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**City Council  
Electronic Meeting**

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

**Monday, June 24, 2024  
7:00 p.m.**

Pg. #      ITEM

**MINUTES**

**1.    *Motion to:***

**CNCL-12      (1)    *adopt the minutes of the Regular Council meeting held on June 10, 2024; and***

**CNCL-23      (2)    *adopt the minutes of the Special Council meeting held on June 17, 2024.***



**AGENDA ADDITIONS & DELETIONS**

**COMMITTEE OF THE WHOLE**

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



3.    Delegations from the floor on Agenda items.

**PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.**

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
- Steveston Transit Exchange – Translink Public Engagement Results
- Land use applications for first reading (to be further considered at the Public Hearing on July 15, 2024):
  - 12800/12910 No. 2 Road – Rezone from Zoning Text Amendment to the “Agriculture (AG1)” Zone To Permit A Glass Greenhouse With Concrete Footings (Kush Panatch – applicant)
- Richmond Youth Advisory Committee Proposed 2024 Work Program
- Draft Child Care Strategy 2024–2034
- Housing Agreement (Affordable Housing) Bylaw No. 10548, Housing Agreement (Moderate Market Rental) Bylaw No. 10549 and Housing Agreement (Market Rental) Bylaw No. 10550 To Permit The City Of Richmond To Secure Low- End Market Rental (LEMR) Units, Moderate Market Rental Units And Market Rental Units At 6071 Azure Road
- Kittiwake Drive - Traffic Calming Update
- North Dike Upgrades Concept Plan - Lynas Lane to No. 2 Road



## Council Agenda – Monday, June 24, 2024

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- Richmond Water Quality and Conservation Report 2023

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*

☐

Consent  
Agenda  
Item

6. COMMITTEE MINUTES

*That the minutes of:*

CNCL-26 (1) the **Community Safety Committee** meeting held on June 10, 2024;

CNCL-32 (2) the **General Purposes Committee** meeting held on June 17, 2024;

CNCL-40 (3) the **Planning Committee** meeting held on June 18, 2024; and

(4) the *Public Works and Transportation Committee* meeting held on June 19, 2024; (distributed separately)

*be received for information.*

☐

Consent  
Agenda  
Item

7. STEVESTON TRANSIT EXCHANGE – TRANSLINK PUBLIC ENGAGEMENT RESULTS

(File Ref. No. 10-6480-03-01) (REDMS No. 7629827)

CNCL-45

See Page CNCL-45 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That TransLink be advised the City does not support TransLink's proposed alternate location for the Steveston Transit Exchange as described in the staff report titled "Steveston Transit Exchange – TransLink Public Engagement Results", dated May 27, 2024 from the Director, Transportation.*

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## Council Agenda – Monday, June 24, 2024

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Consent  
Agenda  
Item

8. **APPLICATION BY KUSH PANATCH FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GLASS GREENHOUSE WITH CONCRETE FOOTINGS AT 12800/12910 NO. 2 ROAD**  
(File Ref. No. ZT 24-035934) (REDMS No. 7657729)

CNCL-56

See Page CNCL-56 for full report

### PLANNING COMMITTEE RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the use of an 81 m<sup>2</sup> greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.*



Consent  
Agenda  
Item

9. **RICHMOND YOUTH ADVISORY COMMITTEE PROPOSED 2024 WORK PROGRAM**  
(File Ref. No. 07-3425-01) (REDMS No. 7695228)

CNCL-74

See Page CNCL-74 for full report

### PLANNING COMMITTEE RECOMMENDATION

*That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled “Richmond Youth Advisory Committee Proposed 2024 Work Program”, dated May 31, 2024, from the Acting Director, Community Social Development, be approved.*



Consent  
Agenda  
Item

10. **DRAFT CHILD CARE STRATEGY 2024–2034**  
(File Ref. No. 07-3070-04) (REDMS No. 7675622))

CNCL-80

See Page CNCL-80 for full report

### PLANNING COMMITTEE RECOMMENDATION

- (1) *That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and*

- (2) *That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.*



Consent  
Agenda  
Item

11. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10548, HOUSING AGREEMENT (MODERATE MARKET RENTAL) BYLAW NO. 10549 AND HOUSING AGREEMENT (MARKET RENTAL) BYLAW NO. 10550 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW- END MARKET RENTAL (LEMR) UNITS, MODERATE MARKET RENTAL UNITS AND MARKET RENTAL UNITS AT 6071 AZURE ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7611426)

CNCL-164

See Page CNCL-164 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;*
- (2) *That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and*
- (3) *That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.*



## Council Agenda – Monday, June 24, 2024

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Consent  
Agenda  
Item

12. **KITTIWAKE DRIVE - TRAFFIC CALMING UPDATE**  
(File Ref. No. 10-6460-01) (REDMS No. 7648159)

CNCL-241

See Page CNCL-241 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION

*That the two asphalt speed cushions on Kittiwake Drive remain as a permanent condition, as described in the staff report titled “Kittiwake Drive – Traffic Calming Update” dated May 27, 2024 from the Director, Transportation.*



Consent  
Agenda  
Item

13. **NORTH DIKE UPGRADES CONCEPT PLAN - LYNAS LANE TO NO. 2 ROAD**  
(File Ref. No. 10-6050-01) (REDMS No. 7672407)

CNCL-245

See Page CNCL-245 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION

*That the concept plan presented in the staff report titled "North Dike Upgrades Concept Plan -Lynas Lane to No. 2 Road", dated May 16, 2024, from the Director, Engineering be endorsed for the purposes of public consultation.*



Consent  
Agenda  
Item

14. **RICHMOND WATER QUALITY AND CONSERVATION REPORT 2023**  
(File Ref. No. 10-6000-01) (REDMS No. 7675292)

CNCL-252

See Page CNCL-252 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION

*(1) That the annual report titled “Richmond Water Quality and Conservation Report 2023” dated May 15, 2024, from the Director of Public Works Operations, be endorsed; and*

## Council Agenda – Monday, June 24, 2024

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- (2) *That the “Richmond Water Quality and Conservation Report 2023” be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives.*



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### CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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### NON-CONSENT AGENDA ITEMS

#### COMMUNITY SAFETY COMMITTEE

Councillor Alexa Loo, Chair

15. **REVIEW OF HOURS OF OPERATION OF KARAOKE CLUBS AND  
NIGHT CLUBS**

(File Ref. No. 09-5355-00) (REDMS No. 7671706)

CNCL-318

See Page CNCL-318 for full report

#### COMMUNITY SAFETY COMMITTEE RECOMMENDATION

Opposed: Cllr. Heed

*That the permitted hours of operation of Karaoke Clubs and Night Clubs remain unchanged as outlined in the staff report titled “Review of Hours of Operation of Karaoke Clubs and Night Clubs”, dated May 14, 2024, from the Director, Community Bylaws and Licencing.*



#### GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

## Council Agenda – Monday, June 24, 2024

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16. **RESPONSE TO PROVINCIAL HOUSING BILLS: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) ZONING DISTRICT BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File Ref. No. 08-4045-30-02) (REDMS No. 7686824)

CNCL-326

See Page CNCL-326 for full report

CNCL- 691

See Page CNCL-691 for Staff Memorandum

### GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed to Part (9): Cllrs. Day and Wolfe

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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 10579, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) *That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) *That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) *That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
  - (a) *notification in writing of the bylaw amendments included in the report titled "Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments" from the Director, Policy Planning dated June 12, 2024, as required to*

*demonstrate compliance with Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023); and*

*(b) the location of exempted properties and associated legislative provisions permitting the exemptions;*

*(8) That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur; and*

*(9) That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*



## PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Councillor Carol Day, Chair

### 17. AWARD OF CONTRACT 8225Q – BIKE REUSE PILOT PROGRAM (File Ref. No. 10-6370-01) (REDMS No. 7623493)

CNCL-483

See Page CNCL-483 for full report

#### PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

Opposed to Part (2): Cllr. Day

*(1) That Contract 8225Q – Bike Reuse Pilot Program as detailed in the staff report titled “Award of Contract 8225Q – Bike Reuse Pilot Program” dated May 14, 2024 from the Director, Public Works Operations be awarded for an initial one-year term effective August 1, 2024 to Pedal Foundation for an estimated total value of \$82,269; and*

*(2) That one-time funding of \$91,000 from the General Solid Waste and Recycling Provision for the Bike Reuse Pilot expenditures be approved and that the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.*



FINANCE AND CORPORATE SERVICES DIVISION

18. **2023 ANNUAL REPORT AND 2023 ANNUAL REPORT HIGHLIGHTS**  
(File Ref. No. 01-0375-01) (REDMS No. 7671605)

CNCL-487

See Page CNCL-487 for full report

FINANCE COMMITTEE RECOMMENDATION

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

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19. **2023 COUNCIL REMUNERATION AND EXPENSES**  
(File Ref. No. 03-1180-01) (REDMS No. 7690910)

CNCL-590

See Page CNCL- 590 for full report

STAFF RECOMMENDATION

*That the report titled 2023 Council Remuneration and Expenses be received for information.*

☐

20. **2023 STATEMENT OF FINANCIAL INFORMATION**  
(File Ref. No. 03-1200-03) (REDMS No. 7690310)

CNCL-592

See Page CNCL- 592 for full report

STAFF RECOMMENDATION

*That the 2023 Statement of Financial Information be approved.*

☐

PUBLIC ANNOUNCEMENTS AND EVENTS



NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-681**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10495**  
(3300 Granville Avenue, RZ 22-026766)  
Opposed at 1<sup>st</sup> Reading – Cllr. Wolfe  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – Cllr. Wolfe

☐

- CNCL-683**      Transit-Oriented Areas (TOA) Designation **Bylaw No. 10560**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

- CNCL-688**      Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10561**  
(Transit-Oriented Areas)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

ADJOURNMENT

☐



**Regular Council**

**Monday, June 10, 2024**

Place: Council Chambers  
Richmond City Hall

Present: Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Absent: Mayor Malcolm D. Brodie

Call to Order: Acting Mayor Andy Hobbs called the meeting to order at 7:00 p.m.

RES NO. ITEM

**MINUTES**

R24/11-1 1. It was moved and seconded  
*That:*

- (1) *the minutes of the Regular Council meeting held on May 27, 2024, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on June 3, 2024, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated May 31, 2024, be received for information.*

**CARRIED**

1.



**Regular Council**  
**Monday, June 10, 2024**

**AGENDA ADDITIONS & DELETIONS**

R24/11-2

It was moved and seconded

*That Item No. 12– “2023 Annual Report and 2023 Annual Report Highlights” be deleted from the Council Agenda;*

*That a correction be made by removing Item No. 13 “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)” from the consent agenda and adding the item to the non consent agenda as Cllr. Loo voted in opposition at the Finance Committee meeting; and*

*That it be noted under Bylaws for Adoption that Cllr. Day and Cllr. Wolfe voted in opposition of Bylaw 10423 at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading; and that Cllr. Wolfe voted in opposition of Bylaw 10472 at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.*

**CARRIED**

**PRESENTATION**

Colonel Scott Raesler, Commander of 39 Canadian Brigade Group presented the City of Richmond with a commendation for the City’s donation of surplus materials to the 39 Canadian Brigade for training purposes. He commended the City for its leadership and resource management, and noted that this donation allowed for training that had not been conducted in quite some time.

**COMMITTEE OF THE WHOLE**

R24/11-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:06 p.m.).*

**CARRIED**

2.



**Regular Council  
Monday, June 10, 2024**

3. Delegations from the floor on Agenda items –

Item No. 7 – No. 3 Road Bark Park Proposed Enhancements Update

Jerome Dickey, 9280 Glen Allen Drive, Richmond, spoke in support of the recommendations, thanking staff for their hard work and noting that incorporating safety by design will improve safety at Bark Park.

- R24/11-4 4. It was moved and seconded  
*That Committee rise and report (7:12 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R24/11-5 5. It was moved and seconded  
*That Items No. 6 through 11 be adopted by general consent.*

**CARRIED**

6. **COMMITTEE MINUTES**

*That the minutes of:*

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

**CARRIED**



**Regular Council**  
**Monday, June 10, 2024**

**7. NO. 3 ROAD BARK PARK PROPOSED ENHANCEMENTS UPDATE**

(File Ref. No. 06-2345-20-N3RP1) (REDMS No. 7666041, 76706781)

- (1) That staff proceed with Option E of the Core Area Enhancement Options and Option D of the West Entrance Enhancement Options, as outlined in the staff report titled "No. 3 Road Bark Park Proposed Enhancements Update", dated April 29, 2024, from the Director, Parks Services, be approved;*
- (2) That staff immediately address safety issues and enhance them by installing fences and gates on the east and west sides of Bark Park, install signage that marks the cycling path in Bark Park, signage to inform the public of upcoming projects and contact information for bylaw officers; and*
- (3) That staff further analyze the impacts and costs of widening the existing trail located within the statutory right of way over 13800 No. 3 Road, around Crown Packaging, and report back.*

**ADOPTED ON CONSENT**

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

(File Ref. No. 11-7000-09-20-283) (REDMS No. 7598942, 7517628)

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

**ADOPTED ON CONSENT**

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

(File Ref. No. File Ref. No. 01-0370-20-002) (REDMS No. REDMS No. 7653971, 7687321)

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



**Regular Council  
Monday, June 10, 2024**

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

**ADOPTED ON CONSENT**

Direction was given to staff to provide Council with the Richmond COVID-19 BC SPEAK 1 and 2 Survey metrics and for staff to reach out to the Vancouver Coastal Health about working collaboratively with the City on the issue of Mental Health.

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

(File Ref. No. 03-1090-22; 10-6125-07-01) (REDMS No. 7562606)

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

**ADOPTED ON CONSENT**



**Regular Council**  
**Monday, June 10, 2024**

**11. RICHMOND RESPONSE: YVR AIRPORT ZONING REGULATIONS**

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

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

**ADOPTED ON CONSENT**



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Direction was given to staff to add Metro Vancouver municipalities and Metro Vancouver to the list of government agencies being sent a letter outlining the City of Richmond's concerns on Transport Canada's proposed Vancouver International Airport Zoning Regulations and requesting a review of the proposed Airport Zoning Regulations for the Vancouver International Airport.

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

Item removed from the Agenda.

13. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2024)**  
(File Ref. No. File Ref. No. 12-8060-20-010558) (REDMS No. 7654741)

Please see page 7 for action on this item.

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**NON-CONSENT AGENDA ITEMS**

**FINANCE COMMITTEE**

Mayor Malcolm D. Brodie, Chair

14. **DEVELOPMENT COST CHARGES IMPOSITION BYLAW ANNUAL INFLATIONARY UPDATE (2024)**  
(File Ref. No. File Ref. No. 12-8060-20-010558) (REDMS No. 7654741)

R24/11-6

It was moved and seconded

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





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- (2) *That the staff report titled “Development Cost Charges Imposition Bylaw Annual Inflationary Update (2024)” dated May 6, 2024 from the Director, Finance, be endorsed as the basis for public consultation in establishing the amended Development Cost Charges Imposition Bylaw.*

The question on the motion was not called as discussion ensued with respect to the changes to the Development Cost Charges (DCC) program, and the increase in DCC’s contributing to elevating costs of housing.

In response to queries from Council, staff advised that (i) the DCC’s bylaw encompasses costs of communal infrastructure, City wide facilities and amenities as a result of growth, and (ii) the unit rate is based on the projection of growth, the estimated cost of infrastructure, and taking into consideration, which part of the cost is contributed to growth.

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

**BYLAWS FOR ADOPTION**

R24/11-7

It was moved and seconded

*That the following bylaws be adopted:*

*Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10261;*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10562;*

*Housing Agreement (Market Rental Housing) Bylaw No. 10522;*

*Housing Agreement (Moderate Market Rental Housing) Bylaw No. 10528;*  
*and*

*Housing Agreement (Affordable Housing) Bylaw No. 10557.*

**CARRIED**

R24/11-8

It was moved and seconded

*That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 10452 be adopted.*



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**Monday, June 10, 2024**

**CARRIED**

Opposed: Cllr. Wolfe

R24/11-9

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10453 be adopted.*

**CARRIED**

Opposed: Cllr. Wolfe

R24/11-10

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10454 be adopted.*

**CARRIED**

Opposed: Cllr. Wolfe

R24/11-11

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10465 be adopted.*

**CARRIED**

Opposed: Cllrs. Day  
Gillanders  
Wolfe

R24/11-12

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10472 be adopted.*

**CARRIED**

Opposed: Cllr. Wolfe

R24/11-13

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10423 be adopted.*

**CARRIED**



**Regular Council**  
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**DEVELOPMENT PERMIT PANEL**

- R24/11-14    14.    It was moved and seconded
- (1)    *That the minutes of the Development Permit Panel meeting held on May 29, 2024, and the Chair's report for the Development Permit Panel meetings held on June 28, 2023 and April 24, 2024, and May 15, 2024 be received for information.*
  - (2)    *That the recommendations of the Panel to authorize the issuance of:*
    - (a)    *a Development Permit (DP 21-936427) for the 10340, 10360, 10380, 10400 and 10420 No. 4 Road;*
    - (b)    *a Development Permit (DP 23-024119) for the property at 8635, 8655, 8675 and 8695 Cook Crescent;*
    - (c)    *a Development Permit (DP 21-945917) for the properties located at 6851 and 6871 Elmbridge Way; and*
    - (d)    *a Development Permit (DP 23-034544) for the properties at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road.*
- be endorsed, and the Permits so issued.*

**CARRIED**

**ADJOURNMENT**

- R24/11-15    It was moved and seconded  
*That the meeting adjourn (8:12 p.m.).*

**CARRIED**



**Regular Council  
Monday, June 10, 2024**

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 10, 2024.

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Acting Mayor (Andy Hobbs)

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Corporate Officer (Claudia Jesson)



**Special Council  
Monday, June 17, 2024**

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
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

Corporate Officer – Claudia Jesson

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

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

\*\*\*\*\*

The meeting reconvened at 5:36 p.m. following the Open General Purposes Committee meeting with all members of Council present.

RES NO.    ITEM

**Special Council**  
**Monday, June 17, 2024**

RES NO.    ITEM

**GENERAL PURPOSES COMMITTEE**

1.    **RESPONSE TO PROVINCIAL HOUSING BILLS: TRANSIT-ORIENTED AREAS (TOA) DESIGNATION BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File No. 12-8060-20-010560; 12-8060-20-010561; 08-4045-30-02) (REDMS No. 7643794, 7657296, 7708006, 7708008)

SP24/3-1

It was moved and seconded

- (1)    *That Transit-Oriented Areas (TOA) Designation Bylaw No. 10560, to designate the City's Transit-Oriented Areas in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), be introduced and given first, second, and third reading;*
- (2)    *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, to exempt residential use in Transit-Oriented Areas from the requirement to provide a minimum amount of off-street vehicle parking spaces, other than accessible parking spaces, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), and update loading provisions and transportation demand management measures in Transit-Oriented Areas, be introduced and given first, second, and third reading;*
- (3)    *That the Minister of Transportation and Infrastructure be notified in writing of the final adoption of Transit-Oriented Areas (TOA) Designation Bylaw No. 10560 and Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, including a copy of both bylaws, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023); and*
- (4)    *That staff review the building massing implications of the Floor Area Ratio exemption for above grade parking within Transit-Oriented Areas (TOA) in response to the elimination of minimum residential off-street parking requirements and the increased residential densities and building heights prescribed by Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023) and report back.*

**CARRIED**

2.

**Special Council**  
**Monday, June 17, 2024**

RES NO.    ITEM

**ADJOURNMENT**

SP24/3-2            It was moved and seconded  
                         *That the meeting adjourn (5:37 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Special meeting of the  
Council of the City of Richmond held on  
Monday, June 17, 2024.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



## Community Safety Committee

Date: Tuesday, June 11, 2024

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 (by teleconference)

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

### AGENDA ADDITIONS

It was moved and seconded

*That Steveston Parking be added to the agenda as Item No. 6A, Steveston Lane Parking be added as Item No. 6B, and Brighthouse Safety be added as Item No. 6C.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Community Safety Committee held on May 14, 2024, be adopted.*

**CARRIED**



**Community Safety Committee**  
**Tuesday, June 11, 2024**

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**COMMUNITY SAFETY DIVISION**

**1. COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – APRIL 2024**

(File Ref. No. 12-8375-02) (REDMS No. 7674325)

In response to queries from Committee, staff advised that (i) *Boulevard Maintenance Regulation Bylaw 7174* have provisions to enforce overgrown tree and shrub offences obstructing traffic and sidewalks, (ii) the City enforces illegal dumping contraventions, however such offenses are infrequent, (iii) parking enforcement revenue is city-wide and can be attributed to retail and business transactions returning to pre-pandemic levels, and (iv) Richmond Fire Rescue (RFR) will issue false alarm tickets.

Discussion ensued with respect to (i) contact information for the public to report dog complaints, (ii) educational brochures on dog ownership are handed out with dog licenses and/or available on social media, (iii) dog walkers require a business license to operate, and staff can explore options to identify dog walkers, and (iv) the City bylaws limits the amount of pets per household.

It was moved and seconded

*That the staff report titled “Community Bylaws Monthly Activity Report – April 2024”, dated May 9, 2024, from the Director, Community Bylaws & Business Licencing, be received for information.*

**CARRIED**

**2. REVIEW OF HOURS OF OPERATION OF KARAOKE CLUBS AND NIGHT CLUBS**

(File Ref. No. 09-5355-00) (REDMS No. 7671706)

In reply to queries from Committee, staff advised that multiple complaints and an increase in severity of calls are not uncommon in relation to businesses that include alcohol consumption late in the evenings adding that the Liquor and Cannabis Regulation Branch, Business Licence department, Bylaw Department and RCMP routinely enforce proactive education measures through active patrols.

It was moved and seconded

*That the permitted hours of operation of Karaoke Clubs and Night Clubs remain unchanged as outlined in the staff report titled “Review of Hours of Operation of Karaoke Clubs and Night Clubs”, dated May 14, 2024, from the Director, Community Bylaws and Licencing.*

**CARRIED**

Opposed: Cllr. Heed

## Community Safety Committee

### Tuesday, June 11, 2024

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Discussion then took place on comparing food primary and liquor primary establishments in relation to night time operations and calls of service, and as a result the following **referral motion** was introduced:

It was moved and seconded

*That staff explore how a pilot project could be run for licenced premises to extend operating hours and report back with comparison data.*

**CARRIED**

3. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – APRIL 2024**

(File Ref. No. 09-5140-01) (REDMS No. 7672426)

Assistant Deputy Fire Chief Trevor Northrup, provided an update on the Health Protection Team that met with Vancouver Coastal Health to discuss preparations for the upcoming heat and wildfire season.

In reply to queries from Committee, staff noted that (i) the six outdoor overdose/poisoning incidents appear to be in one location and staff will report back with more detailed location data, (ii) the Iona Beach fire was investigated and determined to be a human-caused fire, (iii) overdose poisonings includes alcohol poisonings, (iv) licensing/training for RFR staff follows a three year renewal cycle and new training is implemented with the changes in types of calls adding that RFR members are Emergency Medical Assistant First Responders, (v) RFR has seen a steady rise in electric multi-modal fires, and (vi) medical calls are keeping pace with the aging demographics and the clusters on the heat maps align with senior home locations.

It was moved and seconded

*That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – April 2024”, dated May 13, 2024, from the Fire Chief, be received for information.*

**CARRIED**

*Councillor Gillanders left the meeting (4:54 p.m.) and returned (4:55 p.m.).*

4. **FIRE CHIEF BRIEFING**

(Verbal Report)

**(i) Doors Open Richmond**

Assistant Deputy Fire Chief Northrup, spoke to the Doors Open Richmond event at Fire Hall No. 1, noting it was a huge success with over 5239 people in attendance highlighting Fire Prevention and Emergency Programs, Community Outreach, and YVR Fire and Rescue partners.

