Fire-Rescue and emergency services. Rates of property and violent crime remained below the regional average, with even more investment underway for the year ahead.

Providing affordable housing is an important component of keeping our community safe. Like others in the region, Richmond faces the challenge of residents experiencing or at risk of homelessness. Council continued to invest in support for enhanced outreach, shelters, expanded shelter hours and drop-in centres, as well as Community Pop-Up sessions to connect individuals in need to key services. Over 1,750 participants accessed such services through this initiative in 2024.

Some of those experiencing homelessness face personal challenges related to mental health and addiction. Providing the services they need is challenging and the community has been clear on the level of services expected in Richmond. Supporting this population requires significant action and investment by other levels of government. Council will continue to do what it can to ensure those in need receive the help they require.

Through wise investments, sound management and innovative strategies, our City Council, staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2024 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.

Malcolm Brodie

Mayor, City of Richmond

Richmond City Council



Back row, left to right:

Lieutenant Jim Dickson (Richmond Fire-Rescue), Councillor Andy Hobbs, Councillor Kash Heed, Councillor Laura Gillanders, Councillor Michael Wolfe, Constable Jordan Hitchon (Richmond RCMP)

Front row, left to right:

Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day

Connect with Richmond City Council

To contact Council, email MayorAndCouncillors@richmond.ca or call 604-276-4000. For Council Meetings agendas and minutes, visit richmond.ca/agendas. To live stream Council meetings or view videos of past meetings, visit richmond.ca/WatchOnline.

City of Richmond Senior Management Team 2024

Chief Administrative Officer Serena Lusk **Deputy Chief Administrative Officer** John Irving **Engineering and Public Works**

Roeland Zwaag

Law and Community Safety

Tony Capuccinello Iraci

Parks, Recreation and Culture

Elizabeth Ayers

Finance and Corporate Services

Jerry Chong

Planning and Development

Wayne Craig

Chief Administrative Officer	Serena Lusk
Deputy Chief Administrative Officer	John Irving
General Manager, Parks, Recreation and Culture	Elizabeth Ayers
General Manager, Engineering and Public Works	Roeland Zwaag
General Manager, Finance and Corporate Services	Jerry Chong
General Manager, Planning and Development	Wayne Craig
General Manager, Law and Community Safety	Tony Capuccinello Iraci

Public safety agencies

Banker **Auditors**

Scotiabank **KPMG**

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2024 Annual Report. It details our strong financial position and highlights many of the strategic and operational initiatives that continue to make Richmond one of Canada's most appealing, livable and well-managed communities.

At the heart of a strong, vibrant community is housing, and the City remained firmly committed to providing the housing options necessary to meet current and future needs. Particular emphasis wass placed on providing more affordable housing and expanding rental options for residents. A development permit was issued for a 100 per cent rental housing development on Azure Road that includes 330 rental units, of which 170 units are market rental, 110 are moderate market rental and 50 are Low-End Market Rental (LEMR) units. Staff continued to work with BC Housing to redevelop the Rosewood Village site at No. 2 Road and Blundell Road to provide another 100 per cent rental housing development, this one with 830 units. We also established a City-operated Housing Office and enabled construction of 546 LEMR units with another 895 LEMR units secured through conditional planning approvals.

City staff successfully partnered with other levels of government to source funds for housing to support Richmond residents. We secured \$35.9 million in grant funding from Canada Mortgage and Housing Corporation's Housing Accelerator Fund to speed up the delivery of housing and affordable housing units in the city by implementing a fast-track review process for purpose-built rental housing applications. We also launched a Housing Priorities Grant program to increase the supply of below market rental housing units by offsetting developer costs. Partnership funding saw construction of two key housing projects – the Pathways 80-unit affordable rental housing project at No. 2 Road, and a 25-unit affordable rental housing building for women and women with children. Both are expected to open in 2025.

Richmond remains among the healthiest communities in Canada. We have the highest life expectancy, and were named British Columbia's Most Active Community in 2024 for the second time. Being a healthy community takes commitment. It requires long-term investment, as well as having state-of-the-art facilities and programs to meet diverse needs and build a sustainable future.

Fitness, aquatics and other activities attracted in excess of 1.7 million paid visits in 2024, while construction continued on the replacement Bowling Green Community Activity Centre in Minoru Park, and the replacement Steveston Community Centre and Library. Both will add to the array of quality, award-winning facilities, arenas and outdoor spaces that make our city one of the region's "go to" destinations.

None of these achievements would have been possible without the hard work and commitment of our 2,600 staff and the many volunteers who remained dedicated and focused on improving the lives of everyone in Richmond. That success is not without challenges. Residents without stable housing and living with mental health challenges and addictions remain an area of focus, whether it be by directly providing programs and services to support the population, or ongoing work with other levels of government and stakeholders to recognize their role and responsibilities.

Our city's overall foundation for success is built on strong financial stewardship supported by Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong, diverse community that provides value for taxpayers, and that people of all backgrounds are proud to call home.

As Chief Administrative Officer, I am proud of the commitment to improving the well-being of the community and thank everyone for their continued efforts in support of our residents and businesses.

Serena Lusk

Chief Administrative Officer

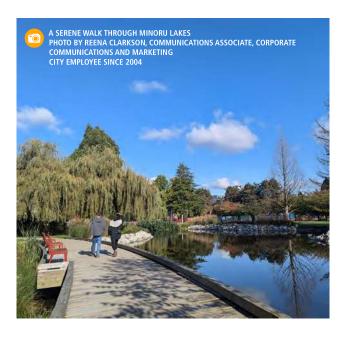
Council Strategic Plan: 2022 to 2026

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 set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2024 and beyond. The areas and priorities are of equal importance and interconnected, and build upon the City's strengths in addressing current and future issues.

1. Proactive in Stakeholder and Civic Engagement

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



2024 Achievements

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. The City coordinated a variety of initiatives throughout the year to engage residents, as well as recognize and embrace their culture and identity. Over 47,000 people followed the City's various social media channels for timely news and information in 2024, a 16 per cent increase from the previous year. The online Let's Talk Richmond engagement platform experienced a record-breaking year, with over 6,500 people participating in almost 40 online projects. A series of public open houses to share information on provincial housing Bills 44 and 47 attracted several thousand residents eager to learn more about how the governmentenforced rezoning legislation would impact their properties and community. Programs and infrastructure were further strengthened through partnerships with other levels of government and stakeholders. Richmond received almost \$16 million in grants and funding contributions in 2024 for disaster mitigation, emergency preparedness, climate adaptation, and active transportation. The Federal Government, through Canada Mortgage and Housing Corporation (CMHC), awarded the City \$35.9 million from the Housing Accelerator Fund to support new affordable housing initiatives and expedite new builds. A further \$1.8 million from the provincial and federal governments supported the Minoru Lakes Phase Two development for canal enhancements, storm water management and pathway improvements to reinforce the area as one of the city's key attractions. Accessibility improvements at Minoru Centre for Active Living were completed with support of an \$82,000 grant from the Rick Hansen Foundation, and a \$25,000 federal New Horizons for Seniors Program grant helped to facilitate two new Age-Friendly Neighbourhood Groups in Cambie/East Richmond and Hamilton

2. Strategic and Sustainable Community Growth

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

2024 Achievements

Capital investment is essential to maintain a strong infrastructure and construction, with 2024 becoming a record year for the development sector in Richmond. Building Approvals processed and issued permits with a construction value of over \$1.2 billion—the first time in the City's history that the level of proposed construction has eclipsed the one-billion-dollar level. The largest portion of this new and future construction is in multi-family development, with Council issuing Development Permits for over 1,930 new dwellings. Among these were 200 market rental, 130 Low-End Market Rental (LEMR) and 110 below market rental

units. Council also paved the way for rezoning applications for approximately 1,500 more new units, including 160 market rental and 150 LEMR units. Supporting the local economy remained a priority, especially amidst looming pressures from international trading partners. Richmond awarded almost \$90 million in construction contracts. including heating, ventilation and air conditioning (HVAC) upgrades and community improvements, to local vendors, and further expanded the MyPermit system to enable plumbing, gas and fire suppression sprinkler permits to be completed 24/7 online. Around 400 such trade permits were issued in the first few months of operation, with the system expanding to encompass building permits for single-family and duplex renovations and rezoning applications in the coming year. Richmond's economy remained strong in 2024 with over 14,000 licensed businesses employing more than 125,000 workers. Business licences increased 6.2 per cent from the previous year, driven mainly by applications for new businesses and fewer post-pandemic closures.





3. A Safe and Prepared Community

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

2024 Achievements

Richmond continues to be one the safest communities in Metro Vancouver due to Council's continued investment in community safety. Almost half the City budget is designated to public safety, while ongoing infrastructure funding ensures safety from nature's increasingly changing impacts. Richmond Fire-Rescue responded to over 12,500 calls, recruiting 12 new firefighters, including three women and four fluent in languages other than English. Property and violent crime in Richmond remained below regional averages, with robberies down 13 per cent and commercial break and enters dropping 22 per cent. Drug offences declined 56 per cent. The City continued to work with various partners and agencies to support those living with mental health challenges and addictions, as well as those residents experiencing or at risk of homelessness. The City-funded Fox 80 Mental Health car, operated in partnership with Vancouver Coastal Health, handled almost 3.100 files and calls for service in 2024, RCMP officers in the Vulnerable Persons Unit continued to conduct outreach to those without a home,

working alongside staff from the Ministry of Social Development and Poverty Reduction. This team made over 1,650 proactive wellness checks on affected individuals while providing information on support services. The Yankee 30 Youth Partnership car, a collaboration between the RCMP Youth Section and Ministry of Children and Family Development, worked alongside youth probation officers and social workers to support at-risk youth, handling over 1,100 files and calls. As weather patterns change, it is more important than ever for Richmond to maintain its investment in infrastructure. Almost five kilometres of water mains were replaced throughout the city, including over 1,930 metres of storm and sanitary mains in Burkeville alone, along with 17 catch basins, 140 lawn basins, 25 manholes and 1,210 metres of road paving. This ongoing infrastructure investment was vital when a significant rainstorm hit the region in October, dropping over 170 millimetres of rain in Richmond in three days—greater than the catastrophic November 2021 atmospheric river. Upgrades and long-term mitigation efforts led to minimal property flooding as crews maintained the City's 858 kilometres of drainage pipes, 61 kilometres of culverts and 165 kilometres of channelized watercourses. Richmond's 39 drainage pump stations have a combined pumping capacity of 90 cubic metres of water per second—equal to running a household kitchen faucet non-stop for an entire week.

4. Responsible Financial Management and Governance

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

2024 Achievements

City staff continually review programs and services to identify improvements and efficiencies without compromising service levels. Property taxes remained among the lowest in the region, despite funding pressures from other agencies and levels of government. The City received over \$44.8 million in development cost charges in 2024, providing support for a variety of current and future amenities to benefit our growing communities. Despite shifting exchange rates and industry labour unrest, Richmond remained a popular destination for film and television

production. Over \$165,000 in service/location charges were processed, and series such as Tracker (CBS) and Avatar: The Last Airbender (Netflix) were among the 48 productions shot in the city. Responsible governance means effective representation, and Council responded proactively to enforced provincial legislation that rezoned single-family neighbourhoods to encourage multi-family developments. To protect against infrastructure overload and poor planning, Council successfully obtained an extension from Bill 44 for Steveston so that essential infrastructure work can be completed prior to the implementation of small-scale multiunit housing in the area. It also successfully removed 11 properties in Burkeville from the Bill 47 (Transit-Oriented Area) designation that would have resulted in the creation of multi-unit development with no residential parking and other requirements.





5. A Leader in Environmental Sustainability

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

2024 Achievements

As an award-winning leader and advocate for environmental sustainability, the City of Richmond continued to invest in technology and processes to reduce greenhouse gases, waste and other negative impacts. The Cityowned Lulu Island Energy Company achieved another successful year delivering reliable service and competitive rates to customers. In 2024. it connected to over 430,000 square feet of floor area in the first phase of the Richmond Centre development to provide residents with low carbon heating, cooling and domestic hot water. It is now servicing 31 buildings comprising almost 7,000 residential units, and has reduced greenhouse gas emissions by over 20,000 tonnes to date. The City's Recycling Depot at Lynas Lane remained a core resource for recycling and waste recovery. Operating seven days a week, the depot assisted almost 250,000 visitors—the equivalent to one user every 47 seconds. The depot diverted

216 tonnes of electronic devices, 200,880 litres of paint and 1,691 tonnes of vard waste from the landfill. Richmond businesses also gained access to a new Business Recycling Resources Program to assist and support local companies to better assess their waste management needs and understand their options for more responsible handling of waste and recycling materials. Richmond's innovative Reclaimed Asphalt Pavement (RAP) program expanded, reflecting the City's Circular Economy Strategy and reducing its carbon footprint with over 2,300 tonnes of hot-mix 40 per cent RAP used to pave Westminster Highway between No. 3 Road and Gilbert Road. The City also partnered with Urban Bounty, a non-profit promoting food security, to open 36 new community garden plots at Alexandra Community Park. It is now one of 16 community garden sites across the city. Parks staff planted over 28,000 seasonal plants, 68,000 bulbs and 2,339 trees throughout 871 hectares of park space to keep Richmond areen.

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.

2024 Achievements

One of Canada's most culturally diverse communities. Richmond is also one of its healthiest. Named once again as British Columbia's Most Active Community, over 102,000 people registered for programs and classes ranging from dance to pottery to gardening in 2024. There were more than 1.7 million paid visits for fitness, aquatics and other activities, an increase of almost five per cent from the previous year and around 5,300 per day. Council's belief that income should not be a barrier to health and fitness was evident through the Recreation Fee Subsidy Program that provides a low-cost facility pass for eligible individuals and families. Over 3,900 people registered in 2024, with around 60 per cent of all registrations



coming from children. Richmond Public Libraries saw over one million visits and 2.7 million items checked out by 152,000 members. The City's population has grown six per cent since 2021, with 60 per cent of residents self-identified as immigrants. Richmond's Cultural Harmony Plan—the first of its kind in Canada—remains a foundation for bringing diverse cultures together and strengthening a sense of community. Reports of hate crimes and hate incidents continued to decline, with zero hate crimes reported and only 11 hate incidents—a 57 per cent decrease since 2022—reported. Eight new art murals were

installed in keeping with the City's Arts Strategy, and annual festivals continued to bring the community and visitors together. Over 80,000 people attended the 77th annual Steveston Salmon Festival in July while 35,000 visited the 21st annual Richmond Maritime Festival in August. Council endorsed a five-year event plan to support expanded opportunities for community involvement and highlight Richmond's rich heritage, which will see the agriculturally-focused Farm Fest at Garden City Lands return in 2025, along with a new multicultural festival in the coming years.

Fiscal responsibility, financial sustainability

Through strong fiscal management, sound financial strategies and strategic investments, the City ended 2024 in a position to ensure ongoing support and growth for the community.

Consolidated statement of operations (in \$000s)

	2024 Budget	2024 Actual	2023 Actual
Revenue	\$702,207	\$814,484	\$747,938
Expenses	620,634	581,469	545,575
Annual Surplus	\$81,573	\$233,015	\$202,363

The City's consolidated revenue for the year totaled \$814.5 million, an increase of \$66.5 million from the previous year. Expenses rose by \$35.9 million from 2023, primarily due to wages and collective agreement increases, recruitment of vacant positions, policing contract costs and water purchases from Metro Vancouver. Overall, the City realized an annual surplus of \$233.0 million in 2024. This includes an operating surplus of \$5.7 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).

Richmond looks ahead with vision and optimism

Richmond is among Canada's most diverse and picturesque communities. Located between the north and south arms of the Fraser River, its population includes residents from over 180 different ethnic or cultural backgrounds. More than 80 per cent identify as being from a visible minority, with the predominant ethnic group being Chinese at over 54 per cent. Their cultural influence, along with those from other south Asian countries and elsewhere, is evident throughout Richmond in everything from manufacturing and retail, to shopping and dining.

Despite inflationary and other pressures, 2024 was a transformative year for Richmond as housing affordability took centre stage amidst economic challenges and uncertainty. Through a proactive approach to housing, public safety and sustainable practices, Richmond continued to build a strong and connected community.

With an emphasis on providing diverse housing options for residents, over 1,930 new units received development permits in 2024, and Council granted 3rd Reading to rezoning

applications for a further 1,500 units. Once all these projects are complete and occupied, the City will see an extra 360 market rental, 280 Low-End Market Rental (LEMR) and 110 below market rental units in place.

Recognizing the need for rental options in an increasingly challenging real estate market, Council issued a development permit for a 100 per cent rental housing project of 330 units on Azure Road. Fifty of these will be LEMR units, further adding to Richmond's rental stock.

These increased options will assist in the ongoing housing challenges facing many residents, especially those experiencing or at risk of homelessness. Council supported several initiatives in 2024 to assist those without a home, including funding additional beds at the Salvation Army Emergency Shelter on Horseshoe Way to increase its capacity to 35 men and 20 women; expanding the daytime Drop-in Centre in Brighouse Park and operating hours for shelters at South Arm and Brighouse Park; as well as creating a Richmond Homelessness Outreach Team to provide community-based street outreach.



Along with these much needed supports, the City continued to invest in many other areas and reinforce the commitment to keep Richmond a vibrant, resilient and active community. Among the healthiest cities in Canada, Richmond was named British Columbia's Most Active Community for the second time—evidence of the positive impact of ongoing investment in programs that recognize diversity, foster engagement and build a sense of community.

The City's various recreational facilities saw over 1.7 million paid visits in 2024, a five per cent increase from the previous year—and a figure that excludes involvement in sporting clubs, community groups and the internationally renowned Richmond Olympic Oval. The City's reputation as a go-to destination for sport and recreation saw it host several major provincial, national and international championship in sports such as lacrosse, soccer, dodgeball, volleyball, karate and climbing.

Over 230,000 people now call Richmond home, and our population has grown over six per cent since 2021. Almost 200 new residents were welcomed by the City's Newcomers Bus Tour in 2024, a unique opportunity for those new to the city to learn more about civic facilities, processes, programs and services.

Council provided approximately \$713,000 in Health, Social and Safety grants to non-profit community service organizations to enhance the social well-being of Richmond residents through a wide range of programs and services, while our Cultural Harmony Plan—the first of its kind in Canada—remained a foundation for bringing Richmond together and strengthening a sense of community.

With over 14,000 valid businesses—a 6.2 per cent jump from the previous year—and 125,000 jobs, Richmond remained a strong and stable economy throughout 2024. With building approvals surpassing the one-billion-dollar value mark for the first time and more businesses looking to take advantage of the city's location and supportive programs, Richmond's economy is expected to continue to see steady growth in the coming year.

The City of Richmond continues to be a leader in the development and implementation of bold, innovative programs and strategies that recognize and reflect our character, heritage and reputation as a safe, sustainable and culturally diverse community. The many accomplishments and achievements of the past year, some of which are in this Annual Report, demonstrate why Richmond remains one of the most appealing, livable and well-managed communities in Canada.

City mourns long-standing Councillor/School Board Trustee



The City recognized the passing of long-standing Councillor Linda McPhail in August 2024. First elected to Council in 2011, Linda served three terms before announcing she would not be seeking re-election in 2022.

Prior to that, she sat as a School Trustee with the Richmond Board of Education from 2002 to 2011, serving as Chair for seven years. While on Council, Linda served as Chair of both the Community Safety and Planning committees and was a member of the City's Finance, General Purposes, Public Works and Transportation, and Parks, Recreation and Cultural Services committees. She served on the Union of British Columbia Municipalities (UBCM) Executive as one of two regional representatives, as well as the Metro Vancouver Regional District Regional Culture committee and as the Mayor's alternate to the TransLink Mayors' Council. Outside of her elected roles, Linda was an active member of the community and a passionate volunteer, sitting on boards such as the Seafair Minor Hockey Association and Richmond Arenas Community Association and as a member of the local Hospital Auxiliary for over 20 years.

2024 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from our peers and others. In 2024, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

Planning makes the world go around

Richmond's innovative Circular City Strategy was awarded the Silver Award for Excellence in Policy Planning in City and Urban Areas by the Planning Institute of British Columbia. The City aims to achieve a 100 per cent circular economy by 2050 and launched an online Circular Learning Hub to help educate on ways to reduce embodied carbon emissions and highlight opportunities for increased resource efficiency and the implementation of innovative solutions. The Planning Institute of British Columbia represents over 1,700 public and private sector planners in BC and the Yukon in fields such as land-use and development, municipal and regional planning, resource and environmental management, policy planning and law, heritage conservation, transportation planning, economic development, urban design and more.





A cut above

The Canadian Federation of Independent Business named Richmond as the "One to Watch" in its 2024 Golden Scissors Awards for the MyBusiness and MyPermit online service portals. MyBusiness, launched in 2023, enables applications, management and payment of business licences anytime, anywhere. MyPermit, launched in 2024, allows access to plumbing, gas and sprinkler trades permits as well as service agreements. The City was recognized for the impact these online portals have in reducing administrative burdens and streamlining how businesses interact with the City. The Canadian Federation of Independent Business is Canada's largest non-profit organization devoted to creating and supporting environments for small business, with over 100,000 members.

Making friends

Innovation and a commitment to customer service were key factors in Richmond receiving the 2024 NAIOP Award for the Most Business Friendly community. The award was the result of NAIOP's annual Cost of Business Survey, which identifies municipalities that excel in creating positive business environments. The City received the award in recognition that its fees and approval timelines for industrial development encourage the creation of industrial space which, in turn, support and welcome local businesses and the economy. NAIOP represents commercial real estate developers, owners and investors of office, industrial, retail and mixed-use properties with over 20,000 members across North America.



Popping up for the community

The City received an Honourable Mention from the Union of British Columbia Municipalities (UBCM) for its innovative Community Service Pop-Ups. Held in libraries and other public spaces, the City-led pop up sessions have linked over 1,750 residents with lower incomes and other challenges to a variety of community-based resources and supports. The UBCM represents and supports local governments across British Columbia on issues such as advocacy, policy development and implementation, and administration of the Community Charter.

An open book

For the 22nd straight year, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting. The award recognizes the City's success in producing a high standard report that demonstrates a constructive spirit of disclosure and clearly communicates the municipality's financial story.



Government Finance Officers Association

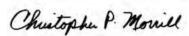
Canadian Award for Financial Reporting

Presented to

City of Richmond British Columbia

> For its Annual Financial Report for the Year Ended

December 31, 2023



Executive Director/CEO

Report from the General Manager, Finance and Corporate Services

Mayor Malcom Brodie and Richmond City Councillors, I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2024 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, 2024 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)

	2024 Actual	2023 Actual	Change
Financial Assets	\$1,944,281	\$1,842,941	\$101,340
Liabilities	731,813	717,366	14,447
Net Financial Assets	1,212,468	1,125,575	86,893
Non-Financial Assets	2,852,079	2,705,957	146,122
Accumulated Surplus	\$4,064,547	\$3,831,532	\$233,015

The City's overall financial position improved by \$233.0 million, with accumulated surplus (similar to net worth of a corporation) totaling \$4.1 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 \$9.5 million mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$146.0 million, which includes \$31.1 million of in-kind contributions from development as conditions of rezoning.

Statutory Reserves (in \$000s)

	2020	2021	2022	2023	2024
Total Reserves	\$609,533	\$647,209	\$703,184	\$789,710	\$892,736

Statutory reserves are established by Bylaw for specific purposes, mainly capital expenditures.

The increase in the balance to \$892.7 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, 2024.

Council's Long Term Financial Management Strategy ensures prudent management of the reserves through safeguarding the existing level of annual transfers through the City's utility and operating budgets and by increasing the annual transfer to the Capital Building and Infrastructure reserve by 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 2024 is \$212.0 million and has been applied to the construction of various community safety facilities, including firehalls and police stations, as well as other facilities that support the needs of the growing community.

Consolidated Statement of Operations (in \$000s)

	2024 Budget	2024 Actual	2023 Actual
Revenue	\$702,207	\$814,484	\$747,938
Expenses	620,634	581,469	545,575
Annual Surplus	\$81,573	\$233,015	\$202,363

The City's consolidated revenue for the year totaled \$814.5 million, an increase of \$66.5 million from 2023 mainly due to increased investment income, development cost charges and other revenue related to developer reserve contributions including funds received for Capstan Canada Line Station and City Centre facilities.

Expenses increased by \$35.9 million from the prior year, primarily due to wage and salary increases under the new collective agreement, higher contract costs for community safety, and increased expenses for supplies and materials related to the Rapid Housing Grant and water purchases from Metro Vancouver.

The annual surplus for 2024 was \$233.0 million, including an operating surplus of \$5.7 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 \$814.5 million was greater than budgeted revenue by \$112.3 million mainly due to:

- \$44.2 million in investment income due to higher investment rates, with the majority of this increase transferred to reserves in accordance with the Community Charter requirements.
- \$53.8 million for development cost charges due to timing of capital expenditures for parkland acquisitions as development cost charges revenue is recognized when the amounts are spent.
- \$24.7 million higher than budgeted in other revenue due to unbudgeted developer reserve contributions and gain on disposal of land.

Consolidated expenses of \$581.5 million were lower than budgeted by \$39.2 million. The main variances include:

- \$9.5 million in general government mainly due to the timing of contingent grant expenses that were not fully spent in 2024 and will be spent in future periods and unspent contingencies.
- \$7.5 million in planning and development mainly due to timing of contributions to housing projects that vary with externally controlled milestones, including the Rapid Housing Initiatives and Pathways. Also lower spending on contracts, services, supplies and salaries.
- \$5.4 million in community safety mainly due to policing contract costs being less than budgeted due to the number of officers billed.
- \$2.7 million in utilities and \$12.3 million in engineering, transportation, public works and project development mainly due to the timing of the recognition of capital expenditures that did not meet the capitalization criteria and lower contract costs.

The City's consolidated annual surplus of \$233.0 million exceeded the budgeted annual surplus of \$81.6 million by \$151.4 million, prior to transfers to reserves and other accumulated surplus.

Year over year change

Consolidated revenue of \$814.5 million increased by \$66.5 million from 2023 mainly due to:

- \$60.2 million increase in development cost charges primarily due to the timing of capital expenditures for parkland acquisition as development cost charges revenue is recognized when the amounts are spent.
- \$8.4 million increase in investment income due to the elevated interest rate environment and timing of capital expenditures, allowing additional funds to be invested.
- \$6.7 million increase in sales of services mainly due to higher receivable income, favourable Oval program revenue, increased rental and lease revenue due to the acquisition of additional properties and higher external recoveries.
- \$3.9 million increase in licences and permits due to higher building permits and the adoption of PS 3400 Revenue standard for business licences, which recognized an additional \$1.8 million in 2024.

Consolidated expenses of \$581.5 million increased by \$35.9 million over 2023 mainly due to:

- \$11.5 million increase in utilities due to higher labour costs due to the new collective agreement, higher Greater Vancouver Sewerage and Drainage District operating and sewer debt levy, an increase in Metro Vancouver water purchase costs due to an increase in the rate, and more transfers from capital to operating that did not meet the criteria for capitalization.
- \$10.7 million increase in community safety mainly due to increases in labour costs due to new collective agreements, higher policing contract and E-Comm expenses.
- \$6.8 million increase in parks, recreation and culture services mainly due to labour costs, which is attributable to the new collective agreements and hiring more auxiliary staff.
- \$5.3 million increase in planning and development mainly due to the expenses related to the Rapid Housing Initiatives Project and increases in labour costs as negotiated in the collective agreements and filling vacancies.

Financial Sustainability

The City's consolidated financial position improved in 2024, supported by continued increases in investment returns. The guiding principles of Council's Long Term Financial Management Strategy continue to support the City in achieving its long-term goals and maintaining financial sustainability to deliver on Council priorities.

Respectfully submitted,

Jerry Chong, CPA, CA

General Manager, Finance and Corporate Services

May 12, 2025

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City of Richmond audited financial statements

Year ended December 31, 2024



KPMG LLP

PO Box 10426 777 Dunsmuir Street Vancouver BC V7Y 1K3 Canada Telephone 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, 2024
- 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, 2024, 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.



City of Richmond Page 2

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.
 - The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



City of Richmond Page 3

- 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.

Chartered Professional Accountants

Vancouver, Canada May 12, 2025

LPMG LLP

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

December 31, 2024, with comparative information for 2023

	2024	2023
Financial Assets		
Cash and cash equivalents	\$ 199,381	\$ 321,479
Investments (note 4)	1,590,310	1,380,383
Investment in Lulu Island Energy Company ("LIEC") (note 5)	39,855	37,098
Accrued interest receivable	22,681	26,614
Accounts receivable (note 6)	45,887	35,067
Taxes receivable	27,123	20,533
Development fees receivable	18,084	20,299
Debt reserve fund - deposits (note 7)	960	1,468
	1,944,281	1,842,941
Liabilities		
Accounts payable and accrued liabilities	125,784	103,234
Asset retirement obligations (note 8)	11,120	11,893
Post-employment benefits (note 9)	37,397	37,881
Development cost charges (note 10)	226,012	241,634
Deposits and holdbacks (note 11)	161,822	148,738
Deferred revenue (note 12)	80,586	75,357
Debt, net of sinking fund deposits (note 13)	89,092	98,629
	731,813	717,366
Net financial assets	1,212,468	1,125,575
Non-Financial Assets		
Tangible capital assets (note 14)	2,840,927	2,694,902
Inventory of materials and supplies	5,759	6,146
Prepaid expenses	5,393	4,909
	2,852,079	2,705,957
Accumulated surplus (note 15)	\$ 4,064,547	\$ 3,831,532

Contingent demand notes (note 7)

Contingent assets and contractual rights (note 18)

Commitments and contingencies (note 19)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:

General Manager, Finance and Corporate Services

Consolidated Statement of Operations (Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

		2024				
		Budget		2024		2023
		(notes 2(p)				
Revenue:		and 25)				
Taxation and levies (note 21)	\$	306,676	\$	318,093	\$	297,793
Utility fees	Ф	148,459	Ф	150,823	Ф	132,951
Sales of services		54,556		57,450		50,737
		14,650		20,054		18,114
Payments-in-lieu of taxes (note 21) Provincial and federal contributions				•		
		26,637		13,545		38,660
Development cost charges (note 10)		16,607		70,450		10,292
Other capital funding sources		68,118		39,740		83,562
Other revenue:		25 625		60.053		C1 E02
Investment income		25,635		69,853		61,503
Gaming revenue		12,500 12,832		11,971		13,013 15,934
Licences and permits Other (note 22)		12,832		19,856 39,892		23,309
Equity income in LIEC (note 5)		362		39,692 2,757		
Equity income in LieC (note 5)						2,070
		702,207		814,484		747,938
Expenses:						
Law and community safety		158,119		152,746		142,001
Utilities: flood, sanitation, sewer and water		147,380		144,647		133,166
General government		84,020		74,564		76,288
Engineering, transportation, public works and		01,020		, 1,001		70,200
project development		83,659		71,322		69,915
Parks, recreation and culture		79,733		78,173		71,328
Planning and development		34,953		27,427		22,144
Richmond Olympic Oval		20,274		20,351		19,200
Richmond Public Library		12,496		12,239		11,533
Thermona Fabric Elbrary		620,634		581,469		545,575
		020,001		001,100		010,070
Annual surplus		81,573		233,015		202,363
Accumulated surplus, beginning of year		3,831,532		3,831,532		3,629,169
Accumulated surplus, end of year	\$	3,913,105	\$	4,064,547	\$	3,831,532

See accompanying notes to consolidated financial statements.

Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024			
	Budget	2	024	2023
	(notes 2(p) and 25)			
Annual surplus for the year \$	81,573	\$ 233,	015	\$ 202,363
Acquisition of tangible capital assets - current year	(211,510)	(187,	379)	(90,046)
Contributed tangible capital assets	(45,640)	(31,	065)	(75,945)
Amortization of tangible capital assets	72,090	71,	703	71,938
Asset retirement obligation	-	((103)	(7,081)
Net gain on disposal of tangible				
capital assets	-	(2,	514)	(2,133)
Proceeds on sale of tangible capital assets	-	3,	333	2,577
	(103,487)	86,	990	101,673
Acquisition of inventory of materials and supplies	-	(5,	759)	(6,146)
Acquisition of prepaid expenses	-	(5,	393)	(4,909)
Consumption of inventory of materials and supplies	-	6,	146	5,405
Use of prepaid expenses		4,	909	3,827
Change in net financial assets	(103,487)	86,	893	99,850
Net financial assets, beginning of year	1,125,575	1,125,	575	1,025,725
Net financial assets, end of year \$	1,022,088	\$ 1,212,	468	\$ 1,125,575

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2024, with comparative information for 2023

		2024		2023
Cash provided by (used in):				
Operating activities:				
Annual surplus	\$	233,015	\$	202,363
Items not involving cash:				
Amortization of tangible capital assets		71,703		71,938
Asset retirement obligation		(876)		4,812
Net gain on disposal of tangible capital assets		(2,514)		(2,133)
Contributions of tangible capital assets		(31,065)		(75,945)
Equity income in LIEC		(2,757)		(2,070)
Changes in non-cash operating working capital:				
Accrued interest receivable		3,933		(11,938)
Accounts receivable		(10,820)		947
Taxes receivable		(6,590)		(5,310)
Development fees receivable		2,215		22,920
Inventory of materials and supplies		387		(741)
Prepaid expenses		(484)		(1,082)
Accounts payable and accrued liabilities		22,550		(348)
Post-employment benefits		(484)		(647)
Development cost charges		(15,622)		4,583
Deposits and holdbacks		13,084		(1,269)
Deferred revenue		5,229		16,294
Net change in cash from operating activities		280,904		222,374
Capital activities:				
Cash used to acquire tangible capital assets		(187,379)		(90,046)
Proceeds on disposal of tangible capital assets		3,333		2,577
Net change in cash from capital activities		(184,046)		(87,469)
Financing activities:				
Repayments of debt		(9,537)		(9,187)
Debt reserve fund		508		-
Net change in cash from financing activities		(9,029)		(9,187)
Investing activities:		(200,027)		(450,000)
Purchase of investments		(209,927)		(458,890)
Net change in cash from investing activities		(209,927)		(458,890)
Decrease in cash and cash equivalents		(122,098)		(333,172)
Cash and cash equivalents, beginning of year		321,479		654,651
Cash and cash equivalents, end of year	\$	199,381	\$	321,479
Non-cash transactions, related to asset retirement obligations: Tangible capital asset additions	\$	103	\$	7,081
rangible capital asset additions	Ψ	100	Ψ	7,001

See accompanying notes to consolidated financial statements.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

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

(d) Financial Instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2024 and December 31, 2023. 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.

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable 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 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.

(i) Non-financial assets:

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

(i) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

- (j) Non-financial assets (continued):
 - (i) Tangible capital assets (continued):

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) Impairment of tangible capital assets:

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

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(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, and to introduce penalties and interest. Property taxes are calculated based on the British Columbia Assessment Authority's (BCAA) assessment value and annually approved tax rates by Council. 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 BCAA's 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.

(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.

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(k) Revenue recognition (continued):

(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.

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(I) Taxes:

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

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

Payments in Lieu of Taxes ("PILT") for federal properties are calculated on the basis of values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, 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.

(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 (2024-2028) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10515 on January 29, 2024.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

3. Adoption of new accounting standards:

(a) Adoption of PS 3160 Public Private Partnerships Standard:

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard PS 3160, Public Private Partnerships ("PS 3160"). The new standard addresses the recognition, measurement, presentation, and disclosure of infrastructure procured by public sector entities through certain types of public private partnership arrangements. This standard was adopted on a prospective basis. The adoption of this standard did not have any impact on the amounts presented in these consolidated financial statements.

(b) Adoption of PSG-8, Purchased Intangibles:

On January 1, 2024, the City adopted Public Sector Guideline PSG-8, Purchased Intangibles ("PSG-8"), applied on a prospective basis. PSG-8 defines purchased intangibles as identifiable non-monetary economic resources without physical substance acquired through an arm's length exchange transaction between knowledgeable, willing parties who are under no compulsion to act. Intangibles acquired through a transfer, contribution, or inter-entity transaction, are not purchased intangibles. The adoption of this standard did not have any impact on the amounts presented in these consolidated financial statements.

(c) Adoption of PS 3400 Revenue Standard:

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard PS 3400 Revenue and applied this standard on a prospective basis. The new standard applies to all revenues, except for taxation revenues, government transfers, income from investments in GBE and other revenues which are covered in other Public Sector Accounting Standards.

The standard was adopted prospectively from the date of adoption. As a result, the City's licences and permits revenue increased by \$1,812,934, with a corresponding decrease in deferred revenue. In addition, the City's other revenues increased by \$492,557, with a corresponding decrease in deferred revenue.

4. Investments:

		2024	1	2	2023	
	Cost		Market value	Cost		Market value
Short-term notes and deposits	\$ 489,091	\$	489,091	\$ 443,418	\$	443,418
Government and government						
guaranteed bonds	755,104		759,769	599,013		595,015
Bank bonds	333,646		342,568	325,486		328,578
Municipal Finance Authority						
bonds	12,469		12,758	12,466		12,722
	\$ 1,590,310	\$	1,604,186	\$ 1,380,383	\$	1,379,733

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

5. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the city of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

Summarized financial information relating to LIEC, prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, is as follows:

		2024		2023
Cash, cash equivalents, and investments	\$	21,305	\$	14,527
Accounts receivable		4,385		4,793
Tangible capital assets		58,128		53,741
Total assets		83,818		73,061
Deferred contributions		22,789		19,236
Project agreement		19,283		14,475
Accounts payable and accrued liabilities		1,291		1,776
Government grants		514		403
Post-employment benefits		86		73
Total liabilities		43,963		35,963
Shareholder's equity	\$	39,855	\$	37,098
Shareholder's equity	Ψ	33,033	Ψ	37,030
Total revenue	\$	9,760	\$	8,570
Total expenses	Ψ	7,003	Ψ	6,500
Total Oxportsos		7,000		0,000
Net income	\$	2,757	\$	2,070

Included in accounts payable and accrued liabilities in the City's Consolidated Statement of Financial Position are payables to LIEC in the amount of \$166,301 (2023 - \$165,059).

On September 22, 2022, LIEC entered into a new 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 was a wholly owned subsidiary of Corix Utilities Inc. ("Corix"). During 2024, following a re-organization within Corix, the Project Contractor become a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

6. Accounts receivable:

	2024	2023
Water and sewer utilities Casino revenue	\$ 17,903 2,918	\$ 15,429 2,940
Grants Other trade receivables	12,728 12,338	8,416 8,282
	\$ 45,887	\$ 35,067

7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the 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, 2024 are as follows:

	d	Cash leposits	Contingent demand notes		
General Revenue Fund	\$	960	\$	2,701	

8. 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

8. Asset retirement obligations (continued):

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	2024	2023
Asset retirement obligation, opening balance Asset retirement obligation recorded during the year Accretion expense during the year Asset retirement obligation expenditure incurred during the year Asset retirement obligation settled during the year	\$ 11,893 103 195 (1,059) (12)	\$ 7,081 290 4,522
Asset retirement obligation, closing balance	\$ 11,120	\$ 11,893

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2024 is 4.30% (2023 - 4.10%). There are no liabilities recorded using the present value of future cash flows at December 31, 2024 (2023 - nil).

9. Post-employment benefits:

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

	2024	2023
Accrued benefit obligation, beginning of year Opening adjustment due to Oval	\$ 34,813	\$ 33,637
actuarial valuation January 1, 2023	-	207
Current service cost	2,514	2,434
Interest cost	1,463	1,528
Past service cost / (credit)	411	(440)
Benefits paid	(4,056)	(3,840)
Actuarial loss	2	1,287
Accrued benefit obligation, end of year	\$ 35,147	\$ 34,813

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

9. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2024. This actuarial gain is being amortized over a period equal to the employees' expected average remaining service lifetime of 11-years (2023 - 11-years).

	2024	2023
Accrued benefit obligation, end of year Unamortized net actuarial gain	\$ 35,147 2,250	\$ 34,813 3,068
Accrued benefit liability, end of year	\$ 37,397	\$ 37,881

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

	2024	2023
Discount rate Expected future inflation rate Expected wage and salary range increases	4.30% 2.50% 2.50% to 3.00%	4.10% 2.50% 2.50% to 3.00%

10. Development cost charges:

	2024	2023
Balance, beginning of year Contributions Interest Revenue recognized	\$ 241,634 44,832 9,996 (70,450)	\$ 237,051 4,342 10,533 (10,292)
Balance, end of year	\$ 226,012	\$ 241,634

11. Deposits and holdbacks:

		Balance ember 31, 2023	Deposit ributions / st earned	ехр	Refund/ penditures	Dec	Balance ember 31, 2024
Security deposits Developer contributions Damage deposits Contract holdbacks Other	\$	125,713 7,919 6,658 4,767 3,681	\$ 24,411 172 827 3,823 432	\$	(11,289) - (958) (3,882) (452)	\$	138,835 8,091 6,527 4,708 3,661
	\$	148,738	\$ 29,665	\$	(16,581)	\$	161,822

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

12. Deferred revenue:

	Dece	Balance ember 31, 2023	Externally restricted inflows	Revenue earned	Dece	Balance ember 31, 2024
Taxes and utilities Building permits/development Oval Grants Licences Parking easement/leased land Other	\$	30,008 15,082 2,813 16,609 2,613 2,480 5,752	\$ 33,197 10,608 8,862 20,890 2,294 109 5,353	\$ (30,008) (8,368) (8,782) (17,578) (4,064) (54) (7,230)	\$	33,197 17,322 2,893 19,921 843 2,535 3,875
	\$	75,357	\$ 81,313	\$ (76,084)	\$	80,586

13. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2024	Net debt 2023
127	9075	\$ 50,815	\$ 50,815	\$ -	\$ 6,024
158	10334	96,000	6,908	89,092	92,605
		\$ 146,815	\$ 57,723	\$ 89,092	\$ 98,629

Current borrowing includes:

MFA		Term		Interest	Refinancing
issue	Issue date	(yrs.)	Maturity date	rate	date
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

13. Debt, net of MFA sinking fund deposits (continued):

Interest expense incurred for the year on the long-term debt was \$4,764,848 (2023 - \$5,594,469). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2025 2026 2027 2028 2029 Thereafter	\$ 3,636 3,764 3,895 4,032 4,173 69,592
	\$ 89,092

14. Tangible capital assets:

Cost	Balance December 31, 2023	Additions and transfers	Disposals	Balance December 31, 2024
Land	\$ 1,191,847	\$ 93,570	\$ (107)	\$ 1,285,310
Building and building		,	,	
improvements	621,743	31,274	(1,048)	651,969
Infrastructure	2,002,755	38,547	(6,728)	2,034,574
Vehicles, machinery and				
equipment	184,620	12,082	(577)	196,125
Library's collections,				
furniture and equipment	11,969	1,137	(322)	12,784
Assets under construction	65,736	41,937	-	107,673
	\$ 4,078,670	\$ 218,547	\$ (8,782)	\$ 4,288,435

			Δr	mortization	De	Balance ecember 31,	
Accumulated amortization	 cember 31, 2023	D	isposals	expense		202	
Building and building improvements Infrastructure Vehicles, machinery and equipment Library's collections, furniture and equipment	\$ 265,314 984,920 125,139 8,395	\$	(1,023) (6,131) (487) (322)	\$	22,621 37,392 10,689 1,001	\$	286,912 1,016,181 135,341 9,074
	\$ 1,383,768	\$	(7,963)	\$	71,703	\$	1,447,508

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

14. Tangible capital assets (continued):

Net book value	December 31, 2024	D	ecember 31, 2023
Land Buildings and building improvements Infrastructure Vehicles, machinery and equipment Library's collection, furniture and equipment Assets under construction	\$ 1,285,310 365,057 1,018,393 60,784 3,710 107,673	\$	1,191,847 356,429 1,017,835 59,481 3,574 65,736
Balance, end of year	\$ 2,840,927	\$	2,694,902

(a) Assets under construction:

Assets under construction having a value of \$107,673,230 (2023 - \$65,735,570) 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 \$31,065,021 (2023 - \$75,944,770) comprised of land in the amount of \$23,144,146 (2023 - \$58,306,673), and infrastructure in the amount of \$7,920,875 (2023 - \$17,638,097).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings, and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2024 (2023 - nil).