**Community Safety Committee**  
**Tuesday, June 11, 2024**

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**5. RCMP MONTHLY ACTIVITY REPORT – APRIL 2024**

(File Ref. No. 09-5000-01) (REDMS No. 7658574)

In reply to queries from Committee, Superintendent Julie Drotar noted that (i) retail theft arrests involve both organized rings and repeat offenders, adding that the majority of these offenders are not from Richmond, (ii) staff is providing public awareness on fraud prevention through pamphlets in multiple languages, social media campaigns, newspapers, and news media, (iii) serious assaults with weapons can involve any item, with the exception of guns and knives, which have their own categories, (iv) the increase of break and enter incidents stem from crimes of opportunity, and (v) driver license infractions are a result of traffic enforcement stops.

Discussion ensued in respect to D.A.R.E. presentations in high schools noting that high schools need to invite the RCMP to provide proactive presentations on issues concerning youth.

It was moved and seconded

*That the report titled “RCMP Monthly Activity Report – April 2024”, dated May 10, 2024, from the Officer in Charge, Richmond RCMP Detachment, be received for information.*

**CARRIED**

**6. RCMP/OIC BRIEFING**

(Verbal Report)

**(i) Doors Open Richmond**

Superintendent Drotar spoke to the success of the Doors Open Richmond event with approximately 1800 in attendance highlighting the provincial canoe competition.

**(ii) Red Lights at Intersections**

Committee spoke to an increase in report of vehicles running red lights, noting that these complaints can be forwarded to the RCMP for investigation.

**(iii) No. 2 Road and Westminster Highway Intersection**

Discussion ensued with respect to traffic congestion and vehicular accidents stemming from the fluctuation in gas prices at the corner of No. 2 Road and Westminster Highway. As a result of the discussion, staff noted that City bylaws mandates full service at gas stations and prohibit vehicles from stopping on the roadway. Staff advised that staff can review options to prevent traffic congestion in the area.

**Community Safety Committee**  
**Tuesday, June 11, 2024**

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**6A. STEVESTON TOWNSITE PARKING**

Discussion ensued with regard to alleviating parking issues in Steveston Village, and as a result the following **referral motion** was introduced:

It was moved and seconded

- (1) That staff conduct a comprehensive parking study on the Steveston Townsite and look at all occupancy levels and options including empty spots, loading zones, permit zones, paid parking zones, and Steveston Harbour Authority properties; and*
- (2) As part of the study, staff consult with Steveston Merchants Association, the Richmond Chamber of Commerce, Tourism Richmond and other stakeholders;*  
*and report back.*

**CARRIED**

**6B. STEVESTON TOWNSITE LANE PARKING**

Discussion ensued with regard to parking in Steveston lanes as an option for Steveston employers/employees during the summer months, and as a result the following **referral motion** was introduced:

It was moved and seconded

*That staff review, analyze and assess parking in Steveston lanes to determine when and what circumstances and conditions that parking in lanes can occur, and report back.*

**CARRIED**

Discussion then took place on immediate measures that the City can take to ease parking congestion in the Steveston area in advance of the summer season such as signage and loading zone enhancements.

Discussion ensued with regard to encouraging accessing the Steveston area by cycling, and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That staff look into creating secure bicycle parking in Steveston, and report back.*

**CARRIED**

**Community Safety Committee**  
**Tuesday, June 11, 2024**

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**6C. BRIGHOUSE NEIGHBOURHOOD PARK SAFETY**

In reply to queries from Committee, staff advised that (i) Bylaw Officers actively patrol the park and if necessary remove unoccupied tents allowing better access to the washrooms, (ii) staff will report back on the hours in which the public can access the washrooms, (iii) the ambassador hours have been adjusted to better align with sport user group schedules, and (iv) staff will monitor the ambassador program and make any changes needed to keep the park safe and accessible for all users.

**7. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:52 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 11, 2024.

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Councillor Alexa Loo  
Chair

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Andrea Mizuguchi  
Legislative Services Associate



## General Purposes Committee

Date: Monday, June 17, 2024

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (via 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 4:02 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on June 3, 2024, be adopted as circulated.*

**CARRIED**

1. **RESPONSE TO PROVINCIAL HOUSING BILLS: SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) ZONING DISTRICT BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File Ref. No. 08-4045-30-02) (REDMS No. 7686824)

Staff provided an overview on the report highlighting that:

- Bill 44 introduces amendments to zoning bylaws in affected areas to permit Small-Scale Multi-Unit Housing (SSMUH) development;
- affected areas include lots where current zoning does not permit the minimum number of units as prescribed by the Province;

## **General Purposes Committee**

### **Monday, June 17, 2024**

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- the Province requires that the minimum number of housing units on a lot are three to six units depending on residential lot size;
- for these areas, no minimum on-site parking is allowed;
- staff suggests that a new zoning district (RSM) for single-family zoned properties be introduced to allow anywhere from three to six units depending on lot size and proximity to frequent transit;
- prioritize rental by limiting stratification to duplex-zoned lots;
- the built form regulations will help maintain house-like form and scale that would keep with existing neighbourhood development; and
- properties that are located in an environmentally sensitive area (ESA), are an irregular shape, or encroaches into the setback area will require an application for a Development Permit.

In reply to queries from Committee, staff advised that:

- the current ESA maps will be revised as part of the OCP stage;
- the City's lot coverage, impermeable pavement coverage and live plant material policies would all apply for outdoor green infrastructure, adding that each unit requires a combination of private and shared common space;
- home owners/builders can stratify the units by applying for a rezoning application for Council consideration;
- once bylaws are adopted by Council, the bylaws would pre-zone approximately 25,000 properties that would allow a property owner to build three to six units on the lot;
- staff will be contacting the affected properties with information on upcoming consultation sessions, adding that social media campaigns and advertising will also be conducted to inform residents, small builders, and other stakeholders about upcoming meetings;
- utility infrastructure can be supported;
- staff have applied for a compliance exemption for the Steveston neighbourhood until 2030;
- provide enhanced flexibility for multiplex development, adding single family development will remain unchanged; and
- the Affordable Housing Strategy will be impacted, noting density bonus and/or cash in lieu.

## **General Purposes Committee**

### **Monday, June 17, 2024**

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Discussion ensued with respect to the DP process, FAR, housing affordability/ownership, rental tenure, and stratification. Staff noted that they have reviewed the Provincial guidelines and have taken into account Richmond's lack of laneways, basements, and floodplain, in adjacency to other established neighbourhoods noting that modifications can be brought forward once the base bylaws are adopted and consultation with the public, small builders and stakeholders have occurred.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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 10579, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) *That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) *That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) *That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
  - (a) *notification in writing of the bylaw amendments included in the report titled "Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments" from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes*



**General Purposes Committee**  
**Monday, June 17, 2024**

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*(Residential Development) Amendment Act, 2023); and*

- (b) the location of exempted properties and associated legislative provisions permitting the exemptions; and*
- (8) That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur.*

The question on the main motion was not called as discussion ensued in regards to stratification. As a result of the discussion, the following **amendment motion** was introduced:

It was moved and seconded

*That the main motion be amended to add:*

- (9) That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*

The question on the amendment motion was not called as discussion ensued regarding the analysis of (i) affordable housing options, (ii) attainable home ownership, (iii) the number of stratified units and secondary rental units, and (iv) the operations and maintenance of stratified units.

The question on the **amendment motion** was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.

The question on the main motion as amended, which reads as follows:

- (1) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;*
- (2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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 10579, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*

**General Purposes Committee**  
**Monday, June 17, 2024**

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;*
- (5) *That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;*
- (6) *That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;*
- (7) *That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:*
  - (a) *notification in writing of the bylaw amendments included in the report titled "Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments" from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023); and*
  - (b) *the location of exempted properties and associated legislative provisions permitting the exemptions;*
- (8) *That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur; and*
- (9) *That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*

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

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

It was moved and seconded

***That staff be requested to explore options to increase density, such as 1.0 and 1.2 Floor Area Ratio (FAR), using different heights and different lot coverages and also to compare options if the existing height and setback requirements were to remain without specifying a maximum FAR.***

The question on the referral motion was not called as discussion ensued with respect to the proposed bylaws and increased density.

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

**General Purposes Committee**  
**Monday, June 17, 2024**

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**2. RESPONSE TO PROVINCIAL HOUSING BILLS: TRANSIT-ORIENTED AREAS (TOA) DESIGNATION BYLAW AND ASSOCIATED ZONING BYLAW AMENDMENTS**  
(File Ref. No. 08-4045-30-02) (REDMS No. 7643794)

Staff provided an overview on the report highlighting that:

- Bill 47 introduces a Transit-Oriented Area (TOA) bylaw to remove parking minimums by June 30, 2024, to increase residential density around transit hubs;
- the Province sets the minimum densities and heights known as the Minimum Allowable Density Framework (MD Framework) which only applies to areas that are designated for residential land uses;
- the TOA overlaps with the City Centre Area Plan (CCAP) and staff recommends adding areas within the CCAP to expand TOA to prevent SSMUH development;
- factors such as density, disconnect to transit and Transport Canada's Airport Zoning Regulations will impact certain areas within Richmond; and
- staff expect that parking will still be included in residential tower proposals; therefore, staff recommend reviewing the building massing implications of the FAR exemption for above grade parking within TOA in response to the elimination of minimum residential off-street parking requirements and the increased residential densities and building heights prescribed by Bill 47.

It was moved and seconded

- (1) *That Transit-Oriented Areas (TOA) Designation Bylaw No. 10560, to designate the City's Transit-Oriented Areas in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), be introduced and given first, second, and third reading;*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, to exempt residential use in Transit-Oriented Areas from the requirement to provide a minimum amount of off-street vehicle parking spaces, other than accessible parking spaces, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023), and update loading provisions and transportation demand management measures in Transit-Oriented Areas, be introduced and given first, second, and third reading;*

**General Purposes Committee**  
**Monday, June 17, 2024**

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- (3) *That the Minister of Transportation and Infrastructure be notified in writing of the final adoption of Transit-Oriented Areas (TOA) Designation Bylaw No. 10560 and Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10561, including a copy of both bylaws, in compliance with the requirements of Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023); and*
- (4) *That staff review the building massing implications of the Floor Area Ratio exemption for above grade parking within Transit-Oriented Areas (TOA) in response to the elimination of minimum residential off-street parking requirements and the increased residential densities and building heights prescribed by Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023) and report back.*

The question on the motion was not called as discussion ensued with respect to looking at different driveway and design measures for future rezoning applications and establishing a parking policy.

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

**3. STEVESTON TRANSIT EXCHANGE – TRANSLINK PUBLIC ENGAGEMENT RESULTS**

(File Ref. No. 10-6480-03-01) (REDMS No. 7629827)

It was moved and seconded

*That TransLink be advised the City does not support TransLink's proposed alternate location for the Steveston Transit Exchange as described in the staff report titled "Steveston Transit Exchange – TransLink Public Engagement Results", dated May 27, 2024 from the Director, Transportation.*

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

- staff recommends pausing on finding an alternate location so they can review the new Bill 47 TOA requirements;
- requesting TransLink to reschedule the timing of the routes to minimize bus congestion;
- staff bring back to the next Active Transportation Committee meeting the safety concerns as a result of not moving forward with the alternate location; and
- staff can work with TransLink and Coast Mountain Bus Company to push back bus parking spaces to increase sightlines and safety.

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

**General Purposes Committee**  
**Monday, June 17, 2024**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:35 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  
17, 2024.

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Mayor Malcolm D. Brodie  
Chair

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Andrea Mizuguchi  
Legislative Services Associate



## Planning Committee

Date: Tuesday, June 18, 2024

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo,  
Councillor Carol Day  
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders (by teleconference entered at 4:02 p.m.)  
Councillor Michael Wolfe (by teleconference)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on May 22, 2024, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY KUSH PANATCH FOR A ZONING TEXT AMENDMENT TO THE "AGRICULTURE (AG1)" ZONE TO PERMIT A GLASS GREENHOUSE WITH CONCRETE FOOTINGS AT 12800/12910 NO. 2 ROAD**  
(File Ref. No. ZT 24-035934) (REDMS No. 7657729)

Staff provided Committee with an overview of the application.

**Planning Committee**  
**Tuesday, June 18, 2024**

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In response to queries from Committee, staff advised that (i) since 2018 staff have received one application for a concrete footing foundation greenhouse, and (ii) the use of concrete is proposed to support the weight and size of the proposed greenhouse, the concrete foundation is comprised of a continuous concrete footing.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to permit the use of an 81 m<sup>2</sup> greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.*

**CARRIED**

**2. RICHMOND YOUTH ADVISORY COMMITTEE PROPOSED 2024 WORK PROGRAM**

(File Ref. No. 07-3425-01) (REDMS No. 7695228)

In response to queries from Committee, staff advised that (i) staff will be reviewing topics of interest with the youth committee members and organizational representatives, and then prioritizing based on what is most important to the committee, (ii) staff will share information about the Planet Youth program with the Committee and ask for their thoughts and ideas on what youth enjoy doing in their free time and potential partners for youth activities, and (iii) outreach is not typically the role of committee members, but staff do share opportunities for public engagement with the youth members to participate in themselves, and share with their networks.

It was moved and seconded

*That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled "Richmond Youth Advisory Committee Proposed 2024 Work Program", dated May 31, 2024, from the Acting Director, Community Social Development, be approved.*

**CARRIED**

**Planning Committee**  
**Tuesday, June 18, 2024**

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3. **DRAFT CHILD CARE STRATEGY 2024–2034**

(File Ref. No. 07-3070-04) (REDMS No. 7675622)

In response to queries from Committee, staff advised that (i) school age care is an on-going concern in Richmond and is one of the highest priorities identified in the Child Care Action plan that was developed in 2021, (ii) school age care was most impacted by the pandemic, as many parents took their children out of child care facilities during that time, as such; school age spaces were lost during the immediate time post pandemic, the community is in the process of rebuilding, (iii) School District 38 currently has four new child care facilities under construction that all include additional school age child care spaces, (iv) the provision of child care in residential neighbourhoods is currently possible through two different licence categories, Family Child Care and In Home Multi-Age Care, those two categories are easy to include in a typical residential home, larger facilities often require significant retrofits which may not be cost effective in the long run, (v) Richmond currently has 38 child care spaces per 100 children, and (vi) the Federal and Provincial governments have recently continued to expand the \$10 a day child care program to include part time programs, including before and after school care and preschool.

It was moved and seconded

- (1) *That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and*
- (2) *That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.*

**CARRIED**

**DEPUTY CAO’S OFFICE**

4. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10548, HOUSING AGREEMENT (MODERATE MARKET RENTAL) BYLAW NO. 10549 AND HOUSING AGREEMENT (MARKET RENTAL) BYLAW NO. 10550 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW- END MARKET RENTAL (LEMR) UNITS, MODERATE MARKET RENTAL UNITS AND MARKET RENTAL UNITS AT 6071 AZURE ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7611426)

In response to queries from Committee, staff advised that existing tenants will be given relocation assistance, and once the development is complete first right of refusal to return to the new build.

It was moved and seconded



**Planning Committee**  
**Tuesday, June 18, 2024**

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- (1) *That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;*
- (2) *That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and*
- (3) *That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.*

**CARRIED**

**5. MANAGER'S REPORT**

**(i) Richmond Centre Mall Phase 2**

Staff advised that they have received a Development Permit application for Phase 2 of the Richmond Centre mall development. This portion of the development is focused on the southern and eastern portion of the site. The proposal includes six 13-storey towers consisting of 9200 m<sup>2</sup> of commercial use, and 84,000 m<sup>2</sup> of residential development with approximately 1,171 residential units including affordable and market rental units.

**(ii) New Planner**

Staff introduced Emily Huang as the new Planner 2 in Policy Planning. She will be assisting with the OCP update and public consultation.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:56 p.m.).*

**CARRIED**

**Planning Committee**  
**Tuesday, June 18, 2024**

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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 18, 2024.

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Councillor Bill McNulty  
Chair

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Raman Grewal  
Legislative Services Associate



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** May 27, 2024

**From:** Lloyd Bie, P.Eng.  
Director, Transportation

**File:** 10-6480-03-01/2024-  
Vol 01

**Re:** Steveston Transit Exchange – TransLink Public Engagement Results

### Staff Recommendation

That TransLink be advised the City does not support TransLink's proposed alternate location for the Steveston Transit Exchange as described in the staff report titled "Steveston Transit Exchange – TransLink Public Engagement Results", dated May 27, 2024 from the Director, Transportation.

Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

Att. 2

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

## **Staff Report**

### **Origin**

A staff report describing TransLink's proposed temporary relocation of the Steveston Transit Exchange further west on Chatham Street was presented at the October 18, 2023 Public Works and Transportation Committee. TransLink conducted stakeholder and public engagement regarding the proposed alternate concept from February 12, 2024 to March 1, 2024.

The results of TransLink's consultation on the alternate layout of the on-street Steveston Transit Exchange are provided in this report. TransLink has indicated that they will not proceed with the project without City support and are expecting feedback in this regard.

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

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

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

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.*

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 existing Steveston Transit Exchange operates as an on-street transit facility with bus functions (drop-off/pick-up and layover) occurring on Chatham Street between First and Third Avenues. Operational issues continue to persist with the current layout, particularly near Second Avenue, where parked buses limit sightlines for pedestrians, vehicles and businesses.

TransLink has investigated other on-street options to address the current issues. While technically feasible, introducing buses along alternate streets in Steveston Village presents challenges in the popular commercial and tourist area.

In October 2023, TransLink proposed an alternative on-street bus exchange layout further west on Chatham Street away from the busy commercial part of Steveston Village. The plan relocated all bus layover positions on the south side of Chatham Street along the industrial site between Fourth and Sixth Avenues. Bus repositioning was proposed via Seventh Avenue, Moncton Street and Sixth Avenue (Figure 1).



Figure 1: Proposed Alternate On-Street Exchange: Chatham Street West of Fourth Avenue

### Public Engagement

From February 12 to March 1, 2024, TransLink engaged with residential and business stakeholders to get their feedback on the proposed changes to bus circulation, and locations of stops and layovers within Steveston Village. Project information and an online feedback form was available on TransLink's website during the three-week public engagement phase.

TransLink also hosted a public open house on Saturday, February 24, 2024 (11:00 a.m. to 3:00 p.m.) at the Steveston United Church (3720 Broadway Street).

### Notification

TransLink's notifications of the stakeholder and public consultation for this proposal included:

- Postcards delivered to over 5,000 addresses in Steveston.
- Information signs at bus stops in Steveston Village.
- Door to door canvassing of businesses and residences along the impacted route.
- Targeted digital advertisements and social media posts including the Buzzer Blog.

Promotion of TransLink's consultation was amplified via the City's social media platforms on Instagram, Facebook and X channels.

### Engagement Results

The online survey was the primary method of capturing feedback during the engagement period (Attachment 1). TransLink received 605 completed surveys. Ninety per cent of the respondents to the online survey were Richmond residents with 80 per cent residing in Steveston. TransLink also received feedback by email and at stakeholder meetings, during canvassing and at a public open house on February 24, 2024 (Attachment 2).

Table 1 provides a summary of the interactions with the public and stakeholders during TransLink's public engagement.

**Table 1: Summary of Engagement**

Engagement Type	# of Interactions
Online Survey	605
Public Open House	85
Canvassing (Residences)	90
Canvassing (Businesses)	42
Steveston 20/20 Meeting	26
Steveston Harbour Authority	1
Info Session for CMBC Operators and Staff	124
Emails and Letters	18

### *Online Survey Results*

The 605 completed online surveys generated a total of 1341 comments to three questions. Of the 1341 comments, 42 per cent of the comments were negative and 30 per cent were positive. The remaining 28 per cent of respondents had neutral or mixed feedback about the relocation of the bus exchange. Comments received through other submissions by the public and stakeholders are presented in Attachment 2.

Table 2 provides a summary of responses to the online survey questions regarding the proposed relocation of the Steveston Transit Exchange.

**Table 2: Results of Public Survey**

Question	Number of Responses	Negative	Positive	Mixed or Neutral
Feedback on the Proposed Changes to Bus Routing	403	42%	36%	22%
Feedback on the Location of Bus Stops or Layovers	467	41%	30%	29%
Other Feedback	381	43%	21%	36%
<b>Total</b>	<b>1341</b>			



The following were the primary negative comments expressed by respondents with the proposal:

- Impact on pedestrian and cyclist safety, most specifying Seventh Avenue and Moncton Street and proximity to Garry Point Park was a concern.
- Reduced access to bus services for some seniors, with changes to bus circulation and bus stop locations.
- Desire for a permanent off-street bus exchange.

The following were the top positive themes of support for the proposal by respondents:

- Improved pedestrian safety on Chatham Street and Fourth Avenue.
- Improved driver safety and reduced vehicle congestion along Chatham Street.
- Improved visibility and access to businesses along Chatham Street.

The data from the online survey indicates there are concerns with the proposed alternate configuration for the Steveston Transit Exchange.

#### *Other Forms of Public and Stakeholder Feedback*

Feedback from other forms of public and stakeholder engagement also indicated a lack of support for the proposal. Attendees at the public open house expressed concerns about buses near Garry Point Park. The Steveston Harbour Authority raised concerns for buses affecting trucks to their site south of Moncton Street and the Musqueam Indian Band requested consultation on the proposal. Detailed stakeholder comments can be found in Attachment 2.

#### Next Steps

As the results of the public consultation indicate lack of support, the proposed alternate location of the Steveston Transit Exchange is not recommended. Considering community concerns and the challenges of introducing buses elsewhere in Steveston Village, reviewing other on-street locations for the transit exchange is not recommended. TransLink has advised that they will not be pursuing any further options for an on-street transit exchange should the City not support the proposed alternative layout.

#### **Financial Impact**

None.

#### **Conclusion**

A proposed temporary relocation of the bus layover and turnaround functions further west on Chatham Street was proposed by TransLink in October 2023. TransLink conducted stakeholder and public engagement regarding the proposed alternate concept for the Steveston Transit Exchange from February 12, 2024 to March 1, 2024.

This report provides the results of TransLink's consultation on the alternate layout of the on-street Steveston Transit Exchange.

May 27, 2024

- 6 -

Overall, 42 per cent of the comments were negative and 30 per cent positive toward the proposed changes across all feedback channels. The remaining 28 per cent of respondents were neutral or had both positive and negative feedback towards the proposal. Based on the results of TransLink's consultation, staff do not recommend relocation of the Steveston Transit Exchange.