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

15. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2024 Total	2023 Total
Investment in tangible)						
capital assets	\$ 2,814,071	\$ -	\$ -	\$ 8,297	\$ 3,711 \$	2,826,079 \$	2,687,860
Reserves (note 16)	792,544	51,864	35,195	13,133	-	892,736	789,710
Appropriated surplus	237,862	18,847	12,556	590	3,199	273,054	285,974
Investment in LIEC	39,855	-	-	-	-	39,855	37,098
Surplus	18,344	1,068	6,661	606	536	27,215	24,930
Other equity	5,608	-	-	-	-	5,608	5,960
Balance, end of year	\$ 3,908,284	\$ 71,779	\$ 54,412	\$ 22,626	\$ 7,446 \$	4,064,547 \$	3,831,532

16. Reserves:

	Bala	nce,				Balance,
	Decembe	r 31,		Change	Dec	ember 31,
		2023	du	ring year		2024
Affandala la la comina	ф 1 0	004	Φ.	(70)	ф	10.040
Affordable housing		,924	\$	(76)	\$	16,848
Arts, culture and heritage		,126		184		4,310
Capital building and infrastructure		,902		20,509		166,411
Capital reserve		,961		49,586		337,547
Capstan station		,009		6,459		21,468
Child care development		,866		1,907		12,773
Community legacy and land replacement		,671		129		1,800
Flood protection BL 7812 and BL 10403		,719		5,458		71,177
Equipment replacement		,894		1,496		31,390
Growing communities fund		,067		461		21,528
Hamilton area plan community amenity		,767		168		3,935
Leisure facilities		,059		6,096		35,155
Local improvements	8	,109		361		8,470
Neighborhood improvement	g	,153		678		9,831
Oval	11	,586		1,547		13,133
Public art program	4	,987		315		5,302
Sanitary sewer BL 7812 and BL 10401	58	,139		4,977		63,116
Solid waste		-		256		256
Steveston off-street parking		354		5		359
Steveston road ends		143		(31)		112
Waterfront improvement		187		8		195
Water supply BL 7812 and BL 10402	65	,087		2,533		67,620
	\$ 789	,710	\$	103,026	\$	892,736

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

17. 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, 2023, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

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

be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in later 2025.

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

The City paid \$17,270,093 (2023 - \$15,534,932) for employer contributions while employees contributed \$15,099,053 (2023 - \$13,023,437) to the plan in fiscal 2024.

18. 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, 2024. Contingent assets are not recorded in the consolidated financial statements.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

18. Contingent assets and contractual rights:

(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:

2025	\$ 39,375
2026	8,492
2027	5,697
2028	3,607
2029	2,704
Thereafter	5,534

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.

19. 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:

2025	\$ 4,547
2026	2,870
2027	954
2028	583
2029 and thereafter	4,513

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

19. Commitments and contingencies:

(c) Litigation:

As at December 31, 2024, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E-Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2024). 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.

(q) 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

20. Trust funds:

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

	2024	2023
Richmond Community Associations	\$ _	\$ 724

21. Taxation and levies:

	 2024	2023
Taxes collected:		
Property taxes	\$ 621,165	\$ 572,078
Payment-in-lieu of taxes and grants	35,264	31,496
Local improvement levies	74	76
Municipal and Regional District Tax (MRDT)	9,315	9,073
	665,818	612,723
Less transfers to other authorities:		
Province of British Columbia - School taxes	(247,616)	(230,746)
TransLink	(60,588)	(48,562)
Metro Vancouver	(11,701)	(10,197)
BC Assessment Authority	(7,724)	(7,270)
Other	(42)	(41)
	(327,671)	(296,816)
Less payment-in-lieu of taxes retained by the City	(20,054)	(18,114)
	\$ 318,093	\$ 297,793

22. Other revenue:

	2024	2023
Developer contributions Tangible capital assets gain on sale of land Penalties and fines Parking program	\$ 15,967 3,008 5,958 2,930	\$ 3,102 2,497 5,080 2,335
Recycle BC Oval - Other revenue Other	3,326 2,712 5,991	3,274 2,987 4,034
	\$ 39,892	\$ 23,309

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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:

	2024	2023
Operating: Government of British Columbia Government of Canada	\$ 16,650 8,468	\$ 23,943 7,355
Capital: Government of British Columbia Government of Canada	7,099 1,405	26,123 1,566
	\$ 33,662	\$ 58,987

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 longrange 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.
- (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.

			Engineering, transportation,				
	Law and		public works	Parks,		Planning	Total
COI	mmunity		and project	recreation	General	and	city
	safety	Utilities	development	and culture	government	development	subtotal
Revenue:							
Taxation and levies \$	-	\$ -	\$ -	\$ 400	\$ 317,693	\$ -	\$ 318,093
User fees	-	150,823	-	-	-	-	150,823
Sales of services	9,322	5,021	2,933	13,611	13,497	1,320	45,704
Payments-in-lieu of taxes	-	-	-	-	20,054	-	20,054
Provincial and federal							
grants	1,305	15	(849)	281	3,317	5,892	9,961
Development cost charges	_	720	9,691	31,119	28,920	-	70,450
Other capital funding							
sources	-	4,756	10,951	162	23,323	548	39,740
Other revenue:							
Investment income	-	366	-	-	69,457	-	69,823
Gaming revenue	914	-	-	-	11,057	-	11,971
Licences and permits	7,608	32	542	-	17	11,657	19,856
Other	3,371	4,687	1,457	743	26,822	27	37,107
Equity income in LIEC	· -	-	-	-	2,757	-	2,757
	22,520	166,420	24,725	46,316	516,914	19,444	796,339
Expenses:							
Wages and salaries	66,833	24,171	30,703	45,324	32,590	15,097	214,718
Public works maintenance	70	10,211	5,252	2,321	(1,447)	-	16,407
Contract services	78,483	11,123	6,975	3,807	13,184	1,086	114,658
Regional district utility							
charges	-	66,161	-	-	-	-	66,161
Supplies and materials	4,058	10,839	1,372	12,493	14,273	8,674	51,709
Interest and finance	588	2	4	176	5,910	-	6,680
Transfer from (to) capital fo	r						
tangible capital assets	(498)	4,469	1,514	2,700	443	505	9,133
Amortization of tangible							
capital assets	3,212	17,033	25,630	11,338	9,620	2,063	68,896
Loss (gain) on disposal of							
tangible capital assets	-	638	(128)	14	(9)	2	517
	152,746	144,647	71,322	78,173	74,564	27,427	548,879
Annual surplus (deficit) \$ (130,226)	\$ 21,773	\$ (46,597)	\$ (31,857)	\$ 442,350	\$ (7,983)	\$ 247,460

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

24. Segmented reporting (continued):

	Total	Richmond	Richmond	2024	2022
	city	Public	Olympic	2024	2023
	subtotal	Library	Oval	Consolidated	Consolidated
Revenue:					
Taxation and levies	\$ 318,093	\$ -	\$ -	\$ 318,093	\$ 297,793
User fees	150,823	-	-	150,823	132,951
Sales of services	45,704	81	11,665	57,450	50,737
Payments-in-lieu of taxes	20,054	-	-	20,054	18,114
Provincial and federal grants	9,961	435	3,149	13,545	38,660
Development cost charges	70,450	-	-	70,450	10,292
Other capital funding sources	39,740	-	-	39,740	83,562
Other revenue:					
Investment income	69,823	30	-	69,853	61,503
Gaming revenue	11,971	-	-	11,971	13,013
Licences and permits	19,856	-	-	19,856	15,934
Other .	37,107	73	2,712	39,892	23,309
Equity income in LIEC	2,757	-	-	2,757	2,070
	796,339	619	17,526	814,484	747,938
Expenses:					
Wages and salaries	214,718	8,800	12,727	236,245	211,637
Public works maintenance	16,407	37	-	16,444	16,087
Contract services	114,658	547	-	115,205	109,548
Regional district utility charges	66,161	-	-	66,161	60,743
Supplies and materials	51,709	2,125	5,818	59,652	53,164
Interest and finance	6,680	1	-	6,681	8,246
Transfer from (to) capital for					
tangible capital assets	9,133	(256)	-	8,877	13,848
Amortization of tangible		, ,			
capital assets	68,896	1,001	1,806	71,703	71,938
Loss (gain) on disposal of			·	•	·
tangible capital assets	517	(16)	-	501	364
	548,879	12,239	20,351	581,469	545,575
Annual surplus (deficit)	\$ 247,460	\$ (11,620)	\$ (2,825)	\$ 233,015	\$ 202,363

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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 29, 2024. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements.

	Bylaw	Financial plan No. 10515	Financial statement budget
Revenue from Consolidated financial plan	\$	702,207	\$ 702,207
Expenses from Consolidated financial plan		620,634	620,634
Annual surplus		81,573	81,573
Less: Acquisition of tangible capital assets - current year Acquisition of tangible capital assets - prior years Contributed tangible capital assets Transfer to reserves Debt principal		(211,510) (231,528) (45,640) (97,079) (9,612)	- - - -
Add: Capital funding Operating reserve funding Transfer from surplus		492,725 7,934 13,137	- - -
Annual surplus	\$	-	\$ 81,573

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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 and accounts receivables. 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 a high credit ratings. The City has deposited cash with reputable 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, 2024 and 2023, 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.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

(i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

26. Financial risk management (continued):

(b) Market risk (continued):

(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.

With the exception of note 26(b)(iii), there has been no significant change to the risk exposure from 2023.

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.

Schedule 1 – Unaudited Statement of Growing Communities Fund (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

	2024	2023
Growing Communities Fund opening balance Growing Communities Fund received	\$ 21,067	\$ - 20,354
Total eligible costs incurred Interest earned	(7) 468	713
Balance, end of year	\$ 21,528	\$ 21,067

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, 2024

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.

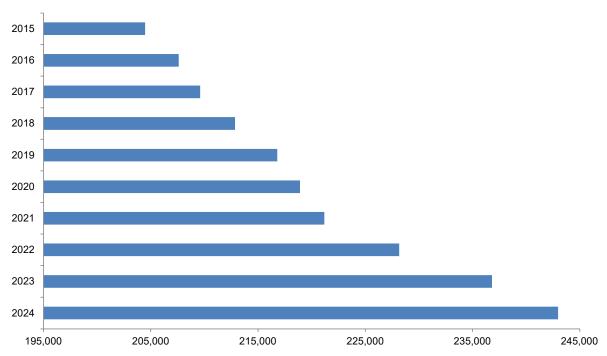
In 2024, the City received the Local Government Housing Initiatives Capacity Fund of \$1.1 million. A requirement of the Local Government Housing Initiatives Capacity Fund is to include a schedule to the financial statements. A schedule will continue to be reported annually until funds are fully drawn down.

	2024
Local Government Housing Initiatives Capacity Fund received Total eligible costs incurred	\$ 1,146 (192)
Balance December 31, 2024	\$ 954

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City of Richmond population 2015–2024



Numbers were revised for 2019–restated based on BC Stats estimates.

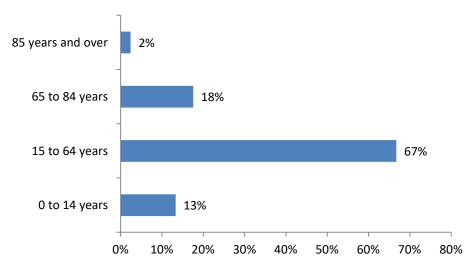
Source: BC Stats population figures

Median age 2020-2024

	2020	2021	2022	2023	2024
Median age	42.1	42.3	41.9	42.1	40.9

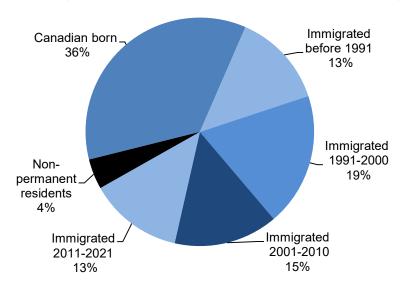
Source: BC Stats population figures

Total population by age groups



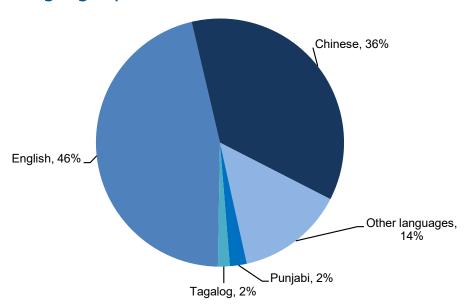
Source: Statistics Canada, 2021 Census of Population

Immigrant status of Richmond residents by period of immigration



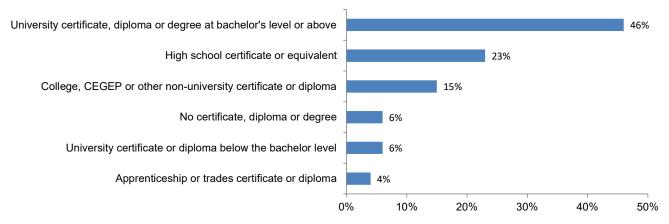
Source: Statistics Canada, 2021 Census of Population

Language spoken most often at home



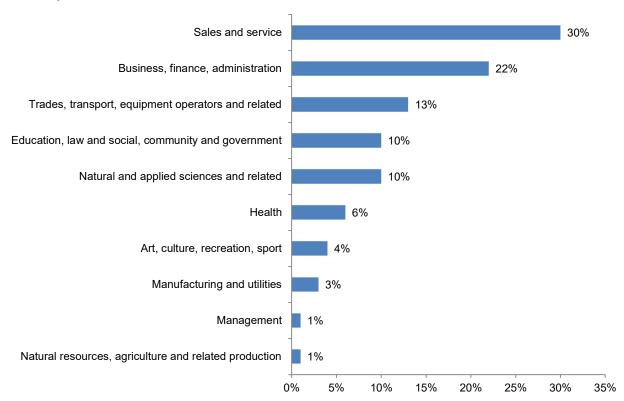
Source: Statistics Canada, 2021 Census of Population

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*

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- *in alphabetical order

- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health
- WorkSafe BC

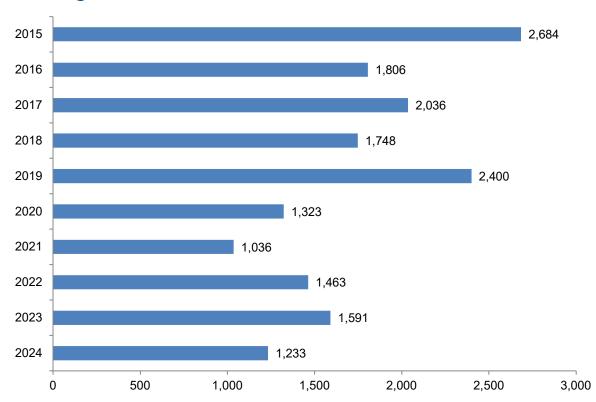
Richmond School District Enrolment Grades K-12

	2018	2019	2020	2021	2022	2023	2024
School Age (Domestic) Enrolment	19,381	19,665	19,637	19,936	20,839	21,770	22,385
International Fee Paying Students	965	952	606	684	744	959	807
Total Enrolment	20,346	20,617	20,243	20,620	21,583	22,729	23,192

Note: Excluding RVS, Continuing Ed and Homestay students.

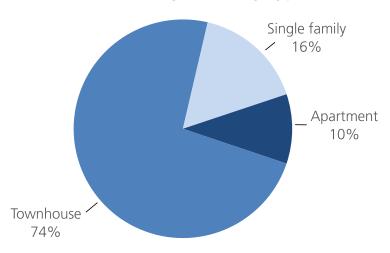
Source: Richmond School District No. 38

Housing starts in Richmond 2015–2024



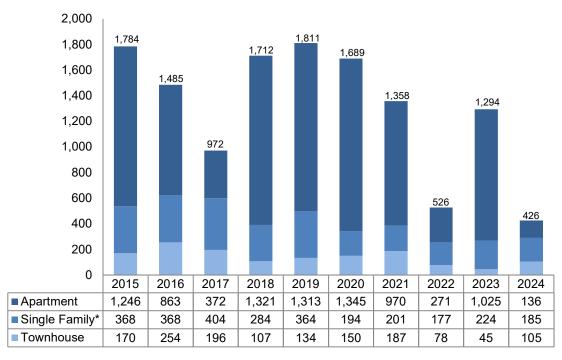
Includes only projects for new residential construction receiving final building permit in given year. Source: City of Richmond building permit records

Richmond housing starts by type of units 2024



Includes only projects for new residential construction receiving final building permit in given year. Source: City of Richmond building permit records

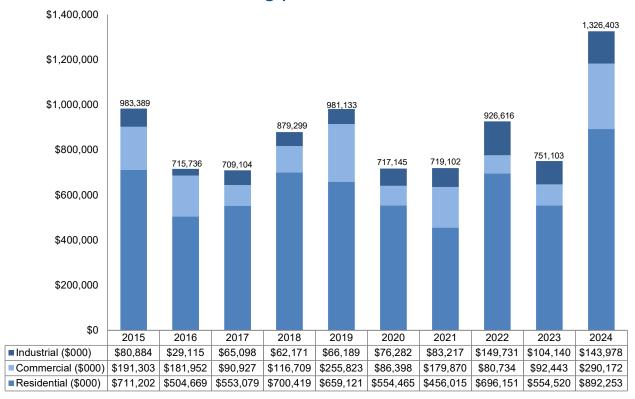
New dwelling units constructed 2015–2024



^{*}Includes one family and two family dwellings.

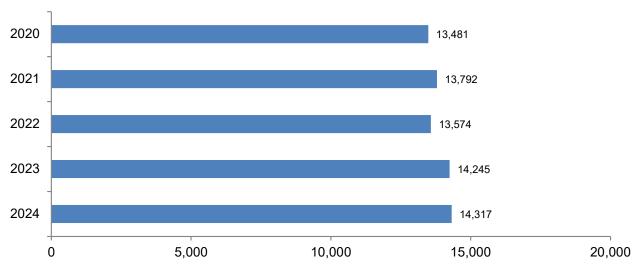
Includes only projects for new residential construction receiving final building permit in given year. Source: City of Richmond building permit records

Construction value of building permits issued 2015–2024 (in \$000s)



Source: City of Richmond building permit records

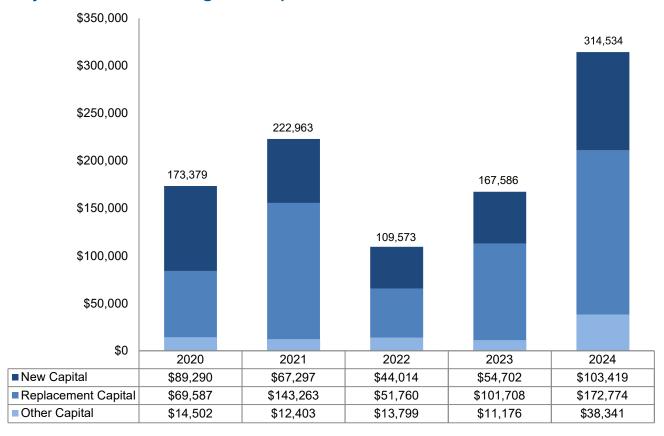
Richmond business licences 2020–2024



Number of valid business licences

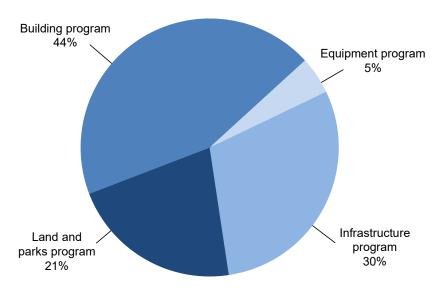
Source: 2024 City of Richmond business licences

City of Richmond budgeted capital costs 2020–2024 (in \$000s)

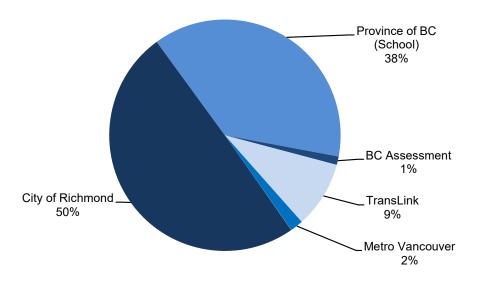


Source: City of Richmond Finance and Corporate Services

Capital program by type 2024

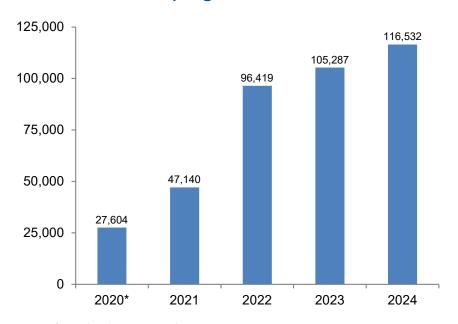


Breakdown of residential tax bill 2024



Source: City of Richmond Finance and Corporate Services

Registration in Richmond Recreation and Cultural Services programs 2020–2024



*2020 figure has been restated.

2024 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	1.67556	1.00450	0.05544	0.03470	0.00020	0.27030
Business	3.58403	3.39000	0.13583	0.09630	0.00050	0.84340
Light industrial	3.58403	3.39000	0.18849	0.09630	0.00070	0.67480
Seasonal / recreational	1.38391	2.11000	0.05544	0.03470	0.00020	0.18210
Major industrial	5.44012	1.36000	0.18849	0.43590	0.00070	1.43230
Farm	16.95208	3.57500	0.05544	0.03470	0.00020	0.32760
Utilities	35.81554	12.11000	0.19404	0.43590	0.00070	2.38120

Source: City of Richmond Finance and Corporate Services

2024 general revenue fund assessment and taxation by property class (in \$000s)

	% Assessment	of assessment by class	Taxation	% of taxation by class
Residential	\$105,674,507	74.42%	\$177,064	57.20%
Business	27,808,606	19.58%	99,667	32.20%
Light industrial	7,445,962	5.24%	26,869	8.62%
Seasonal / recreational	383,283	0.27%	530	0.17%
Major industrial	606,900	0.43%	3,302	1.07%
Farm	25,586	0.02%	434	0.14%
Utilities	52,242	0.04%	1,871	0.60%
Total	\$141,997,086	100.00%	\$309,736	100.00%

Amounts are based on billing.

Source: City of Richmond Finance and Corporate Services

Taxes levied on behalf of taxing authorities (in \$000s)

	2020	2021	2022	2023	2024
City of Richmond	\$241,739	\$257,088	\$269,907	\$289,386	\$309,554
School Board	121,559	186,528	197,657	221,507	236,575
Metro Vancouver	9,145	11,146	12,410	9,747	11,174
BC Assessment	6,008	6,088	6,344	6,946	7,388
TransLink	40,189	41,576	43,301	46,646	58,199
Other	116	112	117	115	115
Total Taxes	\$418,756	\$502,538	\$529,736	\$574,347	\$623,005

Amounts are less supplementary adjustments.

General assessment by property class 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Residential	\$75,895,923	\$78,838,953	\$92,961,083	\$101,623,264	\$105,674,507
Business	19,613,458	18,856,561	22,213,156	26,755,530	27,808,606
Light industrial	3,850,127	4,286,605	5,368,958	6,737,965	7,445,962
Seasonal / recreational	211,659	213,776	353,571	440,869	383,283
Major industrial	289,800	336,999	389,851	528,313	606,900
Farm	26,103	26,044	26,496	25,545	25,586
Utilities	55,674	41,633	43,033	47,852	52,242
Total	\$99,942,744	\$102,600,571	\$121,356,148	\$136,159,338	\$141,997,086

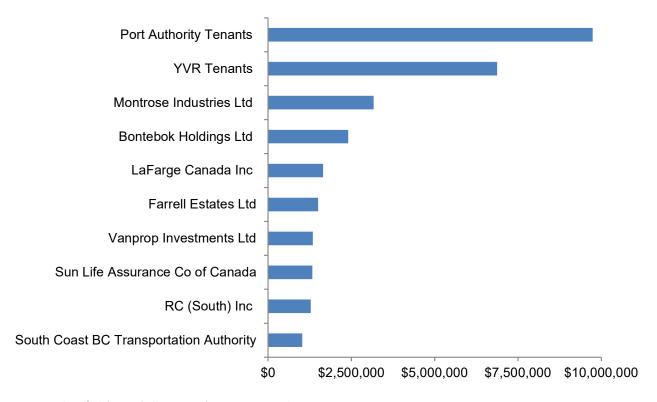
Source: City of Richmond Finance and Corporate Services

2020–2024 current tax levy collected (in \$000s)

	2020	2021	2022	2023	2024
Total current tax levy collected	\$238,007	\$253,685	\$266,272	\$284,473	\$303,215

Source: City of Richmond Finance and Corporate Services

Top 10 corporate taxpayers in Richmond



Debt servicing costs compared to general taxation revenue 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Debt servicing costs	\$6,826	\$7,032	\$8,320	\$14,782	\$13,912
General taxation revenue	\$239,991	\$255,837	\$269,582	\$297,793	\$318,093
Debt servicing costs as a % of general taxation revenue	2.84%	2.75%	3.09%	4.96%	4.37%

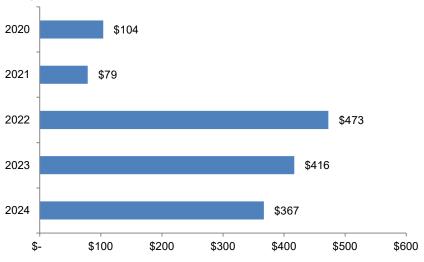
All debt is supported by general revenues. Source: City of Richmond Finance and Corporate Services

Liability servicing limit 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Liability servicing limit	\$113,768	\$113,663	\$127,512	\$156,904	\$165,050

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 2020–2024



Source: City of Richmond Finance and Corporate Services

Net debt 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Net debt	\$22,741	\$17,386	\$107,816	\$ 98,629	\$89,092

Expenses by function 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Law and community safety	\$112,895	\$123,232	\$127,727	\$142,001	\$152,746
Engineering, transportation, public works and project development	75,314	80,083	89,103	69,915	71,322
Parks, recreation and culture	50,833	59,873	64,955	71,328	78,173
General government	51,495	52,995	59,492	76,288	74,564
Utilities: flood, sanitation, sewer and water	102,824	106,519	110,490	133,166	144,647
Planning and development	19,201	25,166	23,890	22,144	27,427
Richmond Public Library	9,040	9,816	10,565	11,533	12,239
Richmond Olympic Oval	12,586	14,079	16,844	19,200	20,351
Total expenses	\$434,188	\$471,763	\$503,066	\$545,575	\$581,469

Source: City of Richmond Finance and Corporate Services

Expenses by object 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Wages and salaries	\$164,788	\$179,260	\$195,616	\$211,637	\$236,245
Public works maintenance	13,343	13,011	14,390	16,087	16,444
Contract services	81,642	89,086	93,463	109,548	115,205
Regional disctrict utility services	52,351	55,221	56,823	60,743	66,161
Supplies and materials	38,424	40,326	45,728	53,164	59,652
Interest and finance	3,441	2,810	2,636	8,246	6,681
Transfer from (to) capital for tangible capital assets	13,568	21,094	21,206	13,848	8,877
Amortization of tangible capital assets	66,254	68,519	72,722	71,938	71,703
Loss on disposal of tangible capital assets	377	2,436	482	364	501
Total Expenses	\$434,188	\$471,763	\$503,066	\$545,575	\$581,469

Revenue by source 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Taxation and levies	\$239,991	\$255,837	\$269,582	\$297,793	\$318,093
Utility fees	114,335	118,144	127,965	132,951	150,823
Sales of services	29,090	35,601	44,494	50,737	57,450
Licences and permits	19,407	13,995	15,047	15,934	19,856
Investment income	20,175	14,968	30,250	61,503	69,853
Grants including casino revenue	16,953	18,404	25,455	51,673	25,516
Development cost charges	16,737	16,223	22,434	10,292	70,450
Other capital funding sources	71,051	64,695	51,220	83,562	39,740
Other	51,313	37,577	57,901	43,493	62,703
Total revenue	\$579,052	\$575,444	\$644,348	\$747,938	\$814,484

Source: City of Richmond Finance and Corporate Services

Accumulated surplus 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Accumulated surplus, beginning of year	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169	\$3,831,532
Annual surplus	144,864	103,681	141,282	202,363	233,015
Accumulated surplus, end of year	\$3,384,206	\$3,487,887	\$3,629,169	\$3,831,532	\$4,064,547

Source: City of Richmond Finance and Corporate Services

Changes in net financial assets 2020–2024 (in \$000s)

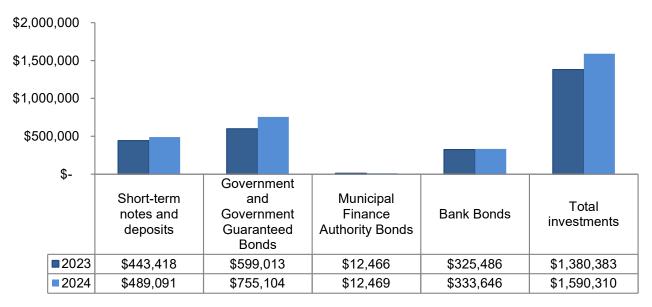
	2020	2021	2022	2023	2024
Change in net financial assets	\$83,116	\$51,018	\$85,722	\$99,850	\$86,893
Net financial assets, end of year	\$888,985	\$940,003	\$1,025,725	\$1,125,575	\$1,212,468

Reserves 2020–2024 (in \$000s)

	2020	2021	2022	2023	2024
Affordable housing	\$12,250	\$14,293	\$15,427	\$16,924	\$16,848
Arts, culture and heritage	3,721	3,526	3,573	4,126	4,310
Capital building and infrastructure	111,528	122,720	129,625	145,902	166,411
Capital reserve	222,778	244,445	263,825	287,961	337,547
Capstan station	11,477	11,149	14,582	15,009	21,468
Child care development	10,055	10,078	10,169	10,866	12,773
Community legacy and land replacement	1,387	1,458	1,545	1,671	1,800
Drainage improvement	60,597	57,159	59,740	52,408	41,861
Equipment replacement	22,577	25,206	26,888	29,894	31,390
Flood protection*	-	-	-	13,311	29,316
Growing communities fund*	-	-	-	21,067	21,528
Hamilton area plan community amenity	2,762	3,007	3,605	3,767	3,935
Leisure facilities	18,097	18,970	27,768	29,059	35,155
Local improvements	7,459	7,571	7,760	8,109	8,470
Neighbourhood improvement	7,919	8,037	8,588	9,153	9,831
Oval	7,810	8,100	9,846	11,586	13,133
Public art program	4,582	4,405	4,828	4,987	5,302
Sanitary sewer	48,903	49,611	53,518	51,958	50,448
Sanitary sewer BL10401*	-	-	-	6,181	12,668
Solid Waste BL10417*	-	-	-	-	256
Steveston off-street parking	331	336	339	354	359
Steveston road ends	153	155	147	143	112
Waterfront improvement	195	187	181	187	195
Watermain replacement	54,952	56,796	61,230	55,624	48,684
Water supply BL10402*	-	-	-	9,463	18,936
Total reserves	\$609,533	\$647,209	\$703,184	\$789,710	\$892,736

^{*}New reserves created in 2023

Investment portfolio per type 2023–2024 (in \$000s)



Source: City of Richmond Finance and Corporate Services

Ratio analysis indicators of financial condition

	2024	2023	2022
Sustainability ratios			
Assets to liabilities (times)	6.6	6.3	6.2
Financial assets to liabilities (times)	2.7	2.6	2.5
Net debt to total revenues	10.9%	13.3%	16.7%
Net debt to the total assessment	0.06%	0.07%	0.09%
Expenses to the total assessment	0.4%	0.4%	0.4%
Flexibility ratios			
Debt charges to revenues	0.5%	0.8%	0.4%
Net book value of capital assets to cost	66.2%	66.1%	66.2%
Own source revenue to the assessment	0.4%	0.4%	0.5%
Vulnerability ratios			
Government transfers to total revenues	4.1%	7.9%	5.6%

2024 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 2024. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2024 Municipal tax exempted
Churches and religious properties		
Aga Khan Foundation Canada	4000 May Drive	\$14,206
Apostolic Pentecostal Church	8151 Bennett Road	18,034
BC Muslim Association	12300 Blundell Road	2,386
Bakerview Gospel Chapel	8991 Francis Road	3,211
Beth Tikvah Congregation	9711 Geal Road	19,154
Bethany Baptist Church	22680 Westminster Highway	9,023
Broadmoor Baptist Church	8140 Saunders Road	5,145
Canadian Martyrs Parish	5771 Granville Avenue	25,778
Christian and Missionary Alliance	3360 Sexmith Road	11,068
Christian Reformed Church	9280 No. 2 Road	22,897
Church in Richmond	4460 Brown Road	3,099
Church of Latter Day Saints	8440 Williams Road	21,801
Cornerstone Evangelical Baptist Church	12011 Blundell Road	697
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	1,287
Emmanuel Christian Community	10351 No. 1 Road	10,498
Richmond Faith Fellowship	11960 Montego Street	4,350
Fraserview Mennonite Brethren Church	11295 Mellis Drive	6,908
Fujian Evangelical Church	12200 Blundell Road	3,307
Gilmore Park United Church	8060 No. 1 Road	3,696
l Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	3,604
Immanuel Christian Reformed Church	7600 No. 4 Road	3,748
India Cultural Centre	8600 No. 5 Road	3,269
International Buddhist Society	9160 Steveston Highway	4,752
Johrei Fellowship Inc.	10380 Odlin Road	7,729
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,474
Ling Yen Mountain Temple	10060 No. 5 Road	3,217
Mennonite Church BC (Peace Mennonite Church)	11571 Daniels Road	15,321
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,634
North Richmond Alliance Church	9140 Granville Avenue	5,885
Our Savior Lutheran Church	6340 No. 4 Road	3,638
Parish of St. Alban's	7260 St. Albans Road	\$17,144

Churches and religious properties continued . . .

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Peace Evangelical Church	8280 No. 5 Road	1,295
Richmond Alliance Church	11371 No. 3 Road	2,634
Richmond Baptist Church	6560 Blundell Road	4,076
Richmond Baptist Church	6640 Blundell Road	13,886
Richmond Bethel Mennonite Church	10160 No. 5 Road	4,399
Richmond Chinese Alliance Church	10100 No. 1 Road	16,906
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,655
Richmond Emmanuel Church	7451 Elmbridge Way	6,016
Richmond Pentecostal Church	9260 Westminster Highway	2,037
Richmond Pentecostal Church	9300 Westminster Highway	17,264
Richmond Presbyterian Church	7111 No. 2 Road	13,352
Richmond Sea Island United Church	8711 Cambie Road	23,187
Salvation Army Richmond	8280 Gilbert Road	4,233
Science of Spirituality SKRM Inc	11011 Shell Road	1,247
Shia Muslim Community	8580 No. 5 Road	2,058
South Arm United Church	11051 No. 3 Road	1,972
St. Anne's Steveston Anglican Church	4071 Francis Road	7,080
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,287
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	48,471
St. Monica's Roman Catholic Church	12011 Woodhead Road	4,606
St. Paul's Roman Catholic Parish	8251 St. Albans Road	17,608
Steveston Buddhist Temple	4360 Garry Street	19,991
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	11,904
Steveston United Church	3720 Broadway Street	4,952
Subramaniya Swamy Temple	8840 No. 5 Road	1,642
Thrangu Monastery Association	8140 No. 5 Road	3,752
Thrangu Monastery Association	8160 No. 5 Road	1,762
Towers Baptist Church	10311 Albion Road	11,879
Trinity Lutheran Church	7100 Granville Avenue	18,447
Trinity Pacific Church	10011 No. 5 Road	8,346
Trustees Congregation of Meeting Room 8020 No. 5 Rd Richmond BC	8020 No. 5 Road	2,737
Ukrainian Catholic Church	8700 Railway Avenue	4,154
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	9,566
Vancouver International Buddhist Progress Society	8271 Cambie Road	11,201
Vedic Cultural Society of BC	8200 No. 5 Road	3,865
Walford Road Gospel Church	9291 Walford Street	1,341
West Richmond Gospel Hall	5651 Francis Road	5,205

Recreation, child care and community service properties

Recreation, crima care and community service	e properties	
Atira Women's Resource Society	650 - 5688 Hollybridge Way	\$9,212
BC Society for the Prevention of Cruelty to Anim	nals 12071 No. 5 Road	27,464
City Centre Community Centre	5900 Minoru Boulevard	61,520
Cook Road Children's Centre	8300 Cook Road	2,166
Cranberry Children's Centre	23591 Westminster Highway	9,450
Gardens Children's Centre	10640 No. 5 Road	5,293
Girl Guides of Canada	4780 Blundell Road	7,044
Girl Guides of Canada	11551 Dyke Road	49,634
Hummingbird Child Care Centre	6899 Pearson Way	8,596
Navy League of Canada	7411 River Road	9,162
Richmond Caring Place	7000 Minoru Boulevard	98,407
Richmond Family Place	8660 Ash Street	7,061
Richmond Gymnastics Association	140 - 7400 River Road	20,656
Richmond Lawn Bowling Club	6131 Bowling Green Road	32,909
Richmond Public Library - Cambie Branch	140-160 11590 Cambie Road	3,254
Richmond Public Library - Ironwood Branch	11688 Steveston Highway	3,310
Richmond Rod and Gun Club	7760 River Road	24,623
Richmond Rod and Gun Club	140 - 7400 River Road	10,328
Richmond Tennis Club	6820 Gilbert Road	35,317
Richmond Winter Club	5540 Hollybridge Way	152,518
River Run Early Care & Learning Centre	10277 River Drive	8,560
Riverside Children's Centre	5862 Dover Crescent	1,191
Scotch Pond Heritage	2220 Chatham Street	2,523
Seasong Child Care Centre	10380 No. 2 Road	17,049
Seedlings Early Childhood Development Hub	6380 No. 3 Road	29,549
Sharing Farm	2900 River Road	19,264
Sharing Farm	2771 Westminster Highway	17,410
Sprouts Early Childhood Development Hub	3368 Carscallen Road	10,605
Terra Nova Children's Centre	6011 Blanchard Drive	2,339
Treehouse Learning Centre	100 - 5500 Andrews Road	2,078
Watermania	14300 Entertainment Boulevard	171,259
West Cambie Children's Centre	4033 Stolberg Street	3,607
Senior citizen housing		
Richmond Legion Senior Citizen Society	7251 Langton Road	\$30,740

Richmond Le	egion Senior Citizen Soc	riety 7251 Lang	ton Road	\$30,740

Community care facilities

,		
Aspire Richmond Support Society	431 Catalina Crescent	\$2,195
Aspire Richmond Support Society	303 - 7560 Moffatt Road	1,143
Aspire Richmond Support Society	5728 Woodwards Road	3,249
Aspire Richmond Support Society	9580 Pendleton Road	3,675
Aspire Richmond Support Society	4433 Francis Road	2,645
Developmental Disabilities Association	6531 Azure Road	3,120
Developmental Disabilities Association	8400 Robinson Road	3,476
Developmental Disabilities Association	7611 Langton Road	3,424
Greater Vancouver Community Service	4811 Williams Road	4,018
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	13,488
Richmond Lions Manor	9020 Bridgeport Road	27,171
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	40,998
Turning Point Housing Society	10411 Odlin Road	3,445

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

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@CityofRichmondBC

Gateway Theatre

6500 Gilbert Road Richmond, BC V7C 3V4 Phone: 604-270-6500 Box Office: 604-270-1812

<u>GatewayTheatre.com</u>

f @GatewayThtr

X @GatewayThtr

© @GatewayThtr

Lulu Island Energy Company

6911 No. 3 Road

Richmond, BC V6Y 2C1 Phone: 604-276-4011

Email: Info@LuluIslandEnergy.ca

<u>LuluIslandEnergy.ca</u>

Richmond Public Library

100-7700 Minoru Gate (Brighouse Branch)

Richmond, BC V6Y 1R8

Library Hours Line: 604-231-6401

YourLibrary.ca

f @YourLibraryRichmond

X @RPLBC

© @RPLBC

/YourLibraryRichmond

🚳 Account: RPLYourlibrary1

Richmond Olympic Oval

6111 River Road

Richmond, BC V7C 0A2 Phone: 778-296-1400

Email: Info@RichmondOval.ca

RichmondOval.ca

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Richmond



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RICHMOND CITY COUNCIL



Back row, left to right:

Lieutenant Jim Dickson (Richmond Fire-Rescue), Councillor Andy Hobbs, Councillor Kash Heed, Councillor Laura Gillanders, Councillor Michael Wolfe, Constable Jordan Hitchon (Richmond RCMP)

Front row, left to right:

Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day

CONNECT WITH RICHMOND CITY COUNCIL

To contact Council, email MayorAndCouncillors@richmond.ca or call 604-276-4000.

For Council meeting agendas and minutes, visit <u>richmond.ca/agendas</u>.

To live stream Council meetings or view videos of past meetings, visit <u>richmond.ca/WatchOnline</u>.



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: A SERENE WALK THROUGH MINORU LAKES PHOTO BY REENA CLARKSON, COMMUNICATIONS ASSOCIATE, CORPORATE COMMUNICATIONS AND MARKETING CITY EMPLOYEE SINCE 2004

CITY OF RICHMOND, BRITISH COLUMBIA 2024 ANNUAL REPORT HIGHLIGHTS

FOR THE YEAR ENDED DECEMBER 31, 2024

CONTENTS

This report features highlights from Richmond's 2024 Annual Report. For the detailed 2024 Annual Report that meets legislated requirements, or for an online copy of this highlights report, please visit richmond.ca/AnnualReport.

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"Our vision is to be the most appealing, livable and well-managed community in Canada."

PEACEFUL, SCENIC VIEWS FROM LONDON LANDING
DIANA DALE, COMMUNITY POLICE STATION COORDINATOR, RICHMOND RCMP
CITY EMPLOYEE SINCE 2023

MESSAGE FROM THE MAYOR



The City of Richmond and City Council continued to be a civic leader in 2024 thanks to short- and long-term strategies focusing on sustainable economic resilience, infrastructure development, public safety, affordability and community welfare.

Our city's economy remained relatively robust and stable through 2024 as it continued to benefit from Council-led strategies supporting local businesses. The number of businesses in Richmond grew six per cent, and over 14,000 businesses now employ around 125,000 jobs in a diverse range of sectors.

The construction industry showed signs of confidence in the local economy as staff issued permits with a construction value of \$1.2 billion in 2024—the first time the value of such permits has exceeded the

To keep residents and businesses safe and well-served, City Council has always proactively supported infrastructure maintenance and upgrades. It approved almost \$200 million for 86 important capital projects in 2024, including the start of redevelopment of the Lynas Lane Works Yard, heritage renewal at the historic Britannia Shipyards, almost \$10 million in various facility and arena upgrades, and the replacement of around five kilometres of watermains throughout the city.

Council has always supported and planned for growth. Economic forces and a growing population mean the need for more housing has never been greater. In 2024, Council created a dedicated City Housing Office to focus on opportunities to bring more housing to Richmond—especially affordable



address the impact of imposed provincial government legislation, which mandates the construction of high-density small-scale multi-unit housing in single-family neighbourhoods. While aiming to increase housing stock, the legislation will forever change many communities and place significant pressure on municipalities to expand and maintain vital infrastructure.

As our population increases, so does the need to keep our community safe. Richmond remains one the safest cities in Metro Vancouver thanks, in part, to Council's ongoing investment in our RCMP, Richmond Fire-Rescue and emergency services. Rates of property and violent crime remained below the regional average, with even more investment underway for the year ahead.