Sonali Hingorani, P. Eng.  
Manager, Transportation Planning and New Mobility  
(604-276-4049)

SH:ck

- Att. 1: Online Survey Results
- 2: Other Forms of Public and Stakeholder Feedback



## Online Survey Results

### Q1: Do you have any comments about the proposed changes to bus routing through Steveston Village?

#### Type of Comments

Category	# of Comments	% of Comments
Positive	177	36%
Negative	205	42%
Neutral	56	11%
Mixed	28	6%
Out of scope	27	5%

#### Top 5 Positive Themes

Category	# of Comments	% of Comments
No detailed reason given	65	39%
Driver safety	37	22%
Solves congestion	23	14%
Positive impacts for residents	22	13%
Pedestrian safety	20	12%

#### Top 5 Negative Themes

Category	# of Comments	% of Comments
Garry Point Park	63	29%
Pedestrian safety	62	28%
No reason given	33	15%
Access to bus services	33	15%
Negative impacts for residents	27	12%

**Q2: Do you have any comments about the proposed location of bus stops or layovers in Steveston Village?**

*Type of Comments*

Category	# of Comments	% of Comments
Positive	142	30%
Negative	190	41%
Neutral	81	17%
Mixed	40	9%
Out of scope	14	3%

*Top 5 Positive Themes*

Category	# of Comments	% of Comments
No detailed reason given	58	36%
Driver safety	48	30%
Pedestrian safety	29	18%
Solves congestion	16	10%
Access to bus services	10	6%

*Top 5 Negative Themes*

Category	# of Comments	% of Comments
Access to bus services	46	24%
Access to businesses	46	24%
No detailed reason given	36	19%
Negative residential impact	33	17%
Pedestrian safety	32	17%

**Q3: Do you have any other comments you would like to share about the proposed changes to Steveston on-street Bus Exchange?**

Type of Comments

Category	# of Comments	% of Comments
Positive	81	21%
Negative	163	43%
Neutral	15	4%
Mixed	18	5%
Out of scope	104	27%

Top 5 Positive Themes

Category	# of Comments	% of Comments
No detailed reason given	41	43%
Pedestrian safety	20	21%
Driver safety	19	20%
Access to businesses	8	8%
Access to bus services	8	8%

Top 5 Negative Themes

Category	# of Comments	% of Comments
No reason given	37	22%
Pedestrian safety	34	20%
Access to bus services	33	20%
Garry Point Park	32	19%
Permanent exchange	32	19%

## Other Forms of Public and Stakeholder Feedback

### Common themes and feedback from the public engagement (excluding the online survey results)

Public Engagement	Overview
Outreach	<ul style="list-style-type: none"> <li>• Postcards delivered to more than 5,000 addresses.</li> <li>• Promotional signs on bus stop poles in Steveston Village.</li> <li>• Targeted digital ad campaign.</li> <li>• Promotion through TransLink and City of Richmond social channels.</li> </ul>
Participation	<ul style="list-style-type: none"> <li>• Interactions with 85 Steveston residents during public open house.</li> <li>• Presentation and Q&amp;A with 26 community and business leaders at Steveston 20/20 meeting.</li> <li>• Canvassing:               <ul style="list-style-type: none"> <li>◦ 42 businesses along Chatham Street</li> <li>◦ 90 homes in Steveston Village, interacting with 50 residents</li> </ul> </li> <li>• Interactions with 124 bus operators and supervisors during pop-ups at Richmond Transit Centre.</li> <li>• Meeting with Steveston Harbour Authority Executive Director</li> <li>• 13 email and letter submissions.</li> <li>• 5 submissions on behalf of organizations.</li> </ul>

Public Engagement	Feedback
1. Public Open House (February 24, 2024)	<p><u>Support</u></p> <ul style="list-style-type: none"> <li>• Reduced bus volume on Fourth Avenue with changes to bus circulation.</li> <li>• Improved safety for pedestrians and drivers on Chatham Street with the relocation of bus layovers.</li> </ul> <p><u>Concerns</u></p> <ul style="list-style-type: none"> <li>• Proximity of new bus circulation near Garry Point Park.</li> <li>• Volume of buses on Seventh Avenue and Moncton Street.</li> <li>• Pedestrian and cyclist safety.</li> <li>• Residents, mostly seniors, were concerned about having to walk farther to access some bus routes.</li> </ul> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>• Desire for a permanent off-street bus exchange over a modified on-street exchange.</li> </ul>
2. Steveston 20/20 Presentation (January 25, 2024)	<p><u>Concerns</u></p> <ul style="list-style-type: none"> <li>• Public/pedestrian safety on Moncton Street, between Sixth and Seventh Avenues.</li> <li>• Increased bus traffic inhibiting vehicle access to new fish processing facility.</li> <li>• Impact on transit customers who may have a longer walk from new bus stop locations.</li> <li>• Impact on property values of homes on streets buses did not previously travel on.</li> </ul> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>• Alternate locations for a bus exchange, such as a parking lot south of the community centre.</li> </ul>
3. Canvassing	<ul style="list-style-type: none"> <li>• Support from residents along Fourth Avenue and many businesses along Chatham Street.</li> <li>• Improvements to congestion and driver and pedestrian safety in the vicinity of Chatham Street.</li> <li>• Permanent off-street exchange located in or near Steveston Village as an alternative.</li> </ul>
4. Info Sessions for Operators (February 22 and 23, 2024)	<p><u>Support</u></p> <ul style="list-style-type: none"> <li>• Having bus layovers away from homes and businesses is better.</li> <li>• The current exchange is too crowded, and they are concerned for pedestrian safety.</li> <li>• It would be nice to have an actual layover where they can rest.</li> <li>• The new turnaround is more efficient from their point of view.</li> </ul>

	<p><u>Concerns</u></p> <ul style="list-style-type: none"> <li>Challenging for seniors, people with disabilities to get to bus stops relocated further west.</li> <li>Safety for operators of a stand-alone operator's facility.</li> </ul>
5. Steveston Harbour Authority Virtual Meeting (March 25, 2024)	<p><u>Concerns</u></p> <ul style="list-style-type: none"> <li>SHA use of the property has to directly benefit the commercial fishing industry.</li> <li>The federal government has designated this land to the fishing industry, and we take it very seriously.</li> <li>What may look like vacant lots on some of the SHA property is not, for example: <ul style="list-style-type: none"> <li>Seventh Ave unloading pier unloads several million pounds of seafood each year. Volume to increase significantly: equates to three boats/week and about 17 trucks/day.</li> <li>Crabbers compound is a hub for these fishers. During the season, they repair traps, load and unload traps, going back and forth across Sixth Avenue.</li> </ul> </li> <li>Re: walkway/roadway (Moncton Street): the road between Sixth and Forth Avenues used to be locked and only accessible to SHA fishers. At City of Richmond's request, SHA opened it to pedestrians and cyclists so they would not have to divert to Chatham Street to get to Garry Point Park. The area is now very busy. City of Richmond's plan to divert to walkway is not realistic, on a busy summer day.</li> <li>Seventh Avenue between Chatham and Moncton streets narrows substantially. If parking is retained on both sides of Sixth Avenue, it will be too narrow for two-way traffic.</li> <li>The SHA lot on Chatham Street is very strategic for developing the fishery. It would be risky to provide that land to TransLink. Realistically the plan is not "temporary", as there is no viable off-street site. SHA just cannot tie up its land for an undetermined amount of time.</li> <li>The Cannery parking lot is owned by Gulf of Georgia Cannery and operated by Parks Canada. No involvement by SHA.</li> </ul>
6. Emails and Letters (Individuals)	<ul style="list-style-type: none"> <li>Supportive: 1</li> <li>Negative: 8 <ul style="list-style-type: none"> <li>Many recognized the need for a new bus exchange but did not agree with the proposed location.</li> </ul> </li> <li>Neutral: 4</li> </ul>
7. Additional Submissions (organizations)	<p><u>Concerns</u></p> <ul style="list-style-type: none"> <li>Impact of increased bus volume along Moncton Street and Sixth Avenue.</li> <li>Access to waterfront facilities and fleet for some businesses</li> <li>costs and safety risks.</li> <li>Proposed changes would inconvenience transit users and increase traffic congestion.</li> <li>Pedestrian and cyclist safety along Moncton Street and Sixth and Seventh Avenues.</li> <li>Proximity to Garry Point Park and a day care.</li> <li>Impacts of tire-related chemical contaminant in road run-off on fish and fish habitats.</li> </ul> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>Permanent bus exchange.</li> <li>Permanent solution that will be safer for community and offer improvements.</li> <li>Green Storm Infrastructure as a solution to reduce pollutants entering waterway.</li> </ul>



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** June 10, 2024

**From:** Wayne Craig  
General Manager, Planning and Development

**File:** ZT 24-035934

**Re:** **Application by Kush Panatch for a Zoning Text Amendment to the “Agriculture (AG1)” Zone to Permit a Glass Greenhouse with Concrete Footings at 12800 / 12910 No. 2 Road**

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the use of an 81 m<sup>2</sup> greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.

Wayne Craig  
General Manager, Planning and Development  
(604-276-4083)

WC:jh  
Att. 6

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Building Approvals	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Kush Panatch has applied on behalf of the owner, No. 2 Road Farm Ltd. (Kush Panatch), for a Zoning Text Amendment to the “Agriculture (AG1)” zone for the site at 12800/12910 No. 2 Road to allow a glass greenhouse with an earthen floor and concrete footing foundations. The proposed 81 m<sup>2</sup> greenhouse will support soil bound agricultural production and requires concrete footing foundations for longevity and structural soundness. A location map and aerial photo are provided in Attachment 1.

In 2018, Council introduced new regulations to discourage the introduction of greenhouses with concrete floors and use of concrete generally, while also introducing a fast track process for considering applications proposing greenhouses to facilitate a timely turnaround. At that time, Council adopted Bylaw 9861 to amend the “Agriculture (AG1)” zone to add regulations for agricultural buildings and structures, and greenhouses to restrict the construction of concrete slabs or other impermeable structures and surfaces at or below the natural grade. As per the current AG1 zone, greenhouses solely for supporting a farm business are not permitted to have concrete construction, including concrete foundations and footings. At the time of Bylaw 9861 adoption, Council also implemented a “fast track” application process for applicants proposing rezoning for greenhouses that propose a concrete floor of any size. The subject Zoning Text Amendment proposal is being processed as a “fast track” application.

The subject property is currently occupied by a single-family dwelling, an active regenerative and certified organic farm operation (Athiana Acres), and associated farm buildings.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### **Surrounding Development**

To the North: A farm operation on a parcel zoned “Agriculture (AG1)” and located in the ALR, fronting No. 2 Road.

To the South: A no access parcel, part of the subject farm operation on a parcel zoned “Agriculture (AG1)” and located in the ALR, and the South Dyke Trail.

To the East: Farm operations on parcels zoned “Agriculture (AG1)” and located in the ALR.

To the West: Across No. 2 Road, low rise apartments on parcels zoned “Low Rise Apartment (ZLR7)” and “Low Rise Apartment (ZLR8)”.

## **Related Policies & Studies**

### Official Community Plan

The subject site is designated “Agriculture (AG1)” in the Official Community Plan (OCP), which includes those areas where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with this designation.

### Food Security & Agricultural Advisory Committee

The proposal was reviewed by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on May 30, 2024. The application was endorsed. An excerpt from the May 30, 2024 FSAAC meeting minutes is provided in Attachment 4.

## **Public Consultation**

In accordance with the City’s Early Public Notification Policy, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have received several phone inquiries regarding the application. Questions related to the location and size of the greenhouse and the use of lighting. The applicant has agreed to restrictions on the use of lighting to prohibit the use of bright hydroponic lighting and permit minimal artificial lighting as required under the BC Building Code. Upon receiving additional context regarding the application, no formal correspondence has been received at the time of report writing.

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 purpose of this Zoning Text Amendment application is to allow the construction of an 81 m<sup>2</sup> glass greenhouse with concrete footings on site to support existing farm operations. The greenhouse is located generally in the North West corner of the site, as shown in the site plan in Attachment 2. The proposed use is consistent with the “Agriculture (AG1)” zone and the Agricultural Land Reserve (ALR) Regulations.

Current City regulations aim to promote soil-based farming by regulating the type of agricultural buildings and greenhouses and the amount of impermeable surfacing that can be constructed. The introduction of the prohibition on the use of concrete materials in 2018 had the intent of protecting high-quality soils used for soil-based agriculture.

The flooring of the proposed greenhouse will be soil based as is the standard requirement under the AG1 zone. A Statutory Declaration is required prior to the issuance of a Building Permit to



ensure the flooring remains soil based. This is included in the considerations associated with this application. Only the footings are proposed to be concrete. While the applicant explored other options for the greenhouse perimeter footings, they determined that concrete footings would provide for greater longevity and structural soundness of the greenhouse, contributing to the overall sustainability of the structure and related cost considerations.

The applicant advised there is no intention of using hydroponic lighting for the purposes of vegetation growth and that the greenhouse will utilize natural lighting. Some artificial lighting will be required to meet health and safety standards under the BC Building Code. As lighting was the subject of one or more inquiries regarding the application the applicant has agreed to the registering of a restrictive covenant which will be registered on Title, prohibiting the use of hydroponic lighting within the greenhouse and to ensure any lighting is downward focussed. (Attachment 6).

The proposed greenhouse will be 6.4m (21 feet) by 12.6m (41.5 feet) in size. It will be 4.8m (15.8 feet) in height, in compliance with permitted heights within the “Agriculture (AG1)” zone. Development Plans are found in Attachment 5.

The applicant has provided confirmation of farm status as per BC Assessment. The farm operation on site is Athiana Acres. Launched in 2022, Athiana Acres is a regenerative farm, and certified organic farm that participates in farmers markets, and sells products to restaurants in Greater Vancouver. A variety of different crops are grown on the subject site and the intent of the proposed new greenhouse is to increase the diversity of crops grown on the farm by providing a temperature controlled environment to climate sensitive crops and extend the availability of product into the winter season. Reported produce to be grown includes tomatoes, cucumbers, strawberries and a variety of herbs.

Staff are supportive of the application as the subject site is an active farm, the greenhouse is proposed to contribute to an increased diversity of crops, as well as extend the availability of local produce, and the applicant has confirmed farm status as per BC assessment. An application of this type aligns with the intent and purpose of the “Fast Track” process Council established for greenhouses.

The purpose of this Zoning Text Amendment application is to introduce Bylaw Amendment No. 10567 to amend the “Agriculture (AG1)” zone to permit the use of one 81 m<sup>2</sup> greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No 2 Road.

#### Transportation and Site Access

Vehicular access to the subject site is provided via the northern driveway on No. 2 Road adjacent to 12800 No. 2 Road that will lead to an existing gravel area used for public parking. Walking paths made of gravel or grass will lead to the greenhouse. Any pathways constructed with fill will be done in compliance with the Agricultural Land Commission regulations. Produce will be transferred through a variety of means, including push carts and wheelbarrows.

Transportation confirmed that they have no concerns with the access proposed in the development.

### Site Servicing and Frontage Improvements

There are no site servicing concerns and no frontage improvements required for this property at this time given the limited scope of the application.

### **Financial Impact or Economic Impact**

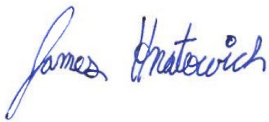
None

### **Conclusion**

The purpose of this Zoning Text Amendment application is to amend the “Agriculture Zone (AG1)” permit the use of an 81 m<sup>2</sup> greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No 2 Road.

The Zoning Text Amendment application complies with the land use designation and applicable policies contained within the OCP for the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10567 be introduced and given first reading.



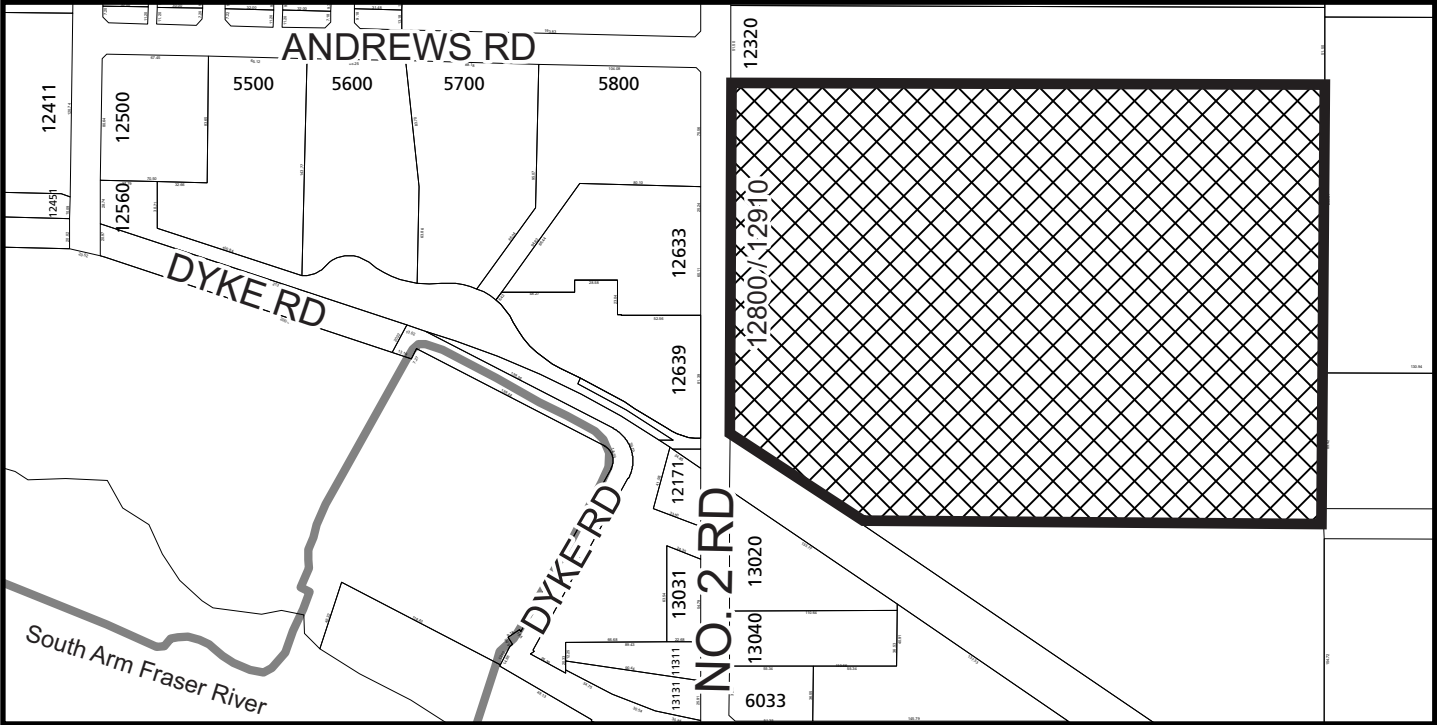
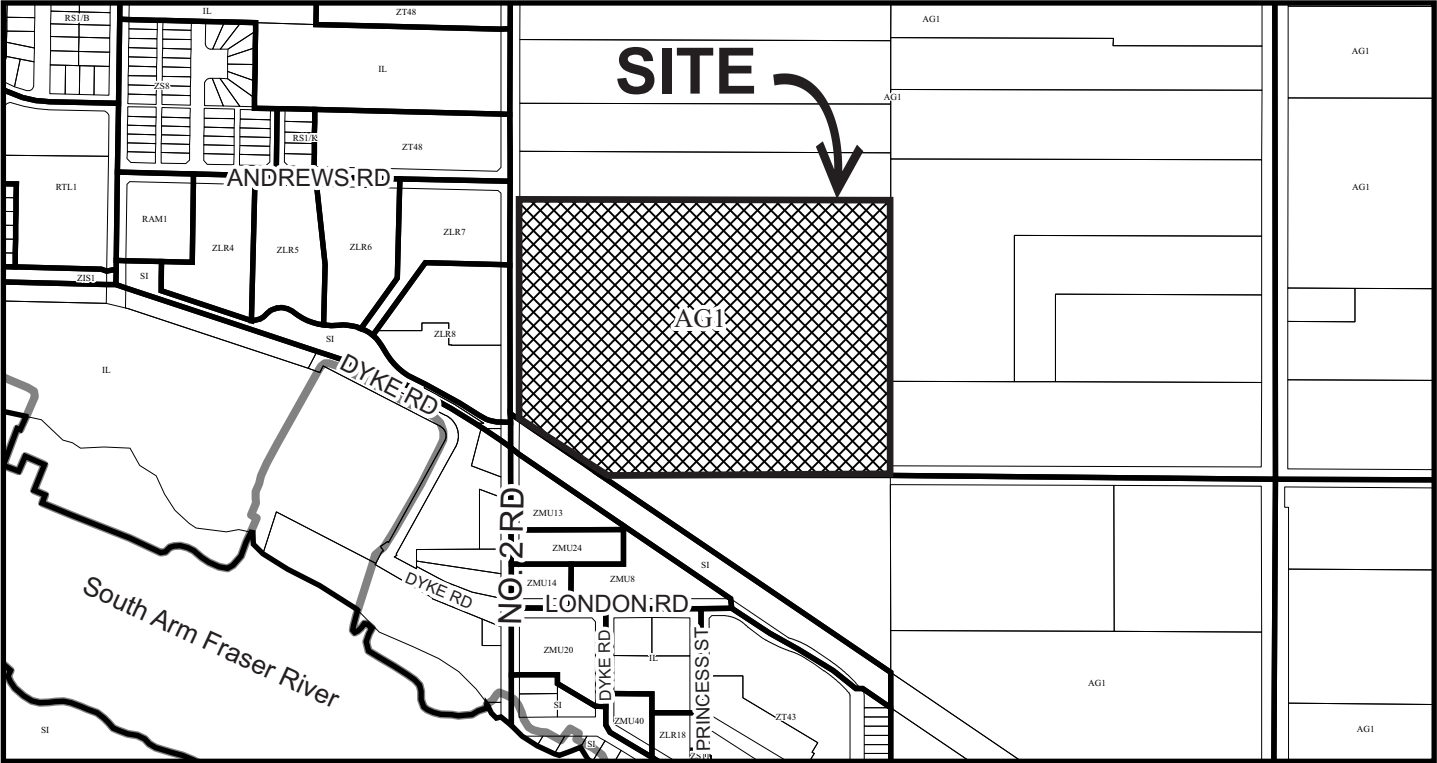
James Hnatowich  
Planner I  
(604-247-4911)

JH:cas

- Att.: 1: Location Map  
2: Site Plan  
3: Development Application Data Sheet  
4: FSAAC Meeting Minutes  
5: Development Plans  
6: Rezoning Considerations



City of  
Richmond



ZT 24-035934

Original Date: 04/24/24

Revision Date: 06/06/24

Note: Dimensions are in METRES





# City of Richmond



ZT 24-035934

Original Date: 04/24/24

Revision Date: 06/06/24

Note: Dimensions are in METRES







**ZT 24-035934**

**Attachment 3**

Address: 12800 / 12910 No. 2 Road

Applicant: Kush Panatch

Planning Area(s): Gilmore

	Existing	Proposed
<b>Owner:</b>	No 2 Road Farm Ltd	No Change
<b>Site Size (m<sup>2</sup>):</b>	11.15 hectares (27.56 acres)	No Change
<b>Land Uses:</b>	Agriculture	No Change
<b>OCP Designation:</b>	Agriculture (AGR)	No Change
<b>Zoning:</b>	Agriculture (AG1)	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Coverage- Greenhouses:	Max. 75 %	0.07%	none
Greenhouse Setbacks (m):	Front: Min. 7.5 m Rear: Min. 4.5 m Side: Min. 4.5 m	Front: 101.2 m Rear: 258.5 m Side: 57.3 m	none
Height (m):	Max. 20 m	4.8 m	none



# City of Richmond

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## Excerpt from the Meeting Minutes of the Food Security and Agricultural Advisory Committee (FSAAC)

Held Thursday, May 30, 2024 (7:00 pm)  
Microsoft Teams

### 1. Zoning Text Amendment Application - 12800 No. 2 Road

James Hnatowich, Policy Planning, introduced the proposal and provided the following comments.

- In 2018, City of Richmond Council adopted a Bylaw to add regulations for greenhouses with concrete construction.
- As per the “Agriculture (AG1)” zone, greenhouses are not permitted to have concrete construction sunk into, at or below the natural grade of the site.
- A property owner may apply to build a greenhouse with concrete construction through a rezoning application.
- A “fast track” review process is applicable to these applications, given the applicant has provided farm status, which the applicant has provided.

Kush Panatch, Simran Panatch and Daniel Garfinkel, from Athiana Acres, provided a presentation identifying the following:

- Athiana Acres has a refined and modern agricultural vision, focusing on regenerative and organic farming practices.
- Athiana Acres provides product through their on-site farm stand, farm markets, community events, restaurant partnerships, and other arrangements in the greater Vancouver area.
- The applicant is proposing a grass greenhouse with concrete footings for longevity and structural considerations.
- The greenhouse will help the business expand the product range, and extend product availability into the winter months.

In response to questions from the Committee, Athiana Acres representatives provided the following additional comments:

- The current vision is to have just the one greenhouse on site.
- The greenhouse will be heated through a natural gas heater. The proposed thickness of the glass will limit the need for heating.

- The greenhouse will at times be open to the public, with the intent to showcase it as an important component of the farm.