Providing affordable housing is an important component of keeping our

community safe. Like others in the region, Richmond faces the challenge of residents experiencing or at risk of homelessness. Council continued to invest in support for enhanced outreach, shelters, expanded shelter hours and drop-in centres, as well as Community Pop-Up sessions to connect individuals in need to key services. Over 1,750 participants accessed such services through this initiative in 2024.

Some of those experiencing homelessness face personal challenges related to mental health and addiction. Providing the services they need is challenging and the community has been clear on the level of services expected in Richmond. Supporting this population requires significant action and investment by other levels of government. Council will continue to do what it can to ensure those in need receive the help they require.

Through wise investments, sound management and innovative strategies, our City Council, staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2024 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.

Malcolm Brodie

Mayor, City of Richmond



MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



I am pleased to present the City of Richmond's 2024 Annual Report. It details our strong financial position and highlights many of the strategic and operational initiatives that continue to make Richmond one of Canada's most appealing, livable and well-managed communities.

At the heart of a strong, vibrant community is housing, and the City remained firmly committed to providing the housing options necessary to meet current and future needs. Particular emphasis was placed on providing more affordable housing and expanding rental options for residents. A development permit was issued for a 100 per cent rental housing development on Azure Road that includes 330 rental units, of which 170 units are market rental, 110 are moderate market rental and 50 are Low-End Market Rental (LEMR) units. Staff

to redevelop the Rosewood Village site at No. 2 Road and Blundell Road to provide another 100 per cent rental housing development, this one with 830 units. We also established a City-operated Housing Office and enabled construction of 546 LEMR units with another 895 LEMR units secured through conditional planning approvals.

City staff successfully partnered with other levels of government to source funds for housing to support Richmond residents. We secured \$35.9 million in grant funding from Canada Mortgage and Housing Corporation's Housing Accelerator Fund to speed up the delivery of housing and affordable housing units in the city by implementing a fast-track review process for purpose-built rental housing applications. We also launched a Housing Priorities Grant program to increase the supply of below market rental housing units by offsetting



developer costs. Partnership funding saw construction of two key housing projects - the Pathways 80-unit affordable rental housing project at No. 2 Road, and a 25-unit affordable rental housing building for women and women with children. Both are expected to open in 2025.

Richmond remains among the healthiest communities in Canada. We have the highest life expectancy, and were named British Columbia's Most Active Community in 2024 for the second time. Being a healthy community takes commitment. It requires long-term investment, as well as having state-of-the-art facilities and programs to meet diverse needs and build a sustainable future.

Fitness, aquatics and other activities attracted in excess of 1.7 million paid visits in 2024, while construction continued on the replacement Bowling Green Community Activity Centre in Minoru Park, and the replacement

Steveston Community Centre and Library. Both will add to the array of quality, award-winning facilities, arenas and outdoor spaces that make our city one of the region's "go to" destinations.

None of these achievements would have been possible without the hard work and commitment of our 2,600 staff and the many volunteers who remained dedicated and focused on improving the lives of everyone in Richmond. That success is not without challenges. Residents without stable housing and living with mental health challenges and addictions remain an area of focus, whether it be by directly providing programs and services to support the population, or ongoing work with other levels of government and stakeholders to recognize their

Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong, diverse community that provides value for taxpayers, and that people of all backgrounds are proud to call home.

As Chief Administrative Officer, I am proud of the commitment to improving the well-being of the community and thank everyone for their continued efforts in support of our residents and businesses.

Serena Lusk Chief Administrative Officer







1. PROACTIVE IN STAKEHOLDER AND CIVIC ENGAGEMENT

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. The City coordinated a variety of initiatives in 2024 to engage residents as well as recognize and embrace their culture and identity. Over 47,000 people followed the City's various social media channels, a 16 per cent increase from the previous year. The online Let's Talk Richmond engagement platform had a record-breaking year, with over 6,500 people participating in almost 40 online projects. A series of public open houses on provincial housing Bills 44 and 47 attracted several thousand residents eager to learn more about how the government-enforced rezoning legislation would impact their properties and community. Partnerships with other levels of government and stakeholders further strengthened City programs and infrastructure. Richmond received almost \$16 million in grants and funding contributions for disaster mitigation, emergency preparedness, climate adaptation, and active transportation. The Federal Government, through Canada Mortgage and Housing Corporation, awarded Richmond \$35.9 million from the Housing Accelerator Fund to support new affordable housing initiatives and expedite new builds. A further \$1.8 million from the provincial and federal governments supported the Minoru Lakes Phase Two development for canal enhancements, storm water management and pathway improvements to reinforce the area as one of the city's key attractions. Accessibility improvements at Minoru Centre for Active Living were completed with support of an \$82,000 grant from the Rick Hansen Foundation, and a \$25,000 federal New Horizons for Seniors Program grant helped to facilitate two new Age-Friendly Neighbourhood Groups in Cambie/East Richmond and Hamilton.

2. STRATEGIC AND SUSTAINABLE COMMUNITY GROWTH

Capital investment is essential to maintain strong infrastructure and construction, with 2024 becoming a record year for the development sector in Richmond. Building Approvals processed and issued permits with a construction value of over \$1.2 billion—the first time in the City's history that the level of proposed construction has eclipsed the one-billion-dollar level. The largest portion of this new and future construction is multi-family development, with Development Permits issued for over 1,930 new dwellings. Among these were 200 market rental, 130 Low-End Market Rental (LEMR) and 110 below market rental units. Council also paved the way for rezoning applications for approximately 1,500 more new units including 160 market rental and 150 LEMR units. Supporting the local economy remained a priority, especially

amidst looming pressures from international trading partners. Richmond awarded almost \$90 million in construction contracts, including heating, ventilation and air conditioning (HVAC) upgrades and community improvements, to local vendors, and further expanded the MyPermit system to enable plumbing, gas and fire suppression sprinkler permits to be completed 24/7 online. Around 400 such trade permits were issued in the first few months of operation, with the system expanding to encompass Building Permits for single-family and duplex renovations and rezoning applications in the coming year. Richmond's economy remained strong in 2024 with over 14,000 licensed businesses employing more than 125,000 workers. Business licences increased 6.2 per cent from the previous year, driven mainly by applications for new businesses and fewer post-pandemic closures.

3. A SAFE AND PREPARED COMMUNITY

Richmond remains one the region's safest communities thanks to Council's continued investment in community safety. Almost half the City budget is designated to public safety, and ongoing infrastructure funding provides safety from weather extremes. Richmond Fire-Rescue responded to over 12,500 calls, while property and violent crime remained below regional averages. Robberies declined 13 per cent, commercial break and enters dropped 22 per cent, and drug offences fell 56 per cent. The City-funded Fox 80 Mental Health car, operated in partnership with Vancouver Coastal Health, handled almost 3,100 files and calls for service in 2024. The RCMP Vulnerable Persons Unit continued to conduct outreach to those without a home, working alongside staff from the Ministry of Social Development and Poverty Reduction. This team made over 1,650 proactive wellness checks and provided information on support services. The Yankee 30 Youth Partnership car, a collaboration between the RCMP Youth Section and Ministry of Children and Family Development to support at-risk youth, handled over 1,100 files and calls. As weather patterns change, it is more important than ever for Richmond to maintain its investment in infrastructure. Almost five kilometres of watermains were replaced throughout the city, including over 1,930 metres of storm and sanitary mains in Burkeville, along with 17 catch basins, 140 lawn basins, 25 manholes and 1,210 metres of road paving. This infrastructure investment was vital when a significant rainstorm hit the region in October, dropping over 170 millimetres of rain in Richmond in three days—more than the catastrophic November 2021 atmospheric river. Upgrades and long-term mitigation efforts led to minimal property flooding, as City crews maintained the City's 858 kilometres of drainage pipes, 61 kilometres of culverts, 165 kilometres of channelized watercourses and 39 drainage pump stations.

BUILDING THE NEW COMMUNITY GARDEN AT ALEXANDRA COMMUNITY PARK.

4. RESPONSIBLE FINANCIAL MANAGEMENT AND GOVERNANCE

City staff continually review programs and services to identify improvements and efficiencies without compromising service levels. Property taxes remained among the lowest in the region, despite funding pressures from other agencies and levels of government. The City received over \$44.8 million in development cost charges in 2024, providing support for a variety of current and future amenities to benefit our growing communities. Despite shifting exchange rates and industry labour unrest, Richmond remained a popular destination for film and television production. Over \$165,000 in service/location charges were processed, and series such as Tracker (CBS) and Avatar: The Last Airbender (Netflix) were among the 48 productions shot in the city. Responsible governance means effective representation, and Council responded proactively to enforced provincial legislation which rezoned single-family neighbourhoods to encourage multi-family developments. To protect against infrastructure overload and poor planning, Council successfully obtained an extension from Bill 44 for Steveston so that essential infrastructure work can be completed prior to the implementation of small-scale multi-unit housing in the area. It also successfully removed 11 properties in Burkeville from the Bill 47 (Transit-Oriented Area) designation that would have resulted in the creation of multi-unit development with no residential parking and other requirements.

5. A LEADER IN ENVIRONMENTAL SUSTAINABILITY

An award-winning leader and advocate for environmental sustainability, the City continued to invest in technology and processes to reduce greenhouse gases, waste and other impacts. Lulu Island Energy Company achieved another successful year delivering reliable service and competitive rates to customers. It connected over 430,000 square feet of floor area to the grid in the first phase of the Richmond Centre development in 2024, providing residents with environmentally sustainable low carbon heating, cooling and hot water. It now services 31 buildings comprising almost 7,000 residential units, and reduced over 20,000 tonnes of greenhouse gas emissions to date. The City's Recycling Depot at Lynas Lane remained a core resource for recycling and waste recovery. Operating seven days a week, the depot assisted almost 250,000 residents—the equivalent of one user every 47 seconds. The depot diverted 216 tonnes of electronic devices, 200,880 litres of paint and 1,691 tonnes of yard waste from the landfill. Richmond businesses also gained access to a new Business Recycling Resources Program to assist and support local companies to better assess their waste management needs and understand their options for

more responsible handling of waste and recycling materials. Richmond's innovative Reclaimed Asphalt Pavement (RAP) program expanded, reflecting the City's Circular Economy Strategy and reducing its carbon footprint with over 2,300 tonnes of hot-mix 40 per cent RAP used to pave Westminster Highway between No. 3 Road and Gilbert Road. The City also partnered with Urban Bounty, a non-profit promoting food security, to open 36 new community garden plots at Alexandra Community Park. It became one of 16 community garden sites across the city. Parks staff planted over 28,000 seasonal plants, 68,000 bulbs and 2,339 trees throughout 871 hectares of park space to keep Richmond green.

6. A VIBRANT, RESILIENT AND ACTIVE COMMUNITY

One of Canada's most culturally diverse communities, Richmond is also one of its healthiest. Named once again as British Columbia's Most Active Community, over 102,000 people registered for programs and classes ranging from dance to pottery to gardening in 2024. There were more than 1.7 million paid visits for fitness, aquatics and other activities, an increase of almost five per cent from the previous year and around 5,300 per day. Council's belief that income should not be a barrier to health and fitness was evident through the Recreation Fee Subsidy Program that provides a lowcost facility pass for eligible individuals and families. Over 3,900 people registered in 2024, with around 60 per cent of all registrations coming from children. Richmond Public Libraries saw over one million visits and 2.7 million items checked out by 152,000 members. The City's population has grown six per cent since 2021, with 60 per cent of residents self-identifying as immigrants. Richmond's Cultural Harmony Plan—the first of its kind in Canada—remains a foundation for bringing diverse cultures together and strengthening a sense of community. Reports of hate crimes and hate incidents continued to decline, with zero hate crimes reported and only 11 hate incidents—a 57 per cent decrease since 2022 — reported. Eight new art murals were installed in keeping with the City's Arts Strategy, and annual festivals continued to bring the community and visitors together. Over 80,000 people attended the 77th annual Steveston Salmon Festival in July while 35,000 visited the 21st annual Richmond Maritime Festival in August. Council endorsed a five-year event plan to support expanded opportunities for community involvement and highlight Richmond's rich heritage, which will see the agriculturally-focused Farm Fest at Garden City Lands return in 2025, along with a new multicultural festival in the coming years.

Richmond looks ahead with vision and optimism

Richmond is among Canada's most diverse and picturesque communities. Located between the north and south arms of the Fraser River, its population includes residents from over 180 different ethnic or cultural backgrounds. More than 80 per cent identify as being from a visible minority, with the predominant ethnic group being Chinese at over 54 per cent. Their cultural influence, along with those from other south Asian countries and elsewhere, is evident throughout Richmond in everything from manufacturing and retail, to shopping and dining.

Despite inflationary and other pressures, 2024 was a transformative year for Richmond as housing affordability took centre stage amidst economic challenges and uncertainty. Through a proactive approach to housing, public safety and sustainable practices, Richmond continued to build a strong and connected community.

With an emphasis on providing diverse housing options for residents, over 1,930 new units received development permits in 2024, and Council granted 3rd Reading to rezoning applications for a further 1,500 units. Once all these projects are complete and occupied, the City will see an extra 360 market rental, 280 Low-End Market Rental (LEMR) and 110 below market rental units in place.

Recognizing the need for rental options in an increasingly challenging real estate market, Council issued a development permit for a 100 per cent rental housing project of 330 units on Azure Road. Fifty of these will be LEMR units, further adding to Richmond's rental stock.

These increased options will assist in the ongoing housing challenges facing many residents, especially those experiencing or at risk of homelessness. Council supported several initiatives in 2024 to assist those without a home, including funding additional beds at the Salvation

Army Emergency Shelter on Horseshoe Way to increase its capacity to 35 men and 20 women; expanding the daytime Drop-in Centre in Brighouse Park and operating hours for shelters at South Arm and Brighouse Park; as well as creating a Richmond Homelessness Outreach Team to provide community-based street outreach.

Along with these much needed supports, the City continued to invest in many other areas and reinforce the commitment to keep Richmond a vibrant, resilient and active community. Among the healthiest cities in Canada, Richmond was named British Columbia's Most Active Community for the second time—evidence of the positive impact of ongoing investment in programs that recognize diversity, foster engagement and build a sense of community.

The City's various recreational facilities saw over 1.7 million paid visits in 2024, a five per cent increase from the previous year—and a figure that





CITY MOURNS LONG-STANDING COUNCILLOR/ SCHOOL BOARD TRUSTEE

The City recognized the passing of long-standing Councillor Linda McPhail in August 2024. First elected to Council in 2011, Linda served three terms before announcing she would not be seeking re-election in 2022. Prior to that, she sat as a School Trustee with the Richmond Board of Education from 2002 to 2011, serving as Chair for seven years. While on Council, Linda served as Chair of both the Community Safety and Planning committees and was a member of the City's Finance, General Purposes, Public Works and Transportation, and Parks, Recreation and Cultural Services committees. She served on the Union of British Columbia Municipalities (UBCM) Executive as one of two regional representatives, as well as the Metro Vancouver Regional District Regional Culture committee and as the Mayor's alternate to the TransLink Mayors' Council. Outside of her elected roles, Linda was an active member of the community and a passionate volunteer, sitting on boards such as the Seafair Minor Hockey Association and Richmond Arenas Community Association and as a member of the local Hospital Auxiliary for over 20 years.

excludes involvement in sporting clubs, community groups and the internationally renowned Richmond Olympic Oval. The City's reputation as a go-to destination for sport and recreation saw it host several major provincial, national and international championship in sports such as lacrosse, soccer, dodgeball, volleyball, karate and climbing.

Over 230,000 people now call Richmond home, and our population has grown over six per cent since 2021. Almost 200 new residents were welcomed by the City's Newcomers Bus Tour in 2024, a unique opportunity for those new to the city to learn more about civic facilities, processes, programs and services.

Council provided approximately \$713,000 in Health, Social and Safety grants to non-profit community service organizations to enhance the social well-being of Richmond residents through a wide range of programs and services, while our Cultural Harmony Plan—the first of its kind in Canada—remained a foundation for bringing Richmond together and strengthening a sense of community.

With over 14,000 valid businesses—a 6.2 per cent jump from the previous year—and 125,000 jobs, Richmond remained a strong and stable economy throughout 2024. With building approvals surpassing the one-billion-dollar value mark for the first time and more

businesses looking to take advantage of the city's location and supportive programs, Richmond's economy is expected to continue to see steady growth in the coming year.

The City of Richmond continues to be a leader in the development and implementation of bold, innovative programs and strategies that recognize and reflect our character, heritage and reputation as a safe, sustainable and culturally diverse community. The many accomplishments and achievements of the past year, some of which are in this Annual Report, demonstrate why Richmond remains one of the most appealing, livable and well-managed communities in







AWARDS CONTINUED . . .

MAKING FRIENDS

Innovation and a commitment to customer service were key factors in Richmond receiving the 2024 NAIOP Award for the Most Business Friendly community. The award was the result of NAIOP's annual Cost of Business Survey, which identifies municipalities that excel in creating positive business environments. The City received the award in recognition that its fees and approval timelines for industrial development encourage the creation of industrial space which, in turn, support and welcome local businesses and the economy. NAIOP represents commercial real estate developers, owners and investors of office, industrial, retail and mixed-use properties with over 20,000 members across North America. It provides advocacy, education, communication, networking and business opportunities for real estate and related professionals within the commercial market.

A CUT ABOVE

The Canadian Federation of Independent Business named Richmond as the "One to Watch" in its 2024 Golden Scissors Awards for the MyBusiness and MyPermit online service portals. MyBusiness, launched in 2023, enables applications, management and payment of business licences anytime, anywhere. MyPermit, launched in 2024, allows access to plumbing, gas and sprinkler trades permits as well as service agreements. The City was recognized for the impact these online portals have in reducing administrative burdens and streamlining how businesses interact with the City. The Canadian Federation of Independent Business is Canada's largest non-profit organization devoted to creating and supporting environments for small business, with over 100,000 members.





Community Services Pop Ups Get Connected!

Drop by our free monthly pop ups and meet local service organizations who can help

connect you to all kinds of resources, all in one place.

Second Thursday of every month
3:00 – 5:00 pm
Brighouse Library
100-7700 Minoru Gate



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POPPING UP FOR THE COMMUNITY

The City received an Honourable Mention from the Union of British Columbia Municipalities (UBCM) for its innovative Community Service Pop-Ups. Held in libraries and other public spaces, the City-led pop up sessions have linked over 1,750 residents with lower incomes and other challenges to a variety of community-based resources and supports. The UBCM represents and supports local governments across British Columbia on issues such as advocacy, policy development and implementation, and administration of the Community Charter.

AN OPEN BOOK

For the 22nd straight year, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting. The award recognizes the City's success in producing a high standard report that demonstrates a constructive spirit of disclosure and clearly communicates the municipality's financial story.



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, 2023

Christopher P. Morrill

Executive Director/CEO

COMMUNITY SERVICES POP-UP AT BRIGHOUSE LIBRARY

REPORT FROM THE GENERAL MANAGER, FINANCE AND CORPORATE SERVICES

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2024 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, 2024 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.

THE NORTHERN LIGHTS SHINING ABOVE THE WEST DYKE TRAIL PHOTO BY DOMINIC TONG, BYLAW LIAISON **OFFICER 1, COMMUNITY BYLAWS CITY EMPLOYEE SINCE 2015**

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)

	2024 Actual	2023 Actual	Change
Financial Assets	\$1,944,281	\$1,842,941	\$101,340
Liabilities	731,813	717,366	14,447
Net Financial Assets	1,212,468	1,125,575	86,893
Non-Financial Assets	2,852,079	2,705,957	146,122
Accumulated Surplus	\$4,064,547	\$3,831,532	\$233,015

The City's overall financial position improved by \$233.0 million, with accumulated surplus (similar to net worth of a corporation) totaling \$4.1 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 \$9.5 million mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$146.0 million, which includes \$31.1 million of in-kind contributions from development as conditions of rezoning.

CONSOLIDATED STATEMENT OF OPERATIONS (IN \$000S)

	2024 Budget	2024 Actual	2023 Actual
Revenue	\$702,207	\$814,484	\$747,938
Expenses	620,634	581,469	545,575
Annual Surplus	\$81,573	\$233,015	\$202,363

The City's consolidated revenue for the year totaled \$814.5 million, an increase of \$66.5 million from 2023 mainly due to increased investment income, development cost charges and other revenue related to developer reserve contributions, including funds received for Capstan Canada Line Station and City Centre facilities.

Expenses increased by \$35.9 million from the prior year, primarily due to wage and salary increases under the new collective agreement, higher contract costs for community safety, and increased expenses for supplies and materials related to the Rapid Housing Grant and water purchases from Metro Vancouver.

The annual surplus for 2024 was \$233.0 million, including an operating surplus of \$5.7 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 2024, supported by continued increases in investment returns. The guiding principles of Council's Long Term Financial Management Strategy continue to support the City in achieving its long-term goals and maintaining financial sustainability to deliver on Council priorities.

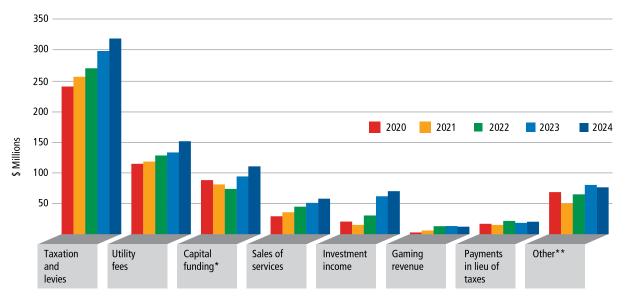
Respectfully submitted,



General Manager, Finance and Corporate Services

May 12, 2025 **CNCL – 258**

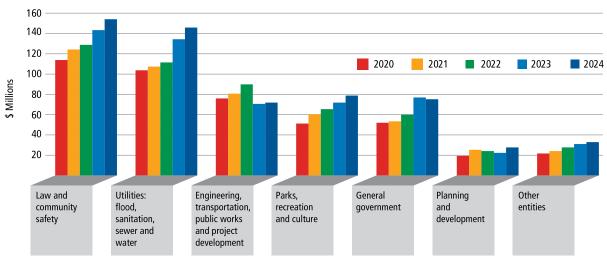
REVENUE BY SOURCE 2020–2024



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 2020–2024



Source: City of Richmond Finance and Corporate Services

10-YEAR TREND FOR ACCUMULATED SURPLUS

2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
\$2 731 194	\$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

229,781 2024 POPULATION

Richmond at a glance

November 10, 1879
INCORPORATED AS MUNICIPALITY

December 3, 1990 DESIGNATED AS CITY OF RICHMOND

17
ISLANDS COMPRISING

129.27SIZE OF CITY IN SQUARE KM



Fast facts

1.2 billion

NEW CONSTRUCTION VALUE IN 2024

830

HECTARES OF CRANBERRY FIELDS IN PRODUCTION

60.3

PERCENTAGE OF THE CITY'S POPULATION BORN OUTSIDE OF CANADA

39

PERCENTAGE OF THE CITY WITHIN THE AGRICULTURAL LAND RESERVE (ALR)

49

KILOMETRES OF DIKES FOR FLOOD PROTECTION

39

PUMP STATIONS THAT CAN DISCHARGE 1.4 MILLION US GALLONS OF WATER PER MINUTE—THE EQUIVALENT OF OVER TWO OLYMPIC SWIMMING POOLS

871

HECTARES THAT MAKE UP THE CITY'S 140 PARKS

136

KILOMETRES OF WALKING, ROLLING AND CYCLING TRAILS

80

IDENTIFIED HERITAGE BUILDINGS OR SITES IN RICHMOND

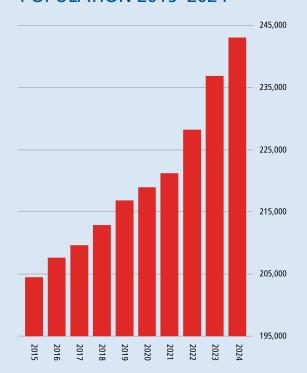
1.7 million+

PAID VISITS FOR FITNESS, AQUATICS AND OTHER ACTIVITIES IN 2024

250,000

RESIDENTS WERE SERVED AT THE RICHMOND RECYCLING DEPOT IN 2024—THE EQUIVALENT OF ONE USER EVERY 47 SECONDS

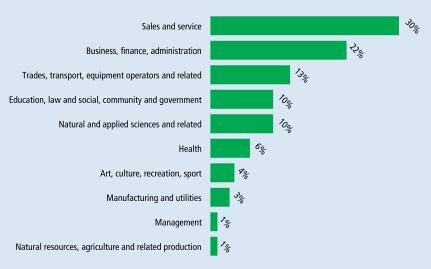
CITY OF RICHMOND POPULATION 2015–2024



MAJOR EMPLOYERS IN RICHMOND 2024*

- Air Canada
- Allied Universal
- 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
- WorkSafeBC

OCCUPATIONS OF RICHMOND RESIDENTS





Sources: Statistics Canada, City of Richmond, Vancouver International Airport Authority, Steveston Harbour Authority, Metro Vancouver, Richmond School District.

^{*}in alphabetical order

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

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.



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

f @CityofRichmondBC

X @Richmond_BC

© @CityofRichmondBC

@CityofRichmondBC
/CityofRichmondBC

■ @cityofrichmondbc

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

f @YourLibraryRichmond

X @RPLBC
@RPLBC

► YourLibraryRichmond

Account: RPLYourlibrary1

RICHMOND OLYMPIC OVAL

6111 River Road

Richmond, BC V7C 0A2 Phone: 778-296-1400 Email: Info@RichmondOval.ca

RichmondOval.ca

@RichmondOval
 @RichmondOval
 @RichmondOval
 @RichmondOval







Report to Council

June 13, 2025

01

03-1180-01/2025-Vol

Date:

File:

To:

Richmond City Council

From:

Staff Recommendation

Jerry Chong

General Manager, Finance and

Corporate Services

Re:

2024 Council Remuneration and Expenses

That the report titled 2024 Council Remuneration and Expenses be received for information.

Jerry Chong

General Manager, Finance and Corporate Services

(604-276-4064)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR MANAGEMENT TEAM REVIEW	INITIALS:
APPROVED BY CAO	
Sver	

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 2024 were \$948,916 and total benefits were \$237,513. Total expenses incurred were \$17,171. The schedule below provides a summary by each member of Council.

	Base Salary	Benefits & Other ¹	Community Events	Seminars & Conferences	Others	Total Expenses
Mayor Brodie	\$207,510	\$35,337	\$1,444	\$ -	\$370	\$1,814
Councillor Au	82,783	22,174	477	351	-	828
Councillor Day	94,089	25,073	96	2,245	-	2,341
Councillor Gillanders	94,089	26,768	-	1,990	-	1,990
Councillor Heed	94,089	24,694	-	-	-	_
Councillor Hobbs	94,089	25,147	689	1,078	-	1,767
Councillor Loo	94,089	26,694	489	6,173	-	6,662
Councillor McNulty	94,089	24,836	741	-	~	741
Councillor Wolfe	94,089	26,790	-	1,028	-	1,028
Total	\$948,916	\$237,513	\$3,936	\$12,865	\$370	\$17,171

¹Consists of taxable (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).

Financial Impact

None.

Conclusion

The report on Council remuneration and expenses for the year ended December 31, 2024 has been prepared in accordance with the *Community Charter*.

Mike Ching Director, Finance (604-276-4137)



Report to Council

To:

Richmond City Council

Date:

June 13, 2025

From:

Jerry Chong

File:

03-1180-01/2025-Vol

01

General Manager, Finance and

Corporate Services

Re:

2024 Council Remuneration and Expenses from Other Agencies

Staff Recommendation

That the staff report titled, "2024 Council Remuneration and Expenses from Other Agencies", dated June 13, 2025 from the General Manager, Finance and Corporate Services be received for information.

Jerry Chong

General Manager, Finance and Corporate Services

(604-276-4064)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR MANAGEMENT TEAM REVIEW	INITIALS:
APPROVED BY CAO	
* • • • • • • • • • • • • • • • • • • •	

Staff Report

Origin

At the January 27, 2025 Council meeting, staff received direction to:

- (1) That the City of Richmond prepare a comprehensive annual financial report that details the total compensation received by Richmond Council members who serve on regional or provincial organizations, including but not limited to E-Comm-911, Municipal Finance Authority, Translink, and Metro Vancouver, and that this report be made accessible to the public
- (2) That the annual financial report provides a complete itemization of each Council members' base salary and benefits, as well as per diems, stipends, allowances, retainers, expense reimbursements, and any other compensation associated with their roles.

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

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

Analysis

The schedules below as provided by the respective regional or provincial agencies, illustrate the 2024 total remuneration and expenses for each applicable elected official.

2024 Remuneration

	Metro Vancouver ¹	Translink ²	Municipal Finance Authority ³	E-Comm- 911 ⁴	Total Remuneration
Mayor Brodie	\$ 50,694	\$58,222	\$28,211	\$ -	\$137,127
Councillor Au	13,350	_	_	_	13,350
Councillor Day	1,602	-	-	-	1,602
Councillor Gillanders	1,068	-	-	-	1,068
Councillor Heed	1,068	-	-	8,337	9,405
Councillor Hobbs	534	_	-	-	534
Councillor Loo	11,214	_	-		11,214
Councillor McNulty	19,758	-	-	-	19,758
Councillor Wolfe	1,602	-	-	-	1,602
Total	\$100,890	\$58,222	\$28,211	\$8,337	\$195,660

2024 Expenses

	Metro Vancouver ¹	Translink ²	Municipal Finance Authority ³	E-Comm- 911 ⁴	Total Expenses
Mayor Brodie	\$13,925	\$1,769	\$144	\$ -	\$15,838
Councillor Au	-	-	-	-	-
Councillor Day	-	-	-	-	-
Councillor Gillanders	-	-	-	-	-
Councillor Heed	-	-	-	-	-
Councillor Hobbs	-	-	-	-	-
Councillor Loo	-	-	-	-	-
Councillor McNulty	-	-	-	-	-
Councillor Wolfe	-	-	-	-	-
Total	\$13,925	\$1,769	\$ 144	\$ -	\$15,838

- 1. Mayor Brodie, Councillor Au and Councillor McNulty serve as a Director and the rest of elected officials serve as a Committee Member.
- 2. Mayor Brodie has served as the Vice-Chair of the Mayors' Council and as a member of Board of Directors as of July 26, 2024.
- . Mayor Brodie serves as the Board-Chair.
- 4. Councillor Heed serves as a Director and amounts are suspended effective January 1st, 2025 until further notice.

Financial Impact

None.

Conclusion

The report on Council remuneration and expenses from other agencies for the year ended December 31, 2024 has been prepared.

Mike Ching Director, Finance (604-276-4137)



Report to Council

To:

Richmond City Council

Date:

June 13, 2025

From:

Jerry Chong

Services

File:

03-1200-03/2025-Vol

01

General Manager, Finance and Corporate

Re:

2024 Statement of Financial Information

Staff Recommendation

That the 2024 Statement of Financial Information be approved.

Jerry Chong

General Manager, Finance and Corporate Services

(604-276-4064)

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

SENIOR MANAGEMENT TEAM REVIEW

NITIALS:

APPROVED BY CAO

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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:

- 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 2024 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 2024 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 2024 fiscal year is attached in Section 7.

A statement listing payments for the purposes of grants and subsidies is attached in Section 7.

Financial Impact

None.

Conclusion

The attached 2024 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.

Mike Ching, CPA, CMA

Director, Finance (604) 276-4137

CITY OF RICHMOND STATEMENT OF FINANCIAL INFORMATION For the year ended December 31, 2024

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

2024 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subs 9(2) approves all the statements and schedules included in this Statement of Financial Information, produced under the <i>Financial Information Act</i> .					
Jerry Chong	Malcolm D. Brodie				
General Manager, Finance and	Mayor				
Corporate Services					

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 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, 2024



KPMG LLP

PO Box 10426 777 Dunsmuir Street Vancouver BC V7Y 1K3 Canada Telephone 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, 2024
- 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, 2024, 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.



City of Richmond Page 2

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, design and perform audit procedures responsive to those risks, and obtain audit
 evidence that is sufficient and appropriate to provide a basis for our opinion.
 - The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of expressing an
 opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



City of Richmond Page 3

- 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.

Chartered Professional Accountants

Vancouver, Canada May 12, 2025

LPMG LLP

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

December 31, 2024, with comparative information for 2023

	2024	2023
Financial Assets		
Cash and cash equivalents	\$ 199,381	\$ 321,479
Investments (note 4)	1,590,310	1,380,383
Investment in Lulu Island Energy Company ("LIEC") (note 5)	39,855	37,098
Accrued interest receivable	22,681	26,614
Accounts receivable (note 6)	45,887	35,067
Taxes receivable	27,123	20,533
Development fees receivable	18,084	20,299
Debt reserve fund - deposits (note 7)	960	1,468
	1,944,281	1,842,941
Liabilities		
Accounts payable and accrued liabilities	125,784	103,234
Asset retirement obligations (note 8)	11,120	11,893
Post-employment benefits (note 9)	37,397	37,881
Development cost charges (note 10)	226,012	241,634
Deposits and holdbacks (note 11)	161,822	148,738
Deferred revenue (note 12)	80,586	75,357
Debt, net of sinking fund deposits (note 13)	89,092	98,629
	731,813	717,366
Net financial assets	1,212,468	1,125,575
Non-Financial Assets		
Tangible capital assets (note 14)	2,840,927	2,694,902
Inventory of materials and supplies	5,759	6,146
Prepaid expenses	5,393	4,909
	2,852,079	2,705,957
Accumulated surplus (note 15)	\$ 4,064,547	\$ 3,831,532

Contingent demand notes (note 7)
Contingent assets and contractual rights (note 18)
Commitments and contingencies (note 19)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:

General Manager, Finance and Corporate Services

Consolidated Statement of Operations (Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

Marie Control of the		2024				
		Budget		2024		2023
		(notes 2(p)				
Davis		and 25)				
Revenue:	•	000 070	•	040.000	•	007 700
Taxation and levies (note 21)	\$	306,676	\$	318,093	\$	297,793
Utility fees		148,459		150,823		132,951
Sales of services		54,556		57,450		50,737
Payments-in-lieu of taxes (note 21)		14,650		20,054		18,114
Provincial and federal contributions		26,637		13,545		38,660
Development cost charges (note 10)		16,607		70,450		10,292
Other capital funding sources		68,118		39,740		83,562
Other revenue:						
Investment income		25,635		69,853		61,503
Gaming revenue		12,500		11,971		13,013
Licences and permits		12,832		19,856		15,934
Other (note 22)		15,175		39,892		23,309
Equity income in LIEC (note 5)		362		2,757		2,070
		702,207		814,484		747,938
Expenses:						
Law and community safety		158,119		152,746		142,001
Utilities: flood, sanitation, sewer and water		147,380		144,647		133,166
General government		84,020		74,564		76,288
Engineering, transportation, public works and						
project development		83,659		71,322		69,915
Parks, recreation and culture		79,733		78,173		71,328
Planning and development		34,953		27,427		22,144
Richmond Olympic Oval		20,274		20,351		19,200
Richmond Public Library		12,496		12,239		11,533
		620,634		581,469		545,575
Annual surplus		81,573		233,015		202,363
Accumulated surplus, beginning of year		3,831,532		3,831,532	;	3,629,169
Accumulated surplus, end of year	\$	3,913,105	\$	4,064,547	\$:	3,831,532

See accompanying notes to consolidated financial statements.

Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

A CONTRACT OF THE CONTRACT OF	2024		
	Budget	2024	2023
	(notes 2(p) and 25)		
Annual surplus for the year \$	81,573	\$ 233,015	\$ 202,363
Acquisition of tangible capital assets - current year	(211,510)	(187,379)	(90,046)
Contributed tangible capital assets	(45,640)	(31,065)	(75,945)
Amortization of tangible capital assets	72,090	71,703	71,938
Asset retirement obligation	-	(103)	(7,081)
Net gain on disposal of tangible			
capital assets	-	(2,514)	(2,133)
Proceeds on sale of tangible capital assets	-	3,333	2,577
	(103,487)	86,990	101,673
Acquisition of inventory of materials and supplies	-	(5,759)	(6,146)
Acquisition of prepaid expenses	-	(5,393)	(4,909)
Consumption of inventory of materials and supplies	-	6,146	5,405
Use of prepaid expenses	-	4,909	3,827
Change in net financial assets	(103,487)	86,893	99,850
Net financial assets, beginning of year	1,125,575	1,125,575	1,025,725
Net financial assets, end of year \$	1,022,088	\$ 1,212,468	\$ 1,125,575

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2024, with comparative information for 2023

		2024		2023
Cash provided by (used in):				
Operating activities:				
Annual surplus	\$	233,015	\$	202,363
Items not involving cash:				
Amortization of tangible capital assets		71,703		71,938
Asset retirement obligation		(876)		4,812
Net gain on disposal of tangible capital assets		(2,514)		(2,133)
Contributions of tangible capital assets		(31,065)		(75,945)
Equity income in LIEC		(2,757)		(2,070)
Changes in non-cash operating working capital:		0.000		(44.000)
Accrued interest receivable		3,933		(11,938)
Accounts receivable		(10,820)		947
Taxes receivable		(6,590)		(5,310)
Development fees receivable		2,215		22,920
Inventory of materials and supplies		387		(741)
Prepaid expenses		(484)		(1,082)
Accounts payable and accrued liabilities		22,550		(348)
Post-employment benefits		(484)		(647) 4,583
Development cost charges		(15,622) 13,084		
Deposits and holdbacks Deferred revenue		5,229		(1,269) 16,294
Net change in cash from operating activities		280,904		222,374
Capital activities: Cash used to acquire tangible capital assets		(187,379)		(90,046)
Proceeds on disposal of tangible capital assets		3,333		2,577
Net change in cash from capital activities		(184,046)		(87,469)
Financing activities:				
Repayments of debt		(9,537)		(9,187)
Debt reserve fund		508		
Net change in cash from financing activities		(9,029)		(9,187)
Investing activities:				
Purchase of investments		(209,927)		(458,890
Net change in cash from investing activities		(209,927)		(458,890
Decrease in cash and cash equivalents		(122,098)		(333,172)
Cash and cash equivalents, beginning of year		321,479		654,651
Cash and cash equivalents, end of year	\$	199,381	\$	321,479
Non-cash transactions, related to asset retirement obligations: Tangible capital asset additions	\$	103	\$	7,081
rangible capital asset additions	φ	103	Ψ	7,001

See accompanying notes to consolidated financial statements.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

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

(d) Financial Instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2024 and December 31, 2023. 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.

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable 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 and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

(j) Non-financial assets:

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

(i) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years		
Buildings and building improvements Infrastructure Vehicles, machinery and equipment Library's collections, furniture and equipment	10 - 75 5 - 100 3 - 40 4 - 20		

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

- (j) Non-financial assets (continued):
 - (i) Tangible capital assets (continued):

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

(v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) Impairment of tangible capital assets:

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

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(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, and to introduce penalties and interest. Property taxes are calculated based on the British Columbia Assessment Authority's (BCAA) assessment value and annually approved tax rates by Council. 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 BCAA's 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.

(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.

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

- (k) Revenue recognition (continued):
 - (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.

(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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(I) Taxes:

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

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

Payments in Lieu of Taxes ("PILT") for federal properties are calculated on the basis of values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, 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.

(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 (2024-2028) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10515 on January 29, 2024.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

2. Significant accounting policies (continued):

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

3. Adoption of new accounting standards:

(a) Adoption of PS 3160 Public Private Partnerships Standard:

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard PS 3160, Public Private Partnerships ("PS 3160"). The new standard addresses the recognition, measurement, presentation, and disclosure of infrastructure procured by public sector entities through certain types of public private partnership arrangements. This standard was adopted on a prospective basis. The adoption of this standard did not have any impact on the amounts presented in these consolidated financial statements.

(b) Adoption of PSG-8, Purchased Intangibles:

On January 1, 2024, the City adopted Public Sector Guideline PSG-8, Purchased Intangibles ("PSG-8"), applied on a prospective basis. PSG-8 defines purchased intangibles as identifiable non-monetary economic resources without physical substance acquired through an arm's length exchange transaction between knowledgeable, willing parties who are under no compulsion to act. Intangibles acquired through a transfer, contribution, or inter-entity transaction, are not purchased intangibles. The adoption of this standard did not have any impact on the amounts presented in these consolidated financial statements.

(c) Adoption of PS 3400 Revenue Standard:

On January 1, 2024, the City adopted Canadian Public Sector Accounting Standard PS 3400 Revenue and applied this standard on a prospective basis. The new standard applies to all revenues, except for taxation revenues, government transfers, income from investments in GBE and other revenues which are covered in other Public Sector Accounting Standards.

The standard was adopted prospectively from the date of adoption. As a result, the City's licences and permits revenue increased by \$1,812,934, with a corresponding decrease in deferred revenue. In addition, the City's other revenues increased by \$492,557, with a corresponding decrease in deferred revenue.

4. Investments:

			2024			20)23	
	_	Cost		Market value		Cost		Market value
Short-term notes and deposits	\$	489,091	\$	489,091	\$	443,418	\$	443,418
Government and government								
guaranteed bonds		755,104		759,769		599,013		595,015
Bank bonds		333,646		342,568		325,486		328,578
Municipal Finance Authority								
bonds		12,469		12,758		12,466		12,722
	\$	1,590,310	\$	1,604,186	\$	1,380,383	\$	1,379,733

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

5. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the city of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

Summarized financial information relating to LIEC, prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board, is as follows:

		2024		2023
Cook and aguitalents and introducents	¢	04 205	\$	14 507
Cash, cash equivalents, and investments	\$	21,305	Ф	14,527
Accounts receivable		4,385		4,793
Tangible capital assets		58,128		53,741
Total assets		83,818		73,061
Deferred contributions		22,789		19,236
Project agreement		19,283		14,475
Accounts payable and accrued liabilities		1,291		1,776
Government grants		514		403
Post-employment benefits		86		73
Total liabilities		43,963		35,963
Shareholder's equity	\$	39,855	\$	37,098
Total	Φ.	0.700	Φ.	0.570
Total revenue	\$	9,760	\$	8,570
Total expenses		7,003		6,500
Net income	\$	2,757	\$	2,070

Included in accounts payable and accrued liabilities in the City's Consolidated Statement of Financial Position are payables to LIEC in the amount of \$166,301 (2023 - \$165,059).

On September 22, 2022, LIEC entered into a new 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 was a wholly owned subsidiary of Corix Utilities Inc. ("Corix"). During 2024, following a re-organization within Corix, the Project Contractor become a wholly owned subsidiary of Corix District Energy Holdings GP Inc.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

6. Accounts receivable:

	2024	 2023
Water and sewer utilities	\$ 17,903	\$ 15,429
Casino revenue	2,918	2,940
Grants	12,728	8,416
Other trade receivables	12,338	8,282
A A A A A A A A A A A A A A A A A A A	\$ 45,887	\$ 35,067

7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the 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, 2024 are as follows:

	(Cash (deposits den		
General Revenue Fund	\$	960	\$	2,701

8. 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

8. Asset retirement obligations (continued):

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	2024	2023
Asset retirement obligation, opening balance Asset retirement obligation recorded during the year Accretion expense during the year Asset retirement obligation expenditure incurred during the year Asset retirement obligation settled during the year	\$ 11,893 103 195 (1,059) (12)	\$ 7,081 290 4,522
Asset retirement obligation, closing balance	\$ 11,120	\$ 11,893

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2024 is 4.30% (2023 - 4.10%). There are no liabilities recorded using the present value of future cash flows at December 31, 2024 (2023 - nil).

9. Post-employment benefits:

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

	2024	- USAN	2023
Accrued benefit obligation, beginning of year Opening adjustment due to Oval	\$ 34,813	\$	33,637
actuarial valuation January 1, 2023	_		207
Current service cost	2,514		2,434
Interest cost	1,463		1,528
Past service cost / (credit)	411		(440)
Benefits paid	(4,056)		(3,840)
Actuarial loss	2		1,287
Accrued benefit obligation, end of year	\$ 35,147	\$	34,813

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

9. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2024. This actuarial gain is being amortized over a period equal to the employees' expected average remaining service lifetime of 11-years (2023 - 11-years).

	2024	2023
Accrued benefit obligation, end of year Unamortized net actuarial gain	\$ 35,147 2,250	\$ 34,813 3,068
Accrued benefit liability, end of year	\$ 37,397	\$ 37,881

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

	2024	2023
Discount rate Expected future inflation rate Expected wage and salary range increases	4.30% 2.50% 2.50% to 3.00%	4.10% 2.50% 2.50% to 3.00%

10. Development cost charges:

	2024	2023
Balance, beginning of year Contributions Interest Revenue recognized	\$ 241,634 44,832 9,996 (70,450)	\$ 237,051 4,342 10,533 (10,292)
Balance, end of year	\$ 226,012	\$ 241,634

11. Deposits and holdbacks:

	Dec	Balance December 31, 2023		Deposit ributions / st earned	Refund/ expenditures		Dec	Balance ember 31, 2024
Security deposits	\$	125,713	\$	24,411	\$	(11,289)	\$	138,835
Developer contributions	•	7,919	•	172	,		•	8,091
Damage deposits		6,658		827		(958)		6,527
Contract holdbacks		4,767		3,823		(3,882)		4,708
Other		3,681		432		(452)		3,661
	\$	148,738	\$	29,665	\$	(16,581)	\$	161,822

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

12. Deferred revenue:

	Dece	Balance ember 31, 2023	Externally restricted inflows	Revenue earned	Dece	Balance ember 31, 2024
Taxes and utilities	\$	30,008	\$ 33,197	\$ (30,008)	\$	33,197
Building permits/development		15,082	10,608	(8,368)		17,322
Oval		2,813	8,862	(8,782)		2,893
Grants		16,609	20,890	(17,578)		19,921
Licences		2,613	2,294	(4,064)		843
Parking easement/leased land		2,480	109	(54)		2,535
Other		5,752	5,353	(7,230)		3,875
	\$	75,357	\$ 81,313	\$ (76,084)	\$	80,586

13. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed		Repayments and actuarial adjustments		Net debt 2024	 Net debt 2023
127	9075	\$	50,815	\$	50,815	\$ -	\$ 6,024
158	10334		96,000		6,908	89,092	92,605
A		\$	146,815	\$	57,723	\$ 89,092	\$ 98,629

Current borrowing includes:

MFA		Term		Interest	Refinancing
issue	Issue date	(yrs.)	Maturity date	rate	date
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

13. Debt, net of MFA sinking fund deposits (continued):

Interest expense incurred for the year on the long-term debt was \$4,764,848 (2023 - \$5,594,469). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2025	\$ 3,636
2026	3,764
2027	3,895
2028	4,032
2029	4,173
Thereafter	69,592
	\$ 89,092

14. Tangible capital assets:

	Balance	Additions		Balance
	December 31,	and		December 31,
Cost	2023	transfers	Disposals	2024
Land	\$ 1,191,847	\$ 93,570	\$ (107)	\$ 1,285,310
Building and building				
improvements	621,743	31,274	(1,048)	651,969
Infrastructure	2,002,755	38,547	(6,728)	2,034,574
Vehicles, machinery and			, , ,	
equipment	184,620	12,082	(577)	196,125
Library's collections,			` ,	
furniture and equipment	11,969	1,137	(322)	12,784
Assets under construction	65,736	41,937	` -	107,673
A STATE OF THE STA	\$ 4,078,670	\$ 218,547	\$ (8,782)	\$ 4,288,435

Accumulated amortization	De	Balance cember 31, 2023	D	isposals	Ar	mortization expense	De	Balance ecember 31, 2024
Building and building								
improvements	\$	265,314	\$	(1,023)	\$	22,621	\$	286,912
Infrastructure		984,920		(6,131)		37,392		1,016,181
Vehicles, machinery and				, ,				
equipment		125,139		(487)		10,689		135,341
Library's collections,								
furniture and equipment		8,395		(322)		1,001		9,074
CT CONTROL CON	\$	1,383,768	\$	(7,963)	\$	71,703	\$	1,447,508

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

14. Tangible capital assets (continued):

Net book value	December 31, 2024	December 31, 2023
Land Buildings and building improvements Infrastructure Vehicles, machinery and equipment Library's collection, furniture and equipment Assets under construction	\$ 1,285,310 365,057 1,018,393 60,784 3,710 107,673	\$ 1,191,847 356,429 1,017,835 59,481 3,574 65,736
Balance, end of year	\$ 2,840,927	\$ 2,694,902

(a) Assets under construction:

Assets under construction having a value of \$107,673,230 (2023 - \$65,735,570) 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 \$31,065,021 (2023 - \$75,944,770) comprised of land in the amount of \$23,144,146 (2023 - \$58,306,673), and infrastructure in the amount of \$7,920,875 (2023 - \$17,638,097).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings, and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2024 (2023 - nil).

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

15. Accumulated surplus:

	General and Reserve Funds	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2024 Total	2023 Total
Investment in tangible capital assets Reserves (note 16) Appropriated surplus Investment in LIEC Surplus Other equity	\$ 2,814,071 792,544 237,862 39,855 18,344 5,608	\$ - 51,864 18,847 - 1,068	\$ - 35,195 12,556 - 6,661	\$ 8,297 13,133 590 - 606	\$ 3,711 \$ 3,199 536	\$ 2,826,079 \$ 892,736 273,054 39,855 27,215 5,608	\$ 2,687,860 789,710 285,974 37,098 24,930 5,960
Balance, end of year	\$ 3,908,284	\$ 71,779	\$ 54,412	\$ 22,626	\$ 7,446 \$	4,064,547	3,831,532

16. Reserves:

	40	Balance,				Balance,
	Dece	mber 31,		Change	Dece	ember 31,
		2023	dı	ring year		2024
Affordable housing	\$	16,924	\$	(76)	\$	16,848
Arts, culture and heritage	*	4,126	•	184	,	4,310
Capital building and infrastructure		145,902		20,509		166,411
Capital reserve		287,961		49,586		337,547
Capstan station		15,009		6,459		21,468
Child care development		10,866		1,907		12,773
Community legacy and land replacement		1,671		129		1,800
Flood protection BL 7812 and BL 10403		65,719		5,458		71,177
Equipment replacement		29,894		1,496		31,390
Growing communities fund		21,067		461		21,528
Hamilton area plan community amenity		3,767		168		3,935
Leisure facilities		29,059		6,096		35,155
Local improvements		8,109		361		8,470
Neighborhood improvement		9,153		678		9,831
Oval		11,586		1,547		13,133
Public art program		4,987		315		5,302
Sanitary sewer BL 7812 and BL 10401		58,139		4,977		63,116
Solid waste		· -		256		256
Steveston off-street parking		354		5		359
Steveston road ends		143		(31)		112
Waterfront improvement		187		` 8		195
Water supply BL 7812 and BL 10402		65,087		2,533		67,620
	\$	789,710	\$	103,026	\$	892,736

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

17. 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, 2023, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

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

be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in later 2025.

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

The City paid \$17,270,093 (2023 - \$15,534,932) for employer contributions while employees contributed \$15,099,053 (2023 - \$13,023,437) to the plan in fiscal 2024.

18. 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, 2024. Contingent assets are not recorded in the consolidated financial statements.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

18. Contingent assets and contractual rights:

(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:

2025	\$ 39,375
2026	8,492
2027	5,697
2028	3,607
2029	2,704
Thereafter	5,534

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.

19. 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:

2025 \$ 4 2026 2 2027 2028 2029 and thereafter \$ 4

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

19. Commitments and contingencies:

(c) Litigation:

As at December 31, 2024, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E-Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2024). 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

20. Trust funds:

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

	2024	2023
Richmond Community Associations	\$ -	\$ 724

21. Taxation and levies:

		2024	 2023
Taxes collected:			
Property taxes	\$	621,165	\$ 572,078
Payment-in-lieu of taxes and grants	·	35,264	31,496
Local improvement levies		74	76
Municipal and Regional District Tax (MRDT)		9,315	9,073
		665,818	612,723
Less transfers to other authorities:			
Province of British Columbia - School taxes		(247,616)	(230,746)
TransLink		(60,588)	(48,562)
Metro Vancouver		(11,701)	(10,197)
BC Assessment Authority		(7,724)	(7,270)
Other		(42)	(41)
		(327,671)	 (296,816)
Less payment-in-lieu of taxes retained by the City		(20,054)	(18,114)
	\$	318,093	\$ 297,793

22. Other revenue:

	2024	2023
Developer contributions Tangible capital assets gain on sale of land Penalties and fines Parking program Recycle BC Oval - Other revenue Other	\$ 15,967 3,008 5,958 2,930 3,326 2,712 5,991	\$ 3,102 2,497 5,080 2,335 3,274 2,987 4,034
	\$ 39,892	\$ 23,309

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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:

	2024	2023
Operating: Government of British Columbia Government of Canada	\$ 16,650 8,468	\$ 23,943 7,355
Capital: Government of British Columbia Government of Canada	7,099 1,405	26,123 1,566
The second secon	\$ 33,662	\$ 58,987

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 longrange 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.
- (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.

			Engineering,				
			transportation,				
	_aw and		public works	Parks,		Planning	Total
COI	mmunity		and project	recreation	General	and	city
AND	safety	Utilities	development	and culture	government	development	 subtota
Revenue:							
Taxation and levies \$	-	\$ -	\$ -	\$ 400	\$ 317,693	\$ -	\$ 318,093
User fees	-	150,823	-	-	-	-	150,823
Sales of services	9,322	5,021	2,933	13,611	13,497	1,320	45,704
Payments-in-lieu of taxes	-	-	-	-	20,054	-	20,054
Provincial and federal							
grants	1,305	15	(849)	281	3,317	5,892	9,961
Development cost charges	-	720	9,691	31,119	28,920	-	70,450
Other capital funding				•	,		
sources	_	4,756	10,951	162	23,323	548	39,740
Other revenue:		-,	,		, , , , , , , , , , , , , , , , , , , ,		
Investment income	-	366	_	_	69,457		69.823
Gaming revenue	914	-	-	-	11,057	_	11,971
Licences and permits	7,608	32	542	_	17	11,657	19,856
Other	3,371	4,687	1,457	743	26,822	27	37,107
Equity income in LIEC	-	1,007	1,10		2,757		2,757
	22,520	166,420	24,725	46,316	516,914	19,444	 796,339
Expenses:							
Wages and salaries	66,833	24,171	30,703	45,324	32,590	15,097	214,718
Public works maintenance	70	10,211	5,252	2,321	(1,447)	, <u> </u>	16,407
Contract services	78,483	11,123	6,975	3,807	13,184	1,086	114,658
Regional district utility	,	,	-,	-,	, , , , ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
charges	_	66,161	-	_	-	-	66,161
Supplies and materials	4,058	10,839	1,372	12,493	14,273	8,674	51,709
Interest and finance	588	2	4	176	5,910	-	6,680
Transfer from (to) capital fo		_			-,		
tangible capital assets	(498)	4,469	1,514	2,700	443	505	9,133
Amortization of tangible	(100)	1,100	.,	2,700			-,
capital assets	3,212	17,033	25,630	11,338	9,620	2,063	68,896
Loss (gain) on disposal of	0,212	11,000	20,000	,	0,020	_,	00,000
tangible capital assets	_	638	(128)	14	(9)	2	517
The state of the s	152,746	144,647	71,322	78,173	74,564	27,427	 548,879
Annual surplus (deficit) \$ (130,226)	\$ 21,773	\$ (46,597)	\$ (31,857)	\$ 442,350	\$ (7,983)	\$ 247,460

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

24. Segmented reporting (continued):

	Total	Richmond	Richmond	0004	0000
	city	Public	Olympic	2024	2023
	subtotal	Library	Oval	Consolidated	Consolidated
Revenue:					
Taxation and levies	\$ 318,093	\$ -	\$ -	\$ 318,093	\$ 297,793
User fees	150,823	-	-	150,823	132,951
Sales of services	45,704	81	11,665	57,450	50,737
Payments-in-lieu of taxes	20,054	-	-	20,054	18,114
Provincial and federal grants	9,961	435	3,149	13,545	38,660
Development cost charges	70,450	-	-	70,450	10,292
Other capital funding sources	39,740	-	-	39,740	83,562
Other revenue:	ŕ			•	•
Investment income	69,823	30	-	69,853	61,503
Gaming revenue	11,971	_	-	11,971	13,013
Licences and permits	19,856	-	-	19,856	15,934
Other	37,107	73	2,712	39,892	23,309
Equity income in LIEC	2,757	-	-	2,757	2,070
	796,339	619	17,526	814,484	747,938
Expenses:					
Wages and salaries	214,718	8,800	12,727	236,245	211,637
Public works maintenance	16,407	37	-	16,444	16,087
Contract services	114,658	547	-	115,205	109,548
Regional district utility charges	66,161	-	-	66,161	60,743
Supplies and materials	51,709	2,125	5,818	59,652	53,164
Interest and finance	6,680	1	-	6,681	8,246
Transfer from (to) capital for					
tangible capital assets	9,133	(256)	-	8,877	13,848
Amortization of tangible	,	` '		·	•
capital assets	68,896	1,001	1,806	71,703	71,938
Loss (gain) on disposal of	,		•		
tangible capital assets	517	(16)	-	501	364
	548,879	12,239	20,351	581,469	545,575
Annual surplus (deficit)	\$ 247,460	\$ (11,620)	\$ (2,825)	\$ 233,015	\$ 202,363

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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 29, 2024. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements.

	Bylaw	Financial plan No. 10515	Financial statement budget
Revenue from Consolidated financial plan	\$	702,207	\$ 702,207
Expenses from Consolidated financial plan		620,634	620,634
Annual surplus		81,573	81,573
Less: Acquisition of tangible capital assets - current year Acquisition of tangible capital assets - prior years Contributed tangible capital assets Transfer to reserves Debt principal		(211,510) (231,528) (45,640) (97,079) (9,612)	- - - -
Add: Capital funding Operating reserve funding Transfer from surplus		492,725 7,934 13,137	-
Annual surplus	\$	-	\$ 81,573

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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 and accounts receivables. 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 a high credit ratings. The City has deposited cash with reputable 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, 2024 and 2023, 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.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

(i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its 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.

Notes to Consolidated Financial Statements (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

26. Financial risk management (continued):

(b) Market risk (continued):

(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.

With the exception of note 26(b)(iii), there has been no significant change to the risk exposure from 2023.

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.

Schedule 1 – Unaudited Statement of Growing Communities Fund (Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2024

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.

	,	2024	2023
Growing Communities Fund opening balance Growing Communities Fund received	\$	21,067	\$ 20.354
Total eligible costs incurred Interest earned		(7) 468	713
milerest earned		400	 , 10
Balance, end of year	\$	21,528	\$ 21,067

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, 2024

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 2024, 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.

	2024
Local Government Housing Initiatives Capacity Fund received Total eligible costs incurred	\$ 1,146 (192)
Balance December 31, 2024	\$ 954

Section 5

CITY OF RICHMOND Schedule of Guarantee and Indemnity Agreements for 2024

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

Elected Officials for 2024

Name	Title	Base Salary	Benefits & Other 1	Expenses
Brodie, Malcolm	Mayor \$	207,510	\$ 27,290	\$ 1,814
Au, Chak	Councillor	82,783	14,127	828
Day, Carol	Councillor	94,089	17,026	2,341
Gillanders, Laura	Councillor	94,089	17,100	1,990
Heed, Kash	Councillor	94,089	16,647	
Hobbs, Andrew	Councillor	94,089	17,100	1,767
Loo, Alexa	Councillor	94,089	17,026	6,662
McNulty, William	Councillor	94,089	16,789	741
Wolfe, Michael	Councillor	94,089	17,122	1,028
Total	\$	948,916	\$ 160,227	\$ 17,171

^{1.} Consists of taxable benefits (i.e. life insurance, accidental death and dismemberment, critical illness, vehicle allowance and lump sum payments)

Name	Base Salary	Benefits and Other ¹	Expenses
Aarons, David	\$ 162,206	\$ 13,650	\$ 1,667
Absolon, Iris	72,806	4,495	<u>-</u>
Achiam, Cecilia	190,390	164,775	1,249
Ackerman, Laurie	93,357	7,885	808
Adair, Darrin	75,492	13,687	
Adams, Clay	201,427	20,141	380
Adams, Matthew	61,485	16,365	
Adamson, Claire	156,851	26,352	16
Agawin, Rustico	74,811	15,132	
Alabi, Tolulope	106,686	6,204	1,570
Allas, Benjamin	89,596	17,898	
Allen, Michael	152,001	23,420	55
Alves, Luis	146,812	60,315	
Alyasin, Abdul Karim	70,383	9,302	-
Alyasin, Khaled	70,383	20,698	
Alyasin, Zakarya	70,383	15,841	-
Anderson, Adam	120,335	31,917	
Anderson, Christopher	59,086	23,093	-
Anderson, Lorraine	89,763	9,192	
Anderson, Mark	57,837	42,404	_
Andres, Randall	108,003	19,227	
Andrews, Nathaniel	99,458	10,744	
Angman, Shelley	84,638	7,639	
Anselmo, David	94,267	9,743	178
Araki, Stephen	72,148	21,677	180
Arcand, Daniel	96,800	39,618	650
Archer, Melanie	68,497	8,105	81
Armstrong, David	67,908	10,770	-
Arneson, Christina	89,763	6,977	2,567
Arora, Neha	55,051	21,489	1,267
Arrigo, Stephen	102,387	37,574	180
Askwith, Stephanie	118,003	12,984	-
Atwall, Devin	70,383	25,509	
Atwall, Ranji	69,748	26,805	_
Au, Micah	116,802	32,759	
Au, Victor	72,792	16,885	-
Aubichon, Christopher	68,982	11,971	
Aujla, Jag	125,997	32,318	-
Aw, Davies	87,049	5,200	22
Ayers, Elizabeth	294,932	76,771	2,673
Ayoola, Alex	65,286	12,847	125
Babalos, Alexander	120,311	25,661	_
Bachynski, Laurie	176,604	127,561	276
Badesha, Geetanjli	77,380	10,598	

^{1.} Consists of taxable benefits (i.e. group life, accidental death and discontinuous and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

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^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**GNG** them **317** chicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Benning, Dal	149,406	28,865	-
Berenger, Matthew	70,383	19,143	120
Berenguer Vieira, Gabriel	108,187	2,730	595
Berezay, Tyler	91,172	5,393	2,957
Bergsma, Jacob	69,840	41,713	
Bergsma, Nolan	96,800	14,375	2,980
Best, Merrill	113,116	7,450	3,923
Bhangu, Gurinder	70,383	20,329	-
Bhathal, Mandip	75,492	13,278	180
Bhattacharya, Neha	82,714	7,820	-
Bhoparai, Ashley	62,217	15,241	
Biason, Evangel	150,623	18,232	_
Bie, Lloyd	201,427	31,022	2,304
Billings, Alan	146,911	40,935	-
Bishay, Soraya	85,961	6,206	
Bishop, Donna-Lee	75,842	20,368	-
Black, David	75,932	4,693	
Bleidistel, Michael	110,310	13,828	_
Blondheim, Kurt	72,148	3,375	
Bloomfield, Derrick	93,357	8,866	-
Bodenbender, Philip	86,218	6,555	1,896
Bohonos, Elaine	83,432	4,373	168
Boivin, Michael	87,778	7,964	
Bola, Kulwinder	120,369	48,383	-
Bolina, Sunjeev	70,383	16,206	
Bonato, Steven	146,881	16,955	-
Bosch, Kevin	98,840	13,804	
Bouman, Elena	67,248	8,404	_
Bourque, Arlen	67,248	8,168	
Bowley-Cowan, Laura	122,049	14,234	138
Bowman, Joshua	116,802	24,161	
Boyal, Amarjit	75,492	15,067	-
	90,688	26,446	
Bramhill, Geoffrey	129,033	14,454	1,115
Brannen, Andrew		23,529	3,989
Bredeson, Lance	195,625	18,024	4,588
Brisson, Montgomery	196,727	14,459	3,046
Brodowich-Humchitt, Dillon	70,383	18,669	178
Broughton, Skyler	101,835	27,569	
Brown, Susan	72,806	5,424	-
Bruce, Ian	80,740	4,728	2,079
Brunskill, Jason	146,836	22,308	2,0,7
Buchannon, William	146,892	101,677	
	·	18,060	
Buemann, Mitchell	70,383	10,000	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**GNG** ment **318** hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Buie, Dovelle	110,310	7,199	342
Bulick, John	120,437	33,978	-
Burbidge, Scott	94,017	12,656	305
Burdett, Errol	74,448	6,549	215
Burgess, Tyson	90,217	16,108	00000000000000000000000000000000000000
Buric, Tony	140,780	29,694	2,463
Burner, Melanie	132,283	12,561	391
Burns, Brendan	195,625	19,765	3,052
Burns, Christina	71,879	5,993	20
Burt, Christopher	111,894	22,254	-
Bustillo, Michael	70,564	33,170	1,275
Butler, Jason	94,017	26,565	178
Buttar, Onkar	97,336	12,315	28
Bycraft, Brent	75,898	12,449	-
Bycraft, Suzanne	201,576	49,937	3,207
Byrne, Daisy	126,660	8,109	21
Cabatic, Allan	102,976	27,723	
Camacho, Alexander	89,596	52,733	463
Cameron, David	115,301	31,911	
Campbell, Robert	105,037	21,691	-
Campedelli, Marco	70,383	16,589	standar dan
Candusso, Giorgio	102,387	9,157	_
Canizo, Miguel	65,888	10,127	
Canlas, Nicholas	69,246	30,481	-
Cantarella, Lorraine	116,668	21,524	3,284
Canteras, Rhea	79,621	8,055	•
Capuccinello Iraci, Anthony	310,626	103,265	3,392
Carey, Alisa	126,660	7,676	230
Carlile, Tanner	112,730	30,456	(国际) 医原环区(四)
Carron, Kimberley	101,497	6,323	125
Carter, Chris	130,083	34,219	
Carter-Huffman, Suzanne	145,853	9,316	28
Cathcart, Kathleen	83,290	2,609	788
Catherwood, Jesse	70,383	12,068	178
Cauilan, Jeffrey	72,122	3,379	
Celones, Christopher	70,383	25,712	_
Cerantola, Davin	146,812	30,571	
Chahal, Jashanpreet	67,723	12,120	_
Chahal, Kashmiro	85,961	26,803	
Chai, Sandra	151,180	11,806	1,286
Chaichian, Camyar	122,643	10,815	61
Chan, Chi-Huen	68,582	13,036	_
Chan, Ka Hing	162,206	13,975	353
Chan, Kavid	110,310	17,534	125
Chan, Kaviu	110,510	17,554	123

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CNC** them **319** hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Chan, Milton	229,891	53,309	1,240
Chan, Zoe	99,319	7,041	-
Chand, Amit	90,217	35,300	
Chandler, Jordan	70,082	22,824	-
Chandra, Ryan	116,825	20,862	
Chang, Yvonne	101,497	11,010	1,157
Cheah, Xin Ning	89,596	8,354	2,368
Cheema, Felicia	89,384	14,025	-
Chen, Christine	85,961	13,357	
Chen, Nicholas	70,383	36,402	
Chen, Peggy	101,835	6,085	526
Chen, Qi	90,755	9,868	_
Cheng, Eric	126,660	9,506	2,952
Cheng, Reinaldo	120,066	14,368	1,157
Cheng, Wing Yung York	120,417	1,797	1,157
Cheuk, Chun Yu	96,800	10,984	-
Cheung, Helen	106,980	9,663	3,362
Chew, Peter	69,972	8,064	53
Chiang, Paul	110,310	12,904	1,154
Chichak, Sam	70,383	26,652	-
Chien, Johny	115,179	11,305	
Chim, Justin	55,054	22,844	-
Chima, Jaspal	93,357	9,573	
Ching, Ka Wai	123,776	6,941	2,831
Ching, Mike	221,623	31,850	1,208
Chiu, Fernando	72,148	3,353	
Chiu, I Lin	66,583	23,389	279
Chiu, Jan	76,943	8,556	172
Choi, Gary	85,961	53,609	
Choiselat, Sasha	93,357	10,340	1,231
Chong, Jerry	310,626	114,085	5,109
Chong, Stanley	70,932	8,163	-
Chou, Yu-Hsuan	93,357	19,249	
Chow, Jane	83,483	6,776	1,309
Chow, Lindsay	70,365	26,379	1,210
Chu, Anthony	76,703	33,638	<u>-</u>
Chu, Ka Wing	102,766	7,452	1,697
Chu, Lesa	78,944	8,457	
Chu, Vincent	162,692	15,600	2,805
Chung, Leon	116,769	24,813	50
Cindric, Brendan	163,464	13,545	299
Cinquemani, Leonardo	78,836	20,207	-
Ciprut, Samuel	85,961	7,258	4,522
Cirillo, Nicola	116,792	19,838	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and distributed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Clark, Alison	120,414	24,970	
Clarke, Rebecca	138,624	13,163	6,309
Clarke, Tristan	46,634	32,834	
Clarkson, Neil	93,357	6,084	363
Clarkson, Reena	87,654	8,875	8
Close, Kirsten	162,638	18,403	169
Colby, Traci	82,907	7,304	
Collinge, Chris	93,357	24,975	9
Combs, Aric	107,982	19,153	
Comfort, Yvonne	153,533	17,968	2,164
Connolly, Norm	151,180	11,619	1,318
Connor, Shamira	72,806	5,050	306
Cooper, Bradley	146,911	39,341	
Cooper, James	201,576	45,819	2,614
Cooper, Simone	84,146	5,122	
Cornelssen, Kelvin	146,828	32,572	6,573
Cornils, Kevin	96,800	7,657	
Corrado, Mark	201,427	33,421	337
Costack, Cherilyn	72,148	3,595	
Costin, Alexander	81,932	7,307	1,220
Cowan, Michael	66,121	15,003	
Cox, Taylor	68,576	23,655	_
Craddock, Jeffrey	97,336	7,280	
Craig, Wayne	258,935	81,197	659
Craney, Jodi	72,048	14,944	215
Cravino, Claudia	87,500	9,038	139
Crocker, John	75,408	15,345	338
Cromie, Kevin	93,357	6,940	-
Cromie, Spencer	104,828	8,970	978
Cruz, Louella	90,212	10,693	4,795
Csepany, Andras	102,387	14,320	en e
Culzoni, Rosalina	78,519	23,418	497
Cuthbert, Cameron	70,383	37,341	
Dabiri, Pouria	69,877	11,038	451
Dacey, Shaun	110,310	8,853	1,312
Dadwal, Kam	126,660	25,931	1,400
Dalla, Rajneesh	101,497	17,238	1,267
Dalla, Ridhi	128,352	12,002	1,290
Dalziel, Jeffrey	141,121	40,026	
Davidson, Frank	107,185	13,132	_
Davies, Dean	75,732	32,142	802
Davies, Sean	108,160	9,403	834
Davies, Sean D.L.	82,541	38,793	178
Davies, Tammy	71,846	4,484	203
Davies, Taining	/1,040	4,404	203

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CINCL**ment **32** Lehicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Davis, Egan	156,492	17,861	2,972
Day, Koral	70,383	16,887	-
De Guzman, Mark	76,187	2,441	1,694
De Sousa, Steven	119,995	10,299	742
De Visser, Chee	129,636	11,092	1,200
Dean, Roy	72,148	29,229	180
Decker, Kim	132,284	9,558	70
Deer, Angela	49,757	71,400	-
Deeth, Robert	87,324	5,364	AMENINE TO THE
DeGianni, Rod	146,836	41,235	-
Del Rosario, Susan	88,173	5,450	
DeMatos, Steve	82,512	8,026	-
Demers, Erika	69,181	12,354	
Demers, Michel	87,987	8,115	-
Dennis, Alison	57,602	59,481	
Deqani, Besim	72,148	4,763	-
Desgroseillers, Julie	71,838	4,399	李明,李宗章
Dewsbury, Dalton	87,718	9,365	-
Dezordo, Peter	84,638	6,618	
Dhaliwal, Jordan	70,383	46,995	-
Dhaliwal, Kamaljit	105,912	25,935	· · · · · · · · · · · · · · · · · · ·
Dhanowa, Dalvinder	94,017	9,436	178
Dhatt-Sandhu, Mandy	141,073	15,399	2,051
Dhillon, Darshan	72,148	17,709	-
Dhillon, Jovandeep	86,250	4,664	178
Dhillon, Kearnbir	120,388	20,920	-
Dhillon, Navtej	117,755	31,883	
Dias, Ben	170,317	31,754	410
Dickson, James	146,911	19,000	C. Distriction
Dietz, Richard	99,915	6,034	2,833
Dineen, Scott	108,246	22,082	300
Dionne, Andre	94,261	4,714	853
Discusso, Matthew	90,186	6,588	172
Discusso, Peter	131,929	32,982	783
Dixon, Scott	144,927	36,015	38
Dobie, Adam	116,802	27,874	-
Donald, Brian	70,383	27,379	haatim <u>i</u> ji
Donald, Gary	82,423	36,943	214
Dorey, Jacob	89,582	19,941	
Dos Santos, Francisco	72,148	8,935	-
Douglas, Justin	108,086	22,495	-
Douglas, Stewart	120,414	38,051	-
Drake, Connor	87,725	10,380	-
Draper, Jason	133,938	68,989	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CINCL** and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Base Salary	Benefits and Other ¹	Expenses
69,268	8,607	1,152
105,912	40,032	301
116,219	16,209	
107,185	42,226	359
96,800	9,324	
159,620	19,692	3,300
101,497	7,530	1,267
-	98,718	-
120,436	30,086	
89,080	8,737	178
128,214	51,514	
86,250	16,809	-
96,800	5,721	
89,763	6,235	_
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86,781	5,913	
	69,268 105,912 116,219 107,185 96,800 159,620 101,497 - 120,436 89,080 128,214 86,250 96,800 89,763 120,352 73,314 70,383 146,836 146,881 130,714 53,143 83,353 132,208 132,213 99,985 93,857 73,084 75,999 70,383 105,912 72,148 97,336 72,148 99,027 76,616 229,891 201,088 189,944 94,017 107,185 83,722 69,075 146,836	69,268 8,607 105,912 40,032 116,219 16,209 107,185 42,226 96,800 9,324 159,620 19,692 101,497 7,530 - 98,718 120,436 30,086 89,080 8,737 128,214 51,514 86,250 16,809 96,800 5,721 89,763 6,235 120,352 28,608 73,314 15,790 70,383 38,833 146,836 60,659 146,881 51,432 130,714 15,049 53,143 27,715 83,353 438,492 132,208 7,344 132,213 31,014 99,985 20,040 93,857 13,607 73,084 11,645 75,999 4,139 70,383 35,281 105,912 8,773 72,148 49,259 97,336 8,490 72,148 29,229 99,027 15,723 76,616 4,451 229,891 25,706 201,088 20,247 189,944 18,418 94,017 11,795 107,185 15,679 83,722 4,429 69,075 16,364 146,836 25,407

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Conscience 323** hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Fitzpatrick, Tanya	93,357	8,362	
Fleming, Andrew	61,763	29,733	_
Fletcher, Mark	70,383	21,040	178
Fleury, Jason	70,552	26,552	-
Fleury, Shane	70,383	26,984	建设的建筑上 对于
Fok, Ben	73,481	1,835	-
Fok, Kai Sang	75,932	6,816	
Fong, Mindy	83,928	30,479	-
Fong, Patrick	116,020	11,367	20
Ford, Larry	162,414	30,079	784
Frampton, Michael	120,352	24,322	
Fraser, Kevin	115,179	7,733	-
Galano-Tan, John	101,497	8,408	1,157
Galbraith, Adam	146,856	42,502	
Gallant, Roger	72,148	32,037	
Galloway, Shane	94,017	24,188	-
Gao, Zhan	64,805	12,921	開発を対して
Garcha, Jared	67,659	8,612	-
Gardner, Brittany	69,757	8,971	
Gardner, Derek	78,835	14,846	178
Gauvin, Darnell	72,148	23,531	180
Gee, Karl	67,382	12,939	-
Gee, Peter	96,800	9,349	
Gellard, Noah	75,492	18,915	-
George, Andrew	96,800	8,925	
George, Trevor	96,800	4,549	-
Georgescu, Ian	72,148	9,304	178
Gerlach, Daniel	76,317	8,880	314
Gewargis, Martin	70,383	37,153	
Ghose, Tarun	102,943	31,563	_
Giammarco, Leanne	82,328	5,434	787
Gibson, Christina	93,357	19,710	211
Gilbert, Daniel	94,017	28,903	2,168
Gilfillan, Cindy	161,115	17,399	1,210
Gilfillan, Kris	107,185	12,895	
Gill, Ajay	107,411	19,455	_
Gill, Jaspreet	76,855	17,785	
Gill, Manraj	117,575	31,234	758
Gill, Raminder	140,760	35,645	was rajiri
Giroux, Daniel	86,250	4,034	178
Girvin, Wayne	72,111	21,815	178
Godoy Borges dos Santos, Adam	116,802	34,186	-
Gondos, Nicholas	70,383	28,988	
Gong, Xiao Ning	85,119	4,990	452
Golis' Vigo Milis	83,119	4,990	432

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Conscience 324**hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Goodwin, Tyler	68,335	8,192	
Gossard, Jeremy	70,383	29,011	192
Goswami, Shant	121,436	3,799	1,707
Gould, Joshua	116,769	28,804	-
Gounder, Krishna	93,357	5,771	是經過過過
Grant, Liam	87,718	6,887	-
Grauer, Craig	70,780	18,470	178
Gray, Kevin	189,635	40,193	942
Greenlees, Matthew Dow	102,387	9,973	
Greenlees, Matthew Frederick	64,808	11,598	-
Grewal, Raman	87,254	10,673	
Griffin, Michael	120,414	35,557	-
Griffith, Michael	107,185	5,839	1,838
Griffith, Michelle	70,674	8,288	180
Groetelaars, Brittney	76,107	1,491	134
Gronlund, Todd	146,812	27,413	-
Gross, Todd	201,427	26,775	4,480
Grozdanich, Kristina	155,311	14,358	586
Grunlund, Darin	78,836	6,901	
Guglani, Amita	39,281	37,274	9
Gushel, Brad	107,185	46,069	214
Gushel, Tanner	67,592	10,389	_
Guthro, Michael	75,492	10,683	178
Hackston, Stephanie	97,890	16,513	_
Hadfield, Mandy	126,660	11,394	2,222
Haer, Sunny	116,792	22,189	-
Hagong, Samuel	67,248	8,104	
Hahn, Ruth	115,179	9,239	1,088
Hakin, Alexandra	66,770	9,394	
Haklander, Wesley	67,248	18,342	_
Haldeman, Ethan	75,327	4,658	
Hamaguchi, Trevor	117,739	31,934	250
Hamalainen, Juha	96,800	7,404	
Hamilton, Jameson	93,813	10,043	_
Hamilton, Richard	116,769	27,843	qa ayakilgirdi
Hamley, Carolyn	71,625	5,808	_
Hand, Donna	82,010	6,514	26
Hands-Verbian, Joshua	70,709	13,449	624
Hanna, Fadi	96,800	23,799	
Harada, Gordon	72,148	15,781	_
Haraguchi, Nicole	98,944	7,582	2,948
Harms, Steven	72,838	9,123	2,540
Harris, Benjamin	68,748	17,123	1, -1111
Harris, David	133,279	23,343	_
Hains, David	155,279	23,343	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dismensional and vehicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Hassan, Hala	106,717	2,727	581
Hatzistamatis, Stamatis	84,166	6,943	_
Hau, Hei Man	88,294	7,077	
Hawley, Jason	104,982	21,972	50
Hayduk, Mark	67,610	13,102	
Hayes, Jennifer	199,937	17,933	3,801
Hayes, Jennifer A.	79,825	21,107	
Heap, Nicholas	132,284	7,079	-
Heathe, Gerina	118,376	9,104	
Heidrich, George	96,800	8,277	1,242
Heinrich, Aida	70,383	7,573	215
Heinrich, George	107,185	36,938	180
Henderson, Derek	94,261	8,881	1,390
Henderson, Dillan	69,479	10,050	215
Henrickson, Matthew	92,451	26,636	467
Herbert, Nicholas	89,207	8,712	178
Herder, Kendall	92,451	5,521	
Hesketh, Taryn	79,460	1,584	438
Hicks, Alexander	104,859	5,000	125
Hicks, Christopher	90,076	6,675	570
Higgs-Lockie, Lucy	67,294	23,176	
Hill, James	117,716	18,826	2,988
Hill, Sheila	93,357	6,115	249
Hilton, Vanessa	116,769	23,676	-
Hingorani, Sonali	153,513	13,728	1,666
Hinman, Gregory	92,446	12,424	
Hirayama, Nathan	108,086	29,970	
Hirayama, Ryan	116,825	28,832	_
Hnatowich, James	83,862	2,391	633
Ho, Japhie	89,763	8,552	588
Ho, Jason	153,986	15,538	947
Ho, Mei Ping	162,206	10,013	1,344
Ho, Michael	90,172	22,080	
Ho, William	72,792	19,764	<u> </u>
Ho, Wing Chun	89,596	6,723	建设建设设置
Hobbs, Katelin	91,794	5,530	1,241
Hobman, Lisa	196,727	15,946	4,416
Hodgson, Evan	108,057	16,134	1,673
Hoff, Tresse	107,177	5,672	2,709
Hogan, Angela	93,357	6,460	e datum uniter saturation de la company
Homeniuk, Alexander	105,912	9,360	132
Hopkins, John	201,576	24,440	1,029
Horita, Miwako	91,590	6,028	718
Horstmann, Michelle	90,213	10,004	1,925

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Conscient** and dispendent and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Hosseinirahdar, Mohammad	132,284	9,587	2,582
Houston, Cristina	93,357	12,599	17
Howard, Justin	102,495	13,970	
Howe, Shawn	96,800	9,742	-
Hui, Albert	89,596	10,803	1,267
Hui, Gerry	101,497	9,625	1,157
Hui, Ka Yi	110,310	7,681	
Huie, Kevin	78,717	3,701	178
Huk, Matthew	85,961	6,435	1,188
Humhej, Jerry	146,911	62,918	-
Humphreys, Joseph	108,086	28,196	
Hung, Edward	132,283	11,194	-
Hunt, Evan	70,383	18,946	
Hunter, Derek	107,185	36,541	180
Hutchison, Colin	70,627	9,639	178
Huynh, Linh	95,711	14,008	2,283
Ircandia, Michael	136,351	21,254	endige e jāren
Irvine, Katherine	97,336	6,815	-
Irving, John	321,652	168,843	1,641
Irwin, Lisa	77,881	4,795	-
Irwin, Margaret	117,741	7,795	24
Isaac, Darryl	120,414	53,179	-
Ison, Marvin	126,412	35,040	
Jacobo, Erwin	96,800	4,598	-
Jacobsen, Carl	68,623	13,395	
Jacobson, Jaclyn	157,735	11,062	_
Jaggs, Gordon	132,284	9,818	Victoria de la composição
Jang, Jessica	84,725	9,851	456
Jauk, Liesl	137,007	13,463	198
Javadi-Doodran, Yashar	89,596	11,746	-
Jeffrey, Preston	70,383	14,566	
Jennejohn, Zachary	91,296	4,479	548
Jesson, Claudia	201,576	57,803	반기 높바 결사
Jessop, Kyle	70,383	23,273	180
Jesty, Brian	70,383	41,397	gas in mag <mark>lika</mark>
Jewell, Joshua	108,003	14,790	-
Jo, Dorothy	131,675	15,438	. s
Jochimski, Colin	94,267	13,764	_
Joel, Marissa	132,284	6,283	6
Johal, Bill	110,310	32,529	_
Johal, Jatinder	150,976	37,083	1,461
Johal, Raminder	69,972	7,155	53
Johnson, Craig	65,868	21,398	
Jones, Alan	170,851	100,175	280

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CINCLI** and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Base Salary	Benefits and Other ¹	Expenses
98,131	7,432	
93,357	6,643	-
82,328	7,659	
108,003	16,759	-
97,216	5,901	3,302
70,383	27,528	-
151,180	11,571	664
87,778	14,630	-
132,284	11,068	571
120,437	22,431	-
116,769	37,330	
86,103	4,084	22
71,135	19,863	847
69,972	17,115	-
		3,222
	9,628	668
	25,673	1,267
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		4,854
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	93,357 82,328 108,003 97,216 70,383 151,180 87,778 132,284 120,437 116,769 86,103 71,135	93,357 6,643 82,328 7,659 108,003 16,759 97,216 5,901 70,383 27,528 151,180 11,571 87,778 14,630 132,284 11,068 120,437 22,431 116,769 37,330 86,103 4,084 71,135 19,863 69,972 17,115 74,432 12,589 132,284 9,628 93,357 25,673 27,283 97,957 91,128 37,292 89,579 6,388 116,802 37,026 97,646 16,630 133,953 45,295 107,403 29,421 86,799 2,781 110,310 8,483 86,250 4,832 181,104 55,979 120,311 23,201 83,965 10,299 71,718 11,623 110,310 15,125 65,257 25,404 87,611 9,030 161,297 13,635 71,718 6,946 95,448 10,536 73,976 17,472 70,383 38,924 72,148 17,590 132,284 8,374 85,961 6,025 70,383 9,174

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Consci**tuent **328** hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Base Salary	Benefits and Other ¹	Expenses
71,229	6,010	1,203
132,284	15,064	1,961
133,620	10,931	1,779
79,038	13,105	-
105,308	6,851	605
76,652	4,247	9
72,675	12,647	
86,173	8,703	944
75,932	13,466	125
78,836	32,684	178
76,729	10,875	
83,080	11,901	-
108,067	14,874	
126,252	12,374	726
		1,396
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112,730		-
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		_
		1,267
		1,481
		-
		145
108,086		-
97,336	8,161	
106,932		846
87,725	3,780	
		48
104,359		286
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		27
		254
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		2,352
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109,719	8,116	1,118
	71,229 132,284 133,620 79,038 105,308 76,652 72,675 86,173 75,932 78,836 76,729 83,080 108,067 126,252 144,753 102,387 126,660 112,730 70,383 108,086 72,148 69,070 63,698 101,497 116,769 91,753 97,565 108,086 97,336 106,932 87,725 93,357 104,359 144,615 98,398 92,671 121,732 120,066 97,336 160,927 68,858 70,584	71,229 6,010 132,284 15,064 133,620 10,931 79,038 13,105 105,308 6,851 76,652 4,247 72,675 12,647 86,173 8,703 75,932 13,466 78,836 32,684 76,729 10,875 83,080 11,901 108,067 14,874 126,252 12,374 144,753 13,795 102,387 5,824 126,660 10,853 112,730 22,497 70,383 12,867 108,086 20,642 72,148 6,489 69,070 9,344 63,698 11,609 101,497 6,932 116,769 21,719 91,753 6,305 97,365 2,132 108,086 25,260 97,336 8,161 106,932 4,821 87,725