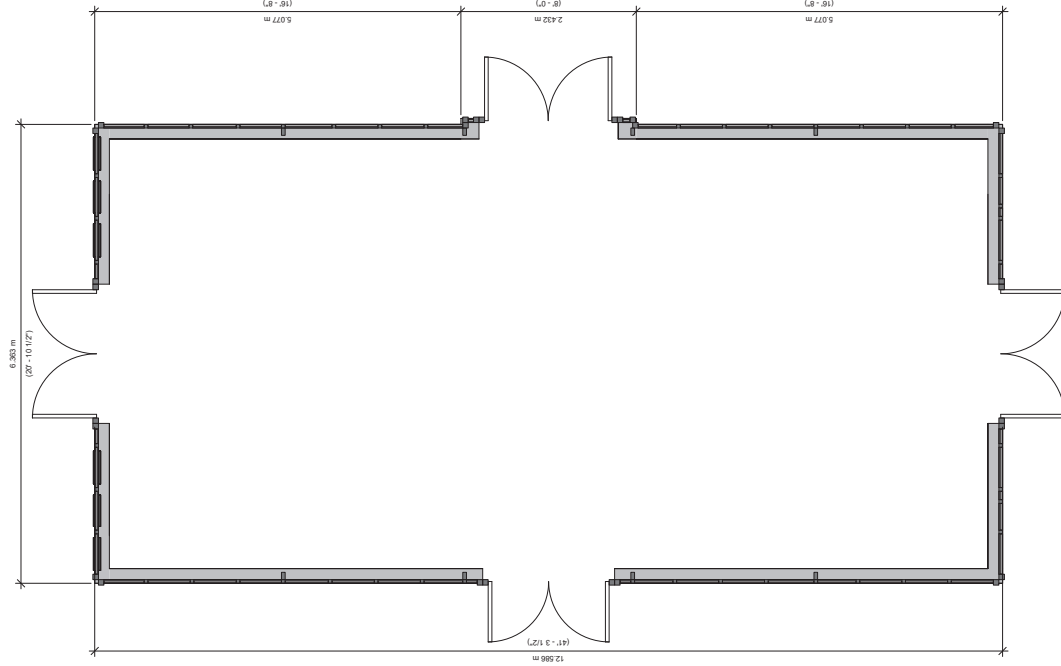
The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the application for a Zoning Text Amendment at 12800 No.2 Road (ZT 24-035934) as presented.*

*Carried Unanimously*



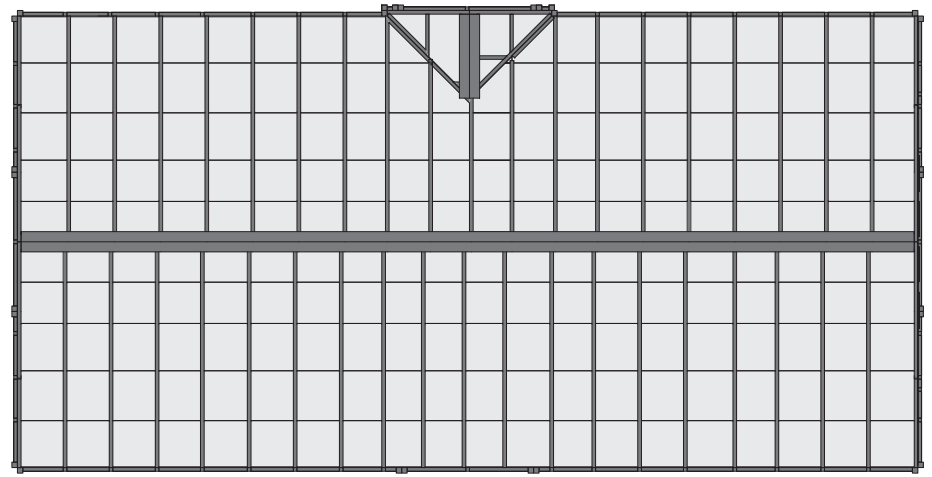
A3.0



CNCL - 67

A3.0

A3.0



1 Floor Plan  
1:32

2 Roof Plan  
1:32

NOTES:  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
BEFORE CONSTRUCTION

REVISION	NO.
----------	-----

PANATCH GROUP  
PROPERTIES - CAPITAL - FOUNDATION

ATHIANA  
ACRES

PROJECT  
ATHIANA ACRES  
1291012800 No. 2 Rd, Richmond BC

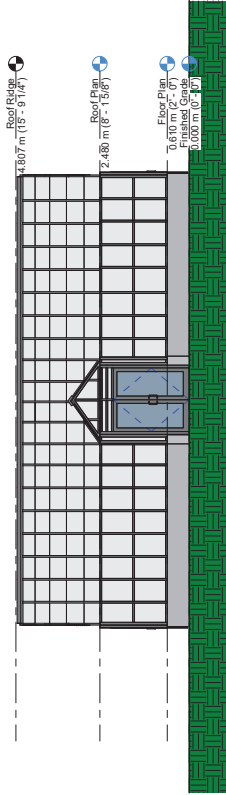
TITLE  
PLANS

DRAWN	REVIEWED	SP
JPR		
DATE	SCALE	PROJECT PHASE
2024-06-04	1:32	BUILDING PERMIT
DRAWING NO.		

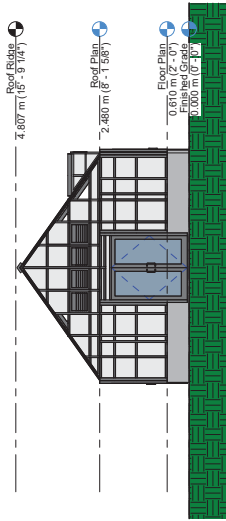
A2.0

NOTES:  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
BEFORE CONSTRUCTION

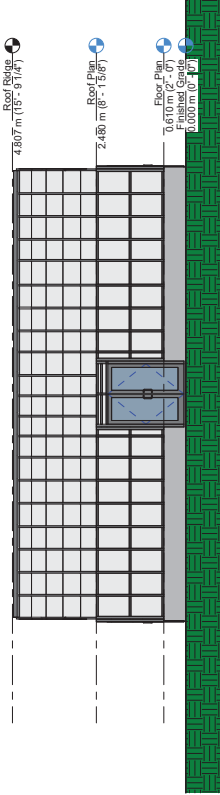
REVISION	NO.
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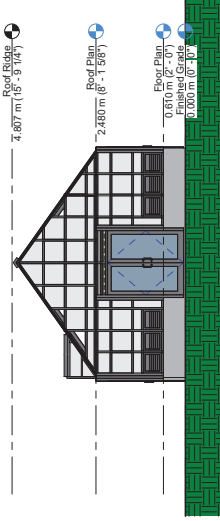
④ West  
1:64



① North  
1:64



③ East  
1:64



② South  
1:64

PROJECT  
ATHIANA ACRES

1291012800 No. 2 Rd. Richmond BC  
TITLE

### ELEVATIONS


DRAWN	REVIEWED	JPR	SP
DATE			
	2024-06-04		
SCALE			
	1:64		
PROJECT PHASE			
	BUILDING PERMIT		
DRAWING NO.			

A3.0



NOTES:  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS  
BEFORE CONSTRUCTION

REVISION	NO.
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**PANATCH GROUP**  
PROPERTIES - CAPITAL - FOUNDATION

**ATHIANA ACRES**

PROJECT  
ATHIANA ACRES

1291012800 No. 2 Rd, Richmond BC

TITLE  
RENDERINGS

DRAWN	REVIEWED	SP
JPR		
DATE	2024-06-04	
SCALE		

PROJECT PHASE:  
BUILDING PERMIT

DRAWING NO.

ALL DIMENSIONS, ELEVATIONS AND SLOPES SHALL BE CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND MATERIAL FABRICATION. DO NOT SCALE DRAWINGS. CONFIRM THE LOCATION OF ALL SUBGRADE SERVICES PRIOR TO COMMENCING SITE WORK. NOTES ON PLAN SUPERSEDE NOTES ON DETAIL SHEET.

ENSURE THAT SITE GRADING AROUND THE PERIMETER OF THE BUILDING PROVIDES DRAINAGE AWAY FROM THE

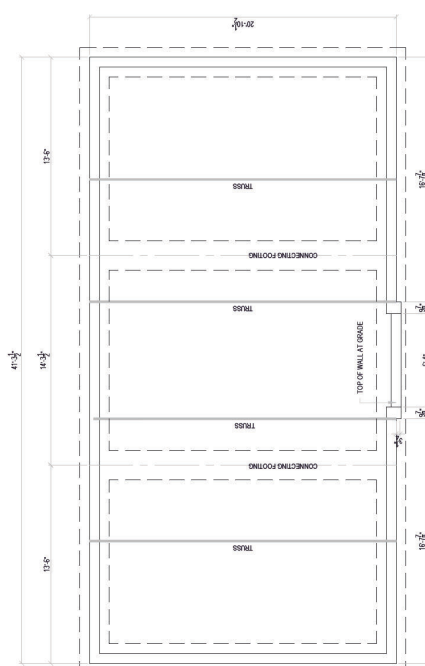
- BUILDING PLAN:**  
ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2010 BRITISH COLUMBIA BUILDING CODE  
ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2010 BRITISH COLUMBIA BUILDING CODE  
A STRUCTURE DESIGNED IN ACCORDANCE WITH THE 2010 BRITISH COLUMBIA BUILDING CODE  
A NOTIFIED LOCAL MUNICIPAL INSPECTOR OF ALL REQUIRED INSPECTIONS PRIOR TO PROCEEDING WITH  
CONSTRUCTION.  
BUILDERS TO HAVE APPROVED STRUCTURAL PLANS ON SITE FOR REVIEW DURING SITE INSPECTIONS. WITHOUT  
APPROVED STRUCTURAL PLANS, SITE INSPECTIONS WILL NOT BE PERFORMED AND RE-BIDDING OF INSPECTIONS IS  
REQUIRED.

#### CONCLUSION AND EXCAVATION NOTES:

[illegible]

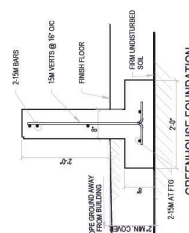
CONCRETE AND REBAR NOTES :

- CONCRETE FOR FOUNDATION TO HAVE COMPRESSIVE STRENGTH OF 28 MPa AT 28 DAYS, AND FOR SLABS 35 MPa.  
 ALLOWING OF CONCRETE TO BE 12.7-14.7, AND MAXIMUM AGGREGATE SIZE OF 34
- ALL REINFORCING BARS TO BE HIGH STRENGTH AND NON-DEFORMED BULLET STEEL BARS.  
 BARS TO CONFORM TO CAN 10.10-10.14 OR 10.14-10.17. WELDED WIRE FABRIC TO ASTM A186 (FLAT SHEETS). COVER TO BE 25 mm.
- 27 mm MINUS UNDESIRING FOOTING TOP AND BOTTOM OF WALLS  
 27 mm MINUS EXTERIOR FACE OF WALLS  
 1.27 mm MINUS TOP OF SLAB ON GRADE  
 1.27 mm MINUS TOP OF EXISTING WALL
- PROVIDE 100 mm SLABS IN SPOT 100% COVER BARS TO MATCH ALL HORIZONTAL BARS. PROVIDE MINIMUM 50% OVERLAP FOR VERTICAL BARS TO MATCH ALL VERTICAL BARS TO MATCH 50% OVERLAP FOR 100 mm SLABS.



GREENHOUSE FOUNDATION PLAN

STRUCTURAL LOADING CONDITION			
	APPLICABLE LOADS DESCRIPTION		WEIGHT (PSF)
	X	SNOW LOAD	
X	ROOF FRAMING		10



INSPECTIONS TO BE PERFORMED (TYPE AND REQUIREMENTS)

INVESTIGATION FORM	REVIEW REBAR LOCATION AND SPACING AND SEISMIC HOLD-DOWN STRAPS
--------------------	--

SEND ALL INSPECTION REQUESTS BY EMAIL TO formosa1994@gmail.com. STATE TYPE OF INSPECTION, TIME AND DATE DESIRE AND THE TIME THE WORK IS COMPLETED. DO NOT CALL FOR INSPECTION IF WORK IS NOT COMPLETED. RE-INSPECTION FEE WILL APPLY TO WORK NOT COMPLETED.

DATE	LOCATION	STATING TYPE OF INSPECTION AND THE DESIRED DATE AND TIME
11/11/2011	1000	TO REQUEST AN INSPECTION SEND AN EMAIL TO <a href="mailto:formone@1000.com.au">formone@1000.com.au</a>



**Address:** 12800 / 12910 No 2 Road

**File No.:** ZT 24-035934

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, the developer is required to complete the following:**

1. Registration of a restrictive covenant on Title to prohibit the use of artificial lighting for the purpose of growth and to ensure any lighting for health and safety is downward facing within the greenhouse.

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

1. Submission from an Architect confirming the design of the greenhouse meets Zoning Bylaw 8500 and BC Building Code 2024/ Farm code.
2. Submission of a Statutory Declaration confirming that all proposed construction shall comply with the permitted uses specified in Zoning Bylaw 8500, consistent with the City's Bulletin No. BUILDING-32 "Statutory Declaration Requirement for Building Permit Applications in AG1 Zones"
3. 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.
4. If applicable, 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 [Phased Strata Subdivision Application](#) 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 prior to the expected occupancy of development.

- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) 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.

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10567 (ZT24-035934)  
12800 / 12910 No 2 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following as a new Section 14.1.11.17 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:

“One **greenhouse**, 81 m<sup>2</sup> in size, with concrete footings is permitted so as to not permit a concrete slab for the entirety of the floor, on the following **site** only:

12800 No. 2 Road / 12910 No. 2 Road  
PID 003-950-972

West Half Section 7 Block 3 North Range 6 West Except: Firstly: Part Shown on Reference Plan 1948; Secondly: Part shown on Reference Plan 5169; Thirdly: Part included in Parcel "A" (Explanatory Plan 10350), New Westminster District”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10567**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



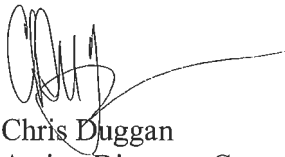
# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Chris Duggan  
Acting Director, Community Social Development  
**Date:** May 31, 2024  
**File:** 07-3425-01/2024-Vol 01  
**Re:** **Richmond Youth Advisory Committee Proposed 2024 Work Program**

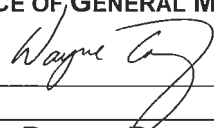


### Staff Recommendation

That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled "Richmond Youth Advisory Committee Proposed 2024 Work Program", dated May 31, 2024, from the Acting Director, Community Social Development, be approved.



Chris Duggan  
Acting Director, Community Social Development  
(604-204-8621)

Att. 1

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



## **Staff Report**

### **Origin**

On January 29, 2024, City Council approved the creation of the Richmond Youth Advisory Committee (YAC) to act as a resource and provide advice to City Council regarding the planning, development and implementation of policies, programs and services that directly impact youth. This report presents the proposed 2024 Work Program (Attachment 1) for the YAC's inaugural year.

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

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

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

This report also supports the Youth Strategy 2022–2032 Strategic Priority #2: Voice:

*2.1 Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.*

*2.2 Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.*

### **Analysis**

The YAC is comprised of up to 15 voting members appointed by City Council and four non-voting members, who bring unique experiences and perspectives to the committee. The diverse membership fosters meaningful discussions and enables members to provide thoughtful input on City policies and initiatives that directly impact youth. Each year, the YAC will prepare an Annual Report and a proposed Work Program for Council's approval. As this is the committee's first term, there is no Annual Report from the prior year. The committee met for its inaugural meeting in May 2024 and discussed the proposed 2024 Work Program attached.

Highlights of the 2024 Work Program include:

- Acting as a resource to the City, providing recommendations and youth perspectives on issues that impact youth in Richmond. This includes providing advice on the implementation of the Youth Strategy;
- Encouraging public awareness and engagement on youth-related matters; and
- Building on and improving the YAC's knowledge of youth-related issues in Richmond through information sharing, guest speakers and educational opportunities.

Throughout the remainder of 2024, the YAC will meet monthly to engage in presentations and discussions that align with the proposed 2024 Work Program. As this is the committee's first year, YAC members will complete an advisory committee orientation regarding advisory committee functions and processes. Committee members will also spend time forming as a committee, getting to know each other, and discussing priority topics of interest. The YAC will provide input and a youth perspective on policies, plans and initiatives, and respond to requests and referrals from Council as they arise.

The proposed YAC 2024 Work Program will be implemented within the committee's annual operating budget of \$5,000.

### **Financial Impact**

None.

### **Conclusion**

The Proposed 2024 Work Program outlines the Youth Advisory Committee's priorities for the year in alignment with the YAC's mandate of providing advice to City Council and staff on issues and matters that directly impact youth in Richmond. The 2024 YAC Work Program supports the Youth Strategy's vision that "all youth in Richmond are safe, valued, respected and have the supports, opportunities, and resources to live rich and fulfilling lives."



Grace Tiu  
Acting Program Lead, Youth  
(604-276-4110)

Att. 1: Richmond Youth Advisory Committee Proposed 2024 Work Program

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### Richmond Youth Advisory Committee Proposed 2024 Work Program

The Youth Advisory Committee (YAC)'s proposed 2024 Work Program outlines several initiatives with associated actions that support the YAC's mandate to act as a resource and provide advice to City Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.

YAC Proposed 2024 Work Program		
Initiative	Actions	Expected Outcome
1. Participate in a YAC orientation, and identify priority topics of interest and opportunities to form subcommittees.	<p>1.1 Members participate in an orientation to the YAC to learn about the roles and responsibilities of advisory committee members, the YAC Terms of Reference and the City's current strategies and initiatives related to youth.</p> <p>1.2 Members may indicate an interest in participating in YAC subcommittees and taking on additional related roles within the scope of the YAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> <li>• The YAC Terms of Reference</li> <li>• Their role as an appointed member of the YAC</li> <li>• The YAC 2024 Work Program</li> <li>• Current City strategies and initiatives related to youth</li> <li>• Additional opportunities for involvement as part of the YAC</li> </ul>
2. Build on and improve the members' knowledge of youth issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Learn about issues and trends that impact or benefit youth in the community by inviting guest speakers to present at regular YAC meetings.</p> <p>2.2 Identify and participate in internal and external youth-related educational opportunities, information sessions and special events to learn about issues and trends impacting youth that can inform the City's policies or practices.</p> <p>2.3 Monitor youth issues and emerging trends.</p>	<p>Members of the YAC are informed of issues and trends raised by Richmond youth and that impact Richmond youth.</p> <p>The YAC is informed and well-equipped to provide youth perspectives and recommendations to City staff and Council.</p>

YAC Proposed 2024 Work Program		
Initiative	Actions	Expected Outcome
	2.4 Discuss youth-related matters arising and when possible, provide feedback to those who raised the concern.	
3. Act as a resource to the City by providing recommendations and perspectives on issues relating to youth in Richmond.	<p>3.1 Respond to City Council requests and provide advice on issues relating to youth in Richmond.</p> <p>3.2 Provide input on City plans, strategies, projects and policies that impact youth.</p> <p>3.3 Participate in and promote initiatives related to the implementation of the Youth Strategy.</p> <p>3.4 Provide input and feedback to City staff on programs and services for youth.</p> <p>3.5 Review current and upcoming City initiatives related to youth and determine where YAC participation will be most effective within the scope of the committee's advisory role.</p>	<p>Members of the YAC provide ongoing feedback on City strategies, policies and initiatives related to youth.</p> <p>The YAC supports and provides input on the implementation of the Youth Strategy.</p> <p>YAC work is aligned with City priorities related to youth in Richmond.</p> <p>YAC work informs policy and initiatives related to youth.</p>
4. Encourage public awareness and engagement on youth-related matters.	4.1 Promote opportunities for youth to participate in public engagement opportunities led and supported by the City.	The YAC helps to increase awareness of opportunities for Richmond youth to provide input on initiatives that impact them.



# City of Richmond

## Report to Council

**To:** Planning Committee  
**From:** Chris Duggan  
Acting Director, Community Social Development  
**Re:** **Draft Child Care Strategy 2024–2034**

**Date:** June 6, 2024  
**File:** 07-3070-04/Vol 01

### Staff Recommendations

1. That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and
2. That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.

Chris Duggan  
Acting Director, Community Social Development  
(604-204-8621)

Att. 1

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

## Staff Report

### Origin

The City of Richmond has a long history of supporting child care in the community as demonstrated by the development of the Child Care Policy, created in 1991, and the implementation of numerous child care strategies since 1995. The latest strategy, the 2017–2022 Richmond Child Care Needs Assessment and Strategy, has come to the end of its lifespan and the City has developed a new draft Child Care Strategy (Attachment 1). The Strategy will be the fifth child care needs assessment undertaken by the City.

The new draft Child Care Strategy builds upon the consistent and long-term progress made on the previous child care strategies for Richmond, including the 2017–2022 Child Care Needs Assessment and Strategy and the 2021–2031 Child Care Action Plan. The 2021–2031 Richmond Child Care Action Plan was adopted by City Council on April 12, 2021 and will complement the new draft Child Care Strategy by setting defined child care space creation targets and identifying clear actions to meet these.

The new draft Child Care Strategy identifies current and future needs and priorities of the Richmond community and provides valuable insights into the strengths, challenges and opportunities in relation to child care in Richmond. The Strategy provides recommendations and actions for addressing child care needs in Richmond over the next ten year period.

The development of the draft Child Care Strategy (Strategy) is divided into four phases:

1. Phase One: Establish an Advisory Committee, conduct background research and develop Guiding Principles (complete);
2. Phase Two: Conduct best practice review, collect and analyze demographic data, and develop public engagement plan (complete);
3. Phase Three: Undertake public engagement, collate feedback and data, and develop draft Strategy (complete); and
4. Phase Four: Undertake public engagement on the draft Strategy and finalize the Child Care Strategy.

The purpose of this report is to present the draft Child Care Strategy to City Council and to propose a public engagement process to seek community input on the strategic directions and actions outlined in the draft strategy.

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

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

This report supports Council's Strategic Plan 2022–2026 Strategy #2 *Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

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

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

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #4 Help Richmond's Children, Youth and Families Thrive:

*Action 10: Support the establishments of high quality, safe, child care services in Richmond through:*

*10.1 Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need.*

*10.6 Consulting and collaborating with child care providers and other community partners on child care issues.*

## **Analysis**

The City is committed to supporting and creating accessible, affordable and quality child care for the Richmond community. Child care is an essential service for families and children, providing both support to those who are working or furthering their education, and offering learning, socialization and growth opportunities for children themselves. Child care can also act as an important poverty reduction measure, offering families the support they need to be able to sustain employment and make financial gains for their future. Early childhood care and education programs can also support and enhance parenting and allow opportunities for the early identification of children with delays in their development, and those who might require extra support.

The 2017–2022 Richmond Child Care Needs Assessment and Strategy outlined a series of actions to accomplish throughout the plan period. At the end of the period, the City had either completed or made significant progress on all actions. Some of the key achievements during this five-year period included:

- The development of seven, new City-owned child care facilities;
- The adoption of the 2021–2031 Richmond Child Care Action Plan which set targets for child care space creation; and
- The provision of a dedicated regular full time staff role, funded through the Child Care Reserve, to support work in this area.



In 2021, there were 23,955 children aged 0-12 years in Richmond, representing 11 per cent of Richmond's total population. The overall child population has increased by 680 children compared to the 2016 Census. While the number of children between 0-5 years has stayed relatively the same, the number of children aged 6-12 years increased between 2016 and 2021. For families with children in Richmond, 70 per cent were married couples with children and 27 per cent of families with children were one-parent families. For families with young children, factors such as high child care costs can create barriers to full time employment, which also disproportionately affects one-parent families.

As part of the engagement process to inform the draft Child Care Strategy, 82 per cent of the residents, parents and guardians who completed the online survey stated they were satisfied with the quality of care at their child's child care facility in Richmond. Many families noted that the sense of community in facilities, the support from the City of Richmond and the partnerships between the City and community organizations were key strengths of the child care system in Richmond. Other strengths noted by the community included the development of City-owned child care facilities and Early Childhood Development Hubs and the partnerships with Community Associations and Societies through various Community Centres to deliver child care spaces and other child and youth programs.

In Richmond, 38 per cent of children (aged 0-12 years) have access to regulated child care. This figure has increased significantly from just 10 per cent in 1995 and 35.6 per cent in 2022. In comparison, currently only 21 per cent of children (aged 0-12 years) in BC have access to regulated child care. Despite significant increases in the number of licensed child care spaces available in Richmond, availability of suitable, quality child care still remains a persistent challenge for the community. The waitlists and time taken to secure a space at a licensed child care facility is still significant, with over 50% of families who responded to the survey, reported to have waited over a year for a space.

Affordability of child care remains a key challenge for the community, not just in Richmond but across the region. Through the online survey, families were asked whether their current child care arrangement was affordable for them, 38 per cent agreed or strongly agreed and 34 per cent disagreed or strongly disagreed. As part of the Canada-wide Early Learning and Child Care Agreement, each province agreed to reduce average parent fees to an average of \$10 a Day by 2025/2026. While the provincial initiatives to reduce child care fees have had an impact by reducing overall child care fees in Richmond, many of these initiatives, such as the \$10 a Day Child Care BC initiative, are still within early phases and are not yet enabling universal access to early learning and child care.

The costs associated with opening, operating and expanding child care facilities were raised by child care operators as a barrier to increasing capacity or providing additional child care facilities. Child care providers also cited a need for funding for additional support staff, staff training and initial capital costs for furnishings, equipment and supplies. Feedback from child care providers and the community also highlighted that attracting and retaining qualified Early Childhood Educators to address current and future workforce requirements continues to be a challenge. The sector needs competitive wages, benefits and opportunities to incentivise people to remain in the child care field and to attract people to the profession.

The draft Child Care Strategy identifies strategic directions and actions to be taken by the City, in collaboration with community partners that aim to address the key challenges faced by the Richmond community. The draft strategy builds upon learnings from previous needs assessments, research and best practices, current community characteristics, and community engagement findings.

#### Child Care Development Advisory Committee

A Child Care Strategy Advisory Committee was established to advise and guide the draft Child Care Strategy development. The committee assisted with the development of the guiding principles, the draft strategy's vision, planning the community engagement activities and provided guidance throughout the project. Committee members were selected based on their diverse knowledge and experience in the child care field in Richmond. Members included representatives from the following organizations:

- Staff representatives from the City of Richmond
- Richmond Community Associations and Societies
- Richmond School District
- Vancouver Coastal Health
- Richmond Cares, Richmond Gives
- Child Care Resource & Referral Centre
- Supported Child Development Program
- Child Care Providers
- Parents residing in Richmond

#### Guiding Principles

The Child Care Strategy Advisory Committee identified a set of Guiding Principles to direct the development of the Strategy. The Guiding Principles were adopted by Council on September 25, 2023. These include:

1. Maximize meaningful participation and engagement from a diverse community of families, employers and child care providers including Indigenous Elders, families and community members in Richmond.
2. Identify and prioritize engagement activities that are inclusive, accessible and equitable.
3. Collaborate with child care providers, partners and organizations to promote child care quality and workforce stability, as well as improve equitable access to child care in Richmond.
4. Ensure the Child Care Strategy aligns with and complements relevant City of Richmond strategies, plans, policies and resources that support both families and the child care sector in Richmond.

5. Ensure the Child Care Strategy is based on the current and forecasted needs for child care in Richmond and can evolve and respond to the changing needs of the community.
6. Ensure the Child Care Strategy's actions and recommendations are evidence-based and data-informed, and are reliable and realistic for Richmond's context.

### Community Engagement

In order to identify the current and future needs, opportunities and challenges for child care in Richmond, extensive community engagement has been undertaken. A community engagement plan was created alongside members of the Child Care Strategy Advisory Committee. The engagement plan utilized a variety of engagement methods, these included:

- Two online surveys; one aimed at parents, residents and guardians and one aimed at child care providers;
- Focus groups held with child care providers, community partners and parents, including City of Richmond staff and newcomers and recent immigrants;
- Key informant interviews with members of the community who have extensive experience, knowledge or unique perspectives in the child care sector;
- Community outreach sessions at family resource programs, community centres, libraries and at professional development workshops for child care providers; and
- Presentations to various City Advisory Committees and the Board of Directors for each of the Community Associations and Societies where licensed child care is a component of their operations.

### Bill 46

In November 2023, the Province introduced new legislation to change the way local governments pay for community amenities related to development. Bill 46 allows local governments to impose Amenity Cost Charges on new development to pay capital costs of providing, altering or expanding amenities, including child care.

It is noted that Bill 46 was introduced after Council approved the guiding principles in September 2023. Staff are currently reviewing opportunities for the application of this financing tool and a report on the potential use of this legislation will be brought forward to Council in the future and is outside the scope of this Child Care Strategy. Action 1.1 has been included in the draft Child Care Strategy to address the addition of this new legislation.

### Strategic Directions and Actions

The draft Child Care Strategy has a set of actions developed under five strategic directions. These directions are guided by the strategy's vision that:

*The community has access to a range of affordable, accessible and quality child care options that support and enhance child development, learning and growth and meet the needs of Richmond families.*

The actions have been developed in response to the opportunities, challenges and needs identified during the analysis of the demographic and child care data, best practices and extensive engagement activities. For each action, the City's role has been identified, as either acting, facilitating or advocating. Some of the actions require collaboration with community partners, including other levels of government, community organizations, public bodies and child care operators. For each action, a timeline has been identified across the 10-year plan period. Specific targeted activities will be identified in annual work plans to support the advancement of actions outlined in the strategy.

The five strategic directions are:

1. Create and maintain child care spaces
2. Quality, inclusivity and accessibility
3. Advocacy
4. Collaboration
5. Education and information

#### Public Engagement Process

Public engagement on the draft Child Care Strategy will provide valuable input to ensure it captures the community's needs and priorities for the next ten years. Feedback received through this process will be taken into account as the Child Care Strategy is finalized. A summary of input will be presented to City Council alongside the final Child Care Strategy for Council's consideration.

Staff propose various public engagement activities to gather feedback from Richmond families, residents, child care providers and those that work with children. Engagement activities will include an online survey facilitated through the City's Lets Talk Richmond platform, and community conversations and workshops. Promotion of these engagement opportunities will take place via LetsTalkRichmond.ca; the City, Community Associations and Societies' facility promotions, websites and social media channels; and through the Richmond Child Care Resource and Referral and Richmond Children First extensive networks of families, service providers and programs.

Following Council's approval and direction, staff will seek feedback on the draft Child Care Strategy through the proposed public engagement activities and revise the draft Child Care Strategy as necessary to incorporate public engagement findings. Staff will report back to City Council with the proposed final Child Care Strategy. The Child Care Strategy Advisory Committee will continue to support the development of the Child Care Strategy by promoting, facilitating and participating in public engagement activities and supporting the communication and implementation of the final Child Care Strategy once approved by Council.

**Financial Impact**

Council previously approved as part of the 2022 One-Time Expenditures, resources to update the Child Care Strategy, which will be utilized to fund the proposed public engagement activities and to complete the necessary steps to finalize the Strategy.

**Conclusion**

The development of the draft Child Care Strategy demonstrates the commitment by the City of Richmond to supporting and advocating for the development of affordable, accessible and quality child care for the community and the steps towards development of a universal system of early learning and child care in Richmond. The draft Child Care Strategy supports the vision that "the community has access to a range of affordable, accessible and quality child care options that support and enhance child development, learning and growth and meet the needs of Richmond families." In addition, the draft Strategy has been informed by a demographic analysis, best practice review, analysis of the child care data for Richmond and Metro Vancouver and extensive engagement with the community, including families, child care providers and community organizations.

The draft Child Care Strategy builds upon the consistent and long-term progress made on the previous child care strategies for Richmond, including the 2017–2022 Child Care Needs Assessment and Strategy and the 2021–2031 Child Care Action Plan. The draft Child Care Strategy and the recommended actions will help guide the City and key organizations involved in developing, delivering and supporting the provision of high-quality, accessible and affordable child care in Richmond over the next ten-year period.



Chris Duggan  
Acting Director, Community Social Development  
(604-204-8621)

Att. 1: 2024–2034 Richmond Child Care Strategy



City of Richmond  
**2024–2034 Richmond  
Child Care Strategy**

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# Acknowledgements

*The Richmond Child Care Strategy 2024–2034* is the result of valuable information and contributions made by staff, volunteers, community organizations and members of the public. We would like to thank the Richmond residents, parents/guardians, caregivers and child care providers who participated in the consultation process through their engagement in focus groups, outreach sessions, interviews and completion of the online surveys.

## Richmond Child Care Strategy Advisory Committee

Alice Miro, Vancouver Coastal Health

Caitlin Lamb, Child Care Resource & Referral Centre

Catherine Jule, Richmond School District

Chantelle Pereira, Richmond Pentecostal Church (RPC) Childcare Society

Cindy Falcon, City of Richmond

Danny Yu, Hamilton Community Association and Parent

Jocelyn Wong, Richmond Cares, Richmond Gives

Joyce Lin, Richmond Resident and Parent

Karen Jensen, Supported Child Development Program

Nicky Byres, Society of Richmond Children's Centres

Sara Solomon, Richmond Jewish Day School and Early Learning Centre

## City of Richmond Project Leads

Chris Duggan, Manager, Community Social Development

Tiffany Mallen, Planner 2, Child Care

## Consultants

Lavleen Sahota, LevelUp Planning Collaborative Inc.

Celeste Zimmer, LevelUp Planning Collaborative Inc.

Alex Pysklywec, LevelUp Planning Collaborative Inc.

Jenric Ng, Consultant







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## Executive Summary

The City of Richmond is a champion for child care. The City is committed to supporting and creating accessible, affordable and quality child care for the Richmond community. The *Richmond Child Care Strategy 2024–2034* demonstrates the City's understanding and acknowledgement that child care is an essential need for Richmond residents and employees. To support the creation of child care spaces, the *2021–2031 Richmond Child Care Action Plan* was adopted by City Council on April 12, 2021 and complements the *Child Care Strategy* by setting defined child care space creation targets and identifying clear actions to meet these.

The *Richmond Child Care Strategy 2024–2034* builds upon the *2017–2022 Richmond Child Care Needs Assessment and Strategy* to identify, analyse and provide valuable insights into the current and future needs for child care in Richmond. Extensive engagement with the community, including online surveys, interviews, focus groups, committee presentations and outreach sessions, has helped to identify the key strengths, challenges and opportunities for the child care sector in Richmond and for the City.

Despite significant increases in the number of licensed child care spaces available in Richmond, availability of suitable child care remains a persistent concern for the community. Some operators reported having over 500 children on their waitlist at one time and more than half of parents waited over one year for a child care space in the community. This is particularly challenging for families of school-age children where space availability is lower and for those families who have a child who requires extra supports to participate safely and successfully in child care. Operators expressed limitations on their ability to ensure the inclusion of children who require extra support due to a lack of staff and limited funding for supports and services.

Furthermore, while the Province continues to enhance funding initiatives such as the \$10 a Day Program and the Child Care Fee Reduction Initiative, parents remain concerned about the affordability of child care in combination with the rising cost of living. Child care operators also noted a challenge in the ability to attract and retain suitably qualified staff; with a rising cost of living and historically low wages, there is concern that Early Childhood Educators will seek employment and/or residence elsewhere. Some operators have noted that they have not been able to expand or create new facilities due to lack of qualified staff.

With this valuable information, a set of strategic directions and related actions, to be undertaken over the next 10 years, have been developed. The five strategic directions include:

- Create and Maintain Spaces;
- Quality, Inclusivity and Accessibility;
- Advocacy;
- Collaboration; and
- Education and Information.

# Introduction

The *Richmond Child Care Strategy 2024–2034* is the fifth child care strategy the City of Richmond has undertaken. The Strategy offers valuable insights into the current and future child care needs of the community and outlines the priority actions for the City in relation to child care over the next ten years. The Strategy is complemented by the *2021–2031 Richmond Child Care Action Plan*, which sets defined child care space creation targets and identifies clear actions to meet them.

The City is committed to supporting and advocating for the development of affordable, accessible and quality child care for the community. Child care is an essential service for families and children, providing both support to those who are working or furthering their education and offering learning, socialization and growth opportunities for children themselves.

It is well documented that child care is critical for economic development. Having a range of child care options for the community supports working parents and allows more women to participate in the labour force. Child care can also act as an important poverty reduction measure, offering families the support they need to be able to sustain employment and make financial gains for their future.

For children, quality early childhood education and early learning programs support growth, learning and development and contribute to positive transitions into elementary school, ensuring children are positioned to have the best start in life. Early childhood education programs can also support and enhance parenting, allow opportunities for the early identification of children experiencing delays in their development and those who might require extra support as well as assist families to access to referrals and resources.



Currently, only 21% of children (aged 0-12 years) have access to regulated child care in BC. In Richmond, 38% of children (aged 0-12 years) have access to regulated child care which compares favourably when compared to the BC average. However, access to suitable and affordable child care in the City continues to be a key concern for parents.

The *Richmond Child Care Strategy 2024–2034* offers a strategic framework to identify and respond to a range of child care needs and outline actions that the City, and its partners, can undertake to respond to them.

### Purpose

The purpose of the *Richmond Child Care Strategy 2024–2034* is to:

- Identify and understand key child care needs for Richmond now and over the next 10 years; and
- Provide a framework for the City and others involved in child care in Richmond, to understand and address current and future needs for child care.

The objectives are to:

- Identify child care needs, opportunities and priorities for action for Richmond from 2024–2034;
- Identify child care usage patterns, needs and challenges faced by Richmond residents, parents and guardians;
- Identify concerns of and opportunities for Richmond child care providers; and
- Provide recommendations for addressing priority child care needs in the city over the next 10 years.

The Strategy consists of eight sections: background, developing the strategy, community profile, methodology, assessment of need, community response, analysis and discussion, and strategic directions and actions.

### Vision

The *Richmond Child Care Strategy 2024–2034* supports the vision that:

*The community has access to a range of affordable, accessible and quality child care options that support and enhance child development, learning and growth and meet the needs of Richmond families.*

# Background

## Government Roles

### Government of Canada

Both the federal and provincial governments have demonstrated a strong commitment to child care in recent years. In 2021, the Government of Canada made an investment of \$27 billion over five years to develop a Canada-wide early learning and child care system. The Early Learning and Child Care Agreement between the Governments of Canada and BC included a federal investment of \$3.2 billion from 2021–2026 to help improve regulated early learning and child care for children under six years in BC.

The Early Learning and Child Care Agreement supports a number of outcomes for BC including:

- Fee reductions for regulated child care by 50% on average, delivering regulated child care costs an average of \$10 a day by 2026;
- Support for early childhood educators through the creation of a wage grid; and
- The creation of 30,000 regulated early learning and child care spaces for children under the age of six years by 2026 and a total of 40,000 spaces within seven years.



Furthermore, through Budget 2024, the federal government announced the launch of a Child Care Expansion Loan Program, which will offer \$1 billion in low-cost loans and \$60 million in non-repayable contributions to public and not-for-profit child care providers. These initiatives will allow these providers to build more child care spaces and renovate their existing facilities. Budget 2024 also proposes to provide \$10 million over two years, starting 2024/2025, to Employment and Social Development Canada's Sectoral Workforce Solutions Program, to increase training for early childhood educators.

Since 2021, the federal government has committed more than \$34.2 billion over five years starting 2021/2022 and \$9.2 billion ongoing for affordable child care.

### Province of BC

The Provincial Government plays a crucial role in the development, funding and delivery of child care. This includes:

- Planning and funding social services, including early learning, child care and related programs;
- Developing child care legislation, policy and regulations;
- Providing operating and capital funding to eligible child care providers;
- Providing fee subsidies and benefits for families with low incomes; and
- Implementing initiatives such as the New Spaces Funding Program, to help create much needed licensed child care spaces.

In 2018 the Province introduced ChildCareBC, with an aim of increasing child care spaces, reducing fees and improving the quality of child care in the region. As part of ChildCareBC, a number of initiatives have been developed and are continuing to evolve. Some of the important initiatives include:

#### Child Care Operating Funding - Base Funding

This initiative assists eligible licensed child care providers with the day-to-day costs of running a child care facility. Child care providers receiving this funding can no longer charge waitlist or waitlist-related fees. To support child care providers during emergencies, this funding may be paid when a facility is temporarily closed during an emergency.

#### Child Care Fee Reduction Initiative

This initiative lowers the cost of child care for families with children in participating child care facilities. At the time of publication, families can save up to \$900 per month per child for full time care depending on the child's age and type of care. Child care providers receiving Child Care Fee Reduction Initiative can no longer charge waitlist or waitlist-related fees.

#### Wage Enhancement for Early Childhood Educators (ECEs)

As part of BC's Early Care and Learning Recruitment and Retention Strategy, ECEs working in eligible licensed facilities can receive a wage enhancement. At the time of publication, ECEs can receive an additional \$6 per hour. As of January 2024, this increased the median wage for ECEs to approximately \$28 per hour.



### **\$10 a Day ChildCare BC**

This initiative lowers the cost of licensed child care to no more than \$200 per month per child for full time enrolment, regardless of care type. The funding covers operating costs including rent, mortgage, building repair and maintenance of core services, supplies, food and wages, minus the revenue generated by the \$10 a Day parent fee. In BC Budget 2021, over 4,000 additional \$10 a Day spaces were added. By 2026, through the Canada-wide Early Learning and Child Care Agreement, BC has committed to the creation of 30,000 \$10 a Day spaces. As of the date of this publication, there are 16 child care facilities in Richmond operating as a \$10 a Day centre.

### **New Spaces Capital Funding Program**

This funding is available to support the creation, expansion and relocation of child care facilities proposing new licensed child care spaces. Eligible applicants currently include public sector organizations, Indigenous governments, First Nations schools and not-for-profit organizations.





## The City of Richmond

Municipal governments do not have direct responsibility for child care. However, being the government that is closest to its community, municipalities take the community's social needs and concerns seriously. Municipalities in BC, including the City of Richmond, therefore play a number of roles to address child care challenges.

Some of the key roles played by the City of Richmond include:

- Identifying child care needs of residents, employers and employees through regular analysis of data, tracking changes in child care spaces, public engagement efforts and the development of annual updates;
- Adopting municipal child care policies, amenity contribution expectations, strategies and child care design guidelines and utilizing these to facilitate the development of child care facilities in the City;
- Making space in available municipal facilities, at nominal or below market rates, for the provision of child care;
- Supporting the delivery of child care services by Community Associations and Societies in City facilities;
- Advocating for Provincial and Federal governments to adopt policies and provide stable funding for child care operators to increase child care spaces and to improve quality and affordability;
- Maintaining connections with local community organizations to strengthen networks and facilitate joint planning opportunities related to child care;
- Developing resources and providing information on child care including materials on the City website and providing an interactive map, targeted to current and prospective child care operators and parents;
- Developing resources and providing information to child care providers and those intending to create or expand licensed child care spaces in Richmond including design guidelines, resource documents, informational bulletins and materials on the City website;
- Providing grants to child care providers to help support facilities, spaces, programming, equipment and furnishings, and professional and program development; and
- Establishing family-friendly policies for municipal employees (e.g. compressed work weeks and flexible scheduling to accommodate employees' child care needs).

### Richmond Community Associations and Societies

Community Associations and Societies are an important partner with the City in the provision of licensed child care. Child care programs are offered by seven of the Community Associations and Societies. They operate preschool programs and/or school-age child care programs, which collectively provide 762 licensed child care spaces at the following:

- South Arm Community Association
- Hamilton Community Association
- Cambie Community Association
- City Centre Community Association
- Thompson Community Association
- Steveston Community Association
- West Richmond Community Association





## City Plans, Policies and Strategies

The City of Richmond has a history of planning for child care and this Strategy is the fifth child care needs assessment and strategy undertaken by the City. In addition to needs assessments, the City's child care initiatives are supported by a variety of other plans, strategies and policies.

### Richmond 2041 Official Community Plan (OCP)

One of the objectives of the OCP is to '*Facilitate the establishment of a comprehensive, high quality system of child care services in Richmond*' through the following activities:

- Undertake periodic needs assessments to identify child care requirements;
- Encourage the financing of community amenities such as child care, by developers through 'density bonuses', phased development agreements and other means;
- Encourage private developers to contribute to the City's Child Care Development Reserve Fund;
- Advocate to senior levels of government for funding to address child care needs; and
- Administer the City's Child Care Grant Program to support the provision of quality, affordable and accessible child care.

### Area Plans

Area Plans for specific neighbourhoods in Richmond are contained in Schedule 2 of the OCP. These plans acknowledge the importance of child care and include provisions to accommodate the development of child care in a range of areas. The City Centre Area Plan and the West Cambie Area Plan include specific implementation strategies and outline expected contributions towards the creation or expansion of child care through the development process.

### Building Our Social Future – A Social Development Strategy for Richmond

Action 10 of the Social Development Strategy commits the City to '*support the establishment of high quality, safe child care services in Richmond*' through such means as:

- Conducting periodic Child Care Needs Assessments, with interim monitoring, to identify existing and future child care requirements, by type of care and geographic area of need;
- Exploring creative financing options to supplement developer contributions to augment the City's Child Care Development Reserves;
- Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers;
- Encouraging the establishment of child care facilities near schools, parks and community centres;
- Encouraging private developers to contribute to the City's Child Care Development Reserve Fund, as appropriate;

- Consulting and collaborating with child care providers and other community partners on child care issues;
- Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond; and
- Advocating for senior governments to contribute funding and improve policies to address local child care needs.

It is noted that the Richmond Social Development Strategy is currently being updated.

### **Richmond Child Care Action Plan**

On April 12, 2021, Richmond City Council adopted the *2021–2031 Richmond Child Care Action Plan*. The *Richmond Child Care Action Plan* provides a snapshot of the current state of child care in Richmond and assesses the opportunities and challenges to better meet the child care needs of families. With this information, the Plan identified goals for child care space creation and actions to meet these targets. The *Richmond Child Care Strategy 2024–2034* will complement the *Richmond Child Care Action Plan*.

### **Richmond Child Care Development Policy**

The Child Care Development Policy 4017 acknowledges that quality and affordable child care is an essential service in the Richmond community for residents, employers and employees. It commits the City to being an active partner with senior governments, private and non-profit organizations, parents and the community to plan, develop and maintain a quality and affordable comprehensive child care system.

### **Child Care Development Advisory Committee (CCDAC)**

Established in 1993 as an outcome of the Child Care Development Policy 4017, the CCDAC is an advisory committee to City Council. Its mandate is to advise Richmond City Council on the development of quality, affordable and accessible child care, and to assist with the planning and support of quality child care in Richmond.

### **Child Care Statutory Reserve Funds**

The Child Care Development Reserve Fund (Bylaw No. 7812) was established in 1994 and has been periodically revised. This fund is available to support capital expenses including the creation of new City-owned child care, capital costs related to the City's child care facilities and providing grants to non-profit organizations for capital purchases and improvements, such as equipment, furnishings, renovations and playground development. Funds collected through the development process are directed to either the City-wide Reserve Fund or the West Cambie Reserve Fund.

The Child Care Operating Reserve Fund (Bylaw No. 8877) was established in May 2012 to assist with non-capital expenses including staffing and operating funding for the City's child care section of the Community Social Development Department and grants to non-profit organizations to support child care professional and program development within Richmond.

Contributions to the Reserve Fund are secured through specific zoning or re-zoning of property under development, in accordance with provisions from the OCP and Zoning Bylaw, with 70% of the contributions going to the appropriate capital reserve fund and 30% going to the Child Care Operating Fund.

### Alignment with Other City Plans

- *Collaborative Action Plan to Reduce and Prevent Poverty (2021–2031)*
- *Richmond Accessibility Plan (2023–2033)*
- *Richmond Community Wellness Strategy (2018–2023)*
- *Richmond Cultural Harmony Plan (2019–2029)*

### Key Child Care Achievements in Richmond since 2017

The *2017–2022 Richmond Child Care Needs Assessment and Strategy* outlined a set of strategic directions and 32 recommended actions to accomplish throughout the five-year period between 2017–2022. At the end of this period, the City had either completed or made significant progress on all of the 32 actions recommended within the *2017–2022 Richmond Child Care Needs Assessment and Strategy*.

Some of the key achievements during the five-year period from 2017–2022 and throughout 2023 during the period of developing this Strategy include:

- The development of seven new City-owned child care facilities including:
  - Willow Early Care and Learning Centre;
  - Gardens Children’s Centre;
  - Seasong Child Care Centre;
  - River Run Early Care and Learning Centre;
  - Sprouts Early Childhood Development Hub;
  - Seedlings Early Childhood Development Hub; and
  - Hummingbird Child Care Centre.
- The Planner 1, Child Care role transitioned from an auxiliary role to regular full time and was then reclassified to reflect an expanded scope of work to a Planner 2, Child Care role, while continuing to vital and ongoing support to the child care section.
- The *2021–2031 Richmond Child Care Action Plan* was adopted by City Council on April 12, 2021 and builds upon the *2017–2022 Richmond Child Care Needs Assessment Strategy*. The *Action Plan* provides a snapshot of the current state of child care in Richmond and assesses the opportunities and challenges to meeting the child care needs of families. With this, the plan sets targets for child care space creation and clear actions to meet these targets across this 10-year period. Significant progress towards meeting these targets has already been made.