^{1.} Consists of taxable benefits (i.e. group life, accidental death and distribution and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Lee, Ya-Hsin	72,806	14,004	
Lee, Zachary	70,383	19,553	99
Lefebvre, Eamon	70,383	16,991	215
Legear, Loryn	93,357	7,125	-
Lehbauer, Jordan	146,822	29,543	2,021
Leiva, Anastacio	120,302	31,120	-
Lemaire, Joel	146,812	23,848	
Lemire, Tyler	96,800	7,248	-
Leney, Kyle	146,911	59,934	
Lenting, Tanner	68,905	23,261	-
Leong, Karen	82,328	6,514	
Leung, Alan	89,596	26,506	_
Leung, Cynthia	88,254	5,266	
Leung, Kwan Pui	82,328	5,646	11
Leung, Michael	90,217	14,759	2,192
Leung, Simon	89,596	22,375	-
Lewis, Arthur	70,889	89,171	ा स्वामान स्थान
Li, Lynsey	76,615	5,029	250
Li, Xiaoxue	89,095	9,350	1,193
Lian, George	85,961	5,414	1,193
Lima, Trevor	70,383	20,451	
Lin, Chin	36,162	39,546	_
Lin, I-Fang	110,771	9,251	
Lin, Pei Shi	92,595	25,136	1,267
Lin, Yi Tong	105,077	2,284	
Linares, David	72,779	46,115	1,879
Lindenbach, Greg	49,131	72,563	
Lindsay, Colton	70,383	30,642	-
Liu, Douglas	161,516	13,077	232
Liu, Xiahui	77,121	1,487	1,344
Lloyd, Adrian	96,800	14,879	
Lloyd, Susan	109,985	13,637	-
Lo, Judy	85,961	8,873	
Lo, Kin Ming	98,986	45,150	1,668
Lo, Man Yi	88,875	5,493	502
Lochbaum, Kim	85,959	27,940	351
Loewen, Brian	87,611	8,913	
Loftus, Zachary	98,847	29,519	_
Long, Wayne	70,245	14,303	178
Lopez Velarde, Monica	79,094	7,899	170
Lou, Faythe	106,990	6,317	a ji saka 🗓 🚁
Louie, Beayue	110,310	6,543	_
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Lovet, Andrew	140,780	31,317	1,374
Lowe, Aaron	68,877	31,194	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CONCL**ent a3300nicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

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	63
0,433	773
5,595	53
2,286	1,353
5,114	-
6,920	
9,831	729
5,795	
1,586	-
0,383	451
7,439	951
5,647	215
6,492	1,484
9,617	1,828
2,367	-
2,802	178
7,948	_
4,487	3,109
7,988	2,002
5,587	215
1,231	540
8,571	1,023
3,814	_
5,826	
0,286	_
6,554	275
9,336	_
5,660	
5,604	35
4,526	215
0,686	575
6,633	180
	_
	905
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	463
	403
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	29
	3,146 2,536 3,018 4,856 9,458 4,359 9,142 5,652 4,265 5,656 7,673

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CentSch**ert a 33/4 hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Martin, Melissa	90,624	5,577	
Martin, Paul	146,881	21,867	-
Mascarina, Ave Nina	79,094	6,834	405
Matheson, Kathy	75,619	6,832	-
Matson, Jason	62,412	18,073	178
Matsuzaki, Spencer	69,446	23,878	180
Maxwell, Mark	96,800	10,482	网络巴萨斯 里
McCall, Robert	120,380	24,114	-
McCluskey, Ryan	94,421	17,592	
McCluskey, Shawn	17,871	141,408	-
McConkey, Patrick	120,278	29,794	
McCulley, Amanda-Rose	93,173	1,559	287
McCullough, Cameron	120,335	15,282	#14 E
McDonald, Julia	116,802	21,542	1,673
McDonald, Michael	116,769	25,438	en i fig
McDonald, Tyler	75,363	10,604	-
McDougall, Joe	67,247	10,003	
McDougall, Mitch	69,470	13,109	_
McElgunn, Jennifer	117,706	26,691	439
McGee, David	93,357	5,782	-
McGrath, Alan	190,526	22,407	573
McKenzie-Cook, Christopher	108,579	14,279	520
McLeod, Carleen	60,081	27,794	nggyan-19 <u>'y</u> Nes
McLoughlin, Kris	116,792	23,241	-
McMillan, Allison	76,458	7,113	Magazin and Andread
McPhedrian, Matthew	70,383	24,007	_
McQuistin, Dylan	74,050	23,234	307
McQuistin, Scott	74,634	10,933	314
McQuistin, Shawn	72,732	20,038	178
Mearns, Jonathan	140,424	32,134	4,924
Medhurst, Colin	146,856	50,694	3,560
Melnychuk, John	101,497	6,268	1,267
Melnyk, Andre	96,800	4,855	215
Memon, Wasim	110,310	45,556	350
Mercer, Barry	107,185	56,392	160
Mercer, Noel	72,148	32,537	31
Metzak, Brian	120,414	43,847	3,418
Miele, Michael	82,512	8,729	860
Milaire, Pratima		8,276	3,814
Miletich, Lori	151,180	13,644	3,511
Millar, Alexander	110,899	16,860	_
	82,402	7,213	91
Miller, Carmen	107,185	47,937	274
Willer, Chad	107,103		214
Miller, Clay	67,248	10,374	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Chickment 332** hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Miller, Jesse	70,054	10,969	
Miller, Keith	197,388	25,671	1,030
Miller, Shawn	70,667	14,552	•
Minshall, Travis	95,474	8,114	-
Mitchell, Dwayne	70,383	16,258	
Mladin, Luka	83,152	6,140	1,267
Modhwadia, Samir	101,788	5, 873	1,304
Moffat, Thomas	70,383	24,216	-
Mohammadi, Mohadeseh	124,044	9,121	2,181
Mohan, Dharam	70,357	27,950	_
Mok, Natalie	77,354	4,569	85
Mol, Brandie	82,328	7,142	<u>-</u>
Molema, Kenneth	146,881	43,305	
Molle, Sean	97,966	14,778	_
Montague, Eli	90,217	16,922	180
Moore-Dempsey, Erin	120,375	22,532	-
Mora, Jamie	120,437	28,099	
Morache, Tanner	76,895	10,928	<u>-</u>
Morin, Michel	93,357	5,819	
Morison, Douglas	120,335	16,997	-
Moritz, Bradley	69,377	13,154	
Morris, Aila	106,430	11,045	3,326
Morris, Allen	133,601	14,241	2,420
Morrison, Amber	85,961	9,283	
Morrison, Taylor	70,383	36,405	
Mosley, Judith	80,818	1,388	1,301
Moss, Kelly	146,861	62,705	
Mossman, Cody	89,720	23,449	180
Moxin, Greg	102,387	22,442	178
Muir, Morgan	110,310	6,820	<u>-</u>
Mulgrew, Damien	69,583	18,298	
Mulgrew, Pauline	67,138	9,407	_
Mulhall, Laoise	91,986	11,152	176
Muller, Shane	86,250	24,293	
Mullock, Kevin	170,808	19,494	
Mumblo, Ian	116,825	17,469	-
Murao, Dustin	117,716	24,742	2,613
Murao, Ryan	78,281	3,080	-
Murphy, Liam	82,418	25,695	1,193
Murray, Ken	146,881	25,951	-
Muter, Heather	128,195	10,791	776
Nagata, Darren	107,185	24,417	-
Naguit, Christian	70,383	6,851	180
Naidu, Denis	61,965	26,099	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CINCL** and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Naidu, Jotishna	67,569	13,698	
Nanka, Eric	116,769	21,875	-
Naraina, Jagdish	89,596	6,395	1,553
Naso, Marcela	90,816	7,119	35
Nathorst, Dave	102,387	12,679	的现在分词
Nelson, Russell	148,381	15,129	633
Nesbitt, Christine	89,944	1,507	
Neufeld, Matthew	90,076	4,529	2,381
Neufeld, Tammy	96,800	4,769	176
Newell, Allan	120,427	13,103	-
Newman, Gregory	130,371	17,320	2,248
Newstead, Blair	98,056	5,844	-
Ng, Beata	146,494	14,021	1,702
Ng, Brenda	77,690	1,823	1,157
Ng, Justin	120,856	11,677	1,664
Ng, Kristy	73,185	3,960	-
Ng, Thomas	138,588	9,893	1,631
Ngan, Venus	161,935	19,161	1,422
Nguyen, Dang Anh Thi	129,137	2,943	275
Nguyen, Duc Nhu Quynh	98,777	4,704	573
Nguyen, Lisa	93,892	6,140	1,093
Nickel, Christel	117,711	33,674	-
Nickel, Sarah	93,357	18,636	366
Nikitin, Amelie	82,776	6,899	1,552
Nikolic, Diana	161,116	19,855	633
Nishi, Casey	94,017	15,831	180
Nishi, Grant	105,912	13,494	1,529
Nivens, Michael	93,357	20,756	_
Nixon, John	86,250	4,037	176
Niyaz, Omeid	92,136	14,139	3,805
Nomellini, Samuel	70,383	15,860	
Normann, Spencer	70,383	16,970	-
Northrup, Trevor	167,163	22,959	3,938
Oborne, Renata	94,001	10,697	24
O'Brien, Richard	43,357	33,040	
Ogis, Peter	120,335	24,009	-
O'Keefe, Jacqueline	72,122	6,920	역할 용도 🔒 🐇
Oliver, Ian	93,357	17,212	-
Olson, Brandon	133,131	26,192	4,475
Olson, Mike	89,416	5,366	2,531
Ooi, Emily	93,357	7,492	
Otero, Diego	70,383	5,866	-
Ouellet, Justin	96,800	35,369	per
Oviedo, Frankie	68,281	11,402	_
Ovicuo, Fiankie	00,201	11,702	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**CNCL**ment **334**hicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Oviedo, Jose	94,267	14,798	176
Owens, Camille	89,345	6,270	111
Paller, Elena	132,284	9,827	1,290
Pang, Serene	93,357	12,204	-
Panni, Daianna	82,328	5,565	
Parhar, Gurdawar	127,993	25,704	-
Park, Minhee	126,788	8,057	851
Parker, Lorilyn	67,138	20,012	-
Parminter, Kelsey	116,802	13,929	
Paterson, Kenneth	96,800	12,595	-
Paterson, Kimberly	82,328	5,886	270
Patkau, Brad	146,881	54,389	-
Pattullo, Chris	93,357	32,247	581
Paulin, Chad	167,535	27,229	1,696
Pedersen, Brian	76,353	10,952	
Penman, Geordie	63,606	20,381	-
Penney, Daniel	120,437	25,938	
Pennier, Colin	112,138	6,926	-
Penrose, Trevor	102,766	7,088	377
Percival Smith, Beverly	82,328	5,807	532
Perkins, Michael	146,859	53,864	
Persick, Christy	112,538	17,339	-
Peters, Cassidy	96,800	4,209	
Phaysith, Matthew	85,408	8,942	125
Philipson, Neil	70,587	12,693	180
Phillips, Kaia	87,725	7,242	-
Pighin, Darren	146,852	26,478	
Piluso, Riccardo	85,566	11,753	176
Pingoy, Aliah	67,582	7,485	371
Pinkewycz, Alicia	72,482	6,751	-
Pinkney, Jason	170,821	30,147	
Plishka, Miriam	112,186	8,787	_
Pockett, Kyle	101,405	9,521	
Pommier, Leland	70,383	4,705	215
Poole, Jeremy	68,576	39,463	
Poole, Travis	72,148	45,405	180
Poon, Debra	93,316	6,269	3,559
Porlier, Sheila	116,536	22,372	3,818
Pow, Olivia	91,581	4,489	
Powell, Jo	89,763	14,028	2,637
Poxon, Gerald	146,881	22,900	1.1.2
Prentice, Blake	70,383	21,499	-
Preston, Cole	72,122	3,627	-
Protz, Gregory	136,677	34,266	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Chicle** and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Prystay, Deborah	126,948	10,094	919
Puddicombe, Alan	82,512	11,894	180
Pugsley, Brandon	98,951	24,736	-
Punn, Ariel	78,749	11,879	_
Purewal, Pawandeep	115,294	9,229	1,157
Quan, Stanley	94,267	21,186	-
Quiambao, James	110,310	7,197	-
Quinn, Star of Peace	120,306	13,982	1,520
Quiring, Angelica	123,776	13,104	2,044
Quiroz, Jimmy	67,809	7,772	215
Racic, Mile	156,675	16,534	2,733
Rajan, Omar	70,667	6,014	890
Raman, Dinesh	70,383	16,473	
Raman, Rithik	68,093	14,532	-
Ramirez, Antonio	89,596	23,862	
Ramos, Dinos	107,153	12,662	-
Rea, Keenan	87,611	4,498	
Rebiffe, Taylor	79,143	9,468	-
Recavarren, Mario	84,394	8,228	7,230
Reddy, Nandini	79,941	7,461	401
Reddy, Ram	72,148	9,154	
Redlinski, Jacek	101,497	9,730	692
Reel, Ravinder	67,125	10,864	-
Rehwald, Jessie	106,272	5,399	70
Reid, Sheldon	63,783	17,859	355
Reis, Joshua	181,733	19,920	_
Rempel, Graeme	116,825	29,231	50
Rempel, Timothy	96,800	5,582	-
Rende, Michael	146,812	22,006	
Revell, Michael	96,800	14,524	
Reyes, Maurice	75,492	15,076	
Richards, Tom	86,250	4,097	-
Richardson, April	108,004	20,489	796
Ricketts, Terry	93,357	13,228	54
Rienzo, Adam	98,821	16,150	
Roberts, Cattleya	78,499	5,281	66
Roberts, Kevin	153,269	25,884	1,507
Roberts, Merrick	70,417	16,669	_
Robertson, Kirsten	74,868	5,233	
Robie, Colin	107,185	11,065	534
Robinson, Tyler	72,122	3,129	
Robles, Miguel	96,800	6,003	_
	146,881	27,702	
Robson, Mark		10,015	463
Rocha, Carlos	120,264	10,015	403

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dis**Cincle** and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Rodriguez, Edgar	112,113	39,558	2,453
Rogal, Peter	86,250	7,190	-
Roldan, Arvin	68,735	11,969	215
Romas, Mike	151,180	9,967	3,805
Ronquillo, Danny	79,403	5,213	64
Roorda, Stephanie	107,982	17,480	-
Roper, Ryan	80,525	26,934	
Rose, Elizabeth	108,003	12,277	-
Rosenberg, Suzanne	93,357	7,881	
Rosner, Anthony	69,297	8,129	3,626
Roszkowski, Ailie	92,451	5,392	176
Rowley, Darren	146,836	60,849	1,708
Ru, Zhi	101,497	38,669	1,157
Ruan, Emily	67,571	8,510	11
Ruiz, Garret	66,712	21,646	
Rushton, Wade	82,512	22,985	180
Russell, Paul	131,459	39,645	
Russell, Peter	201,961	43,586	1,563
Ryan, Bhavani	116,825	18,146	a jam
Safar, Yousif	107,982	19,736	-
Safi, Hashir	85,220	1,401	906
Saggers, Paul	115,179	10,200	1,794
Sahota, Bhavdeep	81,469	3,975	34
Saimovici, Ethan	66,960	12,922	-
Saito, Aaron	146,812	45,142	
Sakai, Richard	65,231	11,342	-
Sakai, Ross	93,357	15,672	388
Sakurai, Hanae	82,958	6,648	1,922
Salameh, Alexander	120,302	18,040	
Salmasi, Kamran	101,497	16,250	_
Samson, Brent	120,437	30,311	gara Ngjar
Sandeen, Devon	96,800	18,555	-
Sander, Amarjit	96,800	6,771	247
Sandhu, Amritpal	132,284	9,031	1,122
Sandhu, Parmel	99,765	6,242	
Sandhu, Pulvinder	78,836	22,228	_
Sangara, Jaren	69,656	11,288	_
Sangha, Rajvinder	129,766	32,843	-
Santos, Manuel	96,800	11,456	-
Santos, Victor	96,800	4,567	180
Sarai, Lovepreet	70,383	20,694	279
Saretsky, Ryan	70,383	15,337	-
Sargent, Emily	103,426	6,985	150
Sato, Kelly	68,504	21,713	-
Jaio, Kelly	00,304	21,/13	-

^{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.

Name	Base Salary	Benefits and Other ¹	Expenses
Savoie, Gilbert	97,336	12,330	227
Sawada, Stephen	120,335	47,309	-
Sayson, Jared	72,778	21,100	
Schell, Terry	9,650	125,382	-
Schiedel, Tyler	120,311	40,309	2,394
Schlossarek, Teresa	97,336	6,011	-
Schmidt, Michael	70,383	24,312	180
Schouten, Geoff	75,732	17,520	845
Schouten, Stacey	120,374	27,825	
Schroeder, Scott	106,711	6,886	193
Schuck, Adam	67,248	19,390	
Schuler, Terry	82,328	5,088	-
Schultz, Jeremy	120,352	44,095	
Schultz, Kim	72,148	17,778	215
Schultz, Susan	80,875	20,219	
Scott, Jason	91,603	5,063	180
Scott, Sean	116,802	31,271	
Segal, Brandon	107,982	18,530	-
Selinger, Edward	170,774	30,130	
Shariff, Aliya	102,766	7,956	56
Sharma, Amen	89,596	7,039	1,807
Sharma, Reecha	71,524	4,804	_
Sharma, Shyreen	87,511	8,760	11
Sharp, Gabrielle	89,596	5,539	76
Shaw, Geoffrey	89,735	5,115	
Shaw, Trevor	99,985	31,498	2,040
Shay, Horace	81,356	7,501	144
Sheikh, Mehrazin	102,507	6,631	-
Shek, Rita	69,972	7,435	53
Shepherd, Bryan	162,206	29,956	352
Shepherd, Lisa	70,823	21,099	180
Shergill, Kiranieet	92,561	2,360	41
Shiau, Melissa	161,893		1,162
Shigeoka, Shannon	102,387	12,761	806
Shimonek, Todd	90,217	6,329	
Shirey, Jill	151,688	14,904	1,025
Shiu, Josephine	72,806	4,495	
Shiu, Priscilla	74,437	4,527	-
Sholdra, Brian	120,278	19,942	
Shum, Chi Ting	110,310	23,821	125
Sidhu, Baldev	70,383	26,659	
Siemens, Gregory	146,879	40,162	284
Sikora, Rose	116,536	13,584	650
Sim, Ming Teck	69,531	7,584	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and distribution and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Simkin, Eric	119,817	31,791	
Simmons, Norman	96,800	9,169	215
Simonson, Brock	85,961	48,009	
Simpkins, Brodie	71,619	7,046	215
Sinclair, Magnus	88,505	7,026	2,282
Sinclair, Owen	155,311	13,075	5,375
Siu, Nicholas	85,961	6,905	
Slater, Tanya	120,311	23,478	-
Smail, Jamie	96,615	11,919	271
Smail, Robert	72,148	29,647	180
Smith, Carly	83,049	17,989	176
Smith, Mark	80,897	78,316	-
Smith, Michael	144,046	28,269	
Smith, Mitchell	85,810	8,047	-
Smith, Samantha	76,060	11,187	276
Smith, Suzanne	161,855	17,103	-
Smithers, Todd	61,558	35,799	176
Snowball, Joanne	81,890	6,358	871
Socias, Roberto	71,908	20,708	180
Sodi, Sunjeev	140,780	38,158	138
Somerville, Kim	201,427	55,280	261
Sooch, Himat	64,663	14,639	-
Soronow, Benjamin	69,407	11,816	
Sparolin, Eric	163,478	22,082	1,413
Sparolin, Jennifer	71,174	5,023	9
Specht, Darren	82,512	7,823	-
Spolowicz, Ryan	96,800	8,295	
Squarci, Leigh	86,250	4,240	176
Stancioff Clayton, Abbas	126,660	10,423	2,881
Standerwick, Jeffrey	168,696	43,220	-
Staples, Kaitlynn	94,939	5,825	11
Steeves, Susan	91,720	5,545	2,315
Stene, Ryan	146,812	56,185	
Stephens, Larry	72,148	6,642	860
Stewardson, Kevin	146,887	28,212	An entire of Annie
Stewart, Aaron	72,251	23,097	-
Stewart, James	116,983	35,967	alitera et Minera
Stewart, Kathleen	101,497	6,316	1,267
Stockdale, Todd	133,086	40,206	
Stocking, Nicole	157,674	6,710	860
Stockley, Ivan Scott	72,336	19,719	adeces 🛓 🖽
Stokes, Ryan	107,050	25,928	_
Stone, Brett	70,383	29,137	
Streit, Hans-Peter	82,328	7,541	_

^{1.} Consists of taxable benefits (i.e. group life, accidental death and disconscious 339 chicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Strome, Chris	70,383	12,382	- 4
Sturrock, Mark	105,208	5,263	
Su, Guang	95,557	3,473	215
Suleyman, Ferman	130,511	12,067	1,783
Sun, Shi Lin	84,754	4,442	1,267
Swail, Stefanie	108,960	7,338	-
Swan, Cathy	69,972	6,884	28
Swanson, Brad	97,336	6,011	-
Sy, Anthony	84,204	23,093	124
Sze, Patsy	68,884	6,766	-
Tabay, Kathleen	67,138	11,865	111
Tabay, Rafael	67,707	29,973	-
Tack, Troy	115,016	82,059	
Tahir, Edwin	108,175	15,005	554
Tai, Fergus	73,987	5,527	
Tai, Mavis	72,806	5,236	1,150
Tait, Kyle	787	100,800	SERVICE ENGINEER
Takagawa, Michael	75,492	5,238	-
Takiya, James	94,458	17,294	ng di matematikan L
Takizawa, James	75,986	3,455	-
Tallosi, James	78,664	4,669	Merchanis
Talmey Jr, Patrick	94,267	50,291	180
Tanyag, Wilbert	90,217	5,404	
Tatchen, Elisabeth	120,311	42,319	-
Tate, Bryce	70,383	27,761	terberriyetaşiyişi
Taylor, Kirk	201,427	17,693	2,111
Taylor, Mervyn	146,911	59,085	
Teichrieb, Craig	120,335	30,068	_
Tellis, Peter	142,674	16,638	4,729
Teo, James	132,869	8,621	-
Tewfik, Frederic	169,557	13,684	1,993
Thandi, Neera	101,497	7,478	1,186
Thind, Prabhjot	70,383		સ્કુર્યું <u>કેલ્ડિયા</u> હોય.
Thomas, Bryan	96,800	7,417	-
Thome, John	82,328	5,075	
Thomson, Dylan	69,565	14,284	_
Tikanmaki, Anna	174,055	30,474	305
Tillmanns, Mike	96,800	5,986	-
Tillyer, Curtis	97,336	7,394	475
Tillyer, Justin	59,444	21,670	180
Tinkley, Clayton	68,204	14,759	_ *
Tinney, Lucas	116,769	36,801	_
Tiu, Miriam	112,045	4,074	143
Tru, Trittum			657
Tjepkema, Nicole	93,357	7,492	05/

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dismember and whicle) and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
To, Tik Hang	92,029	6,437	878
Tobin, Sean	116,792	28,336	-
Toda-Sinclair, Julie-Anne	62,661	32,169	
Tong, Dominic	72,778	16,398	-
Tongohan, Darwin	93,357	9,162	1,393
Tooth, Gregory	97,336	6,011	-
TorabiMoghaddam, Niloufar	162,692	15,151	523
Towers, Brett	108,003	18,853	-
Tran, Ton	93,357	5,888	125
Tran, Vu	93,357	6,115	1,267
Trapier, Johanna	79,813	15,002	
Tremayne, Brent	116,769	19,647	-
Tremblay, Alex	70,383	32,956	
Tremblay, Gail	70,385	6,583	176
Trim, Victoria	107,982	21,796	
Trott, Eric	70,383	17,739	176
Trott, Ryan	70,383	24,569	
Trotter, Nicole	96,262	4,806	-
Truscott, Loic	120,335	45,828	
Tsang, Hing Wai	95,701	6,997	-
Tsang, Jonathan	117,723	18,803	75
Tse, Kelvin	147,791	13,753	1,884
Turick, Julia	110,711	9,023	
Turner, Jeffrey	140,740	19,094	54
Tycholis, Kathy	93,357	6,731	
Underwood, Brandon	116,802	30,938	-
Unrau, Shannon	88,972	8,282	
Valana, Mariannina	72,214	5,702	_
Vallance, Scott	93,357	6,804	96
Van Iperen, Aaron	140,382	17,483	_
Van Neck, Caitlyn	120,311	26,714	
Van Niekerk, Stuart	116,802	34,456	-
Vance, Justin		38,468	176
Vanderwel, Christopher	117,739	36,750	949
Vargas, Arthur	78,879	2,337	
Vaughn, Jerret	133,953	20,837	_
Velkova, Biliana	110,310	7,272	862
Vellani, Omar	116,792	29,377	_
Velo, Vanessa	108,086	23,767	
Venturas, Byron	75,492	17,704	_
Verbian, Liana	78,345	10,412	532
Villaluz, Jaime	101,497	11,631	1,577
Vint, Owen	63,366	15,327	
Vo, Tuan	70,383	24,093	

^{1.} Consists of taxable benefits (i.e. group life, accidental death and distribution and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Base Salary	Benefits and Other ¹	Expenses
90,217	8,703	
120,352	43,578	-
146,911	81,832	
77,907	16,954	151
108,086	36,736	an property
116,792	24,404	-
146,911	31,128	
75,254	8,067	-
108,397	9,701	125
78,895	5,593	-
109,156	5,614	1,836
146,881	40,666	-
81,199	3,602	1,074
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68,445	11,909	-
	90,217 120,352 146,911 77,907 108,086 116,792 146,911 75,254 108,397 78,895 109,156 146,881 81,199 72,007 79,917 146,911 93,357 65,709 75,492 77,171 96,800 101,497 172,362 70,383 68,759 72,838 76,703 116,792 170,510 146,911 107,181 150,962 96,800 82,328 101,893 103,328 72,075 72,148 96,800 103,772 85,961 102,387 70,383	90,217 8,703 120,352 43,578 146,911 81,832 77,907 16,954 108,086 36,736 116,792 24,404 146,911 31,128 75,254 8,067 108,397 9,701 78,895 5,593 109,156 5,614 146,881 40,666 81,199 3,602 72,007 7,536 79,917 15,798 146,911 41,840 93,357 24,692 65,709 32,856 75,492 12,428 77,171 4,034 96,800 4,624 101,497 7,016 172,362 31,723 70,383 24,914 68,759 12,683 72,838 5,378 76,703 6,530 116,792 35,039 170,510 33,442 146,911 49,669 107,181 12,075 150,962 28,115 96,800 4,742 82,328 5,228 101,893 10,055 103,328 37,827 72,075 17,057 72,148 52,426 96,800 2,786 103,772 74,633 85,961 7,104 102,387 17,533 70,383 28,368

^{1.} Consists of taxable benefits (i.e. group life, accidental death and distribution and lump sum payments such as leave balances owed to employees, union gratuities and union overtime.

Name	Base Salary	Benefits and Other ¹	Expenses
Williams, Mary	79,302	5,734	309
Williams, Sam	75,664	14,376	573
Wilmink, Tracey	72,806	4,677	
Wilson, Dennis	72,806	5,810	-
Wilson, Jordyn	70,383	19,352	
Wilson, Tracy	105,912	6,475	-
Windsor, Ryan	125,518	38,273	180
Wishlove, James	228,753	34,200	5,257
Wong, Desmond	110,310	11,344	
Wong, Edbert	77,021	1,908	1,255
Wong, Isabel Anne	83,646	6,808	
Wong, John	72,148	12,125	-
Wong, Kai Chun	116,536	8,901	247
Wong, William	107,185	26,858	19
Woodcock, Taylor	87,725	6,602	
Woof, Thomas	55,947	19,541	-
Wringe, Iain	116,825	37,085	
Wu, Yongjia	115,819	14,784	-
Wyatt, Sail	105,201	14,199	172
Wyenberg, Grant	167,939	34,994	215
Xavier, Victor	72,148	19,814	
Xie, Xichen	85,961	25,897	1,157
Xu, Dajiang	93,357	20,768	
Yang, Gongxia	115,733	13,853	-
Yee, Stephen	105,912	20,841	1,617
Yeung, Lap Man	110,310	16,934	2,358
Yeung, Yuen	101,497	6,987	1,456
Yin, Tze Chieh	82,541	4,922	85
Yon, Elisa	87,036	5,393	657
Yoo, John	120,369	42,860	-
Yoo, Wonwook	91,524	13,037	220
Yoshida, Tomoko	72,806	4,495	1,157
Young, Jim		94,619	
Young, Thomas	68,939	11,921	-
Younis, Munkith	201,576	44,797	3,025
Zanardo, Wilma	153,797	11,345	53
Zellweger, Joey	96,800	4,978	
Zerbinos, George	70,383	9,738	-
Zhang, Feng	85,961	9,662	1,186
Zhang, Ling Yi	89,596	28,935	-

^{1.} Consists of taxable benefits (i.e. group life, accidental death and dismember and varieties) 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 2024

Name	Base Salary	Benefits and Other ¹	Expenses
Zhang, Zihang	84,116	142	
Zhu, Michael	147,013	11,658	114
Zimmer, Marden	75,492	6,493	176
Zukowsky, Doug	86,250	40,901	217
Zwaag, Roeland	118,638	31,312	1,265
Total	124,813,440	23,773,440	577,893

	Remuneration*	Expenses
Employees Over \$75,000	\$ 148,586,879	\$ 577,893
Employees Under \$75,000	37,711,940	48,872
Total	\$ 186,298,819	\$ 626,765

^{*}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;

Section 6

CITY OF RICHMOND Statement of Severance Agreements for 2024

There were three severance agreements made between the City of Richmond and its employees during fiscal year 2024.

The agreements represent a range of 4 to 15 months of salary and benefits.

Supplier Name	Payment Amount
1166618 BC Ltd dba Save on Blacktop \$	6,036,660
11911 Cambie Holdings Ltd	39,821
1215621 BC Ltd	25,794
13887715 Canada Inc	62,084
14 Oranges Software Inc	25,460
1st Trauma Scene Clean Up Ltd	25,937
3M Canada Company	28,958
4imprint	26,617
4Refuel Canada LP	40,808
A J Forsyth - A Division of Russel Metals Inc	40,290
A R Mower & Supply Ltd	96,429
Acceo Solutions Inc	60,731
Access Information Management of Canada	45,107
Ace Link Fence Ltd	26,995
Acklands Grainger Inc	75,203
Acme Fire and Safety Co Ltd	29,442
Active Earth Engineering Ltd	25,404
Advanced Mobility Analytics Group	52,100
Aecom Canada Ltd	74,785
Aigo Technology Inc	40,543
Aimpoint Security Solutions Inc	29,784
Ainsworth Inc	352,781
Airon Heating & Air Conditioning Ltd	337,415
Akhurst Machinery Ltd	32,491
Alithya Canada Inc	91,650
All Roads Construction Ltd	78,646
Allmar Inc	49,684
Amazon	199,296
Amds - Aukusti Media Design Studio	43,155
Andrew Sheret Ltd	997,474
Anigraph Productions Ltd	278,056
Aon Canada Inc	3,741,074
Aplin & Martin Consultants Ltd	563,771
Apple Canada Inc	78,132
Applus Velosi Canada Ltd	156,676
Aquam	40,367
Arsalan Construction Ltd	492,159

^{*}Payment includes tax transfers and third party cracittaness46

Supplier Name	Payment Amount
Ashton Mechanical Ltd	1,490,416
Aspac Projects Ltd	154,933
ASSA ABLOY Entrance Systems	134,254
Associated Engineering (BC) Ltd	218,464
Associated Fire Safety Group Inc	193,226
Astrographic Industries Ltd	39,775
Atlas Power Sweeping Ltd	156,826
ATS Traffic Ltd	57,116
Ausenco Sustainability ULC	27,120
Austria Vancouver Club	33,793
Avenue Machinery Corp	774,187
Avison Young Consulting Services, LP	35,438
Avolve Software Corporation	94,863
A-Z Lockmasters Canada Inc	35,039
B.A. Blacktop Infrastructure Inc	1,773,071
BA Blacktop Ltd	1,011,406
Barnes Wheaton GM	641,415
Barry Hamel Equipment Ltd	39,049
BC Assessment*	7,698,602
BC Corps of Commissionaires	162,236
BC Earth Exchange Inc	148,541
BC Employer Health Tax*	3,356,456
BC Hydro	5,256,174
BC Legal Management Association	96,395
BC Life & Casualty*	1,939,170
BC Society for the Prevention of Cruelty to Animals	1,265,583
BCD Holdings Ltd	94,460
Beaufort Forest Products Ltd	31,791
Beneva Inc	49,688
Best Buy	27,364
Big Red Cedar	44.180
Bl Associates Corporate Psychologists	44,500
Blackmamba Tree Service Inc	36,865
B-Line Tire & Auto Supply (BC)	44,772
Blue Pine Enterprises	36,185
Bowden, Tony	34,793
Brogan Fire & Safety	152,763

^{*}Payment includes tax transfers and third party creektane 347

Supplier Name	Payment Amount
Bulldog Bag Ltd	33,708
Bunzl Cleaning & Hygiene	586,882
Burnaby Hitch	43,476
Busch Systems International Inc	52,086
CC Equipment Ltd	29,832
Cactus Club Cafe	42,695
Cadeon Inc	26,452
Canada Post	256,810
Canada Revenue Agency*	55,045,508
Canadian Dewatering	48,809
Canadian Mattress Recycling Inc	88,376
Canadian National Railway Company	89,071
Canadian Red Cross*	103,000
Canadian Stainless Fasteners Inc	69,359
Canadian Tire	36,932
Canadian Western Trust	55,000
Canex Building Supplies Ltd	103,918
Cansel Survey Equipment	139,614
Carscadden Stokes Mcdonald Architects	123,277
CDW Canada	124,905
Cedar Crest Lands (BC) Ltd	697,079
Cedar Rim Nursery Ltd	78,991
Centralsquare Canada Software Inc	233,781
Chase Paymentech	1,037,107
Chilled Rentals Ltd	97,774
Chinese Informedia Consulting Group Inc	35,847
CBC*	25,807
CIMA Canada Inc	40,500
Cimco Refrigeration	289,305
Cintas Canada Ltd	128,140
Circle Economy Foundation	221,300
Citizencentric Consulting Inc	132,520
City Electric Supply	166,076
City of Nanaimo	86,799
City of New Westminster	357,005
City of Vancouver	1,641,186
Cleanriver Recycling Solutions	26,720

^{*}Payment includes tax transfers and third party crapitaness48

Supplier Name	Payment Amount
Cleantech Service Group Ltd	36,099
Cleartech Industries Inc	289,654
Cloud Software Group Inc	798,884
Cloverdale Paint Inc	189,563
Cobra Electric Services Ltd	2,508,903
Coencorp Consultant Corporation Inc	65,352
Cold Fire Canada Ltd	52,980
Columbia Chrysler	68,944
Commander Warehouse Equipment Ltd	86,812
Commercial Lighting Products Ltd	115,063
Commercial Truck Equipment	95,357
CommunityLogiq Software Inc	26,750
Compugen Inc	513,281
Connect Landscape Architecture Inc	59,169
Core6 Environmental Ltd	156,897
Corix Utilities Inc	57,408
Coronation Recognition Ltd	26,538
CSR Consultants Ltd	35,983
CT Projects	28,109
CUPE 394*	827,234
CUPE 718*	1,270,812
Cyberscout Inc	53,320
D Chouhan Trucking	51,293
Dafco Filtration Group	69,588
DB Perks & Associates	202,824
Dell Canada Inc	231,439
Deloitte LLP	147,000
Dennis James Aitken LLP	58,790
Dentons Canada LLP	196,380
Dexterra Group Inc	136,003
DHI Water & Environment Inc	27,492
Dialog BC Architecture Engineering	105,955
Diamond Head Consulting Ltd	35,730
Dillon Consulting	73,237
Dinesen Nurseries Ltd	65,868
Division Mechanical Ltd	25,101
Digi-Key Corp	26,070

^{*}Payment includes tax transfers and third party remittances CNCL - 349

Supplier Name	Payment Amount
DLA Piper (Canada) LLP	316,646
DLA Piper (Canada) LLP, In Trust	84,679,698
DMD & Associates Ltd	51,235
Docusign Inc	25,890
Door Ace Your Garage Door & Gates Co Ltd	101,634
Dorset Realty Group	908,521
Double R Rentals	124,579
Douglas Lake Equipment Ltd	46,868
Dragonetti Group Public Works Training	41,008
Dueck Chevrolet Buick Cadillac GMC Ltd	26,931
Dyna Engineering Ltd	46,430
Dynamic Facility Services Ltd	357,358
Dynamo Designs Inc	40,500
E B Horsman & Son Ltd	29,572
East Richmond Nurseries	88,522
EBB Environmental Consulting Inc	73,066
Eclipsys Solutions Inc	265,364
Eco-Compteur Inc	130,564
E-Comm, Emergency Communications for BC	6,721,593
Econolite Canada Inc	525,635
Ecotainer Sales Inc	112,858
Ecowaste Industries Ltd	692,955
ECS Electrical Cable Supply Ltd	100,574
Edifice Construction Inc	3,995,799
Elemental Architecture and Interiors Inc	49,154
Elite Fire Protection Ltd	240,894
Elite Tents & Events (2019) Ltd	27,777
EMCO Corporation	60,111
Emelle's Catering Ltd	73,160
Enterprise Paper Co Ltd	59,549
Entity Mechanical Ltd	504,825
Entro Communications Inc	47,368
Entuitive Corporation	117,063
ESI Acquisition Inc	52,402
Esri Canada Ltd	253,590
Everbridge Inc	58,050
EXP Services Inc	53,041

^{*}Payment includes tax transfers and third party remittances CNCL - 350

Supplier Name	Payment Amount
Extreme Glass Ltd	47,981
Factory Outlet Trailers Inc	42,131
Falcon Equipment Ltd	282,118
Family Services Employee Assistance Program	132,072
Faster Asset Solutions	25,834
Federation of Canadian Municipalities	47,552
Finning (Canada)	408,368
Fireball Excavating & Transport Inc	210,080
Flir Unmanned Aerial Systems ULC	38,920
Flocor Inc	1,502,223
Flowsystems Distribution Inc	790,622
FM Systems Inc	45,345
Foreseeson Technology Inc	237,759
FortisBC - Natural Gas	783,581
Fountain Tire Ltd	132,843
Fraser River Pile and Dredge Ltd	69,000
Fraser Valley Equipment Ltd	84,321
Fraser Valley Refrigeration Ltd	43,613
Fred Surridge Ltd	1,523,050
G B Bobcat Service	273,432
Garda Canada Security Corporation	156,445
Gardaworld Cash Services Canada Corp	25,038
Gargoyle Protective Services	30,656
GFL Environmental Inc	4,143,823
GHD Digital (Canada) Ltd	31,030
Gibson Waterworks Supply Inc	59,885
Gladiuk Contracting Ltd	349,514
Glasshouse Systems Inc	227,489
Global Industrial Canada Inc	51,912
Global Rental Canada ULC	88,147
Goodyear Canada Inc	114,233
GPM Civil Contracting Inc	53,615
Granicus Canada Holdings ULC	77,924
Granicus LLC	126,367
Gravity Union Solutions Ltd	56,619
Greater Vancouver Regional District*	47,881,809
Greater Vancouver Sewerage & Drainage	202,169

^{*}Payment includes tax transfers and third party remittances CNCL - 351

Supplier Name	Payment Amount
Greater Vancouver Water District	33,826,495
Green Admiral Nature Restoration	44,285
Gregg Distributors Ltd	310,681
Grimco	28,379
Grover, Elliott & Co Ltd	37,519
GS Bhullar Trucking	28,239
Guillevin International Inc	30,534
Habitat Systems Inc	535,969
Haeccity Studio Architecture Inc	38,700
Hallmark Painting & Constructions Ltd	36,450
Hanscomb Ltd	69,550
Harris & Company LLP	197,891
HDR Architecture Associates Inc	413,657
Heatherbrae Builders Co Ltd	2,795,721
Heidelberg Materials Canada Ltd	258,382
Heritage Office Furnishings Ltd	395,596
Hexcel Construction Ltd	5,433,954
Hi-Cube Storage Products	32,689
Holaco Construction Ltd	1,679,544
Holland Imports Inc	27,027
Homan Roofing Ltd	82,675
Hootsuite Inc	26,411
Horizon Landscape Contractors Inc	98,190
Hubcycling	139,912
Hunter McCorquodale	96,644
Hybrid Audio Visual	199,386
ICONIX Waterworks LP	187,815
Icsclean Supplies Ltd	89,631
Ideaspace Consulting Inc	113,359
IDRS	137,908
Image Sign & Lighting Ltd	66,844
Imperial Parking Canada Corporation	91,992
Infor Canada Ltd	159,071
Inland Kenworth	34,304
Interprovincial Traffic Service Ltd	428,834
Inventa Sales And Promotions Inc	43,200
iON United Inc	247,076

^{*}Payment includes tax transfers and third party remittances CNCL - 352

Supplier Name	Payment Amount
Iredale Architecture Inc	312,338
Iridia Medical Inc	49,957
Iritex Pumps And Irrigation Inc	27,300
ISL Engineering and Land Services Ltd	203,174
Island Key Computer Ltd	200,458
J & T Sports	40,100
Jack Cewe Construction Ltd	611,073
Janisan	29,992
Jarislowsky Fraser Ltd	120,000
Jenkins Marzban Logan LLP "In Trust"	898,561
JK49 City Consulting Services	129,824
Johnston Ross & Cheng Ltd	44,061
JSP Enterprises	112,106
Kal Tire	31,967
Kaleidoscope Training and Consulting	53,738
Kasian Architecture Interior Design And Planning	222,119
Keg Restaurants Ltd	33,039
Kendrick Equipment (2003) Ltd	50,799
Kennedy Landscaping Ltd	30,906
Kern BSG Management Ltd	236,731
Kerr Wood Leidal Associates Ltd	384,810
Kifinti Solutions Inc	335,653
Kimbo Design Inc	32,583
Kinetic OHS Services	39,421
KMS Tools and Equipment	70,566
Konecranes Canada Inc	49,783
KPMG LLP	106,419
Krogh Holdings Ltd dba Cap-Tex	36,247
Kronos Canadian Systems Inc	343,743
Kutny's Richmond Soils	62,984
Kwela Leadership & Talent Management	44,115
Kwok, Laura Hoi Won	28,600
Lafarge Canada Inc	1,423,575
Lamar Companies	31,780
Lanesafe Traffic Control Ltd	972,865
Langley Concrete Group	103,768
Latoplast Ltd	40,544

^{*}Payment includes tax transfers and third party remittances CNCL-353

Supplier Name	Payment Amount
Lawson Lundell LLP	35,340
Layfield Canada Ltd	169,391
Leavitt Machinery	167,897
Licker Geospatial Consulting Ltd	58,512
Lifesaving Society	35,457
Linde Canada Inc	87,945
LIT Aquatics Ltd	307,877
Local Group Industries	39,060
Lock-Block Ltd	116,676
London Eye Renovations Inc	35,700
Long View Systems	350,038
Lordco Parts Ltd	241,723
M. Van Noort & Sons Bulb Co Ltd	36,774
Macaulay Trucking Ltd	339,576
Mackin Architects Ltd	66,748
Madrone Environmental Services Ltd	29,429
Mainland Construction Materials ULC	910,060
Mainland Ford Ltd	818,403
Mainroad Maintenance Products	241,732
Mallen Gowing Berzins Architecture	231,829
Marathon Surfaces Inc	48,022
Marine Roofing Repair & Maintenance	109,946
Mastech Infotrellis Digital Ltd	45,631
Matha Civil Construction Ltd	64,509
Matson Peck & Topliss	39,918
Maydanyk Trucking Ltd	131,144
McElhanney Consulting Services Ltd	1,434,607
Mcgregor Hardware Distribution	34,511
McRae's Environmental Services Ltd	2,028,857
MDBS Quattro Constructors Ltd	233,959
MDT Technical Services Inc	27,465
Medteq Solutions CA Ltd	55,138
Meraki IT Consulting	57,120
Merletti Construction (1999) Ltd	89,026
Metro Motors Ltd	151,411
Metro Vancouver Regional District	12,439,633
Metrosystems	28,571