- Over the five year period between 2017 and 2023, a total of \$7,388,800 was received in developer contributions to the Child Care Development Reserves. These funds are used to assist in the creation of new child care spaces in Richmond by supporting the development of new City-owned child care facilities and developing resources to support innovation and best practice in the design of City-owned child care facilities. This fund also supports the maintenance and enhancement of child care in the city, by providing grants to non-profit societies through the Child Care Capital Grant Program.
- Collaboration and coordination with the Richmond School District has resulted in new opportunities to co-locate child care with schools through the sharing of information regarding Provincial funding Programs and data on child care needs in Richmond. In the current 2024–2025 school year, the School District and its partners offer 1,215 child care spaces, and on school grounds they offer a range of licensed programs including Group Care 30 months to School-Age, Preschool and School-Age programs. The School District has accessed the Province of BC's ChildCareBC New Spaces Fund to deliver new child care spaces and currently has four purpose-built facilities under construction and are anticipated to open in 2024.
- The Child Care Development Advisory Committee and the City planned public events each year to celebrate Child Care Month in May. In 2022, 2023 and 2024, the events included an annual Symposium for ECEs, child care providers and parents, and a Children's Art Exhibition.





# Developing the Strategy

## Child Care Strategy Advisory Committee

An advisory committee was created to guide and support the development of the *Child Care Strategy*. The advisory committee assisted in planning the community engagement activities and provided guidance and advice throughout the project. Committee members were selected based on their diverse and varied knowledge and experience in the child care field in Richmond. The members included representatives from the following organizations:

- City of Richmond
- Richmond Community Associations and Societies
- Richmond School District
- Vancouver Coastal Health
- Richmond Cares, Richmond Gives
- Child Care Resource & Referral Centre
- Supported Child Development Program
- Child Care Providers
- Parents residing in Richmond

## Guiding Principles

The Child Care Strategy Advisory Committee identified a set of Guiding Principles to direct the development of the Strategy. The Guiding Principles were adopted by Council on September 25, 2023 and include:

1. Maximize meaningful participation and engagement from a diverse community of families, employers and child care providers including Indigenous Elders, families and community members in Richmond.
2. Identify and prioritize engagement activities that are inclusive, accessible and equitable.
3. Collaborate with child care providers, partners and organizations to promote child care quality and workforce stability, as well as improve equitable access to child care in Richmond.
4. Ensure the *Child Care Strategy* aligns with and complements relevant City of Richmond strategies, plans, policies and resources that support both families and the child care sector in Richmond.
5. Ensure the *Child Care Strategy* is based on the current and forecasted needs for child care in Richmond and can evolve and respond to the changing needs of the community.
6. Ensure the *Child Care Strategy's* actions and recommendations are evidence-based and data-informed and are reliable and realistic for Richmond's context.

## Equity

In addition to the identification and utilization of the Guiding Principles, the *Child Care Strategy* incorporates an equity lens, which aims for equity in child care access and provision so the child care needs of all residents can be addressed. Some families experience more barriers than others in accessing appropriate child care (e.g. families with children who require extra support, newcomers, those experiencing low income, those who identify as Indigenous, racialized or LGBTQ2S+ amongst others). An equity lens helps to bring the needs of these individuals to the forefront when planning for and providing child care services in Richmond.

Applying an equity lens means continually asking key questions including:

- Who will benefit from the policy, program, initiative or service?
- Who might be excluded from those benefits and why?
- How might population groups be unfairly burdened today or in the future?
- Have important decisions been made with the direct input of those who will be most affected by those decisions?
- From whose perspective is the ‘success’ of the project or policy being evaluated?

During the development of the *Child Care Strategy*, an equity lens was used to develop the community engagement plan. This incorporated a variety of community engagement strategies such as the use of print and online materials, the use of interpreters, outreach to where people were already connected, providing child-minding, and honorariums. An equity lens was also used during analysis where those voices who are typically underrepresented were more heavily weighted, and actions have been developed to ensure the needs of these populations were met.

## Best Practice Review

In planning for child care, it is important to explore and learn about promising practices, opportunities and challenges from other regions, governments and organizations. A review of promising and interesting child care practices from other jurisdictions was conducted for the *Child Care Strategy*. The intent was to identify opportunities to enhance Richmond’s child care efforts while recognizing that any practice must be appropriate and feasible to the local context. The best practice review explored initiatives and examples from other municipalities in BC, other Canadian cities and international practices in countries such as the United States, New Zealand, Norway and Denmark.

This best practice review comprises two sections. The first section includes an overview of the 2023 Metro Vancouver Municipal Survey, which analyses child care practices undertaken by municipalities in Metro Vancouver and an analysis of the number of child care spaces in each municipality. The second section highlights a selection of the best practice research from across Canada and internationally, that address four child care priority areas: creating spaces; improving access; planning and policy development; and building partnerships.



### Metro Vancouver Municipal Child Care Survey 2023

The Metro Vancouver Regional Planning team recently published their 2023 Survey of Licensed Child Care Spaces in Metro Vancouver. As part of this report, 21 municipalities and local governments within the region completed a survey regarding the planning policies, zoning regulations, business license requirements and activities related to child care the municipality undertakes. Some of the key results are set out below:

- The majority of municipalities that responded have a standalone child care strategy and identify child care facilities as community amenities in the development approvals process (75% of respondents).
- 16 of the municipalities that responded have staff resources dedicated to child care work, with nine municipalities having a staff person specifically dedicated to child care.
- In terms of child care facilities, 16 respondents stated they supported child care through the provision of space in local government buildings; seven respondents offer grants for child care projects; three offer grants for child care operating costs; and seven offer property tax exemptions for child care provision.
- In terms of securing child care for long term use, municipalities reported using a range of mechanisms, including; municipal ownership of facilities, covenants, developer agreements and long term leases. Burnaby, Maple Ridge and Vancouver reported the use of lease agreements to ensure long-term child care usage, while Richmond and Burnaby identified using city-owned facilities to secure long-term child care usage.
- When asked about the number of municipalities that have \$10 a Day facilities operating in their area, 14 out of 21 reported \$10 a Day programs in their area, with only 10 out of 15 reporting that some municipality-owned facilities were operating as \$10 a Day programs.



The survey confirms that municipalities in Metro Vancouver recognize the importance of child care for their communities and are playing an active role to support child care in their jurisdiction. The report confirms that municipalities utilise various mechanisms to support the development of child care and to create new child care spaces, including the development of city-owned child care facilities.

### Examples of Creating Spaces

Based on the best practice review conducted, the following are examples of promising practices to create affordable, appropriate and quality child care spaces.

**Co-locating ECE priority housing with child care spaces:** The City of Fernie secured \$19 million in provincial and federal funding for a Provincial Pilot Project to create 100 new child care spaces and 27 units of housing. The housing will be prioritised for ECEs across the community. A minimum of 50% of the rental housing units will be non-market affordable units at, or below, 80% of median market rent.<sup>1</sup>

The project is being developed on City-owned land using \$10 million provided through the Canada-British Columbia Canada-Wide Early Learning and Child Care Agreement and the BC New Spaces Fund, with a further \$9 million funding through BC Housing.

**Partnerships to create child care spaces:** Colwood City Council have partnered with Hulitan Family and Community Services and School District 62 to deliver 97 new child care spaces at Colwood Elementary School for 2025. The City provided a grant contribution of \$311,667 (utilising their Community Amenities Reserve Fund).<sup>2</sup> The new facility will provide the opportunity for Indigenous and non-Indigenous children to learn and grow together. This new child care centre will become the first Indigenous-specific, trauma-informed child care facility in the Capital Region.

### Examples of Improving Access

The following examples were identified to illustrate promising practices for improving access to affordable quality child care for families.

**Newcomer Support:** The Pacific Immigrant Resources Society (PIRS) offer a number of services to reduce the socio-economic barriers that immigrant and refugee women can face. These services include providing free child care to provide mothers with the accessibility and flexibility to attend their programs. The child care program has three early childhood approaches: Play-Based Learning, Emergent Curriculum and Trauma-Informed Approach. The Trauma-Informed Approach is the foundation to all of the PIRS programs, supporting children to develop and increase coping skills and resilience and to manage their feelings and behaviour. Since 1975, the PIRS have served 17,716 women and 9,116 children.<sup>3</sup>

**Night Nurseries:** Overnight child care is now available in Sweden in circa 120 municipalities, to cater for parents who work at night.<sup>4</sup> Overnight child care, colloquially named 'night nurseries', are state-funded services for parents who provide proof of employment during night-time hours, such as hospital staff, hotel workers, caregivers and airport workers.



1 <https://www.fernie.ca/EN/meta/whats-new/news-archives/2023-archive/city-announces-child-care-and-affordable-housing-pilot-project.html>

2 <https://www.colwood.ca/news-events/news/2022-12-12-000000/colwood-supports-new-child-care-facility-partnership-hulitan>

3 <https://pirs.bc.ca/who-we-are/our-approach/#trauma-informed-approach>

4 <https://womenfriendlycitieschallenge.org/blog/swedens-night-nurseries-after-hours-preschool/>

**Crabtree Corner:** The YWCA operates a community and resource centre for women and families in Vancouver’s Downtown Eastside. Crabtree Corner offers transitional housing for new and expecting mothers in recovery, parenting programs, a community kitchen and subsidized child care for families in need.<sup>5</sup> The Crabtree Corner Early Learning and Child Care Centre provides free, licensed, short term or occasional early learning and child care for children with reservations taken on a week-by-week basis.

### Planning and Policy Development Examples

The following example highlights promising practices in policy development and planning which are being used to support the child care sector.

**New Zealand Early Learning Action Plan 2019–2029:** This action plan has been created to support the Ministry’s vision that New Zealand’s early learning system enables every child to enjoy a good life, learn and thrive in high quality settings that support their identity, language and culture and that are valued by parents and whānau (family).<sup>6</sup> The Plan sets five objectives and 25 actions to reach this vision over a 10-year period. These objectives include:

- Children and whānau experience environments which promote their well-being and support identity, language and culture;
- All children are able to participate in early learning and have the support they need to learn and thrive;
- Teaching staff and leaders are well-qualified, diverse, culturally competent and valued;
- Children develop capabilities that are valued by their whānau and community and support them to be competent and confident learners; and
- Early learning services are part of a planned and coherent education ecosystem that is supported, accountable and sustainable.

### Examples of Building Partnerships

The following are examples of collaborating with other partners, organizations or programs to address child care issues.

**Northern Health and YMCA BC collaboration:** Northern Health and YMCA BC have collaborated for a new pilot project in Fort St. John. The YMCA Robert Ogilvie Care and Learning Centre has been designed to address the lack of suitable child care in the community for healthcare shift workers. The centre has an extended day model of child care for healthcare workers who need child care as early as 6:30 a.m. to as late as 7:30 p.m. Monday to Friday. The centre will also be trialing a new flexible payment model, allowing parents to pay only for the time and services they need as opposed to paying for full-time care.<sup>7</sup>

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<sup>5</sup> <https://ywcavan.org/programs/crabtree-corner>

<sup>6</sup> <https://conversation.education.govt.nz/conversations/early-learning-strategic-plan/>

<sup>7</sup> <https://stories.northernhealth.ca/stories/first-its-kind-daycare-comes-northeast>

**Child care spaces at Kelowna International Airport:** The Province has collaborated with the City of Kelowna and KF Aerospace to develop a new standalone child care facility located at Kelowna International Airport. The new facility, which is being funded by ChildCareBC New Spaces Fund, will be operated by the YMCA of Southern Interior and will provide 86 child care spaces.<sup>8</sup> This onsite child care facility provides airport employees with a quality and convenient child care option at their place of work.

**Intergenerational Learning Centre:** Providence Mount St. Vincent in Seattle provides apartments and nursing care for seniors combined with a licensed child care program providing 125 child care spaces. The centre provides a range of intergenerational programming and activities such as art, music, exercise and games, with each class having scheduled weekly visits with the senior residents. According to the program, the intergenerational program benefits not only the children and the seniors, but improves community connections and enhances traditions and cultures of communities.<sup>9</sup>



<sup>8</sup> <https://ylw.kelowna.ca/news-events/news/local-families-staff-will-benefit-new-child-care-centre-kelowna-airport>

<sup>9</sup> <https://www.providence.org/locations/wa/mount-st-vincent/facility-profile/intergenerational-learning-center#tabcontent-1-pane-2>



# Profile of Children and Families in Richmond

The communities where people live, study and play influence their health and development. It is crucial to have a sound understanding of the characteristics of the families and children living in Richmond to inform the *Child Care Strategy*. The following provides a community profile of families and children in Richmond utilising the most recent 2021 Census Data. Child care typically covers the age range from birth to 12 years of age and, where available, data in the Profile reflects this. However, for certain data sets, the Census data available spans the age range of birth up to age 10, 14 or 17 and this is noted where relevant. The demographic information provided in this section has contributed to the development of the strategic priorities and actions outlined in the *Child Care Strategy*.

## Population

In 2021, Richmond's total population was 209,937. Between 2016 and 2021, the population grew by 11,628 people, representing a growth rate of 5.7%.

## Children in Richmond

In 2021, there were 23,955 children and youth between birth and 12 years of age in Richmond. This represents 11% of Richmond's total population and is 680 more children than reported in the 2016 Census. While the number of children between birth and five years of age stayed the same between 2016 and 2021, there were increases in the number of six to nine year olds, as well as 10 to 12 year olds over this time period (Figure 1).



**Figure 1: Number of Children by Age Group, 2016 and 2021**

Source: Statistics Canada, Census 2021

In Richmond, City Centre, Broadmoor and Steveston were the three areas with the greatest number of children. Table 1 shows population data by planning area.

**Table 1: Number of Children by Age Group and Planning Area, 2021**

Planning Area	Number of Children		
	0 to 5 Years	6 to 9 Years	10 to 12 Years
<b>Richmond</b>	<b>10,525</b>	<b>7,855</b>	<b>5,575</b>
Blundell	865	800	545
Bridgeport	260	145	105
Broadmoor	1,080	945	675
City Centre	3,095	1,855	1,150
East Cambie	530	410	290
East Richmond	220	120	105
Fraser Lands*	–	–	–
Gilmore*	–	–	–
Hamilton	320	225	175
Sea Island	60	45	-
Seafair	785	605	455
Shellmont	600	455	360
Steveston	1,200	1,130	930
Thompson	710	660	465
West Cambie	790	435	270

\*Data suppressed due to low numbers

Source: Statistics Canada, Census 2021



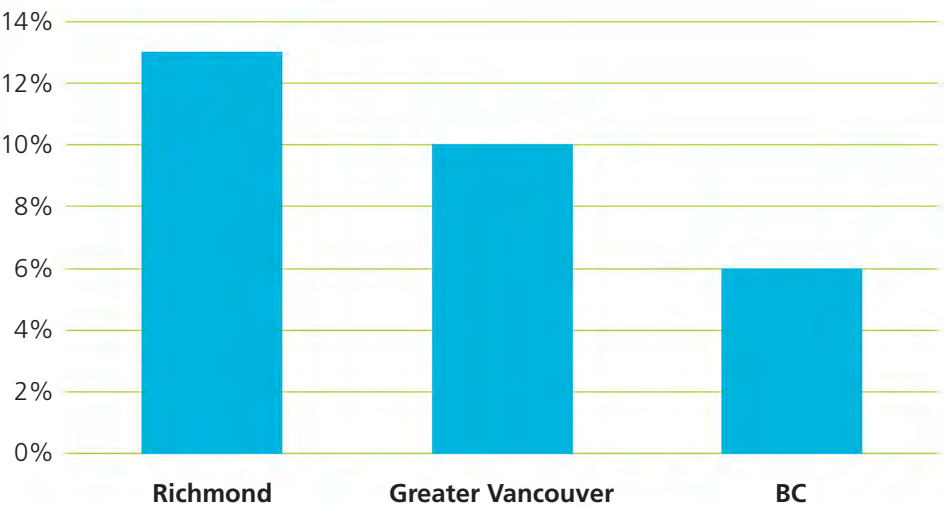
Indigenous Identity

In 2021, there were 1,545 people who identified as Indigenous in Richmond, representing 0.7% of the total population. Of the Indigenous population, there were 270 children between birth and 14 years of age, representing 1% of the total number of children in this age range in Richmond. These 270 individuals include 165 people who identified as First Nations, 95 who identified as Métis, and 10 individuals who selected multiple Indigenous responses.

Immigrant Population

In 2021, 125,600 Richmond residents, representing 60% of the population, identified as immigrants, a term which refers to people who have been granted the right to live in Canada permanently by immigration authorities. Among children aged 14 years and younger, 3,555 or 13% were immigrants compared to 10% in Greater Vancouver and 6% in BC (Figure 2). These proportions are consistent with the percentages reported in the 2016 Census.

Figure 2: Percentage of Immigrants Amongst Children Aged 0 to 14 Years, 2021



Source: Statistics Canada, Census 2021

## Language

In Richmond, the majority of children and youth under 14 years of age are able to hold a conversation in English. However, there were still a significant number of children who were not proficient in the English language. City Centre, Blundell and West Cambie neighbourhoods had the greatest proportion of children who were not able to have a conversation in English or French, at 9%, 8% and 8% of the population respectively (Table 2).

**Table 2: First Official Language(s) Spoken by Children Aged 0 to 14 Years, 2021**

Planning Area	First Official Language(s) Spoken		
	English	Neither English nor French	% with Neither English nor French
Richmond	28,040	1,750	6%
Blundell	2,605	195	8%
Bridgeport	565	35	6%
Broadmoor	3,190	185	6%
City Centre	6,975	630	9%
East Cambie	1,460	65	4%
East Richmond	505	35	7%
Fraser Lands*	–	–	-
Gilmore*	50	–	0%
Hamilton	830	35	4%
Sea Island	135	–	0%
Seafair	2,220	110	5%
Shellmont	1,660	70	4%
Steveston	3,925	110	3%
Thompson	2,190	120	6%
West Cambie	1,710	140	8%

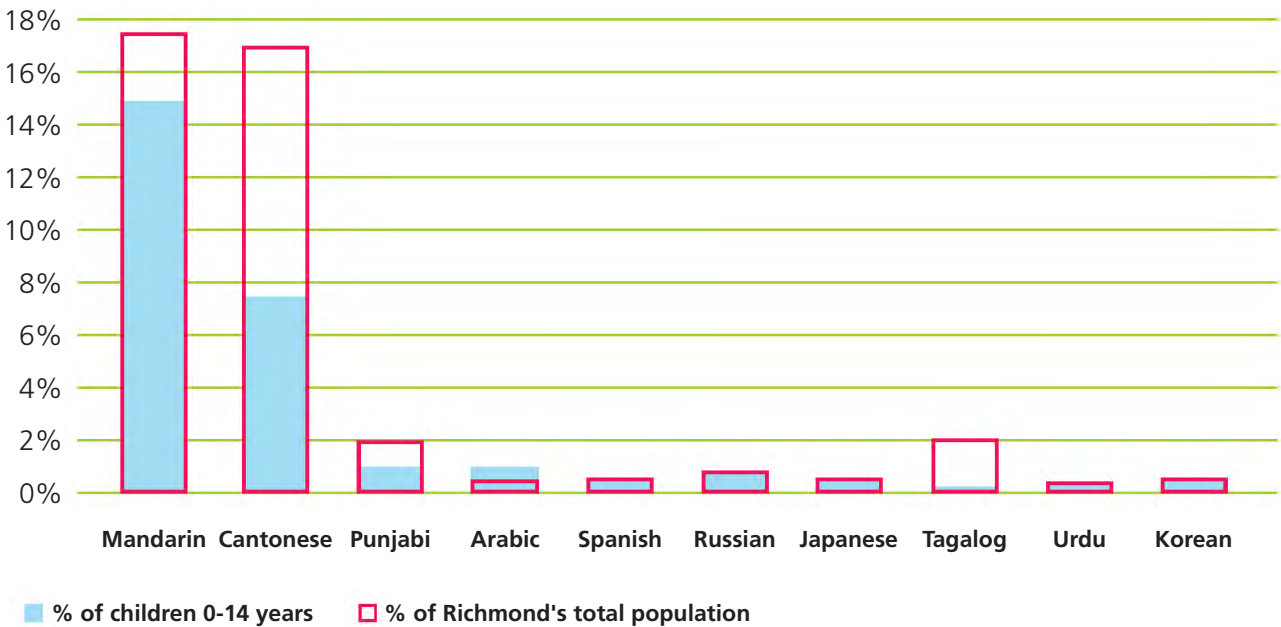
\*Data suppressed due to low numbers

Source: Statistics Canada, Census 2021

In Richmond, the most common languages spoken at home, other than English, by children 14 years of age and under were: Mandarin, Cantonese, Punjabi, Arabic and Spanish. When looking at the population of Richmond as a whole, the most common languages spoken at home were: Mandarin, Cantonese, Tagalog, Punjabi and Taiwanese. Figure 3 illustrates the languages most commonly spoken at home comparing, children 14 years of age and under to the total population.



**Figure 3: Language Spoken Most Often at Home Other than English by Children Aged 0 to 14 Years Compared to the Total Population in Richmond, 2021**



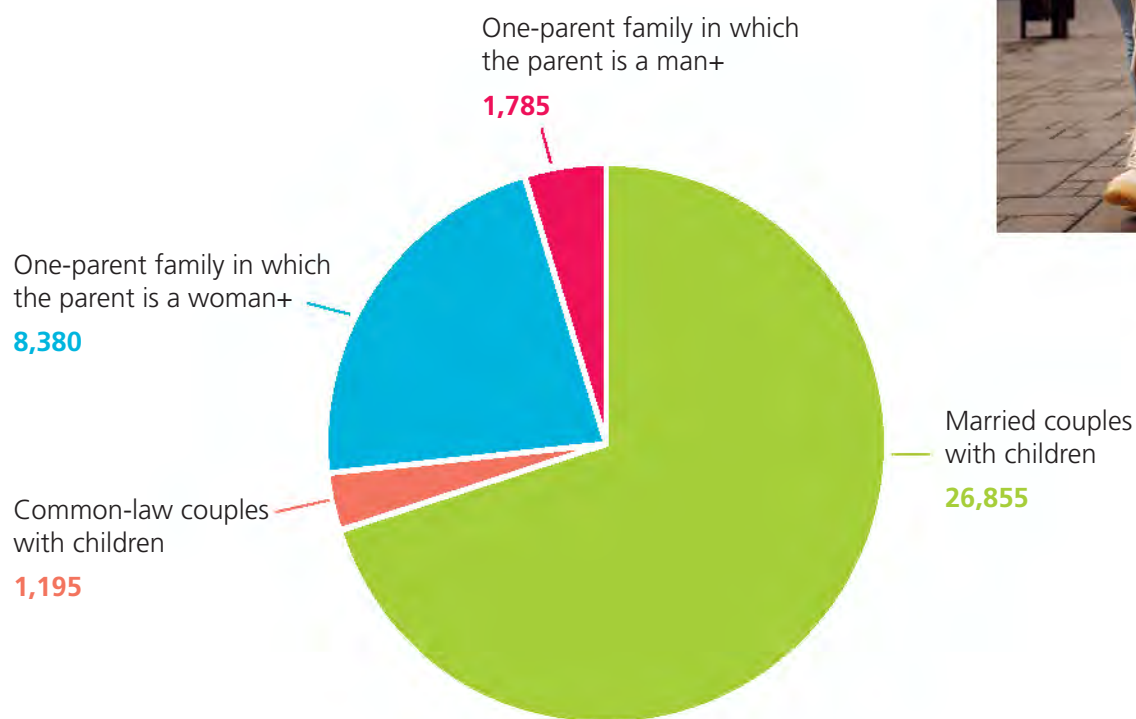
Source: Statistics Canada, Census 2021

While 18% of Richmond's population speaks Mandarin most commonly at home, only 15% of children 14 years of age and under do so. This difference is more pronounced amongst Cantonese speakers where 18% of Richmond's population speaks Cantonese most commonly at home, where as only 8% of children 14 years of age and under do. How long ago the child or child's parents immigrated to Canada may influence what language a child speaks most commonly at home.