^{*}Payment includes tax transfers and third party remittances CNCL - 354

Supplier Name	Payment Amount
MG Collision Repairs Ltd	35,112
Mickelson Consulting Inc	186,348
Microsoft	26,650
Mills Office Productivity	62,569
Min, Ines	56,730
Minister of Finance*	211,021,251
Minoru Seniors Society	52,223
MIZA Architects Inc	43,753
Modern Transmissions Ltd	31,824
Movik Constructions Ltd	76,475
Mulholland Parker Land Economists Ltd	27,500
Mundie Trucking	156,461
Municipal Finance Authority of BC*	42,544
Municipal Insurance Association of BC	1,077,553
Municipal Pension Plan*	28,307,461
Myhsa Ltd	744,500
NAPA Auto Parts	95,229
ND Graphics Inc	26,448
Nearmap US, Inc	93,990
Nedco	53,034
Neptune Technology Group Canada Co	156,783
Nova Pole International Inc	118,177
Novamodus Solutions Inc	442,200
Nutech Facility Services Ltd	142,137
Nutrien Ag Solution	91,887
Oakcreek Golf & Turf Inc	241,053
Octiscapes Site Services Ltd	153,840
Olthuis van Ert	89,704
Omicron Canada Inc	250,759
Open Green Building Society	29,200
Open Road Toyota Richmond	201,688
Optiv Canada Inc	460,083
Oracle Canada ULC	909,790
Organized Crime Agency of BC	86,358
Ornamental Bronze Ltd	28,660
P D Trucking	174,853
Pacific Aerobarrier Systems Inc	39,400

^{*}Payment includes tax transfers and third party remittances 555

Supplier Name	Payment Amount
Pacific Blue Cross*	7,848,720
Pacific Cutting & Coring Ltd	325,090
Pacific Flow Control Ltd	47,078
Pacific Mattress Recycling Inc	235,303
Pacific Net & Twine Ltd	34,415
Palmieri Bros Paving Ltd	34,650
Parkworks Solutions Corp	158,719
Paul Sahota Trucking	226,816
PCL Constructors Westcoast Inc	4,116,419
Peel's Nurseries Ltd	39,189
Perfectmind Inc	212,930
Performance Objects Inc	42,158
Peterbilt Pacific Inc	848,058
Peters Industries (2012) Ltd	72,493
Petro-Canada	30,484
Pickering Safety	252,397
Pinchin Ltd	33,480
Ping Identity Corporation	187,525
Pinton Forrest & Madden Group Inc	168,556
Pit Stop Portable Toilet Services Ltd	74,953
PitneyWorks	90,000
PJB Mechanical Plumbing & Heating	299,057
Plan Group	140,905
Platinum Professional Claims Services Ltd	35,168
Point One Consulting	36,800
Postmedia Network Inc	26,230
Pottinger Gaherty Environmental	63,287
Potus Consulting Inc	113,333
PrairieCoast Equipment	190,111
Printadvantage Marketing Communications	27,366
Profire Emergency Equipment Inc	45,702
PSE Equipment Ltd	35,454
Puma Utility Monitoring Inc	34,000
PW Trenchless Construction Inc	1,582,599
PWL Partnership Landscape Architects Inc	43,466
Qualichem Industrial Products	284,643
Quantum Lighting Inc	27,923

^{*}Payment includes tax transfers and third party remittances CNCL - 356

Supplier Name	Payment Amount
Quilchena Golf & Country Club	31,571
R. F. Binnie & Associates Ltd	646,942
Radical I/O Technology Inc	87,640
Raybern Erectors Ltd	40,296
Receiver General For Canada*	112,930
Receiver General for Canada (RCMP)	65,708,047
Recycle It Canada	29,797
Renov8T.Com Construction Inc	28,031
Rescue Canada Resource Group Inc	34,271
Reshape Infrastructure Strategies Ltd	30,271
RGC Trucking & Excavating Ltd	74,743
Richelieu Hardware Ltd	66,754
Richmond Agricultural & Industrial Society	26,277
Richmond Air Sweep Enterprises 1986 Inc	29,904
Richmond Art Gallery Association	46,237
Richmond Building Supplies Co Ltd	73,175
Richmond Firefighter Assn RFFA Local 1286*	735,062
Richmond Fitness & Wellness Association	30,563
Richmond Hotel Association*	973,469
Richmond Museum Society	31,808
Richmond Pest Management	26,034
Richmond Potters' Club	56,665
Ricoh Canada Inc	26,934
Rikur Energy Inc	39,320
River White Homes Ltd	2,120,337
Riverside Banquet Hall Ltd	33,059
Riverside Recycling Ltd	225,486
Riverwest General Contractors Ltd	222,859
Roadway Traffic Products	166,751
Rocky Point Engineering Ltd	26,750
Rogers Wireless Inc	54,858
Rollins Machinery Ltd	310,251
RONA	48,351
Rose Security Services Inc	66,762
Rowley And Reynolds Forensic Engineering	55,362
Royal Roads University	45,000
Rusty's Auto Towing	40,882

^{*}Payment includes tax transfers and third party remittances CNCL - 357

Supplier Name	Payment Amount
S.I. Systems Partnership	276,748
Safe & Sound Security Systems Ltd	248,484
Safe Software Inc	26,750
Salsbury Industries	25,468
Sandhu, Dalip	254,897
School District 38 Richmond*	1,723,249
Scotia Bank	147,973
Scott Construction Ltd	15,071,244
Scott DB Services Ltd	2,161,106
Scott Special Projects Ltd	898,183
Searidge Ventures Ltd	29,100
Secure Energy	88,990
Shaw Cablesystems GP	26,439
Sherine Industries Ltd	43,101
Shop3D Canada Printing Supplies Ltd	31,294
Sierra Waste Services Ltd	11,843,379
Siteimprove Inc	29,012
Softchoice LP	661,158
Solid Caddgroup Inc	65,267
Sonnevera International Corporation	32,520
South Arm Excavating	391,924
South Coast British Columbia	1,075,867
Special T Cleaning (2012) Ltd	177,379
Stantec Consulting Ltd	133,669
Staples	239,097
Steveston Historical Society	40,415
Stormtec Water Management Inc	37,775
Streamline Fencing & Contracting Ltd	64,855
Streetlight Data, Inc	35,511
Sunbelt Rentals	163,132
Suncor Energy Products Partnership	2,117,206
Sunrise Trailer Sales	25,605
Super Save Disposal Inc	89,563
Superior Propage Inc	106,285
Suttle Recreation Inc	137,492
Sutton Road Marking Ltd	58,021
Syntronic Research & Development Canada	82,375

^{*}Payment includes tax transfers and third party remittances CNCL - 358

Supplier Name	Payment Amount
Tacel Ltd	210,751
Talbot Marketing	41,507
Target Products Ltd	48,258
Thomson Reuters	33,079
TD Canada Trust*	53,852
TEC Floor Coverings Ltd	31,495
Technical Safety BC	57,095
Telus Communications Inc	980,752
Terran Geotechnical Consultants Ltd	27,363
The AME Consulting Group Ltd	105,325
The Driving Force Inc	116,331
The Gordian Group, Inc	96,103
The Gourmet Lunch Ladies Ltd	32,982
The Home Depot	148,633
Thibault Industries Ltd	43,124
Thinkspace Architecture Planning	30,789
Thomas Trucking	214,311
Thurber Engineering Ltd	85,037
Tinbox Energy Software	55,131
TK Graphics	35,692
TKA+D Architecture + Design Inc	230,774
T'NT Work & Rescue	26,310
Toinko Sports Systems Inc	113,211
Total Power Ltd	37,454
Touchstone Family Association	651,356
Tourism Richmond*	6,064,231
Tower Fitness Equipment Services Inc	55,446
HR Path Canada	96,056
Trane Canada	149,347
TransLink*	60,096,630
Triple Five Quality Wood Inc	26,569
Truffles Fine Foods Ltd	152,113
Turning Point Housing Society	5,167,138
Turning Point Recovery Society	860,888
Turning Point Technology Services Inc	211,313
Twining, Short & Haakonson, Barristers	
UBS Industries	38,961

^{*}Payment includes tax transfers and third party remittances CNCL - 359

Supplier Name	Payment Amount
Uline Canada Corporation	192,521
Ulmer Contracting Ltd	1,144,162
Union of BC Municipalities*	27,890
United Rentals	40,407
United Way of the Lower Mainland*	25,158
Universal Coach Line Ltd	60,240
Universal Traffic (258) Ltd	32,862
Uno Digital Screen Press	40,340
Valid Manufacturing Ltd	28,134
Valley Paint Product Ltd	39,496
Vancouver Circus School Inc	25,565
Vanport Enterprises Ltd	519,844
Vecima Networks Inc	187,705
Versalift Canada Industries Ulc	421,622
VFA Canada Corporation	71,899
Vimar Equipment Ltd	299,726
Wajax	449,390
Walker, Aubrey	33,856
Walker's Gradall Services Ltd	233,928
Wedler Engineering	38,461
Wesco Distribution Canada Inc	34,311
West Coast Elevator Ltd	91,031
Westburne	333,422
Westcoast Connections Ltd	25,470
Westcoast Drainage & Contracting	159,949
Western Weed Control Ltd	118,200
Westerra Equipment LP	129,436
Westmar Advisors Inc	32,790
Westview Sales Ltd	272,674
WFR Wholesale Fire & Rescue Ltd	55,527
White Cap Supply Canada Inc	238,102
Whitewater West Industries Ltd	27,039
Wilco Civil Inc	270,489
Willis Canada Inc	99,384
Willscot Mobile Mini	29,274
Wiseworth Canada Industries Ltd	47,364
Wolseley Canada Inc	156,718

^{*}Payment includes tax transfers and third party remittances CNCL - 360

Supplier Name	Payment Amount
Wong's Greenhouse & Nursery	34,149
Work Truck West	81,812
WorkSafe BC	6,866,771
WSP Canada Inc	405,993
Wurth Canada	85,411
Xerox Canada Ltd	211,047
Young Anderson Barristers & Solicitors	455,103
Zeemac Vehicle Lease Ltd	216,149
Payments Over \$25,000	817,790,976
Payment Under \$25,000	 8,981,956
Total Payments	\$ 826,772,932

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.

Organization	Payment Amount
10th Richmond Sea Scouts	\$ 1,000
Air Cadet League of Canada	1,189
Amyotrophic Lateral Sclerosis Society	4,361
Archibald Blair Elementary School (PAC)	1,224
Arison Yue Opera Society	3,000
Aspire Richmond	19,262
Atira Women's Resource Society	643
BC Philharmonic Society	4,500
Beth Tikvah Congregation and Centre	1,328
Big Brothers of Greater Vancouver	6,150
Big Sisters of BC Lower Mainland	4,264
Birds Canada	2,450
Boys & Girls Clubs of South Coast BC	7,088
Canada Chinese Performing Arts Society	4,500
Canadian International Dragon Boat	4,000
Canadian Mental Health Association	10,658
Canadian YC Chinese Orchestra	7,464
Casa Meshiko Cultural Society	787
Chabad Richmond	1,259
Chang, Allen	500
Chau, Desmond	500
Chimo Community Services	51,250
Church on Five	90,609
Cinevolution Media Arts Society	9,000
City Centre Community Association	45,288
Community Arts Council of Richmond	9,000
Community Mental Wellness Association	12,790
Connections Community Services Society	17,055
Daum, Aniela	500
Dhari, Neetu	500
Direct Theatre Collective Society	4,500
Dolotallas, Amy	500
East Richmond Community Association	7,185
Evangelical Formosan Church	734
Family Services of Greater Vancouver	51,166
Fay Wong	500
Feng, Jenny Qirong	500
Ferris Flamentary School (PAC)	1 224
Freedman, Deborah	500
Garden City Conservation Society	2,500

Organization	Payment Amount
Gillanders, Chaslynn	500
Green Teams of Canada	2,500
Greenseeds Music Society	2,500
Gulf of Georgia Cannery Society	1,227
Hamilton Community Association	14,854
Hamm, Alison	500
Heart of Richmond Aids Society	13,891
Immigrant Link Centre Society	10,000
International Elite Club Association	2,000
Islamic Art of BC	909
James Gilmore Elementary School	1,573
Josiah Kicks Academy	500
Kidsport - Richmond Chapter	20,000
Kingswood Elementary School (PAC)	682
Kobe Memory Basketball Club	1,101
Krehel, Jeanette	500
Kwantlen St. Farmers Market Society	8,240
Leung, Diana	500
Little Wings Day Care Centre Society	2,678
London Heritage Farm Society	5,961
Louie, Jeinny	500
Marchant, Alan	500
Matheson, Donna	500
Mckay Elementary School (PAC)	385
Milaire, Paul	500
Minoru Seniors Society	8,846
Mishra, Jo	500
More Than a Roof Housing Society	699
Multicultural Helping House Society	8,556
Parish of St. Alban's (Richmond)	50,000
Pathways Clubhouse	60,000
Pathways Clubhouse Society of Richmond	1,618,186
Plea Community Services Society of BC	5,000
R.J. Tait Elementary School (PAC)	821
	2,500
Richmond Addiction Services Society	226,860
Richmond Agricultural & Industrial	5,910
Richmond Art Gallery Association	6,276

Organization	Payment Amount
Richmond Arts Coalition	10,000
Richmond Cares Richmond Gives	49,385
Richmond Centre For Disability	199,809
Richmond Child Care Resource	5,000
Richmond City Centre Community	1,259
Richmond Community Band Society	5,400
Richmond Community Orchestra & Chorus	9,000
Richmond Cosom Floor Hockey Association	2,926
Richmond Delta Youth Orchestra	10,000
Richmond Family Place Society	42,796
Richmond Food Security Society	16,000
Richmond Garden Club	2,500
Richmond Gateway Theatre Society	1,488,547
Richmond Improv Theatre Society	5,000
Richmond Intermediate Care Society	1,311
Richmond Jewish Day School	5,934
Richmond Kiwanis Senior Citizens Housing	1,224
Richmond Martial Arts	1,325
Richmond Mental Health Consumer and Friends Society	6,928
Richmond Minor Football League	1,206
Richmond Multicultural Community	15,178
Richmond Music School Society	10,000
Richmond Nature Park Society	3,759
Richmond Poverty Reduction Coalition	7,244
Richmond Presbyterian Church	5,000
Richmond Singers	8,100
Richmond Therapeutic Riding Association	67,633
Richmond Winter Club	1,433
Richmond Women's Resource Centre	30,909
Richmond Youth Choral Society	7,650
Sagert, Alex	500
Santos, Lisa	55
Se, Miranda	500
Sea Island Community Association	5,558
Sengsavanh, Seng	500
Sharing Farm Society	38,420
Society for Youth Empowerment and Strength	2,500
South Arm Community Association	1,276
Southeast Asian Cultural Heritage	3,000
St. Alban's Anglican Church	1,224

Organization	Payment Amount
St. Joseph The Worker Parish	1,154
Steveston Community Society	41,604
Steveston Historical Society	6,224
Steveston Judo Club	10,000
Steveston-London Secondary Eco Team	500
Textile Arts Guild of Richmond	1,250
Tham, Jennifer	500
The Kehila Society of Richmond	5,000
The Richmond Sports Council	5,000
The Salvation Army Richmond Corps	804
The Society of St. Vincent De Paul	10,000
Thompson Community Association	17,702
Tian, Sue	500
To, Tuan	500
Touchstone Family Association	5,000
Tu, Diem	500
Tumble Town Gymnastics Club Ltd	1,000
Turning Point Housing Society	136,228
Turning Point Recovery Society	1,224
Tzu Chi Foundation of Canada	1,119
University of British Columbia	15,000
Urban Bounty	11,581
Vancouver Cantonese Opera	4,500
Vaughan, Chelsea	283
Wang, Sheng	500
West Richmond Community Association	6,626
Westwind Elementary School (PAC)	1,259
WS Immigrant and Multicultural Services	1,653
Total Payments	\$ 4,841,781



Report to Committee

To:

Finance Committee

Date:

June 12, 2025

From:

Jerry Chong

File:

e: 03-1200-09/2025-Vol

General Manager, Finance & Corporate Services

01

Re:

Richmond Olympic Oval Corporation 2024 Statement of Financial Information

Staff Recommendation

That the Richmond Olympic Oval Corporation 2024 Statement of Financial Information from the Director, Finance, Innovation & Technology, that was approved by the Richmond Olympic Oval Corporation's Board of Directors be received for information.

Jerry Chong General Manager

Finance & Corporate Services

(604-276-4064)

REPORT CONCURRENCE

APPROVED BY CAO

RICHMOND OLYMPIC OVAL CORPORATION Schedule of Remuneration and Expenses

Board of Directors for 2024

Name		Director Fees	Benefits	Expenses
Panatch, Khuswant	Chair	11,401	-	-
Collinge, Gary	Director	8,861	-	500
Corr, Traci	Director	7,992	-	-
Duncan, George	Director	~	-	-
Fernandez, Georgina	Director	4,884	-	-
German, Peter	Director	1,332	-	-
Hansen, Richard	Director	3,108	-	-
Hovbrender, Axel	Director	4,884	-	-
Hutson, Judith	Director	4,884	-	144
Jackson, Robert	Director	8,436	-	500
Pastrick, Helmut	Director	4,884	-	-
Ransford, Robert	Director	7,104	-	-
Sangara, Serjeet	Director	8,436	-	500
Soo, Walter	Director	3,552		-
Terry, Gail	Director	1,332	-	_
Total		\$ 81,091	- \$	1,500

RICHMOND OLYMPIC OVAL CORPORATION Schedule of Remuneration and Expenses

Employee Earnings in Excess of \$75,000 and Related Expenses for 2024

Name	Base Salary	Benefits & Other ¹	Expenses
Chand, Edwin	\$ 74,235 \$	3,387 \$	-
Cheng, William	105,359	3,178	-
Clark, Andrew	181,103	19,805	1,620
Darling, Mark	82,641	261	-
De Cicco, Gerardo	237,697	56,073	1,700
Duncan, George	209,249	372,991	212
Duncan, Lucas	88,675	71,205	583
Dusanj, Ravandeep	189,943	22,410	1,228
Fee, Brianna	100,559	4,303	2,085
Hsu, Chris	120,408	22,455	1,254
Huzar, Gregory	100,559	4,488	4,839
Kahn, Bradley	98,519	5,449	239
Kamran, Allison	76,856	252	-
Krieck, Richard	96,152	5,489	155
Lacroix, Pamela	79,064	9,131	6,322
Lalli, Steven	75,323	1,389	-
Lei, Isana	88,522	5,170	126
Lyons, Heidi	102,765	15,466	2,787
Mand, Tanveer	93,283	1,793	1,157
McDonald, Cheryl	90,501	287	233
McLoughlin, Debbie	178,599	12,816	1,736
Miller, Ashley	146,219	12,212	-
Mottl, Jordan	132,284	9,725	-
Purchase, Warren	119,582	1,078	-
Rose, Michael	137,008	10,969	2,091
Sanders, Matthew	106,836	4,049	2,345
Spencer, Christopher	76,068	260	-
Takahashi, Rie	83,024	272	91
Tang, Wai	74,235	7,355	-
Taylor, Sheldon	93,299	7,058	34
Wagner, Shana	77,814	142,045	212
Wong, Nancy	94,274	6,626	26
Yau, Katie	82,641	261	91
Yu, Eddy	83,024	271	142
Total	\$ 3,776,320 \$	839,981 \$	31,309

^{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 2024

Name	Remuneration ¹	Expenses
Employees Over \$75,000	\$ 4,616,301 \$	31,309
Employees Under \$75,000	6,368,065	27,668
Total	\$ 10,984,366 \$	58,977

^{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 2024

There were two severance agreements made between the Richmond Olympic Oval Corporation and its employees during fiscal year 2024.

The agreements represents a range of three to twelve months of salary and benefits.

Statement of Payments to Suppliers for Goods and Services in Excess of \$25,000 for 2024

Supplier Name	Payment Amount
ADP Canada Co.	29,356
Ainsworth Inc.	112,448
BC Hydro	657,893
Bestcan Tours Inc.	28,227
Brenco Industries Ltd.	28,085
British Columbia Life & Casualty Company*	157,657
Bry Sand Ice Arena Ltd.	79,182
Cascadia Sport Systems Inc.	38,990
Centaur Products Inc.	167,942
Cimco Refrigeration	63,400
City of Richmond**	280,721
Colour Time Printing & Digital Imaging	31,292
Concord Parking Ltd.	46,568
Dialog BC Architecture Engineering Interior Design Planning	33,170
Dotmar Fitness Equipment Inc.	108,049
Eclipse Creative Inc.	30,581
Elite Goalies Inc.	26,049
FortisBC - Natural Gas	323,749
Graham Distributors	165,246
IT Blueprint Solutions Consulting	56,633
Kendrick Equipment	223,545
Kone Inc.	29,825
Leslie Global Sports	100,911
Luma Tech Solutions Canada Ltd.	45,923
Minister of Finance*	257,617
Mondetta Canada, Inc.	25,677
Municipal Pension Plan*	1,293,021
MYHSA Ltd.	100,000
Novis Maintenance Solutions Ltd.	38,152
Pacific Blue Cross*	389,727
Paladin Security Group Ltd.	85,994
Patio Social Inc.	100,903
Prostock Athletic Supply Ltd.	55,911
Pure Freedom Yyoga Wellness Inc.	287,680
Purity Life Health Products LP	36,793
Receiver General*	3,418,656
Roper Greyell LLP	168,672
Telus Mobility	70,093
Tentree International Inc.	32,279
Thread Climbing	26,566
Total Energy Systems Ltd.	128,311
Tower Fitness Equipment Services Inc.	38,847
Tyco Integrated Fire & Security	54,866

^{*}Payment includes tax transfers and third party rGNGdnces371

^{**}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 2024

Supplier Name	Payment Amount
Volleyball Canada	27,250
Willis Canada Inc.	797,001
WorkSafeBC	128,323
X10 Technologies	103,280
Xplor Recreation	94,080
Payments Over \$25,000	10,625,141
Payments Under \$25,000	1,232,524
Total Payments	\$ 11,857,665

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.



Report to Committee

03-0950-01/2025-Vol 01

May 16, 2025

Date:

File:

To: Financ

Finance Committee

From: Joh

John Irving, P.Eng., MPA

Deputy CAO

Chief Executive Officer, Lulu Island Energy

Company

Jerry Chong, CPA, CA

General Manager, Finance and

Corporate Services

Chief Financial Officer, Lulu Island Energy

Company

Re:

2024 Statement of Financial Information for the Lulu Island Energy Company

Staff Recommendation

That the Lulu Island Energy Company report titled "2024 Statement of Financial Information for the Lulu Island Energy Company", dated April 15, 2025, from the Chief Executive Officer and Chief Financial Officer, be received for information.

John Irving, P.Eng., MPA

Deputy CAO

Chief Executive Officer, Lulu Island Energy Company

(604-276-4140)

Jerry Chong, CPA, CA General Manager, Finance and Corporate Services Chief Financial Officer, Lulu Island Energy Company (604-276-4064)

REPORT CONCURRENCE	
REVIEWED BY SMT	INITIALS:
	ACI
APPROVED BY CAO	
Seven.	



6911 NO. 3 ROAD RICHMOND, BC V6Y 2C1

Report

DATE: April 15, 2025

TO: Board of Directors

FROM: Jerry Chong, CPA, CA, Chief Financial Officer

Re: 2024 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, 2024 (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.

On September 9, 2024, Council directed the City's General Manager of Finance and Corporate Services to require each City-owned corporation to present the Statement of Financial Information for the company at the City's Finance Committee. As a result, upon approval by the

Board, this report will be presented to the LIEC shareholder, represented by Richmond City Council at the next City's Finance Committee.

Analysis

Sections 1 to 4 of the attached schedules are captured in the Lulu Island Energy Company 2024 audited financial statements, which were approved by the Board of Directors on April 10th, 2025. A statement which shows employee remuneration in excess of \$75,000 and related expenses for the 2024 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 2024 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 2024 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.

Helen Zhao

Controller (604-276-4053)

Cody Lan

Cody Lan Assistant Controller (604-247-4698)

Att. 1: Statement of Financial Information

Statement of Financial Information



6911 NO. 3 ROAD RICHMOND, BC V6Y 2C1

STATEMENT OF FINANCIAL INFORMATION DECEMBER 31, 2024

(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, 2024

TABLE OF CONTENTS

Statement of Financial Information Approval	.Section 1
Management Report	Section 2
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Schedule of Guarantee and Indemnity Agreements	Section 5
Schedule of Remuneration and Expenses	Section 6
Schedule of Suppliers of Goods or Services	Section 7
Schedule of Grants	Section 8

2024 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

Deputy CAO

Chief Executive Officer Lulu Island Energy Company

(604-276-4140)

Jerry Chong, CPA, CA General Manager, Finance and Corporate Services 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: May 20, 2025

Financial Statements (Expressed in Canadian dollars)

LULU ISLAND ENERGY COMPANY LTD.

And Independent Auditor's Report thereon Year ended December 31, 2024



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

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the Lulu Island Energy Company:

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, 2024
- the statement of profit or loss and total 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, 2024, 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 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.



Lulu Island Energy Company Ltd. Page 2

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.



Lulu Island Energy Company Ltd. Page 3

- 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.

Chartered Professional Accountants

Vancouver, Canada April 11, 2025

KPMG LLP

Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024		2023
Assets			
Current assets:			
Cash and cash equivalents	\$ 7,576,940	\$	2,511,976
Accounts receivable (note 4)	4,385,448		4,792,892
Investments (note 5)	 9,120,685		12,014,953
	21,083,073		19,319,821
Non-current assets:			
Investments (note 5)	4,607,127		-
Plant and equipment (note 6)	58,128,103		53,740,785
Total assets	\$ 83,818,303	5	73,060,606
Current liabilities: Accounts payable and accrued liabilities (note 7) Current portion of deferred developer contributions (note 8(a) Current portion of Project Agreement liability (note 9)	\$ 1,377,195 668,133 7,158,752 9,204,080	\$	1,848,902 668,131 6,125,191 8,642,224
	3,204,000		0,042,224
Non-current liabilities:	544400		400.000
Government grants (note 8(b))	514,462		403,026
Deferred developer contributions (note 8(a)) Project Agreement liability (note 9)	22,120,145 12,124,344		18,567,329 8,350,127
Project Agreement liability (note 9)	 34,758,951		27,320,482
Total liabilities	43,963,031		35,962,706
Shareholder's equity:			
Share capital and contributed surplus (note 10)	27,397,115		27,397,115
Retained earnings	 12,458,157		9,700,785
	39,855,272		37,097,900
Commitments and contingencies (note 13)			

The accompanying notes are an integral part of these financial statements.

Approved on behalf of the Board:

Statement of Profit or Loss and Total Comprehensive Income

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Revenue (note 14, 15(a))	\$ 9,760,452	\$ 8,570,463
Cost of sales:		
Operating expenses	4,019,328	3,419,169
Depreciation (note 6)	1,798,972	1,455,216
	5,818,300	4,874,385
Gross profit	3,942,152	3,696,078
General and administrative expenses (note 11, 15(b))	2,109,745	2,177,666
Profit before undernoted items	1,832,407	1,518,412
Developer contributions, other income and net finance cost:		
Developer contributions (note 8(a))	668,131	475,410
Other income (note 15(a))	32,868	20,511
Net finance income (note 12)	223,966	55,407
	924,965	551,328
Profit and total comprehensive income for the year	\$ 2,757,372	\$ 2,069,740

The accompanying notes are an integral part of these financial statements.

Statement of Changes in Equity

Year ended December 31, 2024, with comparative information for 2023

	Share capital		Contributed surplus		Retained earnings	Shareholder's equity
	(not	te 10)		(note 10)		
Balance, January 1, 2023	\$	5	\$	27,397,110	\$ 7,631,045	\$ 35,028,160
Profit and total comprehensive income		-		_	2,069,740	2,069,740
Balance, December 31, 2023		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

The accompanying notes are an integral part of these financial statements.

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

		2024	2023
Cash provided by (used in):			
Cash flows provided by (used in) operating activities: Profit and total comprehensive income Adjustments for:	\$	2,757,372	\$ 2,069,740
Depreciation		1,798,972	1,455,216
Recognition of deferred developer contributions Finance expense		(668,131) 735,020	(475,410) 729,783
Changes in non-cash operating working capital: Accounts receivable		407, 444	(406,393)
Accounts payable and accrued liabilities		(471,708)	(2,003,987)
Net cash provided by operating activities		4,558,969	1,368,949
Cash flows provided by (used in) investing activities:			
Additions to plant and equipment		(1,118,889)	(2,050,178)
Deferred developer contributions		4,220,949	438,780
Cash receipts from sale of investments		12,014,953	12,324,233
Cash payments to acquire investments		(13,727,812)	(12,014,953)
Net cash provided by (used in) investing activities		1,389,201	(1,302,118)
Cash flows provided by (used in) financing activities:			
Cash received from government grants		111,438	161,975
Project Agreement liability, net		(994,644)	(908,210)
Net cash used in financing activities		(883,206)	(746,235)
Increase (decrease) in cash and cash equivalents		5,064,964	(679,404)
Cash and cash equivalents, beginning of year		2,511,976	3,191,380
Cash and cash equivalents, end of year	\$	7,576,940	\$ 2,511,976
Non-cash transactions:			
71077 52077 52775	s	/E 007 404\	e (7.400. 77 0)
Additions to plant and equipment	>	(5,067,401)	\$ (7,400,770)
Project Agreement liability Developer contributions		4,855,397	3,247,234 6,254,275
Finance cost capitalized to plant and equipment		212,005	44,953
Accounts receivable		Z12,003	(2,145,692)
r response i Generalia		_	(2,110,002)

The accompanying notes are an integral part of these financial statements.

Notes to Financial Statements

Year ended December 31, 2024

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 ("IASB").

These financial statements were approved and authorized for issue by the Board of Directors on April 10, 2025.

(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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

2. Basis of presentation (continued):

(d) Use of estimates and judgments (continued):

Information about critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following note:

Note 8(a) - 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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policies (continued):

(c) Concession projects:

Concession projects are delivered by partners selected to design, build, finance, and maintain the assets which are owned by the Company. 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 amounts received from developers toward the cost of equipment and/or assets received/receivable from developers, required for the supply of district energy to the developer site. Developer contributions are recognized into income over the expected useful life of the related assets from when the assets are available for use. Non-cash developer contributions are initially recorded at fair value.

(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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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 amortized cost. Subsequent to initial recognition financial liabilities are measured at amortized cost using the effective interest method.

The following table shows the measurement categories for each class of the Company's financial assets and financial liabilities:

Finan/	rial :	300	ntor

Cash and cash equivalents
Accounts receivable
Investments

Amortized cost Amortized cost Amortized cost

Financial liabilities:

Accounts payable and accrued liabilities Project Agreement liability Amortized cost Amortized cost

Notes to Financial Statements (continued)

Year ended December 31, 2024

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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policies (continued):

- (i) 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.

(I) 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 newlydefined 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'.

Notes to Financial Statements (continued)

Year ended December 31, 2024

3. Material accounting policies (continued):

(I) Standards issued but not yet effective (continued):

The following amended standards and interpretations are effective for annual periods beginning after January 1, 2024 and are not expected to have a material impact on the financial statements.

- · Lack of exchangeability (Amendments to IAS 21);
- Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7).

4. Accounts receivable:

	2024	2023
Trade receivables Due from City of Richmond (note 15(a)) Unbilled trade receivables GST receivable	\$ 1,251,399 166,301 2,833,834 133,914	\$ 2,371,845 165,059 2,157,192 98,796
	\$ 4,385,448	\$ 4,792,892

5. Investments:

Investments represent term deposits as follows:

Purchase date	Maturity date	Interest rate	2024	 2023
June 20, 2024 June 20, 2024 June 20, 2024 July 23, 2024 July 23, 2024 July 23, 2024 July 23, 2024	June 20, 2025 June 22, 2026 June 22, 2027 July 23, 2025 July 23, 2025 July 23, 2026	5.20% 5.01% 5.00% 5.22% 5.40% 4.89%	\$ 2,980,151 1,026,628 1,026,575 3,069,076 3,071,458 2,553,924	\$ - - - -
June 15, 2024 June 15, 2024	June 17, 2024 June 17, 2024	6.21% 5.65%	-	3,707,485 1,056,153
July 19, 2024 November 8, 2024	July 19, 2024 November 8, 2024	6.40% 6.21%	-	4,357,453 2,893,862
140Ve111Der 0, 2024	1404ember 0, 2024	0.2170	 13,727,812	 12,014,953
Less: current portion	of investments		9,120,685	12,014,953
Non-current investme	ents		\$ 4,607,127	\$ _

Notes to Financial Statements (continued)

Year ended December 31, 2024

6. Plant and equipment:

		Energy		General		Distribution		
	plar	it center		equipment		piping		Total
Cost:								
Balance as at December 31, 2022	\$ 5,	031,915	5	33,595,729	\$	14,561,392	\$	53,189,036
Transfer		-		667,176		(667,176)		-
Additions		-		6,337,288		3,113,661		9,450,949
Balance as at Depember 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	ş	43,402,834	\$	20,391,526	\$	68,826,275
Accumulated depreciation:								
Balance as at December 31, 2022	Ş	402,552	\$	5,890,695	\$	1,150,737	\$	7,443,984
Transfer		-		(6,723)		6,723		-
Depreciation		67,092		1,178,511		209,613		1,455,216
Balance as at December 31, 2023		489,844	s	7.082,483	s	1.387.073	35	8,899,200
Depreciation		67,092	-	1,431,183	7	300,697	•	1,798,972
Balance as at December 31, 2024	\$	536,736	\$	8,493,666	Ş	1,667,770	\$	10,698,172
Net book value:								
At December 31, 2022	S 4.	629,363	•	27,705,034	8	13.410.655	•	45,745,052
At December 31, 2023		562,271	-	33.537.710	٠	15,540,804		53.740.785
At December 31, 2024		495,179		34.909.168		18,723,756		58,128,103
	.,	,		,5,,55		,,,,		,,,,

Included in plant and equipment is \$10,706,471 (2023 - \$5,173,479) of assets under construction being \$5,212,386 (2023 - \$2,982,685) general equipment and \$5,494,085 (2023 - \$2,190,794) distribution piping. For the year ended December 31, 2024, capitalized borrowing costs related to the construction of the general equipment and distribution system in the year amounted to \$212,005 (2023 - \$44,953), calculated using a capitalization rate of 4.76% (2023 - 4.40%).

7. Accounts payable and accrued liabilities:

In 2020, the Company identified a distribution pipe leakage of heat transfer fluid at one of the Company's service areas. Following repair and remediation of the service area in earlier years, during the year ended December 31, 2024, the Company continued to monitor the service area and incur legal costs associated with the leak, and recognized expenses of \$nil (2023 - \$nil) in other expenses. As of December 31, 2024, \$259,293 (2023 - \$440,560) is included in accounts payable and accrued liabilities pertaining to the accrued costs associated with the leak. Management believes the Company has adequately provided for the costs associated with leak and intends to seek compensation for costs incurred and accrued from the third parties involved.

Accounts payable and accrued liabilities also include post-employment benefits of \$86,000 (2023 - \$72,800).

Notes to Financial Statements (continued)

Year ended December 31, 2024

8. Deferred developer contributions and Government grants:

(a) Deferred developer contributions:

The following table summarizes deferred developer contribution amounts recognized:

	2024	2023
Deferred developer contributions, beginning of year	\$ 19,235,460	\$ 13,017,815
Developer dontributions receivable	_	2,145,692
Developer contributions received (net of refunds)	4,220,949	366,780
Developer contributions received (non-cash)	, , <u>-</u>	4,18D,583
Recognized revenue from developer contributions	(668,131)	(475,410)
	22,788,278	19,235,460
Less: current portion of deferred developer contributions	668,133	668,131
Non-current deferred developer contributions	\$ 22,120,145	\$ 18,567,329

(b) Government grants:

In 2022, the Company was awarded a grant (the "Sewer Heat Recovery grant") from CleanBC Communities Fund. In 2024, the Company recognized on the statement of financial position \$514,464 (2023 - \$403,026) under the Sewer Heat Recovery grant. As the relevant assets were under construction at December 31, 2024, the grants received have been deferred under non-current liabilities.

9. City Centre District Energy Utility Project Agreement:

On September 22, 2022, the Company entered into a new 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 was a wholly owned subsidiary of Corix Utilites Inc. ("Corix"). During 2024, following a re-organization within Corix, the Project Contractor become 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 \$618,657,000 and will be accrued over time as the infrastructure is constructed and services are rendered.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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:

	2024	2023
Project Agreement liability – capital Project Agreement liability – non-capital	\$ 18,343,191 939,905	\$ 13,968,958 506,360
Project Agreement liability - non-capital	19,283,096	14,475,318
Less: Current portion of Project Agreement liability	(7,158,752)	(6,125,191)
Non-current portion of Project Agreement liability	\$ 12,124,344	\$ 8,350,127

The average finance cost on the project liability is 5.17% for the year ended December 31, 2024 (2023 - 5.35%).

The Project Agreement liability is repayable as follows:

2025	\$ 7,158,752
2026	1,429,696
2027	1,497,607
2028	1,568,743
2029 and thereafter	7,628,298
Total	\$ 19,283,096

The Project Agreement liability and the termination payment obligation under the Project Agreement is secured by the CCDEU project infrastructure assets and energy services agreements with customers.

	2024	2023
Opening balance Additions Finance expense (note 12) Net repayment	\$ 14,475,318 4,855,397 947,025 (994,644)	\$11,361,558 3,247,234 774,736 (908,210)
Ending balance	\$ 19,283,096	\$14,475,318

Notes to Financial Statements (continued)

Year ended December 31, 2024

10. Share capital and contributed surplus:

At December 31, 2024, the authorized share capital comprised 10,000 (2023 - 10,000) common shares without par value.

As at December 31, 2024, the Company has issued 450 common shares (2023 - 450) at \$0.01 per share totaling \$4.50 (2023 - \$4.50) and held a contributed surplus of \$27,397,110 (2023 - \$27,397,110).

11. Personnel expenses:

The following expenses are included in general and administrative expenses:

	2024	2023
Wages and salaries	\$ 1,074,838	\$ 1,056,910

12. Net finance income:

	 2024	2023
Finance income:		
Investment interest	\$ 761,880	\$ 706,881
Bank interest	182,576	52,097
Other	14,530	26,212
	958,986	785,190
Finance cost:		
Finance expense on Project Agreement liability (note 9) Less: Finance cost capitalized to plant and	(947,025)	(774,736)
equipment (note 6)	212,005	44,953
	(735,020)	(729,783)
Net finance income	\$ 223,966	\$ 55,407

Notes to Financial Statements (continued)

Year ended December 31, 2024

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.

	C	Capital ommitment	(Operating Commitment	(Total Commitment
2025	\$	996,104	\$	6,162,648	\$	7,158,752

As at December 31, 2024, 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 \$20,442,835 to Project Contractor.

(b) Distribution pipe leakage:

An accrual has been maintained in accounts payable and accrued liabilities for the damages that resulted from a distribution pipe leakage at one of the Company's service areas (note 7). Management believes the Company has adequately provided for the remediation costs and intends to seek compensation for such costs from the third parties involved. It is not practicable at this time to measure the financial effect of any recovery of expenses from the other parties involved or the Company's insurer.

14. Revenue:

	 2024	2023
Metered billings Other revenue	\$ 8,778,966 981,486	\$ 7,588,977 981,486
	\$ 9,760,452	\$ 8,570,463

Notes to Financial Statements (continued)

Year ended December 31, 2024

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 2024, the Company received and recognized in other revenue \$981,486 (2023 - \$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 2024 is \$34,274 (2023 - \$44,848) 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 \$32,868 (2023 - \$20,511) relating to district energy permit fees collected by the City for inbuilding district energy related equipment reviews performed by the Company.

Additionally, a fee of \$69,680 (2023 - \$70,723), 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, 2024 is \$166,301 (2023 - \$165,059) 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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

15. Related party transactions (continued):

(a) Key management personnel:

Key management personnel compensation comprised the following:

	2024	2023
Short-term employee benefits Post-employment benefits	\$ 215,610 2,781	\$ 101,417 -
	\$ 218,391	\$ 101,417

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. In 2024, the Company undertook an operational review in conjunction with its growth plan, which resulted in the creation of a full-time Chief Operating Officer role that was reclassified from an existing position and the elimination of the Corporate Secretary role. The Chief Operating Officer role is the only officer position held by a full-time employee of the Company, hence the variance in key management personnel compensation between 2024 and 2023. The growth plan and staff positions were approved by the Board. Short-term employee benefits include salaries and taxable benefits.

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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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.

	Decemi	ber 31, 2024	Decem	nber 31, 2023	
	Carrying amount	Fair value	Carrying amount	Fair value	
Cash and cash equivalents	\$ 7,576,940	\$ 7,576,940	\$ 2,511,976	\$ 2,511,976	
Accounts receivable	4,385,448	4,385,448	4,792,892	4,792,892	
Investments	13,727,812	13,727,812	12,014,953	12,014,953	
Accounts payable and accrued liabilities	1,377,195	1,377,195	1,848,902	1,848,902	
Project Agreement liability	19,283,096	17,558,506	14,475,318	13,699,825	

Notes to Financial Statements (continued)

Year ended December 31, 2024

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 trades mainly 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 receivables to be low.

Notes to Financial Statements (continued)

Year ended December 31, 2024

17. Financial risk management (continued):

(c) Credit risk (continued):

(i) Trade and unbilled trade receivables (continued):

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 receivables to be low.

The following table provides information about the exposure to credit risk for trade receivables by aging:

December 31, 2024							
Aging Current (not past due)	Gross book balance		Bad debt provis®on	Proportion of provision		Credit- impaired	
	\$ 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		-		-	N₀o	
	\$ 4,251,534	5	-	\$			

December 31, 2023						
Aging	Gross book balance		Bad debt provision		portion ovision	Credit- impaired
Current (not past due)	\$ 2,322,251	5		\$		N⁵o
1 to 30 days past due	2,145,691		-		-	No
31 to 60 days past due	61,847		-		-	No
61 to 90 days past due	-		-		-	-
91 days to 1 year past due	164,306		-		-	No
	\$ 4,694,095	\$	-	\$	-	-

(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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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 asset. 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		s than 1 year	1 - 2 years	2 - 5 years
December 31, 2024 December 31, 2023	\$ \$	19,283,096 14,475,318	\$ \$	22,219,519 16,697,726	\$ 7,35 \$ 6,31		1,549,506 1,307,153	3,316,630 9,080,140

(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.

Notes to Financial Statements (continued)

Year ended December 31, 2024

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 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:

Lulu Island Energy Company Ltd. 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 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 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, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The Company paid \$114,138 (2023 - \$105,804) for employer contributions while employees contributed \$105,556 (2023 - \$97,849) to the plan in fiscal 2024.

The next valuation will be as at December 31, 2024.

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 2024 Financial Statements, approved by the Board of Directors on April 10, 2025.

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 2024.

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 2024

Name	No. of employees	Base Salary	Benefits & Other *	Expenses
Al-Qadiri, Ayad		\$ 124,339	\$ 5,082	\$ 1,561
David, Christopher		146,956	8,681	562
Lan, Cody		109,742	13,095	1,215
Postolka, Alen		178,859	14,206	1,957
Retes Nieto, Constantino	0	142,740	11,052	588
Sakamoto, Glenn		126,894	15,159	1,022
Zhao, Helen	_	132,284	8,441	1,271
	7	\$ 961,814	\$ 75,716	\$ 8,176
Employees Less Than \$75,000	6 =	\$ 221,889	\$ 10,564	\$ 1,189
Grand Total	13	\$ 1,183,703	\$ 86,280	\$ 9,365

^{*} 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.

Section 6

LULU ISLAND ENERGY COMPANY SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2024

Total Remunerations per Section 6 – Schedule of Remuneration and Expenses:

Employees - Lulu Island Energy Company	\$ 1,269,983
Total salaries per Financial Statements	
Wages and salaries	\$ 1,074,838
Capital program	529,747
	1,604,585
Change in payroll accrual	(13,130)
Deduct Employer share of non-taxable payroll remittances	(321,472)
	\$ 1,269,983
Difference	\$ -

LULU ISLAND ENERGY COMPANY STATEMENT OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES IN EXCESS OF \$ 25,000 IN 2024

Payments	Amount
AON CANADA INC.	\$ 91,378
BC HYDRO	186,550
BEL CONTRACTING	102,455
CANADA REVENUE AGENCY	830,885
CITY CENTRE ENERGY LIMITED PARTNERSHIP	5,813,309
CITY OF RICHMOND	69,681
CORIX (CA) UTILITIES DE LTD PARTNERSHIP	344,657
CORIX UTILITIES INC	251,430
DENTONS CANADA LLP	145,125
ELLISDON CORPORATION	36,895
KPMG LLP	95,844
MINISTRY OF FINANCE BC (PST)	110,567
MUNICIPAL PENSION PLAN	105,804
ONNI GROUP	131,877
PACIFIC BLUE CROSS	53,359
RECEIVER GENERAL (GST)	285,145
Payments > \$25,000.00	8,654,961
Payments < \$25,000.00	222,204
Total Payments	\$ 8,877,165

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, 2024

Reconciliation of Payments to the Financial Statements

Total payments to Canadian and US Supplies (Section 7)	\$ 8,	877,165
Total expenditures per Financial Statements (Statement of Net Income and Other Comprehensive Income)	\$ 8,	,663,065
Items in Income Statement that are not in Section 7:		
Salaries and benefits	(1,0	074,838)
Depreciation expense	(1,7)	798,972)
Finance expense	(7	735,020)
Items in Section 7 that are not in the Income Statement:		
Change in accruals		470,351
Repayment of Project Agreement liability		994,645
Payroll related remittances	1,	,005,993
GST remitted		285,146
PST remitted		110,567
Additions to plant and equipment		589,142
Payment to CCE LP for claiming CleanBC grant		151,968
Payment to CCE LP using developers' contributions		215,118
	\$ 8	,877,165
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 2024.



Report to Council

To:

Richmond City Council

Date:

June 16, 2025

From:

Jerry Chong

File:

03-0905-01/2025-Vol

01

General Manager, Finance and Corporate Services

Re:

2024 Statement of Financial Information for the Richmond Public Library

Staff Recommendation

That the 2024 Statement of Financial Information for the Richmond Public Library for the year ended December 31, 2024, as presented in the attached from the Chief Librarian, be received for information.

Jerry Chong

General Manager, Finance and Corporate Services

(604-276-4064)

REPORT CONCURRENCE

APPROVED BY CAO

8081518

TABLE OF CONTENTS

<u>Financial Information Act - Statement of Financial Information</u>

Library Name: Richmond Public Library
Fiscal Year Ended: December 31, 2024

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

Submission Checklist

Financial Information Act - Statement of Financial Information

Library Name:	Richmond Public Library
Fiscal Year Ended:	December 31, 2024

a)	\boxtimes	Approval of Statement of Financial Information						
b)	\boxtimes	A Management Report signed and dated by the Library Board and Library Director						
D)								
		An operational statement including:						
c)	\boxtimes	i) Statement of Income						
•	\boxtimes	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)						
		Schedule of debts (audited ¹ financial statements) If there is no debt, or if the						
e)	\boxtimes	information is found elsewhere in the SOFI, an explanation must be provided in the						
		Schedule.						
		Schedule of guarantee and indemnity agreements including the names of the entities						
f)	\boxtimes	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.						
		Schedule of Remuneration and Expenses, including:						
	\boxtimes	i) An alphabetical list of employees (first and last names) earning over \$75,000						
	\boxtimes	ii) Total amount of expenses paid to or on behalf of each employee under 75,000						
	\boxtimes	iii) If the total wages and expenses differs from the audited financial statements,						
/		an explanation is required						
g)	\boxtimes	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						
	\boxtimes	range of months` pay covered by the agreement, in respect of excluded						
		employees. If there are no agreements to report, an explanation is required.						
		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						
h)	\boxtimes	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.

Board Approval Form

Financial Information Act - Statement of Financial Information

NAME OF LIBRARY		FISCAL YEAR END (YYYY)
Richmond Public Library		2024
LIBRARY ADDRESS		TELEPHONE NUMBER
100 – 7700 Minoru Gate		604-231-6422
CITY	PROVINCE	POSTAL CODE
Richmond	ВС	V6Y 1R8
NAME OF THE CHAIRPERSO	ON OF THE LIBRARY BOARD	TELEPHONE NUMBER
Denise Liu		604-723-4297
NAME OF THE LIBRARY DIR	ECTOR	TELEPHONE NUMBER
Susan Walters		604-231-6466
DECLARATION AND SIGN	ATURES	
We, the undersigned, certify	y that the attached is a correct and true o	copy of the Statement of Financial
Information of the year end	ded December 31, 2024 for Richmond Pu	blic Library as required under Section 2 of
the Financial Information A	ct.	
SIGNATURE OF THE CHAIRE	PERSON OF THE LIBRARY BOARD*	DATE SIGNED (DD-MM-YYYY)
		30-04-2025
SIGNATURE OF THE LIBRAR	DATE SIGNED (DD-MM-YYYY)	
Swalter		30-04-2025

Management Report

Financial Information Act - Statement of Financial Information

Library Name:	Richmond Public Library	
Fiscal Year Ended:	December 31, 2024	

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	De.	Date (MM-DD- YYYY)	04-30-2025
Name, Library Director [Print]	Susan Walters		
Signature, Library Director	Swatte D.	Date (MM-DD- YYYY)	04-30-2025

Financial Statements of

RICHMOND PUBLIC LIBRARY BOARD

And Independent Auditor's Report thereon Year ended December 31, 2024



KPMG LLP

PO Box 10426 777 Dunsmuir Street Vancouver BC V7Y 1K3 Canada Telephone (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, 2024
- 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, 2024, 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.

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.



Richmond Public Library Board Page 2

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.
- 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.



Richmond Public Library Board Page 3

- 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.

Chartered Professional Accountants

Vancouver, Canada March 26, 2025

KPMG LLP

Statement of Financial Position

December 31, 2024, with comparative information for 2023

	2024	2023
Financial Assets		
Due from City of Richmond (note 4)	\$ 4,533,770	\$ 4,901,991
Accounts receivable	85,811	95,534
	 4,619,581	4,997,525
Liabilities		
Accounts payable and accrued liabilities (note 5)	1,252,791	1,058,595
Post-employment benefits (note 6)	583,700	571,100
Deferred revenue (note 7)	88,232	102,185
	1,924,723	1,731,880
Net financial assets	2,694,858	3,265,645
Non-Financial Assets		
Tangible capital assets (note 8)	3,711,264	3,719,322
Prepaid expenses	1,040,144	999,185
	4,751,408	4,718,507
Accumulated surplus (note 9)	\$ 7,446,266	\$ 7,984,152

Commitments (note 16) Economic dependence (note 19)

See accompanying notes to financial statements.

Approved on behalf of the Library Board:

Statement of Operations

Year ended December 31, 2024, with comparative information for 2023

	Budget 2024	2024	2023
	(Notes 2(a) and 18)		A STATE OF THE STA
Revenue:			
Municipal contribution	\$ 11,285,400	\$ 11,285,400	\$ 10,845,550
Grants (note 10)	397,700	434,722	1,137,917
Fines and miscellaneous (note 11)	57,000	123,350	106,836
Donations (note 12)	_	52,891	65,367
Investment income (note 13)	18,800	29,521	23,155
Gain on sale of tangible capital assets	-	15,946	17,425
	11,758,900	11,941,830	12,196,250
Expenses:			
Salaries and employee benefits	9,174,100	8,756,021	8,162,537
Amortization	906,000	1,000,787	901,182
Library subscriptions and			
databases (note 14)	787,500	805,824	808,823
Supplies and equipment services	511,400	505,119	465,112
General and administration	463,200	759,434	563,833
Building, leases and maintenance	495,600	523,214	502,945
Utilities	158,000	129,317	144,696
	12,495,800	12,479,716	11,549,128
Annual (deficit) surplus	(736,900)	(537,886)	647,122
Accumulated surplus, beginning of year	7,984,152	7,984,152	7,337,030
Accumulated surplus, end of year	\$ 7,247,252	\$ 7,446,266	\$ 7,984,152

See accompanying notes to financial statements.

Statement of Changes in Net Financial Assets

Year ended December 31, 2024, with comparative information for 2023

	Budget 2024	2024	2023
	(Notes 2(a) and 18)		
Annual (deficit) surplus Acquisition of tangible capital assets Amortization of tangible capital assets Gain on sale of tangible capital assets Proceeds on sale of tangible capital assets Increase in prepaid expenses	\$ (736,900) (1,209,100) 906,100	\$ (537,886) (992,729) 1,000,787 (15,946) 15,946 (40,959)	\$ 647,122 (1,465,131) 901,182 (17,425) 17,425 (158,666)
Change in net financial assets	(1,039,900)	(570,787)	(75,493)
Net financial assets, beginning of year	3,265,645	3,265,645	3,341,138
Net financial assets, end of year	\$ 2,225,745	\$ 2,694,858	\$ 3,265,645

See accompanying notes to financial statements.

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operations:		
Annual (deficit) surplus	\$ (537,886)	\$ 647,122
Items not involving cash:		
Amortization	1,000,787	901,182
Gain on sale of tangible capital assets	(15,946)	(17,425)
Changes in non-cash operating working capital:		
Due from City of Richmond	368,221	(243,642)
Accounts receivable	9,723	(30,226)
Prepaid expenses	(40,959)	(158,666)
Accounts payable and accrued liabilities	194,196	431,005
Post-employment benefits	12,600	37,900
Deferred revenue	(13,953)	(119,544)
Net change in cash from operating activities	 976,783	 1,447,706
Capital activities:		
Proceeds on sale of tangible capital assets	15,946	17,425
Acquisition of tangible capital assets	(992,729)	(1,465,131)
Net change in cash from capital activities	(976,783)	(1,447,706)
Net change in cash	-	-
Cash, beginning of year	-	-
Cash, end of year	\$ -	\$

See accompanying notes to financial statements.

Notes to Financial Statements

Year ended December 31, 2024

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 2024 budget approved by the Board of Trustees (the "Board") on November 29, 2023. Note 18 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. Significant 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.

Notes to Financial Statements

Year ended December 31, 2024

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 Furniture and fixtures Equipment	4 - 20 years 10 - 20 years 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.

Notes to Financial Statements

Year ended December 31, 2024

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 6).

(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.

(I) 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, 2024, and December 31, 2023. 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.

Notes to Financial Statements

Year ended December 31, 2024

3. Adoption of new accounting standards:

(a) PS 3160 Public Private Partnerships Standard:

On January 1, 2024, the Library adopted Canadian Public Sector Accounting Standard PS 3160, *Public Private Partnerships* ("PS 3160"). The new standard addresses the recognition, measurement, presentation, and disclosure of infrastructure procured by public sector entities through certain types of public private partnership arrangements. Management has assessed that there is no impact of adopting PS 3160 on the financial statements of the Library.

(b) PS 3400 Revenue Standard:

On January 1, 2024, the Library adopted Canadian public sector accounting standard PS 3400, Revenue ("PS 3400"). The new accounting standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement. Management has assessed that there is no impact of adopting PS 3400 on the financial statements of the Library.

(c) PSG-8 Purchased Intangibles:

On January 1, 2024, the Library adopted Public Sector Guideline PSG-8, *Purchased Intangibles, applied on a prospective basis* ("PSG-8"). PSG-8 defines purchased intangibles as identifiable non-monetary economic resources without physical substance acquired through an arm's length exchange transaction between knowledgeable, willing parties who are under no compulsion to act. Intangibles acquired through a transfer, contribution, or inter-entity transaction, are not purchased intangibles. Management has assessed the impact of adopting PSG-8 and found that at present no such items meet the criteria to be recognized as a purchased intangible.

4. 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.

5. Accounts payable and accrued liabilities:

	2024	 2023
Accounts payable Accrued liabilities Accrued payroll liabilities	\$ 280,945 35,793 936,053	\$ 508,171 25,186 525,238
	\$ 1,252,791	\$ 1,058,595

Notes to Financial Statements

Year ended December 31, 2024

6. 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.

		2024	 2023
Balance, beginning of year	\$	580,600	\$ 566,900
Current service cost	,	39,500	38,300
Interest cost		23,800	25,500
Past service credit		(1,600)	-
Benefits paid		(43,700)	(32,400)
Amortization of net actuarial gains and losses		(39,300)	(17,700)
Balance, end of year	\$	559,300	\$ 580,600

An actuarial valuation for these benefits was performed to determine the Library's accrued benefit obligation as at December 31, 2024. These actuarial gains and losses are being amortized over a period equal to the employees' average remaining service lifetime of 11 years (2023 - 11 years).

	 2024	 2023
Accrued benefit obligation, end of year Unamortized net actuarial gain (loss)	\$ 559,300 24,400	\$ 580,600 (9,500)
Accrued benefit liability, end of year	\$ 583,700	\$ 571,100

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

	2024	2023
Discount rate Expected future inflation rate Expected wage and salary increases	4.30% 2.50% 2.50% to 3.00%	4.10% 2.50% 2.50% to 3.00%

7. Deferred revenue:

	2024	 2023
Balance, beginning of year Contributions Revenue recognized as donations revenue Revenue recognized as grants revenue (note 10(e))	\$ 102,185 38,938 (52,891)	\$ 221,729 57,176 (65,367) (111,353)
Balance, end of year	\$ 88,232	\$ 102,185

Notes to Financial Statements

Year ended December 31, 2024

8. Tangible capital assets:

Cost	D	Balance at ecember 31, 2023	Αd	ditions, net	Disposals	De	Balance at cember 31, 2024
OUST		2020	Au	ditions, net	 Disposais		2024
Library collections	\$	7,060,568	\$	769,186	\$ (308,908)	\$	7,520,846
Furniture and fixtures		1,924,864		250,037	-		2,174,901
Equipment		2,983,829		117,354	(13,431)		3,087,752
Work-in-progress		143,848		(143,848)	-		-
	\$	12,113,109	\$	992,729	\$ (322,339)	\$	12,783,499

Accumulated amortization	De	Balance at ecember 31, 2023	 Additions	Disposals	De	Balance at cember 31, 2024
Library collections Furniture and fixtures Equipment	\$	5,219,670 983,858 2,190,259	\$ 743,171 71,385 186,231	\$ (308,908) - (13,431)	\$	5,653,933 1,055,243 2,363,059
	\$	8,393,787	\$ 1,000,787	\$ (322,339)	\$	9,072,235

Net book value	Balance at December 31, 2023	Balance at December 31, 2024	
Library collections Furniture and fixtures Equipment Work-in-progress	\$ 1,840,898 941,006 793,570 143,848	\$ 1,866,913 1,119,658 724,693	
	\$ 3,719,322	\$ 3,711,264	

Notes to Financial Statements

Year ended December 31, 2024

9. Accumulated surplus:

	 2024	2023
Operating:		
Appropriated surplus:		
Capital expenditures	\$ 898,451	\$ 368,171
Library enhancement	451,884	914,548
IT infrastructure	175,000	575,000
Training	100,000	100,000
Budget stabilization	216,000	282,000
Future capital acquisitions	726,237	710,809
Library operations	33,401	33,401
Future salary and benefit obligations	83,002	83,002
Library grants provision	515,165	627,329
Total appropriated surplus	 3,199,140	3,694,260
Surplus	535,862	570,570
Invested in tangible capital assets	3,711,264	3,719,322
	\$ 7,446,266	\$ 7,984,152

During the year ended December 31, 2024, the Board approved the transfer from surplus of \$142,000 to Capital expenditures (2023 - \$368,171).

10. Grants:

			2024		2023
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)		2,901		2,899
COVID-19 Relief and Recovery Grant	(e)		_		111,353
Enhancement Grant	(f)		36,969		628,813
		\$	434,722	\$	1,137,917

- (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.

Notes to Financial Statements

Year ended December 31, 2024

10. Grants (continued):

- (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) COVID-19 Relief and Recovery Grant is awarded by the Ministry of Municipal Affairs of the Province of British Columbia to support COVID-19 relief and recovery, including emergency planning.
- (f) 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 over three years to enrich people's library experiences through augmented local services, programs, and collections and support libraries in working together to extend services.

11. Fines and miscellaneous:

	2024	2023
Book fines InterLINK revenue Photocopy and printer revenue Miscellaneous	\$ 12,936 33,199 69,519 7,696	\$ 12,534 16,995 59,456 17,851
	\$ 123,350	\$ 106,836

12. 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.

	2024	 2023
Friends of the Library Other	\$ 23,613 29,278	\$ 5,000 60,367
	\$ 52,891	\$ 65,367

Notes to Financial Statements

Year ended December 31, 2024

13. 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 \$317,553 at December 31, 2024 (2023 - \$296,758). The balance is comprised of donations from Friends of the Library (\$156,000), Vancouver Foundation's matching program (\$75,000), other donors (\$51,900) and recontribution of cumulative income generated as at December 31, 2024 (\$34,653).

As at December 31, 2024, the fair value of the capital in the fund amounted to \$463,483 (2023 - \$411,209).

Under the terms of the agreement, the Library is entitled to withdraw only the investment income generated from the fund. Investment income of \$20,795 for the year ended December 31, 2024, was reinvested into the Endowment Fund's capital (2023 - \$13,858). 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 \$156,548 at December 31, 2024 (2023 - \$155,518). The balance is comprised of donations from Friends of the Library of \$64,000 (2023 - \$64,000) and other donors of \$92,548 (2023 - \$91,518).

As at December 31, 2024, the fair value of the capital in the fund amounted to \$243,327 (2023 - \$205,314).

Under the terms of the agreement, the Library is entitled to withdraw only the investment income generated from the fund. Investment income of \$8,726 for the year ended December 31, 2024, was reinvested into the Endowment Fund's capital (2023 - \$4,677). This income is presented as investment income and the reinvestment is recorded in general and administration expense on the statement of operations.

14. Library subscriptions and databases:

	2024	2023
Digital books and multimedia Databases, newspapers and magazines	\$ 670,289 135,535	\$ 684,983 123,840
	\$ 805,824	\$ 808,823

Notes to Financial Statements

Year ended December 31, 2024

15. 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, 2023, the plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 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, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The Library paid \$539,601 (2023 - \$541,069) for employer contributions while employees contributed \$499,029 (2023 - \$495,613) to the plan in fiscal 2024.

The next valuation will be as at December 31, 2024, with results available in later in 2025.

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

16. Commitments:

The Library has committed to operating lease payments for the Ironwood and Cambie Branch premises, with minimum annual lease payments as follows:

2025 2026 2027 2028	333,689 215,500 215,500 197,542

17. 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.

Notes to Financial Statements

Year ended December 31, 2024

18. Budget data:

The budget data presented in these financial statements is based on the 2024 budget approved by the Board of Trustees on November 29, 2023. 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	\$ 11,758,900	\$	11,758,900
Expenses: Operating budget	(11,589,800)	(1	1,589,800)
Less: Transfer from Surplus Less: Transfer from Budget Stabilization Less: Acquisition of tangible capital assets Less: Amortization of tangible capital assets	375,000 66,000 (610,100)		- - (906,000)
Annual deficit	\$ -	\$	(736,900)

19. Economic dependence:

The Library is economically dependent on receiving funding from the City.

20. 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 2023.

Unaudited Statement of Operations by Fund

Year ended December 31, 2024

		2024			2023	
	Operating	Capital	Total	Operating	Capital	Total
Revenue.						
Municipal contribution	\$ 10,675,400	\$ 610,000	\$ 11,285,400	\$ 10,235,550	\$ 610,000	\$ 10,845,550
Grants	434,722		434,722	1,137,917		1,137,917
Fines and miscellaneous	123,350	•	123,350	106,836	•	106,836
Donations	52,891	t	52,891	65,367	•	65,367
Investment income	29,521	•	29,521	23,155	•	23,155
Gain on sale of tangible capital assets	•	15,946	15,946	1	17,425	17,425
	11,315,884	625,946	11,941,830	11,568,825	627,425	12,196,250
Expenses:						
Salaries and employee benefits	8,756,021	•	8,756,021	8,162,537	1	8,162,537
Amortization		1,000,787	1,000,787		901,182	901,182
Library subscriptions and databases	805,824	•	805,824	808,823	•	808,823
Supplies and equipment services	505,119	1	505,119	465,112	1	465,112
General and administration	759,434	•	759,434	563,833	'	563,833
Building, leases and maintenance	523,214	•	523,214	502,945	•	502,945
Utilities	129,317	1	129,317	144,696	•	144,696
	11,478,929	1,000,787	12,479,716	10,647,946	901,182	11,549,128
Annual surolus (deficit)	(163.045)	(374.841)	(537.886)	920.879	(273.757)	647.122
			()) () ()		(: : : : : : : : : : : : : : : : : : :	
Accumulated surplus, beginning of year	5,009,074	2,975,078	7,984,152	4,088,195	3,248,835	7,337,030
Accumulated surplus, end of year	\$ 4,846,029	\$ 2,600,237	\$ 7,446,266	\$ 5,009,074	\$ 2,975,078	\$ 7,984,152

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Schedule of Debt

Financial Information Act - Statement of Financial Information

Library Name: Richmond Public Library
Fiscal Year Ended: December 31, 2024

The **Richmond Public Library** has no long term debt.

Schedule of Guarantee and Indemnity

Financial Information Act - Statement of Financial Information

Library Name:	Richmond Public Library	
Fiscal Year Ended:	December 31, 2024	

Richmond Public Library has not given any guarantee or indemnity under the Guarantees and Indemnities Regulation.

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:	31-Dec-24

Note: Total Remuneration and Total Expenses columns MUST REMAIN SEPARATE throughout the form.

Table 1: Total Renumeration and Expenses - Board and Employees

Board Members	Total Remuneration (Wages/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
Liu, Caty (Chair)	\$0.00	
Hui, Denise (Vice Chair)	\$0.00	\$325.78
Au, Chak (Councillor)	\$0.00	
Gerves-Keen, Jennifer (Member)	\$0.00	\$19.11
Merhi, Sherine (Member)	\$0.00	\$68.20
Po, Ritchie (Member)	\$0.00	\$0.00
Sandhu, Ashley (Member)	\$0.00	\$631.64
Singh, Angeline (Member)	\$0.00	\$0.00
Yong, Yvonne (Member)	\$0.00	\$0.00
Total Board Members	\$0.00	\$1,557.76

Detailed Employees Exceeding \$75,000	Total Remuneration (Wages/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
Abramoff, Rafael	\$85,094.07	
Adams, Kate	\$92,524.40	\$0.00
Ahn, Johanna	\$77,888.58	\$0.00
Bechard, Anne	\$136,404.00	
Beecroft, Chad	\$87,939.46	\$0.00
Dunnill, Ginny	\$78,890.53	\$938.33
Flores, Sean	\$75,434.71	
Galeano Garcia, Ariana	\$94,539.02	
Griffin, Serena	\$84,850.84	\$730.13
He, Ping	\$93,295.29	\$0.00
Ho, Cindy	\$87,229.39	\$0.00
Jang, Wendy So Wan	\$97,597.92	\$0.00
Lam, Vinh	\$77,342.17	\$0.00
Lee, Angela	\$90,481.17	\$701.47
Leung, Chi Choi	\$138,741.78	\$310.49
Loceff, Linda	\$80,232.73	
McCrea, Christine	\$88,733.05	\$419.40
Parker, Haidee	\$78,425.10	
Rahman, Shaneena	\$163,539.32	
Sulzberger, Andrea	\$78,222.18	\$0.00
Vokey, Stephanie	\$95,892.61	\$0.00
Walters, Susan	\$211,971.93	\$639.24
Yu, Eva	\$146,816.31	\$1,878.91
Zhang, Ying	\$81,252.97	
Total Employees Exceeding \$75,000	\$2,423,339.53	\$8,354.10

Total Employees Equal to or Less Than \$75,000	(Wages/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
DO NOT USE - list totals only	\$4,304,134.49	\$3,199.24

Consolidated Total	(Wanes/Salaries)	Total Expenses (Reimbursement for Conferences/Mileage etc.)
DO NOT USE - list totals only	\$6,727,474.02	\$13,111.10

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)

\$461,954.59

Table 3: Reconciliation of Remuneration and Expenses

	 3.1		Amount	
Total Remuneration			\$6	,727,474.02

Reconciling Items	Amount
Net Taxable Benefits & Non-compensation Payments to Employees	\$665,832.77
Employer Portion of CPP	\$328,482.67
Employer Portion of El	\$133,471.92
Employer Portion of Pension	\$539,269.33
Accruals and Timing Differences	\$361,490.35
Total Reconciling Items	\$2,028,547.04

	Amount
Total Per Statement of Revenue & Expenditure	\$8,756,021.06

	- 1-	10-21	The second section of the	A SAME	Amount	
Variance						\$0.00

Variance explanation (if required):		

Statement of Severance Agreements

Financial Information Act - Statement of Financial Information

Library Name:	Richmond Public Library
Fiscal Year Ended:	December 31, 2024

There were no severance agreements made between Richmond Public Library and its non-unionized employees during fiscal year 2024.

Schedule of Changes in Financial Position

Financial Information Act - Statement of Financial Information

Library Name: Richmond Public Library
Fiscal Year Ended: December 31, 2024

A Statement of Changes in Financial Position has not been prepared because this information is provided in the Financial Statements.

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:	KIND OF STREET	Richmond Public Library	
Fiscal Year Ended:		December 31, 2024	

Table 1: Suppliers of Goods and Services	TWY
Name of Individual, Firm or Corporation	Total Amount Paid During Fiscal Year
BC Libraries Cooperative 2009	\$51,025.13
Bibliotheca Canada Inc.	\$36,174.27
Bing S Leong, Florence Leong	\$107,229.48
CVS Midwest Tape	\$91,644.27
Dell Canada Inc	\$65,605.23
Heritage Office Furnishings Ltd	\$168,376.97
Holaco Construction Ltd	\$49,522.35
Innovative Interfaces Inc.	\$97,535.49
Ironwood Developments Ltd.	\$190,892.28
Java Connections, LLC.	\$58,646.92
Jonathan Morgan & Company Ltd	\$74,100.54
Library Bound Inc	\$703,057.75
Limitless Av Inc.	\$59,942.20
Lyngsoe Systems Inc.	\$37,369.40
Max Technologies Inc	\$39,694.59
Municipal Pension Fund	\$539,269.33
Nutech Facility Services Ltd.	\$118,350.70
Overdrive Inc	\$738,619.58
Province of BC Government	\$131,833.25
Public Library InterLINK	\$64,478.46
Receiver General of Canada	\$461,954.59
Spur Communication Inc.	\$87,865.72
Total of all suppliers exceeding \$25,000	\$3,973,188.50

Totals	Amount
Total (Suppliers with payments exceeding \$25,000 (total from above)	\$3,973,188.50
Total (Suppliers with payments less than or equal to \$25,000)	\$638,183.55
Consolidated Total	\$4,611,372.05

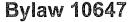
Table 2: Reconcillation of Goods and Services

Reconciliation of Goods and Services	Amount	
Total of Aggregate Payments Exceeding \$25,000 Paid to Suppliers		\$3,973,188.50
Consolidated total of suppliers with payments less than or equal to \$25,0	000	\$638,183.55

Reconciling Items	Amount
Salaries per Schedule of Renumeration & Expenses	\$6,727,474.02
Other Benefit Premiums	\$533,999.52
Amortization	\$1,000,786.66
Tangible Capital Assets Additions	-\$992,728.32
Change in Accounts Payable	-\$227,226.37
Prepaid Expenses	-\$40,959.05
Amounts Charged by City of Richmond	\$289,501.97
Non-Cash Expenses	\$254,330.02
Other (Accruals and timing differences)	\$323,165.37
Total Reconciling Items	\$7,868,343.82

Reconciliation		Amount	Application of the state of the
Total Per Statement of Revenue and	Expenditure		\$12,479,715.87
Variance			\$0.00

Variance explanation (if required):		





Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552, Amendment Bylaw No. 10647

The Council of the City of Richmond enacts as follows:

- 1. Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552 is hereby amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.
- 2. This Bylaw is cited as "Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552, Amendment Bylaw No. 10647".

FIRST READING	JUN 0 9 2025	CITY OF RICHMOND
SECOND READING	JUN 0 9 2025	APPROVED for content by originating
THIRD READING	JUN 0 9 2025	Division
ADOPTED		APPROVED for legality by Solicitor
MAYOR	CORPORATE OFFICER	

SCHEDULE A

To Housing Agreement (23241, 23281 and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552

HOUSING AGREEMENT BETWEEN ORIS DEVELOPMENTS (HAMILTON) CORP. AND THE CITY OF RICHMOND

AFFORDABLE HOUSING AGREEMENT (SECTION 483 LOCAL GOVERNMENT ACT)

THIS AGREEMENT is dated for reference	, 2025
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BETWEEN:

ORIS DEVELOPMENTS (HAMILTON) CORP., a corporation incorporated under the laws of British Columbia (Incorporation No. BC0906264), having its registered and records office at 2010-1055 West Georgia Street, Vancouver, British Columbia V6E 3P3

(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia V6Y 2C1

(the "City")

WHEREAS:

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands, which Lands were created from the subdivision of the Parent Parcel pursuant to the Strata Property Act;
- C. Section 483 of the Local Government Act permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- D. In connection with the rezoning of, inter alia, the Parent Parcel, the Owner and the City entered into a housing agreement pursuant to Section 483 of the Local Government Act and Housing Agreement (23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway) Bylaw No. 9552 to provide for affordable housing on the Parent Parcel, which housing agreement was noted on title to the Parent Parcel under number CA8355332; and
- E. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement,

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
 - (b) "Affordable Housing Parking" means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);
 - (c) "Affordable Housing Strata Lots" means, collectively, those lands and premises situated in the City of Richmond and legally described as:
 - (i) PID: 031-092-527, Strata Lot 5 Section 36 Block 5 North Range 4 West New Westminster District Strata Plan EPS5760 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V:
 - (ii) PID: 031-092-560 Strata Lot 9 Section 36 Block 5 North Range 4 West New Westminster District Strata Plan EPS5760 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; and
 - (iii) PID: 031-092-578, Strata Lot 10 Section 36 Block 5 North Range 4 West New Westminster District Strata Plan EPS5760 Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V;
 - (d) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units located or to be located on the Affordable Housing Strata Lots and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development;
 - (e) "Agreement" means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (f) "Building" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
 - (g) "Building Permit" means a building permit authorizing construction on the Lands and lands adjacent to the Lands, or any portion(s) thereof;

- (h) "City" means the City of Richmond;
- (i) "City Solicitor" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (j) "CMHC" means the Canada Mortgage and Housing Corporation or its successor in function;
- (k) "CMHC Average Rental Rates" means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;
- (l) "Common Amenities" means, together, the Common Recreational Facilities and the Common Transportation Facilities;
- (m) "Common Recreational Facilities" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation fitness facilities, and related access routes;
- (n) "Common Transportation Facilities" means all transportation facilities provided for the use of all residential occupants of the Affordable Housing Strata Lots, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, any required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;
- (o) "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;
- (p) "Daily Amount" means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (q) "Development" means the mixed-use residential and commercial development to be constructed on the Lands and lands adjacent to the Lands;

- (r) "Development Permit" means the development permit authorizing the development of the Lands and lands adjacent to the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 15-716268;
- (s) "Director, Housing Office" means the City's Director, Housing Office, and his or her designate;
- (t) "Dwelling Unit" means a residential dwelling unit located or to be located on the Affordable Housing Strata Lots whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (u) "Eligible Tenant" means a Family having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:
 - (i) 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

- (ii) if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and
- (iii) in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive;
- (v) "Family" means:
 - (i) a person;
 - (ii) two (2) or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;
- (w) "GST" means the Goods and Services Tax levied pursuant to the Excise Tax Act, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

Housing Agreement (Section 483 Local Government Act)
23233 Gilley Road
L 14-660663 Bylaw No.9552, Amendment Bylaw No. 10647

- (x) "Housing Covenant" means the "Housing Covenant and Rent Charge (Section 219 Land Title Act)" agreement, including a Section 219 covenant and a rent charge, granted in favour of the City and registered in the LTO under nos. CA5597152 and CA5597154 (which Section 219 covenant was modified by the "Modification of Housing Covenant" granted in favour of the City and registered in the LTO under no. CA8185615), as the same may be modified or replaced;
- (y) "Interpretation Act" means the Interpretation Act, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (z) "Land Title Act" means the Land Title Act, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (aa) "Lands" means, together:
 - (i) the Affordable Housing Strata Lots; and
 - (ii) Common Property, Strata Plan EPS5760,
 - as may be Subdivided from time to time, and including a Building or a portion of a Building;
- (bb) "Local Government Act" means the Local Government Act, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (cc) "LTO" means the New Westminster Land Title Office or its successor;
- (dd) "Occupancy Certificate" means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City's *Building Regulation Bylaw* 7230, as may be amended or replaced;
- (ee) "OCP" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;
- (ff) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (gg) "Parent Parcel" means those lands and premises formerly situated in the City of Richmond and formerly known and legally described as:

PID: 029-980-194, Lot 2 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP55255;

(hh) "Parking Operator" means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Parent Parcel or (iii) any other company or entity, to whom the Owner grants a long-term lease, or other contractual right, over all (and not only some) of the parking spaces in the Development which are designated for the use of the Tenants, in order to facilitate the use, operation and management of such parking spaces, and the Parking Operator may be related or unrelated to the Owner:

(ii) "Permitted Rent" means:

(i) an amount which does not exceed 90% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement,

provided that:

- (ii) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and
- (iii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;
- (jj) "Real Estate Development Marketing Act" means the Real Estate Development Marketing Act, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (kk) "Residential Tenancy Act" means the Residential Tenancy Act, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (II) "Residential Tenancy Regulation" means the Residential Tenancy Regulation, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (mm) "Senior" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (nn) "Strata Property Act" means the Strata Property Act S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (00) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the Real Estate Development Marketing Act;

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- (pp) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit;
- (qq) "Tenant" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement; and
- (rr) "Zoning Bylaw" means Richmond Zoning Bylaw 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (l) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

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ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:
 - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and
 - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Affordable Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;
 - (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units and all Common Amenities and

- other ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit for the Lands;
- (c) not apply for an Occupancy Certificate in respect of the Development, nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units, any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities; and
 - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's architect for the Building(s) in which the Affordable Housing Units are situated, confirming that the Affordable Housing Units, and the Building(s) in which the Affordable Housing Units are situated, have been constructed in accordance with the Agreement; and
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased, or an Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.

- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
 - (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one Building; and
 - (b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
 - (a) includes the following provision:
 - "By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:
 - (i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;
 - (ii) the number of occupants of the Affordable Housing Unit;
 - (iii) the number of occupants of the Affordable Housing Unit 18 years of age and under; and
 - (iv) the number of occupants of the Affordable Housing Unit who are Seniors;";
 - (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.

- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director, Housing Office of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation Affordable Housing Parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities;
 - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax,

provided, however, that if either the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

(vii) providing cable television, telephone, other telecommunications, electricity (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or district energy charges (including for), heating, cooling, or domestic hot water heating);

- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant; and
- (ix) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development,

and notwithstanding Section 3.6(d)(iv) as it relates to Affordable Housing Parking, the Owner may require the Tenant or any permitted occupant to pay extra charges for Affordable Housing Parking if:

- (x) City Council, at its sole discretion, establishes a policy permitting extra monthly or annual parking charges for the use, by tenants or other permitted occupants of low-end market rental housing units, of those parking spaces required to be provided for the exclusive use of low-end market rental housing units pursuant to:
 - (A) the Zoning Bylaw; or
 - (B) agreements, covenants and charges granted to the City (including covenants pursuant to Section 219 of the Land Title Act) in respect of, inter alia, the construction and use of low-end market rental housing units and parking spaces; and
- (xi) such charges payable are equal to or less than the charges payable by any other occupant of a Dwelling Unit at or below the prevailing market rates for rental properties in the City;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(u) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and

size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;

- (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement (A) without the prior consent of the Owner, and (B) to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.6(g)(ii) of this Agreement [Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in Section 1.1(u), Eligible Tenant, of this Agreement], the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the Residential Tenancy Act. In respect to Section 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

4.1 The Owner will not demolish an Affordable Housing Unit unless:

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- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit, as applicable, has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw, which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to Section 3.6(d).
- No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities contrary to Section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle and bicycle charging stations or other

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related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle and bicycle charging stations are excluded from this provision.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
 - (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
 - (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
 - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 Notwithstanding Section 6.1:
 - (a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and
 - (b) if the default cannot be remedied within the applicable cure period, and the Owner has, to the satisfaction of the City:
 - (i) delivered to the City the method and schedule for remedying the default;
 - (ii) commenced remedying the default; and

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(iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the Local Government Act prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation; and the City will partially release this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute the necessary documents for release until a written request therefor from the Owner is received by the City, which request includes the registrable form of release (Form 17 (Cancellation of Charge, Notation or Filing));
 - (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owner;
 - (iii) the City has a reasonable time within which to execute such documents for the Form 17 (Cancellation of Charge, Notation or Filing) and return the same to the Owner for registration; and

(iv) the Owner acknowledges that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the Residential Tenancy Act. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

- (a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other subdivided parcels of the Parent Parcel.

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

If the Owner fails to ensure good and efficient management of the Affordable Housing Units or maintain the Affordable Housing Units as required by this Section 7.4, then, after applicable notice and cure periods, the Owner acknowledges and agrees that the City, in its absolute discretion, may

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require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

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7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To:

Clerk, City of Richmond

6911 No. 3 Road

Richmond, BC V6Y 2C1

Copies to:

City Solicitor, and the Director, Housing Office,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owner contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

Housing Agreement (Section 483 Local Government Act)
23233 Gilley Road

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.24 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, or parts thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, or parts thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands, or parts thereof. For the avoidance of doubt, the Owner shall only be liable for breaches of this Agreement as registered owner of those portions of the Lands from which this Agreement has not been discharged in accordance with and subject to Section 7.1.

7.25 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an

Housing Agreement (Section 483 Local Government Act)
23233 Gilley Road

original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

0	RIS	DEV	EL	OI	ME	NTS	(HLA	MILT	ON)	CORP.
_		_	_	_	_					

by its authorized signatory(ies):

Per:

Per:

Name: DAVIS WESTERMARK

Per: Name:	
	OF RICHMOND uthorized signatory(ies):
Per:	Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

Legal Advice

CITY OF RICHMOND APPROVED for content by originating dept.

DATE OF COUNCIL APPROVAL (If applicable)

V.1

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION (Affordable Housing Units)

)	IN THE M	ATTER	OF Unit No	s	(collective	ely, th
CAN	ADA)	"Affordab		Housing	Units")		(stree
	VINCE UMBIA	OF	BRITISH)		British	Columbia,	and Hous	ing Agreement Housing Agreen	date
			.)	between					
TO W	/IT:		Ś	**				and the	City o
)	Richmond	(the "C	ity")			
I,							(full nar	me).	
						•			
of		10.07	Marie Commence of the Commence	AN 1889 AN 1-20 -		(address,) in the Prov	ince	
of Briti	sh Colu	mbia, DO	SOLEMNLY DEC	CLARE that:					
1.	□ I a	m the regi	istered owner (the "	'Owner") of the	e Afford	able Housing	g Units;		
			or,						
			or, officer, or an au ut herein;	uthorized signat	tory of t	he Owner an	d I have per	sonal knowledge	of th
2.			is made pursuant					spect of the Affo	ordabl
3.	To the l	oest of my	knowledge, contir	nuously since th	ie last St	atutory Dec	laration prod	cess:	
	a)		rdable Housing Uning Agreement); an	-	, were o	ccupied only	by Eligible	Tenants (as defi	ined in
	b)		er of the Affordab Agreement and any	_		-		•	
4.			set out in the table a						pect o
						Pag	e 1 of 2 – co	ontinued on next p	age

Housing Agreement (Section 483 Local Government Act)
23233 Gilley Road
Application No. RZ 14-660662/RZ 14-660663 Bylaw No.9552, Amendment Bylaw No. 10647

... continued from Page 1 - Page 2 of 2

5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED	BEFORE	ME	at)	
		in the P	rovince)	•
of British Colum	ibia, Canada, th	is	day of)	
	, 20)	
)	(Signature of Declarant)
) Name:	
A Notary Public Affidavits in and fo			_)))	
)	
)	

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

APPENDIX A TO STATUTORY DECLARATION

Building Name:	Varne:					Building Address:	,,				Property Manager Name:	ger Name:					
property	Property Management Company	Company:				Property Manager Email:	er Emoil:				Property Mane	Property Manager Phone Mumber	nber:				
				Unit and Household Information	mátion		N - N		Income and Rem			Fees Collected (for tary fees, charged, jacobie, jacobie, and trapingation regarding the Fees to the City together with the Statebory Declaration 1	d (for any fet re-is to the Cit	s charged pro 7 together wit	vide details s th the Statuto	nd explana	etion.)
Rowa	nuu #	Unit type (Studio, 1 Bed; 2 Bed; 3 Bed)	Number of Occupants (#)	Unit type Unit Type Childio, J. Number of Province one Bed 2 Bed 3 Occupants (4) Province one Bed) Ped 2 Bed 3 Occupants (6) Province one Company occupants	Fotal Numbers of Occupants 18 years and Under (4)	Total Number of Occupants who are "Schlors" as that term is defined in the Affordable Agreement (#)	Starting Year	Before-tax Total Tructure(s) (If Occupant is 18 Years & Over1 Provide one Provide one Prov	income Verification Percental Received Train income Received Tra	Before at Total Income of All December 1.18 Pears & Over	Rent. (S/Month)	Partiful grees	Move in Move i	Maria Maria Control	Automorphisms (Automorphisms)	all o	19 S
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Continue rows as needed.

Housing Agreement (Section 483 Local Government Act)
23233 Gilley Road
Application No. RZ 14-660662/RZ 14-660663 Bylaw No.9552, Amendment Bylaw No. 10647
V.1

7898538

CONSENT AND PRIORITY AGREEMENT

With respect to the Housing Agreement (the "Agreement") made pursuant to section 483 of the Local Government Act between Oris Developments (Hamilton) Corp. (the "Owner") and the City of Richmond in respect of the Affordable Housing Strata Lots (as described in the Agreement).