## Family Composition

In Richmond in 2021, there were 38,215 families with children. Of these, the majority (70%) were married couples with children, representing 26,855 families. There were also 10,165 one-parent families, which represented approximately a quarter (27%) of all families with children in Richmond (Figure 4). Of the one-parent families, 8,380 were families where the parent was a woman and 1,785 were families where the parent was a man. The terms woman or man throughout this document refer to self-identified gender and may include those who identify as non-binary.

**Figure 4: Composition of Families with Children in Richmond, 2021<sup>10</sup>**



Source: Statistics Canada, Census 2021

<sup>10</sup> Based on Statistics Canada's definitions used in the 2021 Census, the term "man+" includes men (and/or boys), as well as some non-binary persons, and the term "woman+" includes women (and/or girls), as well as some non-binary persons.





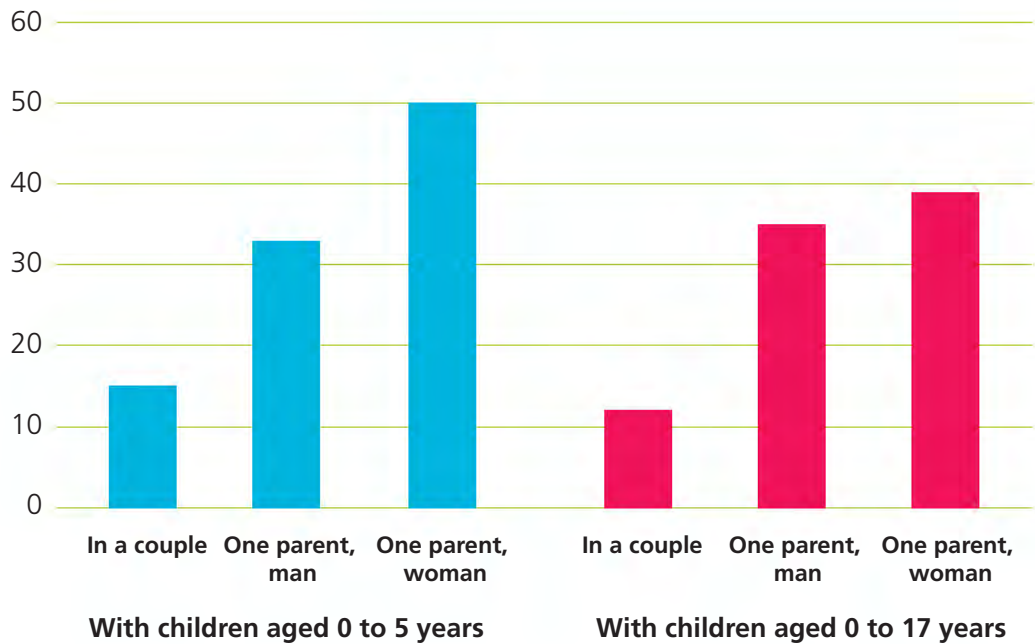
Median Income

As identified in the 2021 Census and based on 2020 income data, the median reported annual household income in Richmond was \$79,000. Median incomes vary significantly depending on household type. For couples with children, the median income was significantly higher at \$115,000. In contrast, one-parent families had much lower median incomes – \$63,600 for one-parent families in which the parent was a woman and \$71,500 for one-parent families in which the parent was a man.

Low Income

Factors such as family structure, parental level of education and a child’s age affects how likely a family is to be living with low income. For families with young children, factors such as high child care costs create barriers to full-time employment, which disproportionately affects one-parent families. Of families with children, one-parent families in which the parent was a woman with children under five were more likely to be living with low income than any other type of family (Figure 5). In total, half (50%) of single parents (in which the parent is a woman) with children under five and one third (33%) of single parents (in which the parent is a man) with children under five were considered low-income in Richmond, compared to 15% of couples with children in this same age range.

Figure 5: Prevalence of Low-Income by Family Type in Richmond, 2021



Source: Statistics Canada, Census 2021

The prevalence of children and youth (aged 0 to 17) in low-income households varied significantly depending on the area in which they lived. The proportion of children (0 to 5 years) in low-income families in Richmond ranged from 28% in Blundell to 6% in Shellmont (See Table 3). Factors including the prevalence of rental housing stock; the average monthly rental rate; and proximity to public transportation and other community resources, may affect the prevalence of low-income households in a particular planning area and in turn the prevalence of children in low-income households.

**Table 3: Prevalence of Children and Youth Aged 0 to 17 Years in Low-Income Households in Richmond by Planning Area, 2021**

Planning Area	0 to 5		6 to 10		11 to 17	
	# of Individuals	Prevalence of low income households (%)	# of Individuals	Prevalence of low income households (%)	# of Individuals	Prevalence of low income households (%)
<b>Richmond</b>	<b>1,830</b>	<b>18</b>	<b>1,785</b>	<b>18</b>	<b>2,220</b>	<b>16</b>
Blundell	245	28	195	21	225	16
Bridgeport*	-	-	-	-	-	-
Broadmoor	160	16	250	22	400	23
City Centre	640	21	525	23	690	23
East Cambie	50	10	55	12	65	7
East Richmond	45	20	-	-	-	-
Fraser Lands*	-	-	-	-	-	-
Gilmore*	-	-	-	-	-	-
Hamilton*	-	-	-	-	-	-
Sea Island*	-	-	-	-	-	-
Seafair	180	22	190	25	165	14
Shellmont	35	6	45	8	75	10
Steveston	140	12	195	13	225	10
Thompson	140	18	205	27	180	16
West Cambie	145	18	80	16	85	14

\*Data suppressed due to low numbers

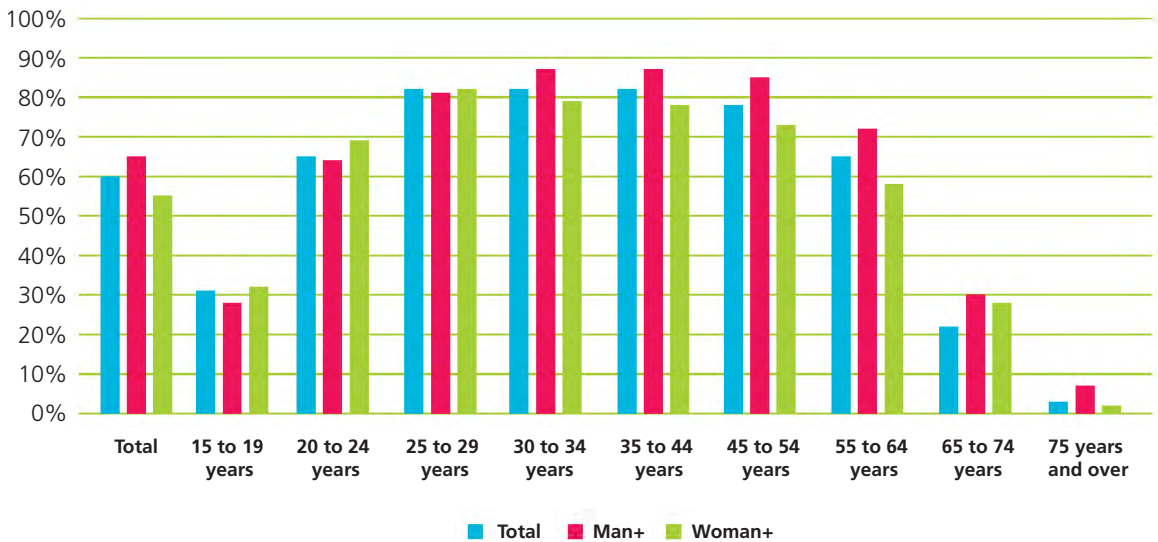
Source: Statistics Canada, Census 2021

Employment

In 2021, there were 108,470 people in the labour force in Richmond, representing a participation rate of 60.1%. Of these, 96,785 were employed and 11,685 were unemployed, which is equivalent to an unemployment rate of 11%. The following figure shows labour force participation rates in Richmond by self-identified gender. While labour force participation rates remain similar between men and women between the ages of 20 and 29, there is a more pronounced difference from age 30 onwards. For example, for men between 30 and 34, the labour force participation rate was 87.7%, whereas for women it was 79.7% (Figure 6). One of the factors contributing to lower labour force participation rates for women between 30 and 44 years of age is child care responsibilities.

Figure 6: Labour Force Participation Rates by Age and Gender in Richmond, 2021

Source: Statistics Canada, Census 2021



Vulnerability in Children (Human Early Learning Partnership)

The Human Early Learning Partnership (HELP) collects population-level data about children’s experiences and development through their Child Development Monitoring System. The Early Development Instrument (EDI) is a questionnaire completed by Kindergarten teachers for students in their classrooms. The questionnaire is based on five core areas of early childhood development: physical health and well-being, social competence, emotional maturity, language and cognitive development, and communication skills and general knowledge.

The data is collected in ‘waves’; Wave 8 of the EDI was collected between 2019 and 2022. The data collected for Richmond shows that 39.7% of Kindergarten children were on track in their overall development. However, 39.3% of children were found to be vulnerable on one or more EDI scales. Vulnerable on an EDI scale means the percentage of children who score below the 10<sup>th</sup> percentage

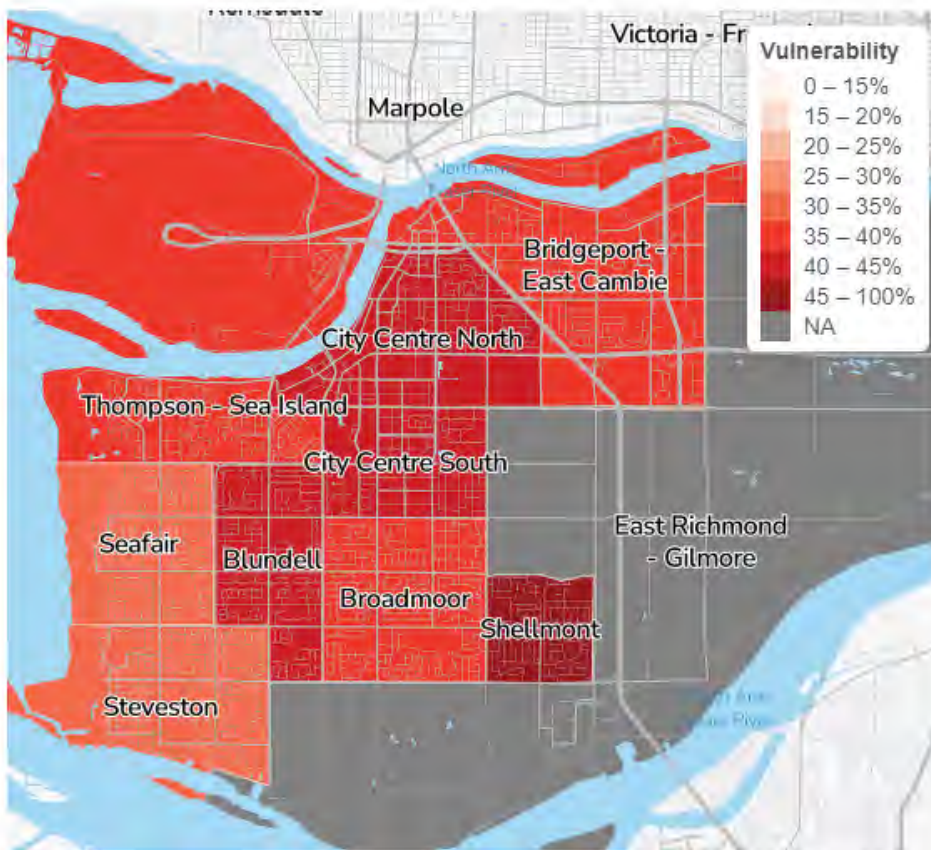


cut off in the area of development measured by that scale. In Richmond, 21.2% were in flux; these are the children who are neither on track nor vulnerable. According to HELP, children in the 'in flux' measure may or may not catch up to their peers who are on track and may benefit from additional supports. The overall level of child vulnerability in Richmond has increased in both the short and over the long term.

The data for BC overall shows that 32.9% of children were considered to be vulnerable on one or more scales of the EDI. Richmond had higher rates of vulnerability than the province on social competence, emotional maturity, and communication skills and general knowledge.

Figure 7 below shows the vulnerability levels for areas across Richmond. The darker the shade of red, the higher the number of children who are considered vulnerable overall. City Centre North, City Centre South, Shellmont and Blundell have the highest levels of vulnerability amongst children overall.

**Figure 7: Map of overall EDI Vulnerability for Richmond, Wave 8**



Source: <https://dashboard.earlylearning.ubc.ca/>



# Community Engagement Methodology

Engagement with the community is crucial to identify the needs, opportunities and challenges in relation to child care in Richmond. A community engagement plan was created alongside members of the Child Care Strategy Advisory Committee and LevelUp Planning Collaborative. The goals of the community engagement were to:

- Hear from residents, parents and guardians, caregivers and those who work in the child care field to better understand the current and future needs for child care in Richmond; and
- Utilise the data to create a set of priorities and actions for the Child Care Strategy.

The public engagement plan utilised a multi-pronged approach, targeting different audiences through a variety of methods. For the first period of engagement, two online surveys were created: one survey aimed at residents, parents and guardians and one survey aimed at child care providers including owners, managers and employees of providers in Richmond. Feedback was also sought through focus groups, key informant interviews, outreach sessions and committee presentations.

Promotional materials were distributed to the Richmond community through social media, posters, postcards and digital ads. In total, 625 members of the community engaged with the City through various methods of engagement. 1,256 people visited the Let’s Talk Richmond child care project page and 354 people completed the online surveys. Table 4 summarizes participants by engagement activity:

**Table 4: Number of Participants by Engagement Activity**

Type of Engagement Activity	# of Participants
Interviews	7
Focus Groups	47
Community Outreach with Parents/ Guardians/Caregivers	54
Professional Development Sessions for Child Care Providers	100
Committee Presentations	63
Survey (Residents, Parents, Guardians and Caregivers)	299
Survey (Child Care Providers)	55
<b>Total</b>	<b>625</b>

Through the variety of techniques used, we were able to engage with a diverse range of people to understand the unique perspectives, needs and aspirations of those involved in the child care sector. The information collected through this public engagement process has been used to assess the needs for child care in Richmond and identify priorities and actions.

## Online Let's Talk Richmond Survey

The two surveys were available online through the Let's Talk Richmond platform. The surveys were also available as a paper copy upon request or from Community Centres, Richmond Public Library branches and City Hall. The surveys were available from October 23 to December 6, 2023. Completed paper copies of the survey were accepted at Richmond Public Libraries, Community Societies and Associations, and City Hall during this time.

### Resident, Parent and Guardian Survey

- The resident, parent and guardian survey sought information on the communities' circumstances, needs, views and aspirations for child care in Richmond. The survey included questions about their child care arrangement, why they require child care, time spent on waitlists, affordability and how child care in Richmond could be improved.
- A total of 299 surveys were completed by the community and used in the analysis of the assessment of need.

### Child Care Operator Survey

- The child care operator survey sought information about the facility, such as: types of programs they offer, operational times, enrolment and waitlists and information about fees and funding.
- A total of 55 child care operator surveys were completed and used in the analysis of the assessment of need.

## Additional Engagement Activities

Feedback was also sought through a range of outreach and interview methods, held both in person and online. A summary of these is provided below.

### Committee Meetings

Presentations were given at a range of committee and board meetings, including the individual board meetings of the Community Association and Societies that provide programs and services at the City's community centres, the Child Care Development Advisory Committee, the Richmond Intercultural Advisory Committee, the Richmond Poverty Reduction Table and the Richmond Children First community table. A total of 63 participants representing 43 different organizations provided input through these various advisory committee presentations. Information was also shared with all City advisory committees, with contact details should anyone wish to provide feedback or have questions. This enabled input from a diverse range of individuals and organizations across Richmond, many of whom work directly with children and families.



### Key Informant Interviews

Key informant interviews were conducted with seven participants who have extensive experience, knowledge or unique perspectives in the child care sector.

### Focus Groups

Seven focus group sessions were held with a total of 47 participants attending. Sessions were held with child care providers, community partners and parents including City of Richmond staff, newcomers and recent immigrants, with one session being held in Mandarin.

### Community Outreach

Outreach sessions were held at family programs and community centres including:

- Strong Start programs at Walter Lee Elementary, Currie Early Learning Centre, RM Grauer Elementary and Daniel Woodward Elementary;
- Parent and tot groups at Thompson and South Arm community centres;
- Storytime at Richmond Public Library;
- Family First Music Group at Richmond Family Place; and
- Outreach was also undertaken at three professional development workshops for child care providers organized by Richmond Child Care Resource and Referral.

These outreach sessions allowed engagement with parents, grandparents and caregivers to hear their perspectives and experiences within the child care sector.



# Assessment of Need

The assessment of child care needs for this Strategy comprises two components:

1. **Child care space supply:** Analysis of the supply and demand for child care in Richmond and the potential need using child care space data and the demographics of the community.
2. **What the Community Says:** Summary and analysis of the feedback received during the community engagement process, through the public surveys, key informant interviews, outreach sessions and focus groups.

## Child Care Space Supply

### Changes in Child Care in Richmond from 1995 to Present

Since the first Richmond Child Care Needs Assessment in 1995, the supply of child care spaces has increased substantially. In 1995, there were 2,436 licensed child care spaces in the City. By 2001, the number had increased to 3,216; by 2009 this had increased to 3,974. In 2016, the number of licensed child care spaces had increased to 5,802 and in 2023 there were 9,103 licensed child care spaces in Richmond. This represents a 274% increase in spaces from 1995 to 2023, or an increase of 6,667 licensed spaces.

All types of child care programs have seen increases in the number of spaces, with the exception of Family Child Care and Occasional Care, both of which have seen a decrease in the number of spaces between 1995 to 2023 (Table 5).



**Table 5: Child Care Spaces by Program Type 1995–2023\***

Type of Care	# of Spaces 1995	# of Spaces 2001	# of Spaces 2009	# of Spaces 2016	# of Spaces 2023	Change 1995–2023	% Change 1995–2023
Group Care (Under 36 Months)	66	92	166	664	2,045	+1,979	+2,998%
Group Care (30 Months to School Age)	408	576	1,333	2,103	3,829	+3,421	+838%
Group Care (School Age)	775	1,062	1,228	1,666	2,100	+1,325	+171%
Family Child Care	377	537	434	341	167	-210	-56%
In-home Multi-age Care	0	0	64	81	79	+79	0%
Multi-age Care	0	0	24	88	104	+104	0%
Preschool	600	820	689	819	763	+163	+27%
Occasional Care	155	104	36	40	16	-139	-90%
<b>Total Licensed Spaces</b>	<b>2,426</b>	<b>3,216</b>	<b>3,974</b>	<b>5,802</b>	<b>9,103</b>	<b>+6,677</b>	<b>275%</b>

\*Source of data for 1995, 2001 and 2009 population figures was Richmond School District population projections (cited in 2009–2016 Child Care Needs Assessment). Source for 2016 figures was BC Stats PEOPLE Projections. Source for 2023 data was the 2021 Census Data.



The number of children aged 0–2 years has decreased by 425 children when compared to the 2016 Census Data. However, the number of children aged 3–5 years and school age children aged 6-12 years has increased. Overall, the number of children aged 0–12 in Richmond has increased by 570 children since 2016.

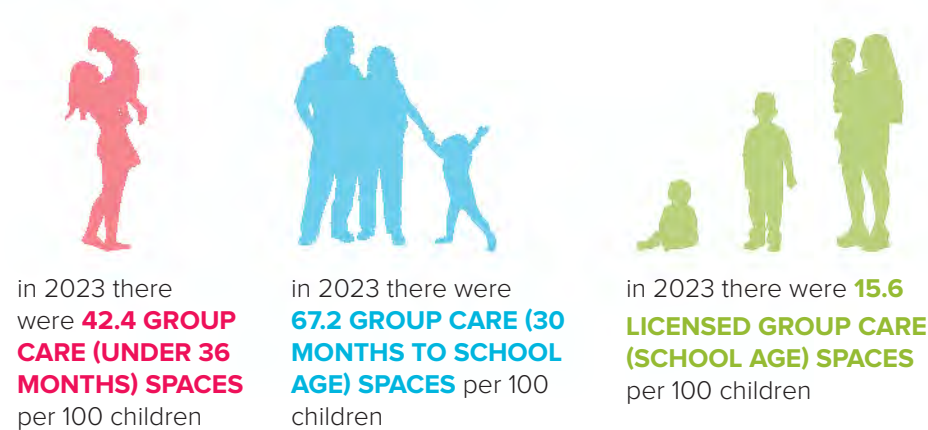
The number of licensed child care spaces per 100 children aged 0–12 years is 38, which means there are child care spaces available for approximately 38% of the child population in Richmond. While the number of children aged 0-12 has fluctuated slightly between 1995 and 2023, the overall number of spaces per 100 children has increased substantially, from just 10 spaces per 100 children in 1995. This has also increased since 2022, which had a rate of 35.6 child care spaces per 100 children in Richmond (Table 6).

**Table 6: Number of Child Care Spaces by Child Population**

Type of Child Care License	Number of Licensed Child Care Spaces	Child Population Per Age Group	Child Care Spaces per 100 Children
Group Care (Under 36 Months)	2,045	4,825	42.4
Group Care (30 Months to School Age)	3,829	5,700	67.2
Licensed Group Care (School Age)	2,100	13,430	15.6
<b>Total*</b>	<b>9,103</b>	<b>23,955</b>	<b>38</b>

\*Source Statistics Canada Census, 2021.

\* Total includes all licensed child care in Richmond.





### 2021–2031 Richmond Child Care Action Plan Targets and Supply

The 2021–2031 *Richmond Child Care Action Plan* set a target to increase licensed child care spaces in Richmond by 3,688 spaces between 2021 and 2031. Table 7 below shows that significant progress has already been made to achieve these targets, with 85% of the total number of licensed child care spaces being met by 2023.

**Table 7: 2031 Licensed Child Care Space Targets Compared with 2023 Supply**

Type of Care	2031 Target	2023 Supply	Target Met %
Group Care – Under 36 Months	1,774	2,045	115%
Group Care – 30 Months to School Age	3,937	3,829	97%
Group Care – School Age	3,791	2,100	55%
Occasional Care	58	16	28%
Licensed Child Minding	24	0	0%
Multi-Age Child Care – Overnight Care	8	0	0%
<b>Total*</b>	<b>10,710</b>	<b>9,103</b>	<b>85%</b>

\*Includes all types of child care, including licensed preschool, multi-age care, in-home multi-age care and family child care.