Vancouver City Savings Credit Union (Inc. No. FI-97) (the "Bank") is the holder of a mortgage and assignment of rents encumbering the Affordable Housing Strata Lots which mortgage and assignment of rents is/are registered in the Lower Mainland Land Title Office under the following numbers: Mortgage CA8634438, and Assignment of Rents CA8634439 (collectively, the "Bank Charges").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agree to by the Bank, hereby consents to the granting of the covenants in the Agreement by the Owner and hereby covenants that the Agreement shall bind the Bank Charges in the Affordable Housing Strata Lots and shall rank in priority upon the Affordable Housing Strata Lots over the Bank Charges as if the Agreement had been signed, sealed and delivered and noted on title to the Affordable Housing Strata Lots prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

VANCOUVER CITY SAVINGS CREDIT UNION

by its authorized signatory(ies):

Moushume Akter

Community Business Lending Coordinator

Per: Name:

Cindy Cheung

Community Business Lending Coordinator

Per: Name:



Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10657

The Council of the City of Richmond enacts as follows:

 Consolidated Fees Bylaw No. 8636, as amended, is further amended at Schedule – Parking (Off-Street) Regulation, by deleting the table labeled "Parking (Off-Street) Regulation Bylaw No. 7403 EV Charging – City EV Parking Stall User Fees Section 3.5.3" and replacing it with the following:

Parking (Off-Street) Regulation Bylaw No. 7403 EV Charging – City EV Parking Meter Fees Section 3.5.3

Description	Fee
Charging Level of EV Supply Equipment	Per kilowatt-hour (kWh) while charging Per minute following full charge or stoppage of charging
Level 2 Charging Session Metered Rate (24 hrs/day) Idle fee (7am – 11pm)	\$0.2865/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate (24 hrs/day) Idle fee (24 hrs/day)	\$0.3479/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

2. Consolidated Fees Bylaw No. 8636, as amended, is further amended at Schedule – Traffic, by inserting the following below the table for Sections 12B.1 and 12B.4:

Traffic Bylaw No. 5870

Metered Fees Section 12D.4

Description	Fee
Charging Level of EV Supply Equipment	Per kilowatt-hour (kWh) while charging Per minute following full charge or stoppage of charging
Level 2 Charging Session Metered Rate (24 hrs/day) Idle fee (7am – 11pm)	\$0.2865/kWh \$0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate (24 hrs/day) Idle fee (24 hrs/day)	\$0.3479/kWh \$0.40 per minute after a five minute grace period following a full charge or stoppage of charging

3. This Bylaw is cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10657".

	APR 2 8 2025	
FIRST READING		CITY OF RICHMOND
SECOND READING	APR 2 8 2025	APPROVED for content by
THIRD READING	APR 2 8 2025	originating Division
ADOPTED		APPROVED for legality
		by Solicitor BRB
MAYOR	CORPORATE OFFICER	



Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10658

The Council of the City of Richmond enacts as follows:

- 1. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended at Section 3.5 City EV Parking Stalls, by deleting sections 3.5.2 and 3.5.3 and replacing them with the following:
 - "3.5.2 A person may only park an electric vehicle in any of the City EV parking stalls while the electric vehicle is connected to the EV Supply Equipment via conductive or inductive means to facilitate a charging session, and must pay the applicable metered rates to the City through the EV Supply Equipment payment system.
 - 3.5.3 The metered rates payable for **parking** and charging an **electric vehicle** in a **City EV parking stall** are set out in the **City's** Consolidated Fees Bylaw No. 8636."
- 2. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended at Section 4.1 Exceptions to General Overnight Parking Prohibition, by:
 - (a) deleting the word "or" at the end of section 4.1.1(c);
 - (b) deleting the period at the end of section 4.1.1(d) and replacing it with "; or"; and
 - (c) inserting the following new sections after section 4.1.1(d):
 - "(e) a **vehicle** parked in a **pay parking lot**, as identified in Schedule C, that has a valid **parking permit** issued pursuant to Part Six, parked in compliance with Section 5.1.2(c) and 6.2; or
 - (f) an **electric vehicle** which is parked in a **City EV parking stall** in accordance with sections 3.5.2 and 3.5.3".
- 3. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended at Section 5.2 Pay Parking Exceptions, by deleting section 5.2.2 and replacing it with the following:
 - "5.2.2 The provisions of subsections 5.1.2(a) and 5.1.2(b) do not apply to:
 - (a) any vehicle which:
 - (i) displays British Columbia veterans' speciality licence plates; and

- (ii) displays a veterans' decal; or
- (b) any electric vehicle parked in a City EV parking stall in compliance with sections 3.5.2 and 3.5.3."
- 4. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended at section 8.1 by deleting the definitions of "Charging Session" and "EV Supply Equipment" and replacing them with the following:

"CHARGING SESSION

means the period of time an **electric vehicle** is connected to the **EV supply equipment**, commencing once the **owner** or occupant of the **electric vehicle** has authorized payment of the **City's** applicable metered rates through the **EV supply equipment** payment system, and terminating once the **electric vehicle** is no longer connected to the **EV supply equipment**.

EV SUPPLY EQUIPMENT

means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an **electric vehicle**, including the ability to collect authorized payments of the applicable metered rates."

5. This Bylaw is cited as "Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10658".

FIRST READING	APR 2 8 2025	CITY OF
SECOND READING	APR 2 8 2025	APPROVED for content by originating
THIRD READING	APR 2 8 2025	Division
ADOPTED		APPROVED for legality by Solicitor
MAYOR	CORPORATE OFFICER	



Traffic Bylaw No. 5870, Amendment Bylaw No. 10659

The Council of the City of Richmond enacts as follows:

1. Traffic Bylaw No. 5870, as amended, is further amended at Section 1 Interpretation, by deleting the definitions of "Charging Session" and "EV Supply Equipment" and replacing them with the following:

"CHARGING SESSION

means the period of time an electric vehicle is connected to the EV supply equipment, commencing once the owner or occupant of the electric vehicle has authorized payment of the City's applicable metered rates through the EV supply equipment payment system, and terminating once the electric vehicle is no longer connected to the EV supply equipment.

EV SUPPLY EQUIPMENT

means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an **electric vehicle**, including the ability to collect authorized payments of the applicable metered rates."

- 2. Traffic Bylaw No. 5870, as amended, is further amended at Section 12D. Electric Vehicle Parking, by:
 - (a) deleting the words "user fees" in section 12D.2(a) and replacing them with the words "metered rates"; and
 - (b) deleting the words "user fee" in section 12D.4 and replacing them with the words "metered rates".
- 3. This Bylaw is cited as "Traffic Bylaw No. 5870, Amendment Bylaw No. 10695".

APR 2 8 2025 CITY OF RICHMOND FIRST READING APR 2 8 2025 APPROVED SECOND READING for content by originating Division APR 2 8 2025 THIRD READING Vary CZ APPROVED for legality by Solicitor 7951461 **CNCL - 481** BRB

Bylaw 10659	Page 2
ADOPTED	
MAYOR	CORPORATE OFFICER



Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10660

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 deleting in its entirety the content of the following lines in Schedule – Parking (Off-Street) Regulation Bylaw No. 7403 (2002) of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Parking in a City EV parking stall when not engaged in a charging session (incl. payment of parking rates)	3.5.2	No	\$75.00	\$65.00	\$110.00	n/a

and adding in its place the following line:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Parking in a City EV parking stall while not connected to EV Supply Equipment or without paying the applicable metered rate	3.5.2	No	\$75.00	\$65.00	\$110.00	n/a

2. 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 (1992) of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Parking in a City EV parking stall when not engaged in a charging session (incl. payment of user fees)	12D.2(a)	No	\$75.00	\$65.00	\$110.00	n/a

and adding in its place the following line:

Description of Contravention	Section	Complia nce Agreeme nt Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Parking in a City EV parking stall when not engaged in a charging session (incl. payment of metered fees)	12D.2(a)	No	\$75.00	\$65.00	\$110.00	n/a

3. This Bylaw is cited as "Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10660".

	APR 2 8 2025	
FIRST READING	AFR 2 0 2823	CITY OF RICHMOND
SECOND READING	APR 2 8 2025	APPROVED for content by
THIRD READING	APR 2 8 2025	originating Division
ADOPTED		APPROVED for legality
		by Solicitor
MAYOR	CORPORATE OFFICE	



Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490, Amendment Bylaw No. 10673

The Council of the City of Richmond enacts as follows:

- 1. Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490 is hereby amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.
- 2. This Bylaw is cited as "Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490, Amendment Bylaw No. 10673".

FIRST READING	JUN 0 9 3025	CITY OF RICHMOND
SECOND READING	JUN 0 9 2025	APPROVED for content by
THIRD READING	JUN 0 9 2025	originating Division
ADOPTED		APPROVED for legality by Solicitor
MAYOR	CORPORATE OFFICER	

SCHEDULE A

To Housing Agreement (10140, 10160 & 10180 No 1 Road and 4051 & 4068 Cavendish Drive) Bylaw No. 10490

HOUSING AGREEMENT BETWEEN CAVENDISH DRIVE DEVELOPMENT LIMITED PARTNERSHIP AND CAVENDISH DRIVE HOLDINGS LTD. AND THE CITY OF RICHMOND

AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT (Section 483 Local Government Act)

THIS AMEN	DMENT is dated for reference, 2025.
BETWEEN:	
	CAVENDISH DRIVE DEVELOPMENT LIMITED PARTNERSHIP (Reg No. LP0858046), a limited partnership duly formed under the laws of the Province of British Columbia and having its registered office at 700 – 401 West Georgia Street, Vancouver, BC V6B 5A1
	(the "Beneficiary")
AND:	
	CAVENDISH DRIVE HOLDINGS LTD. (Incorporation No. BC1323785), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 700 – 401 West Georgia Street, Vancouver, BC V6B 5A1
	(the "Nominee", together with the Beneficiary, the "Owner")
AND:	
	CITY OF RICHMOND, a municipal corporation pursuant to the <i>Local Government Act</i> and having its offices at 6911 No. 3 Road, Richmond, British Columbia V6Y 2C1
	(the "City")

WHEREAS:

- A. The Beneficiary is the beneficial owner and the Nominee is the registered owner of the Lands;
- B. The Owner applied to the City for permission to rezone the Lands, pursuant to Rezoning Application No. RZ 18-820669 (the "Rezoning"), to permit the construction of the Development on the Lands;
- C. As a consideration of Rezoning, the Owner and the City entered into a housing agreement dated for reference November 16, 2023 (the "Original Agreement") to provide for affordable housing on the Lands in furtherance of the Affordable Housing Strategy, which was approved by Council for the City under Housing Agreement Bylaw No. 10490 and Amendment Bylaw 10673; and
- D. The Owner and the City wish to amend and restate the Original Agreement to, among other things, revise the maximum rent and maximum household income requirements under the Original Agreement.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the City of Richmond, Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
 - (b) "Affordable Housing Parking" means parking allocated for the exclusive use of any Affordable Housing Unit (pursuant to the Housing Covenant);
 - (c) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as an "affordable housing unit" in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
 - (d) "Agreement" means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (e) "Building" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, any building constructed or to be constructed in an air space parcel on the Lands will constitute a Building for the purpose of this Agreement;
 - "Building Permit" means a building permit authorizing construction on the Lands, or any portion(s) thereof;
 - (g) "City" means the City of Richmond;
 - (h) "City Solicitor" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
 - (i) "CMHC" means the Canada Mortgage and Housing Corporation or its successor in function;
 - "CMHC Average Rental Rates" means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;

- (k) "Common Amenities" means, together, the Common Recreational Facilities and the Common Transportation Facilities;
- (1) "Common Recreational Facilities" means all common space for the active or passive recreation, cultural and social enjoyment, including indoor and outdoor areas, recreational facilities and amenities, provided for the use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development and the Development Permit process, including without limitation, fitness facilities and related access routes;
- (m) "Common Transportation Facilities" means all transportation facilities provided for the use of all residential occupants of the Lands, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development and the Development Permit process, including without limitation, visitor parking, any required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities and related access routes;
- (n) "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;
- (o) "Daily Amount" means \$100.00 per day as of January 1, 2019 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2019, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to Section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (p) "Development" means the residential development to be constructed on the Lands;
- (q) "Development Permit" means the development permit authorizing development on the Lands, or any portion(s) thereof;
- "Director, Housing Office" means the City's Director, Housing Office, and his or her designate;
- (s) "Dwelling Unit" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (t) "Eligible Tenant" means a Household having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30

provided however that:

- (i) if there is a decrease in the then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by a Household, the cumulative gross annual income for such Household shall be the cumulative gross annual income for such Household for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period of January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period of January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and
- (ii) in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive;
- (u) "GST" means the Goods and Services Tax levied pursuant to the Excise Tax Act, R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;
- (v) "Household" means all of the occupants of a Dwelling Unit and consisting of:
 - (i) a person;
 - (ii) two (2) or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;
- (w) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the Land Title Act) charging the Lands from time to time, in respect to the construction, use and transfer of the Affordable Housing Units and is registered on title to the Lands under registration numbers: CA1022519 CA1022522;
- (x) "Interpretation Act" means the Interpretation Act, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (y) "Land Title Act" means the Land Title Act, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (z) "Lands" means the lands and premises civically and legally described as 10188 No. 1 Road, Richmond, British Columbia, PID: 032-097-832, Lot A Section 35 Block 4 North Range 7 West NWD Plan EPP119030, as may be Subdivided from time to time;
- (aa) "Local Government Act" means the Local Government Act, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (bb) "LTO" means the New Westminster land title office or its successor;

- (cc) "Occupancy Certificate" means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City's *Building Regulation Bylaw* 7230, as may be amended or replaced from time to time;
- (dd) "OCP" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;
- (ee) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (ff) "Parking Operator" means one of (i) the Owner; or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands; or (iii) any other company or entity, to whom the Owner grants a long-term lease or other contractual right over all of the parking spaces in the Development which are designated for the use of the Tenants, in order to facilitate the use, operation and management of such parking spaces, and the Parking Operator may be related or unrelated to the Owner;
- (gg) "Permitted Rent" means the rent charged to an Eligible Tenant which amount shall not exceed 90% of the then current CMHC Average Rental Rate, as of the time such Eligible Tenant enters into a Tenancy Agreement, provided that:
 - (i) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and
 - (ii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;
- (hh) "Real Estate Development Marketing Act" means the Real Estate Development Marketing Act, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (ii) "Residential Tenancy Act" means the Residential Tenancy Act, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (jj) "Residential Tenancy Regulation" means the Residential Tenancy Regulation, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (kk) "Senior" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;
- (11) "Strata Property Act" means the Strata Property Act S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

- (mm) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the Real Estate Development Marketing Act;
- (nn) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Dwelling Unit, including for certainty, an Affordable Housing Unit:
- (00) "Tenant" means an occupant of a Dwelling Unit by way of a Tenancy Agreement and includes an Eligible Tenant; and
- (pp) "Zoning Bylaw" means Richmond Zoning Bylaw 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including"; and
- (1) the terms "shall" and "will" are used interchangeably and both will be interpreted to express an obligation. The term "may" will be interpreted to express a permissible action.

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- Within 30 days after receiving notice from the City, the Owner must in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
 - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner has:
 - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenities and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and
 - (ii) at its cost, executed and registered against title to the Lands or any portions thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation and management of the Affordable Housing Units and all ancillary and related spaces, uses, common areas and features as determined by the City through the Development Permit approval process for the Lands or any portions thereof;

- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Affordable Housing Units, Common Amenities and all other ancillary and related spaces, uses, common areas and features in accordance with the Development Permit;
- (c) not apply for an Occupancy Certificate in respect of the Development nor take any action to compel issuance of an Occupancy Certificate, for provisional or final occupancy, unless and until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas and the Building(s) in which the Affordable Housing Units are situated have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit and any applicable City bylaws, rules or policies, to the satisfaction of the City; and
 - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Affordable Housing Units or any facilities for the use of the Affordable Housing Units, including parking and any shared indoor or outdoor amenities;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Affordable Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Affordable Housing Units; and
- (e) not Subdivide the Affordable Housing Units into individual strata lots or air space parcels. The Owner acknowledges and agrees that if the Lands are subject to subdivision by a strata plan or air space subdivision plan, that the Affordable Housing Units will together form no more than one strata lot or air space parcel, as applicable.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit or any Common Amenity assigned for the exclusive use of an Affordable Housing Unit to be subleased or a Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* and provided that for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of an Affordable Housing Unit or Common Amenity assigned for the exclusive use of an Affordable Housing Unit which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of an Eligible Tenant.
- 3.3 If this Agreement encumbers more than one Affordable Housing Unit, the following will apply:

- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located within one Building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units within a Building; and
- (b) the Lands will not be Subdivided such that one or more Affordable Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement for an Affordable Housing Unit:
 - (a) includes the following provision:

"The Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's Affordable Housing Strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Affordable Housing Unit:

- (i) a statement of the total, gross annual income, once per calendar year, from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant's household who are 18 years of age and over and who reside in the Affordable Housing Unit;
- (ii) the number of occupants of the Affordable Housing Unit;
- (iii) the number of occupants of the Affordable Housing Unit 18 years of age and under; and
- (iv) the number of occupants of the Affordable Housing Unit who are Seniors.";
- (b) defines the term "Landlord" as the Owner of the Affordable Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor and the Director, Housing Office of the sale or transfer within three days of the effective date of sale or transfer.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Affordable Housing Unit will be used and occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation Affordable Housing Parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities;
 - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
 - (vi) property or similar tax;

provided, however, that if either the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, electricity (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or district energy charges (including for heating, cooling, or domestic hot water heating);
- (viii) installing electric vehicle charging infrastructure (in excess of any that were preinstalled by the Owner at the time of construction of the Development), at the request of or on behalf of the Tenant; and
- (ix) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by any other residential occupant of the Development;

and notwithstanding Section 3.6(d)(iv) as it relates to Affordable Housing Parking, the Owner may require the Tenant or any permitted occupant to pay extra charges for Affordable Housing Parking if:

- (x) the City's elected council, at its sole discretion, establishes a policy permitting extra monthly or annual parking charges for the use, by tenants or other permitted occupants of low-end market rental housing units, of those parking spaces required to be provided for the exclusive use of low-end market rental housing units pursuant to:
 - A. the Zoning Bylaw; or
 - B. agreements, covenants and charges granted to the City (including covenants pursuant to Section 219 of the Land Title Act) in respect of, inter alia, the construction and use of low-end market rental housing units and parking spaces; and
- (xi) such charges payable are equal to or less than the charges payable by any other occupant of a Dwelling Unit at or below the prevailing market rates for rental properties in the City;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement for an Affordable Housing Unit;
- (f) the Owner will include in the Tenancy Agreement for an Affordable Housing Unit a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement for an Affordable Housing Unit a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in Section 1.1(t) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part, except as may be required by the *Residential Tenancy Act* and in such circumstance, the Tenant may not sublease the Affordable Housing Unit or assign the Tenancy Agreement without the prior consent of the Owner or to anyone who is not an Eligible Tenant,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.6(g)(ii) of this Agreement, the notice of termination shall provide that the termination of the tenancy shall be effective on the date that is the greater of 30 days following the date of the notice of termination and the minimum amount of notice required by the *Residential Tenancy Act*. In respect to Section 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is the greater of six months following the date that the Owner provided the notice of termination to the Tenant and the minimum amount of notice required by the *Residential Tenancy Act*;

- (h) a Tenancy Agreement for an Affordable Housing Unit will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of any Tenancy Agreement for an Affordable Housing Unit to the City upon demand.
- 3.7 If the Owner has terminated a Tenancy Agreement for an Affordable Housing Unit, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.
- 3.9 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection for the Affordable Housing Units.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will construct, use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and any replacement Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the subdivision of the Lands and any Subdivided parcel of the Lands.
- Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect, unless expressly approved by the City in writing in advance.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation except as permitted pursuant to Section 3.6(d).
- No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities except as permitted pursuant to Section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle and bicycle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units provided, however, that the electricity fees, charges or rates for use of electric vehicle and bicycle charging stations are excluded from this provision.
- The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

6.1 The Owner agrees that in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
- (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; or
- (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after 10 days' written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.

6.2 Notwithstanding Section 6.1:

- (a) if the breach arises solely as a result of an enactment of a strata bylaw by a strata corporation contrary to this Agreement, the City will not charge the Daily Amount to the registered owner of the Affordable Housing Units, except in their capacity as one of the owners of such strata corporation; and
- (b) if the default cannot be remedied within the applicable cure period and the Owner has, to the satisfaction of the City:
 - (i) delivered to the City the method and schedule for remedying the default;
 - (ii) commenced remedying the default; and
 - (iii) been diligently and continuously proceeding to remedy the default within the estimated schedule,

the City will not charge the Owner with the Daily Amount with respect to the breach of the Agreement unless, in the City's opinion, the Owner has ceased to diligently and continuously work to remedy the default within the estimated schedule.

6.3 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*:

- (b) where an Affordable Housing Unit is a separate legal parcel, the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and in the case of a strata corporation, may note this Agreement on the common property sheet;
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands;
- (d) if this Agreement is filed in the LTO as a notice under Section 483 of the Local Government Act prior to the Lands having been Subdivided, then after the Lands are Subdivided and after an Occupancy Certificate has been issued for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units, including the common property of any applicable strata corporation and the City will partially release this Agreement accordingly, provided however that:
 - (i) the City has no obligation to execute the necessary documents for release until a written request thereof from the Owner is received by the City, which request includes the registrable form of release;
 - (ii) the cost of the preparation of the registrable release and the cost of registration of the same in the Land Title Office is paid by the Owner;
 - (iii) the City has a reasonable time within which to execute the release and return the same to the Owner for registration; and
 - (iv) the Owner acknowledges and agrees that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended;

- (e) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided pursuant to the *Strata Property Act*, this Agreement will remain noted on the common property sheet of the strata corporation registered in the LTO and on title to all strata lots in the legal parcel in which the Affordable Housing Units are situated (including Affordable Housing Units and non-Affordable Housing Units); and
- (f) if the Lands, or a portion of the Lands, containing the Affordable Housing Units is Subdivided in any manner not contemplated in Sections 7.1(d) or 7.1(e), this Agreement will remain on title to the interests into which the Lands are subdivided.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to Section 7.1, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the elected council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will ensure good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the Residential Tenancy Act. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

- (a) as owner of the Affordable Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as the owner of the air space parcel or remainder parcel containing the Affordable Housing Units at any applicable meetings of the owners of the other Subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation.

The Owner acknowledges and agrees that the City may require the Owner, at the Owner's sole cost, to employ a person or company with the skill and expertise to manage the Affordable Housing Units if in the City's sole and absolute discretion, the Owner has failed to ensure good and efficient management of the Affordable Housing Units or have otherwise failed to maintain the Affordable Housing Units as required by this Section 7.4.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
 - (b) the City's refusal to issue a Development Permit, Building Permit, or Occupancy Certificate for, or refusal to permit occupancy of, any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
 - (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6, will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the Local Government Act will be filed on the title to the Lands.

7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 City as Sole Beneficiary

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City and no other person shall have any rights, interest or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To:

Clerk, City of Richmond

6911 No. 3 Road

Richmond, BC V6Y 2C1

Copies to:

City Solicitor, and the Director, Housing Office,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement; and any documents signed by the Owner contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

Housing Agreement (Section 483 Local Government Act) 10188 No. 1 Road (Lot A) Application No. RZ 18-820669 / DP 21-940028 Housing Bylaw No. 10490, Amendment No. 10673

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.24 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, or parts thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, or parts thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands, or parts thereof. For the avoidance of doubt, the Owner shall only be liable for breaches of this Agreement as registered owner of those portions of the Lands from which this Agreement has not been discharged in accordance with and subject to Section 7.1.

7.25 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

CAVENDISH DRIVE DEVELOPMENT
LIMITED PARTNERSHIP, by its general partner,
CAVENDISH DRIVE DEVELOPMENT GP
LTD.

Per: Kusk Pahat CH
Title: DICECT OR

Per: Name:

CAVENDISH DRIVE HOLDINGS LTD.

Name: KUSH PONBTCH
Title: DIRECTOR

Per:
Name:
Title:

CITY OF RICHMOND

Title:

Per:
Name: Malcolm D, Brodie
Title: Mayor

Per:
Name: Claudia Jesson

Corporate Officer

DATE OF COUNCIL APPROVAL (If applicable)

CITY OF

RICHMOND APPROVED for content by originating dept.

Legal Advice

Title:

SCHEDULE A to Housing Agreement

STATUTORY DECLARATION (Affordable Housing Units)

)	IN THE MATTER OF Unit Nos (collectively, the "Affordable Housing Units") located
CAI	NADA)	at
	OVINCE OF BRITISH)	(street address), British Columbia, and Housing
	WIT:-1-4	Agreement dated, 20 (the "Housing Agreement") between
10	VVII: 4:2	,
)	the City of Richmond (the "City")
,		(full name)
		(full name),
of _		(address) in the Province
of B	ritish Columbia, DO SOLEMNLY	DECLARE that:
1.	☐ I am the registered owner (th	ne " Owner ") of the Affordable Housing Units;
	or	
	☐ I am a director, officer, or a knowledge of the matters se	n authorized signatory of the Owner and I have personal tout herein;
2.	•	nt to the terms of the Housing Agreement in respect of the information as of the day of,
3.	To the best of my knowledge, co	ontinuously since the last Statutory Declaration process:
	 a) the Affordable Housing U (as defined in the Housing 	Inits, if occupied, were occupied only by Eligible Tenants g Agreement); and
	•	ble Housing Units complied with the Owner's obligations ment and any housing covenant(s) registered against title Units;

Page 1 of 2 - continued on next page

Housing Agreement (Section 483 Local Government Act)
10188 No. 1 Road (Lot A)
Application No. RZ 18-820669 / DP 21-940028
Housing Bylaw No. 10490, Amendment No. 10673

Page 2 of 2 - continued from Page 1

- 4. The information set out in the table attached as Appendix A hereto (the "Information Table") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
- 5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and. (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME at the City of	
in the	
Province of British Columbia, Canada, this	
day of, 20)	
Ś	(Signature of Declarant)
	Name:
A Commissioner for taking Affidavits in and for the Province of British Columbia)	

Declarations should be signed, stamped, and dated and witnessed by a lawyer.

notary public, or commissioner for taking affidavits:

Appendix A to Statutory Declaration

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Frope	rty Man	Property Management Company:	Company:			Property Manager Name:	nager Nam	e:			Proper	Property Manager Phone Number:	Phone Nur	nber:		
			Unit and Household Information	nasehold In					Trong and Ren	i. ERent		(For any Se tegenetic at	ිලෙ(ලේකන්නෙම් ලේකන්නෙම් ලේකන්නෙම්	Cellecce wie deleis Existenti	and Suplem	
Row #	Unit #	Umit Type (Studio, 1 BR, 2 BR, 3 BR)	Number of Occupants	Related to Owner (Y/N)	Number of Occupants - 18 Years & Under	Number of Occupants - "Seniors" (as defined in the Housing Agreement)	Starting Year of Tenancy	Pre-pay		Taxin one Control of C		Purang Esse	Move-in Move-in Move- Out Ress	Simific Fees	See	800
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Housing Agreement (Section 483 Local Government Act)
10188 No. 1 Road (Lot A)
Application No. RZ 18-820669 / DP 21-940028
Housing Bylaw No. 10490, Amendment No. 10673

CONSENT AND PRIORITY AGREEMENT

With respect to the Amended and Restated Housing Agreement (the "Housing Agreement") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and CAVENDISH DRIVE DEVELOPMENT LIMITED PARTNERSHIP together with CAVENDISH DRIVE HOLDINGS LTD. (together, the "Owner") in respect of the Lands (as described in the Housing Agreement).

THE BANK OF NOVA SCOTIA (the "Bank") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents are registered in the Lower Mainland Land Title Office under registration numbers: Mortgage CA9391107 and Assignment of Rents CA9391108 (collectively, the "Bank Charges").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agree to by the Bank, hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

THE BANK	OF NOVA SCOTIA	
Per: Name: Title:	Edwin Ho Director & Group Lead Real Estate Banking	
Per:		
Name: Title:		



Richmond Zoning Bylaw 8500 Amendment Bylaw 10081 (RZ 18-839945) 4571, 4591, and 4611/4631 Steveston Highway

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 002-088-665

The East Half of Lot 69 Section 35 Block 4 North Range 7 West New Westminster District Plan 30342

P.I.D. 003-790-355

Lot 72 Section 35 Block 4 North Range 7 West New Westminster District Plan 32545

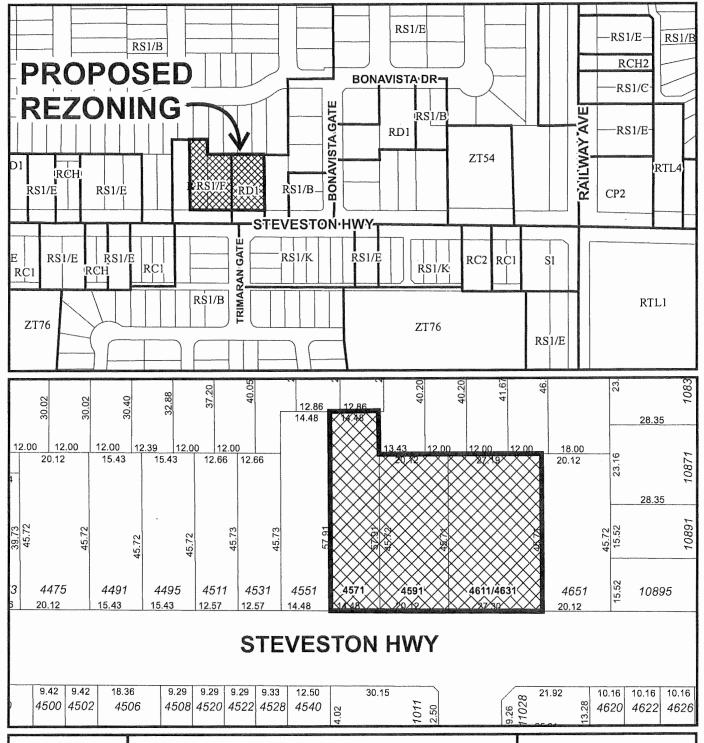
P.I.D. 003-752-119

Lot 582 Section 35 Block 4 North Range 7 West New Westminster District Plan 56263

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10081".

FIRST READING	SEP 2 3 2019	CITY O
A PUBLIC HEARING WAS HELD ON	OCT 2 1 2019	APPRO by
SECOND READING	OCT 2 1 2019	APPRO by Direct
THIRD READING	OCT 2 1 2019	or Solic
OTHER CONDITIONS SATISFIED	JUN 0 9 2025	
ADOPTED		
	;	
MAYOR	CORPORATE OFFICE	R







RZ 18-839945

CNCL - 513

Original Date: 11/21/18

Revision Date: 11/21/18

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500 Amendment Bylaw 10388 (RZ 21-932253) 6340 Granville Avenue

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

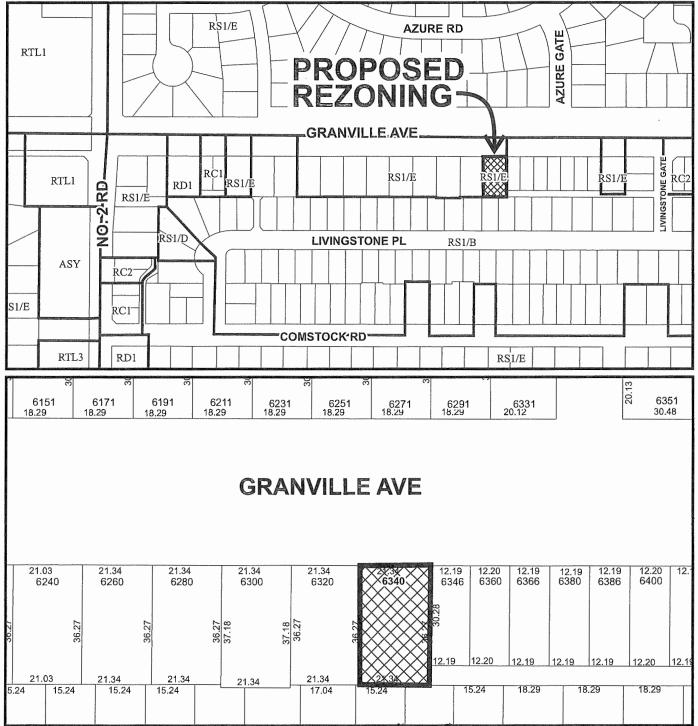
P.I.D. 001-263-803

Lot 11 Except: Part Subdivided By Plan 74413, Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10388".

FIRST READING	JUL :11 2022	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	SEP 0 6 2022	APPROVED by
SECOND READING	SEP 0 6 2022	APPROVED by Director
THIRD READING	SEP 0 6 2022	or Solicitor
OTHER CONDITIONS SATISFIED	JUN 0 6 2025	- O. F
ADOPTED		manufathia
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MAYOR	CORPORATE OFFICER	







RZ 21-932253

CNCL - 515

Original Date: 05/17/21

Revision Date:

Note: Dimensions are in METRES





Development Permit Panel Wednesday, May 28, 2025

Time:

3:30 p.m.

Place:

Remote (Zoom) Meeting

Present:

Milton Chan, Director, Engineering, Chair

Marie Fenwick, Director, Arts, Culture and Heritage

John Hopkins, Director, Policy Planning

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on April 30, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 24-043129

(REDMS No. 8026491)

APPLICANT:

Sharif Senbel

PROPERTY LOCATION:

8640 Alexandra Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 8640 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Sharif Senbel, Studio Senbel Architecture + Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as <u>Schedule 1</u>), provided background information on the project, highlighting the following:

Development Permit Panel Wednesday, May 28, 2025

- the applicant is proposing exterior renovations to the existing hotel building to provide a more modern appearance consistent with the upgrades of other hotel buildings in the same hotel chain;
- proposed building exterior renovations include cladding upgrades on the existing entry portal and feature tower using porcelain panel cladding materials prescribed by the hotel chain;
- landscape improvements including additional plantings of a mix of native and nonnative species are also proposed along the planted areas adjacent to Alexandra Road and within the porte cochère landscaping island; and
- a glass canopy to provide weather protection to pedestrians is proposed to be installed at the south pedestrian entrance of the hotel building along Alderbridge Way.

Staff Comments

Joshua Reis, Director, Development noted that (i) there is no Servicing Agreement associated with the project given the limited scope of the proposed improvements associated with the subject development permit application, (ii) staff appreciates the proposed installation of a sloped glass awning at the secondary entrance of the hotel building along Alderbridge Way as it provides additional weather protection for pedestrians and supports the City's objectives for walkability in the City Centre, (iii) proposed pedestrian safety improvements in the subject site include the installation of vehicle wheel stops on all parking stalls adjacent to the pedestrian pathways, (iv) the existing utility Statutory Right-of-Way (SRW) along the Alderbridge Way frontage is proposed to be modified and replaced to allow for Public Right-of-Passage (PROP) to facilitate the future construction of pedestrian and cycling infrastructure, and (v) the applicant is required to obtain an arborist contract to supervise all improvements within any of the tree protection zones on-site prior to Building Permit issuance.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) existing exterior lighting onsite, including on the façade of the feature tower and under the porte cochère, will be replaced with energy efficient lighting fixtures, and (ii) enhancements to existing landscaped areas on the site are proposed along the planted areas adjacent to the driveway entrance along Alexandra Road and within the porte cochère planting island.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel Wednesday, May 28, 2025

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The Panel expressed support for the project, noting the applicant's willingness to work with staff on the proposed exterior renovations and landscape improvements.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 8640 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

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None.

3. Date of Next Meeting: June 11, 2025

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (3:42 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, May 28, 2025.

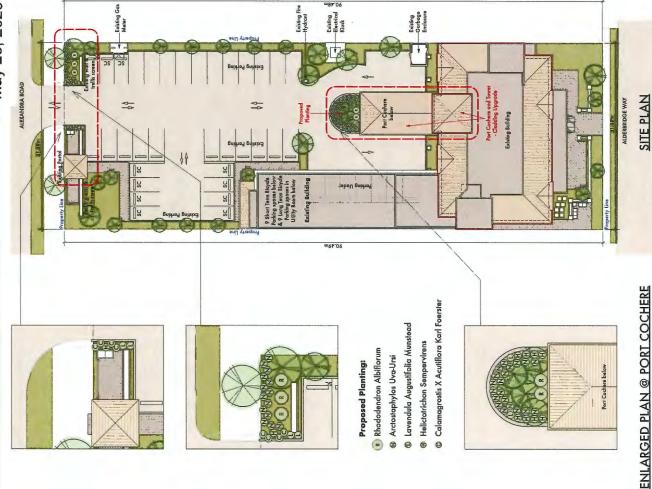
Milton Chan	Rustico Agawin	
Chair	Committee Clerk	

LA QUINTA INN - EXTERIOR FINISHES UPGRADE











CNCL - 519



DEVELOPMENT PERMIT PANEL PRESENTATION May 2025











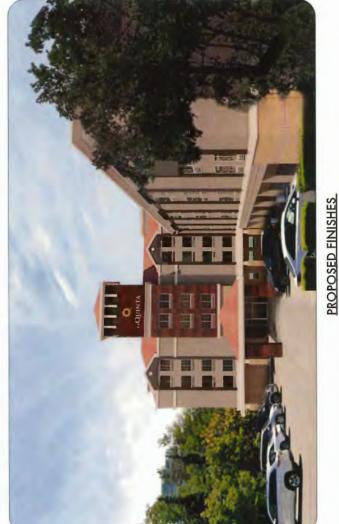


DEVELOPMENT PERMIT PANEL PRESENTATION

LA QUINTA INN - EXTERIOR FINISHES UPGRADE











DEVELOPMENT PERMIT PANEL PRESENTATION

LA QUINTA INN - EXTERIOR FINISHES UPGRADE

May 2025



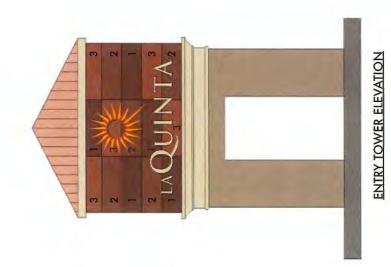




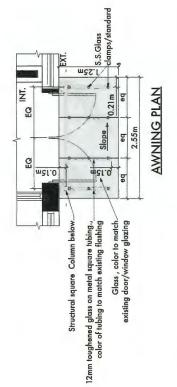














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Report to Council

To:Richmond City CouncilDate:June 11, 2025From:John IrvingFile:DP 20-919145

Development Permit Panel

Re: Development Permit Panel Meeting Held on January 17, 2024

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 20-919145) for the properties at 4571, 4591 and 4611/4631 Steveston Highway, be endorsed and the Permit so issued.

John Irving

Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 17, 2024.

<u>DP 20-919145 – JONATHAN KING – 4571, 4591 AND 4611/4631 STEVESTON HIGHWAY</u> (January 17, 2024)

Permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)". The proposal includes a variance to reduce the front yard setback along Steveston Highway from 6.0 m to 4.5 m.

The applicant architect, Jiang Zhu, of Imperial Architecture Ltd., the applicants' landscape architect, Zhipin Li, Homing Landscape Architecture, Corp., provided a brief visual presentation highlighting:

- The proposed form, massing, and architectural design of the townhouse buildings are compatible with adjacent residential developments.
- A north-south entry driveway off Steveston Highway is proposed along the west property line, and the proposed east-west internal drive aisle will provide shared access to future developments to the east and west.
- The unit entries and the proposed common outdoor amenity area are fully accessible.
- The development includes two convertible units. The conversion of these units will require the installation of a vertical lift in the stacked storage space.
- Existing landscape conditions such as existing trees and hedges, will be retained as much as possible, and additional trees are proposed to be planted to provide privacy.
- Changes to the existing site grade will be minimized.
- A significant amount of native plant species are proposed for landscaping.
- The proposed common outdoor amenity space exceeds the required size and provides for a variety of users.
- The proposed on-site turnaround area is capable of being landscaped and used as an additional outdoor amenity space when the adjacent property to the west should the property redevelop in the future.

Staff noted that (i) the shared use of the proposed common outdoor amenity between the proposed development and the future development to the west is only a design intent and that there is no formal sharing arrangement between the two developments, (ii) the project has been designed to achieve Level 3 of the BC Energy Step Code with on-site Low-Carbon Energy Systems, (iii) there is a Servicing Agreement associated with the project for frontage works and site services, (iv) the Servicing Agreement includes a provision for turning restriction within the driveway letdown to right-in/right-out turning movements only, (v) the proposed front yard setback variance was identified at the time of rezoning, (vi) an acoustical report was provided by the applicant confirming that the units will meet Canada Mortgage and Home Corporation (CMHC) internal noise standards, and (vii) there will be future cross access over the east-west internal drive aisle with adjacent properties to the west and east of the subject site secured by a statutory right-of-way.

In reply to a query from the Panel regarding the design of the two buildings fronting Steveston Highway, the applicant noted that (i) the two buildings are not identical as they have different roof forms to provide some variation in building design, and (ii) permeable pavers will be installed on the entry driveway, visitor parking stalls, internal pedestrian walkways and entries to common areas.

In reply to queries from the Panel, staff noted that (i) there are other developments along Steveston Highway that have right-in/right-out turning restrictions for vehicle access, and (ii) all required replacement trees will be accommodated on the subject site.

The Panel expressed support for the project, noting that (i) the design of the proposed development has taken into consideration the existing adjacent developments as well as the future redevelopment of neighbouring properties, and (ii) the provision of low-carbon energy systems for the project is appreciated.

The Panel recommends the Permit be issued.



Report to Council

To: Richmond City Council **Date:** June 9, 2025

From: Wayne Craig File: DP 22-023533

Chair, Development Permit Panel

Re: Development Permit Panel Meeting Held on February 12, 2025

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 22-023533) for the property at 3320 Jacombs Road, be endorsed and the Permit so issued.

Wayne Craig

General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following items at its meetings held on February 12, 2025.

<u>DP 22-023533 – LAKESHORE GROUP – 3320 JACOMBS ROAD</u> (February 12, 2025)

The Panel considered a Development Permit (DP) application to permit the construction of a 15,413 m² addition to the existing building at 3320 Jacombs Road on a site zoned "Industrial Retail (IR1)". Variances are included in the proposal, including increasing the maximum building height from 16.0 m to 21.6 m, and reducing the required number of medium on-site loading spaces from 12 to four.

The applicant, Rick Pennycooke, of Lakeshore Planning Group, the applicant's architect, Rafael Santa Ana, of Rafael Santa Ana Architecture Workshop, and landscape architect, Emilio Lara, of LARA Landscape Architecture, provided a brief visual presentation highlighting:

- The proposed two-storey building will be located immediately south of the existing IKEA building and will include additional warehouse space, loading docks for deliveries and expanded curbside pickup capacity.
- The building has been designed to achieve LEED v4 certification for building design and construction.
- Exterior cladding materials and colours will be consistent with those of the existing IKEA building.
- Glazing will be introduced at strategic locations on the building façades to allow natural light into the space.
- A berm around the east and south perimeter of the site, along with a surge tank at the southeast corner screened by landscaping, is proposed to manage and mitigate 1-in-100-year storm events. The berm also helps to delineate public and private space without the use of fencing while maintaining clear sightlines to and from the site.
- Thirty-seven replacement trees are proposed to be planted on the subject site.
- All existing City trees around the site will be retained and protected.
- Lighting is proposed at key building locations and is proposed to be downward facing and low glare.
- Bollards and step lights are proposed along pedestrian pathways and stairs.
- A landscape buffer is proposed at the southeast corner of the truck loading zone to minimize views from Knight Street.
- Native and drought-tolerant planting are proposed and the plant species proposed for the site will provide habitat for pollinators and ensure seasonal interest.

Staff noted that (i) the proposed variances for building height and minimum medium on-site loading spaces are technical in nature and have been reviewed and supported by staff and that the proposed increase in building height is consistent with a similar variance granted to the existing IKEA building, (ii) the proposed ground floor and second floor elevations allow for truck clearance and operational movements of goods, (iii) the project will provide three Level 3 direct

fast charging stations and 13 energized outlets for electric vehicles, and (iv) the signage associated with the project will be reviewed through a separate sign permit process and is not part of the development permit application.

In reply to queries from the Panel, the applicant noted that (i) the proposed surge tank would mitigate a significant flooding event and will be located completely underground, (ii) the owner is responsible for the maintenance of the surge tank, (iii) the applicant could explore more opportunities for the proposed landscaped area at the southeast corner to enhance the pedestrian experience in the subject site, (iv) the proposed landscaping for the project is a significant enhancement to the existing landscape condition in the subject site, and (v) the proposed EV charging stations for the project would be in addition to the existing EV charging stations in the existing IKEA development,

The Panel expressed support for the project, noting the project's attention to detail and the applicant's efforts to achieve LEED certification for the project.

With regard to the proposed landscaping for the project, the Panel directed staff to work with the applicant prior to the application moving forward to Council for consideration in order to (i) explore opportunities to provide additional amenities, e.g. seating areas, in the landscaped area at the southeast corner of the subject site and provide additional pedestrian linkages in this area, and (ii) investigate opportunities to install additional street trees along the western half of the boulevard along Maninni Way in coordination with the City's Parks Department.

In response to direction from the Panel, the applicant has provided two picnic tables strategically located to offer both shade and sun exposure for employee use in the southeast portion of the site. The applicant has noted that the southeast landscaped area has limited pedestrian connections as it is not intended for public access. However, the additional picnic tables will serve as a private rest area for employee enjoyment. The landscape plans have been updated to include the additional tables and City trees. Additionally, at the applicant's cost and through a City work order, payment has been made for the planting of four City trees. City tree planting is projected to occur in the Fall of 2025.

The Panel recommends the Permit be issued.