### Distribution by Planning Area

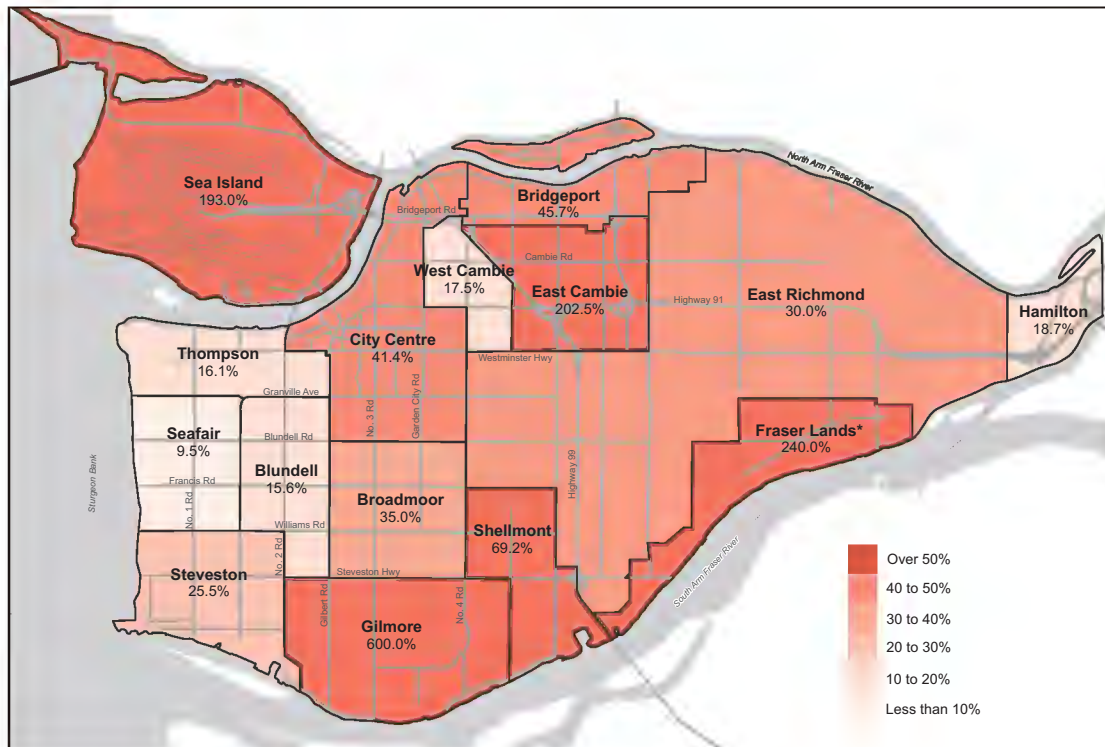
In 2023, child care spaces were available in all of the 15 City Planning Areas in Richmond as outlined in Table 8. The largest increases in licensed child care spaces since 2016 were seen in East Cambie, with an increase of 1,088 spaces, and City Centre, with an increase of 966 between 2016 to 2023. Bridgeport also saw a large relative increase in child care spaces between 2016 to 2023, with a percentage increase of 573%, from 37 spaces in 2016 to 249 spaces in 2023. The only planning area which has seen a loss in the total child care spaces between 2016 and 2023 was in Hamilton, with a loss of nine spaces since 2016; however this only equates to a 3% decrease in the area.

**Table 8: Child Care Spaces by Planning Area by Type of Care (2016–2023)**

	Group Care- Under 36 Months	Group Care 30 months to School Age	Group Care School Age	Family Child Care	In-home Multi-age Care	Multi-age Care	Preschool	Occasional Care	Total	% change 2016–2023
Sea Island	58	47	0	0	0	0	94	0	199	+201%
Thompson	50	118	113	0	8	16	71	0	376	+8%
Seafair	32	105	164	14	16	8	113	16	468	+14%
Steveston	124	328	347	42	16	0	113	0	970	+11%
Blundell	58	177	103	14	7	8	17	0	384	+21%
Broadmoor	156	244	407	28	8	56	117	0	1,016	+9%
Gilmore	60	186	0	0	0	0	7	0	253	+58%
Shellmont	180	226	114	21	8	8	0	0	557	+98%
City Centre	630	1,078	362	0	8	0	97	0	2,175	+80%
West Cambie	70	189	42	21	0	0	20	0	342	+47%
East Cambie	486	711	287	7	8	0	44	0	1,543	+239%
Bridgeport	64	114	44	7	0	0	20	0	249	+573%
East Richmond	36	246	0	7	0	0	20	0	309	+42%
Fraser Lands	12	0	0	0	0	0	0	0	12	0%
Hamilton	29	60	117	6	0	8	30	0	250	-3%
<b>Total</b>	<b>2,045</b>	<b>3,829</b>	<b>2,100</b>	<b>167</b>	<b>79</b>	<b>104</b>	<b>763</b>	<b>16</b>	<b>9,103</b>	<b>+57%</b>

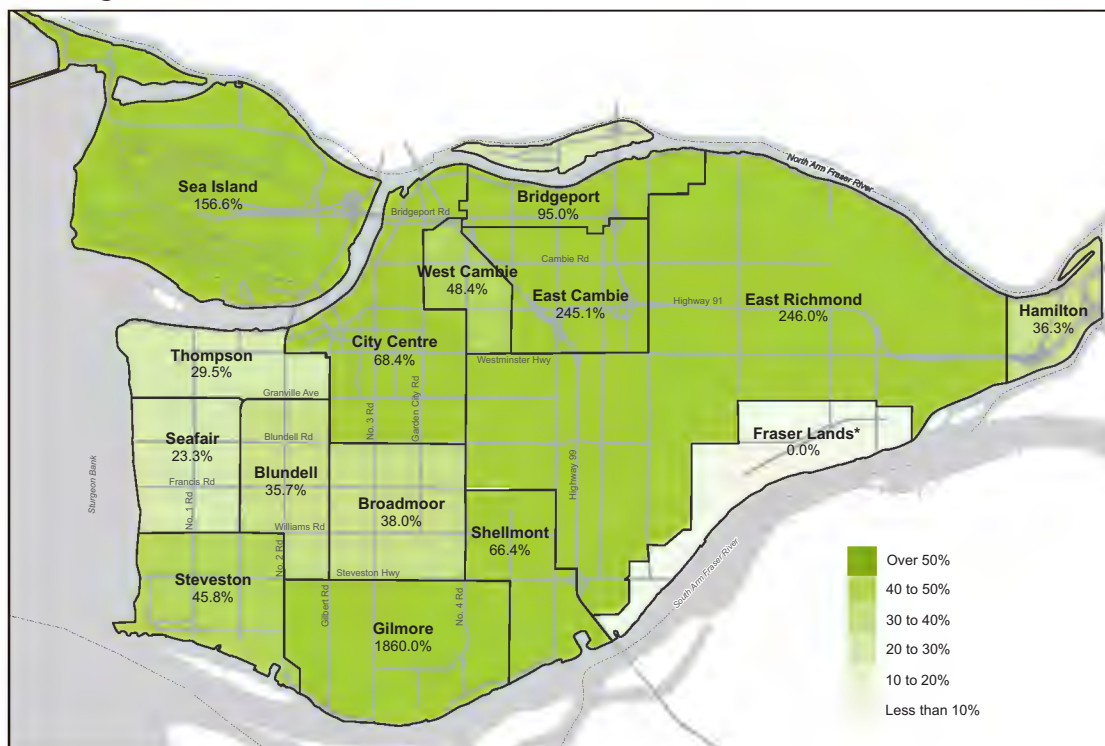
The following figures show the number of licensed child care spaces by program type, per the number of children in that area (Figures 8, 9, 10 and 11). Some areas have child care spaces for over 100% of the child population in the area. This means that for some areas, such as East Cambie, there are more child care spaces for Group Care under 36 Months and Group Care 30 Months to School Age than there are children between 0-5 years.

**Figure 8: Number of Group Care Under 36 Months Spaces per 100 Children by Planning Area**



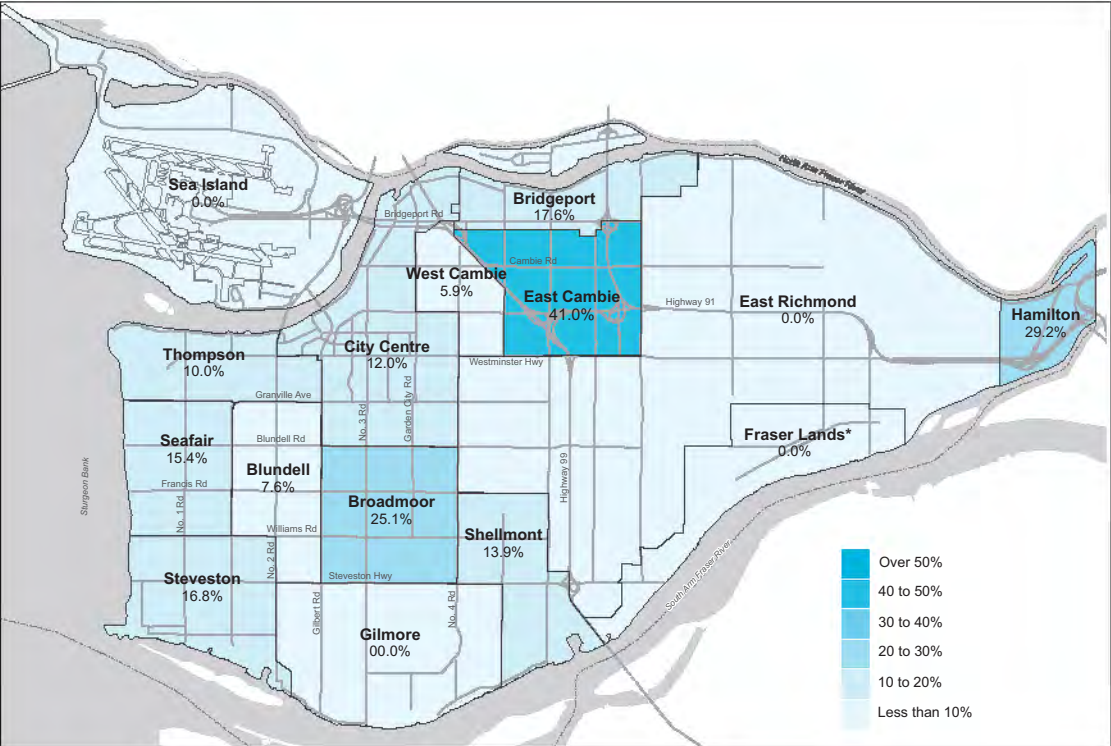
\*Population data suppressed due to low numbers.

**Figure 9: Number of Group Care 30 Months to School Age Spaces per 100 Children by Planning Area**



\*Population data suppressed due to low numbers.

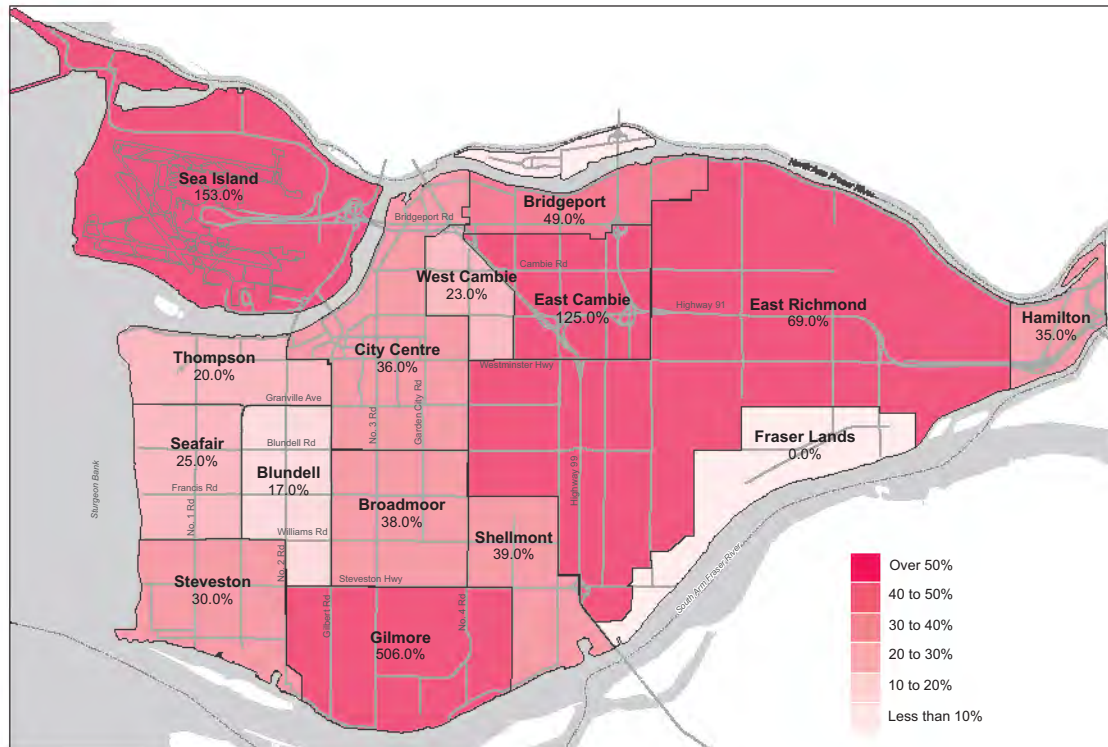
Figure 10: Number of Group Care School Age Spaces per 100 Children by Planning Area\*



\*Population data suppressed due to low numbers.  
\*includes both Group Care – School Age and School Age Care on School Grounds





**Figure 11: Total Number of Child Care Spaces per 100 Children by Planning Area\***

\*Population data suppressed.

\* Includes all types of child care, including licensed preschool, multi-age care, in-home multi-age care and family child care.

## Regional Comparison

Metro Vancouver Regional Planning published their 2023 Survey of Licensed Child Care Spaces for Metro Vancouver. The survey finds that the number of children under the age of 12 is expected to continue to grow by 1.1% by 2028. The survey finds that in 2023, the number of child care spaces in Metro Vancouver grew by 33%, from 60,970 spaces in 2019 to 81,235 in 2023. This equates to an average of 25.1 spaces per 100 children 12 and under, which is an increase of 6.5 spaces per 100 children 12 and under from 2019.

The table below, taken from the 2023 Survey of Licensed Child Care Spaces in Metro Vancouver, shows the estimated number of children in 2023 as estimated by Metro Vancouver Regional Planning and the estimated number of child care spaces, taken from Fraser Health and Vancouver Coastal Health in May 2023.

The rate of growth in child care spaces in Metro Vancouver between 2019–2023 is much higher than between 2011–2019 (Table 8). Metro Vancouver considers that this is likely to have been a direct impact of the ChildCareBC program and the increased amount of provincial and federal funding contributed towards child care space creation and enhancement.



**Table 9: Estimated Number of Children (0–12) and Child Care Spaces in Metro Vancouver, 2023**

Geographic Area	2023 Estimated # of children 0–12 years	Estimated # of child care spaces	Estimated Child Care Spaces per 100 children 0–12 years
Anmore	266	91	34.2
Belcarra	25	0	0
Burnaby	29,056	6,433	22.1
Coquitlam	19,118	5,299	27.7
Delta	13,573	3,041	22.4
Langley City	4,301	1,280	29.8
Langley Township	21,108	5,303	25.1
Lions Bay	165	40	24.2
Maple Ridge	13,954	3,316	23.8
New Westminster	9,206	3,164	34.4
North Vancouver City	6,832	1,930	28.2
North Vancouver District	12,267	4,156	33.9
Pitt Meadows	2,858	1,260	44.1
Port Coquitlam	8,207	2,794	34.0
Port Moody	4,519	1,277	28.3
<b>Richmond</b>	<b>24,507</b>	<b>8,521</b>	<b>34.8</b>
Surrey	81,034	14,795	18.3
Tsawwassen First Nation	334	164	49.1
University of British Columbia (UBC)	1,951	996	51.1
University Endowment Lands (UEL*)	394	32	8.1
Vancouver	63,300	15,203	24.0
West Vancouver	5,114	1,732	33.9
White Rock	1,707	437	25.6
<b>Metro Vancouver Total</b>	<b>323,796</b>	<b>81,264</b>	<b>25.1</b>

\*Source: Licensed spaces received directly from Child Care Centres in UEL (data as of September 2023). UEL does not record data.

The Metro Vancouver data shows that overall, the estimated number of child care spaces per 100 children in 2023 was 34.8 spaces for City of Richmond. Only Tsawwassen First Nation, UBC and Pitt Meadows had more licensed child care spaces per 100 children than the City of Richmond in Metro Vancouver, which is a significant achievement.

## Community Response

To identify the current and future needs for child care in Richmond, the community was engaged through a range of methods. The primary forms of feedback were through two online surveys, key informant interviews, focus groups, outreach sessions and engagement sessions with various advisory and community committees. This section summarizes the feedback received, both written and verbally, through the surveys and through online and in-person events.



**91%**  
**OF RESPONDENTS**  
stated they **REQUIRED**  
**CHILD CARE** so that  
they could work.

### Profile of Respondents (Parents, Guardians and Residents Survey)

In total, 299 people took the survey. The individuals who responded had the following characteristics:

- 79% of the respondents were parents;
- 76% of respondents reported they had a child care provider for their child/children;
- 97% of respondents live in Richmond;
- 60% of respondents are employed full time and 35% worked within Richmond;
- Over half of the respondents stated they used child care to enhance their child's development;
- The majority of respondents who had child care, stated their child was enrolled into child care five days a week; and
- 15 of respondents indicated that they are a parent to a child or children who require(s) extra support due to a developmental delay or disability.

### Profile of Respondents (Child Care Provider Survey)

Fifty-five child care providers completed the survey. The respondents had the following characteristics:

- Managers (31%), employees (25.5%), operators (16%) and owners (16%) completed the survey;
- Over half of the respondents offered Group Care Under 36 Months and Group Care 30 Months to School Age programs;
- Less than 2% of the respondents offered occasional care or other forms of care;
- 53% of the respondents were from a non-profit child care facility and 36% were from a privately owned child care facility;
- 27% of the respondents utilised a City-owned facility for their child care facility; and
- 16% used a residential building for their child care facility and 16% used a commercial building.

**“Our staff really are invested in providing the best quality care they can. They are also proud of what they do.”**

– Child Care Provider  
Survey participant

**“We strive to offer a very inclusive, supportive and community building programs.”**

– Child Care Provider  
Survey participant

### Quality of Child Care

Richmond parents, residents and child care providers were asked to share their thoughts about the strengths of the child care system, the quality of child care and how satisfied they were with various aspects of the current system in Richmond.

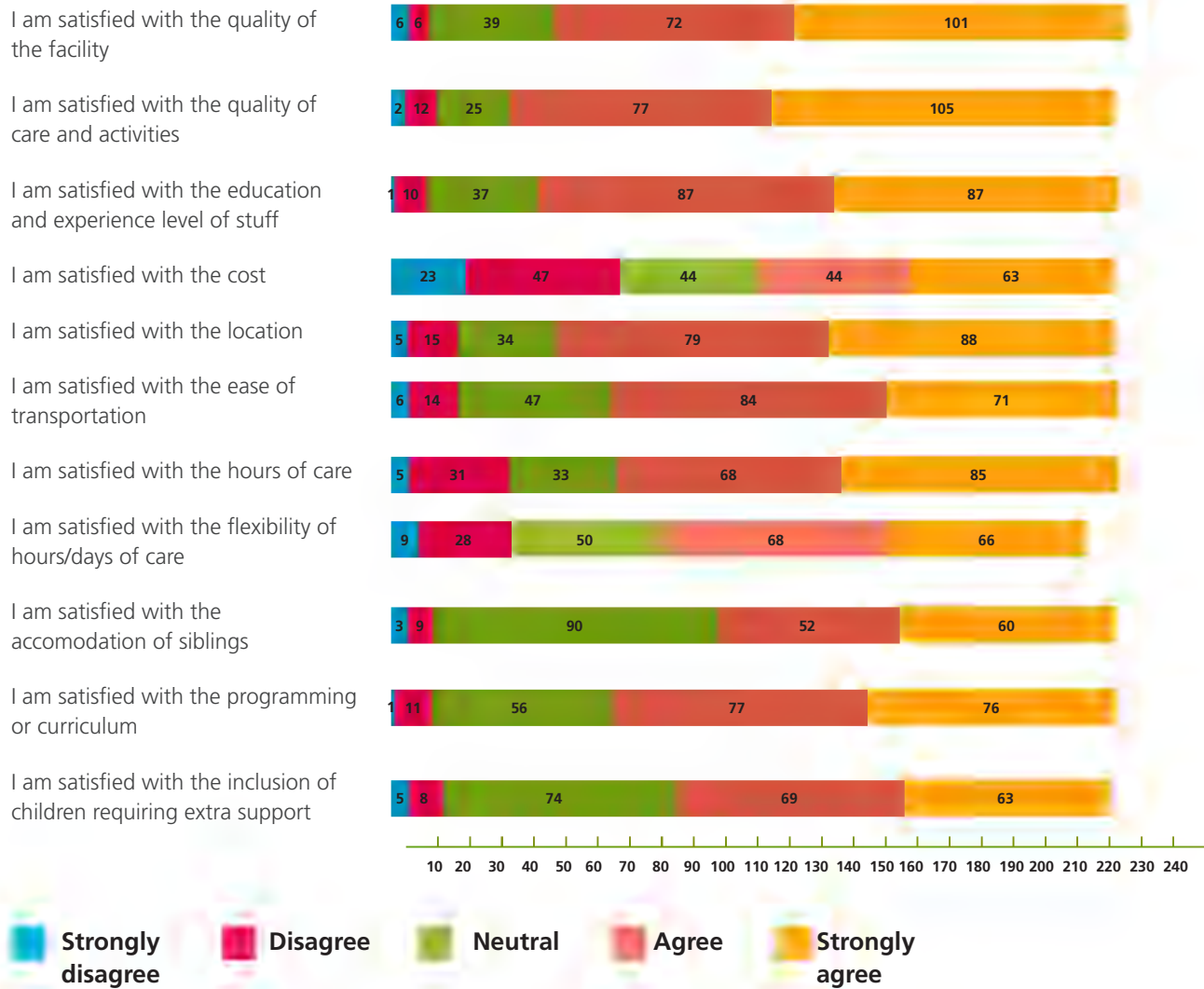
Some of the key strengths noted by parents, residents and child care providers included:

- Passionate employees that provided quality child care;
- Diverse types of child care, including multicultural and multilingual programs;
- A range of philosophy styles, including play-based, Montessori and outdoor-based programs;
- Sense of community in facilities to create supportive and nurturing environments;
- Support from the City of Richmond and commitment to working with the community and community partners to address child care needs; and
- Partnerships between the City and the School District were also noted as improving child care access for school-aged children.

When asked how satisfied the community was with the quality of care and activities their child receives at their child care in Richmond, 82% of parents, guardians and residents agreed or strongly agreed that they were satisfied. Figure 12 summarizes satisfied levels of parents, guardians and residents, based on a variety of aspects and characteristics.



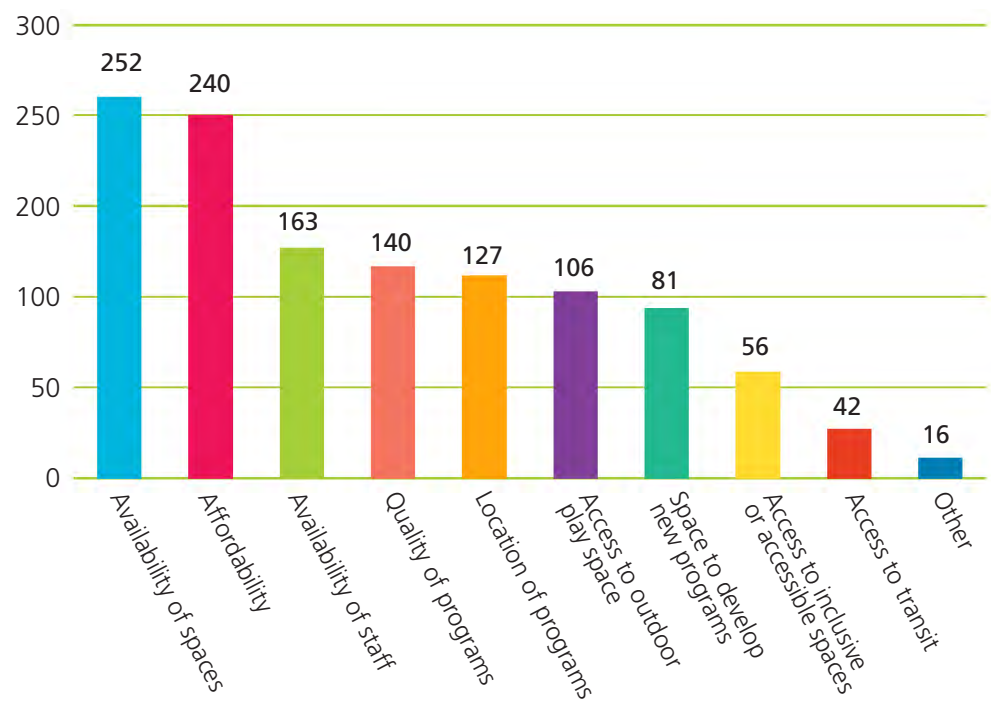


**Figure 12: Satisfaction with Child Care Arrangement****How satisfied are you with your child/children's current child care arrangement?**

### Key Challenges Facing the Community

Parents, guardians and residents were asked to identify what they considered were the keys issues facing child care in Richmond. The key issues identified were the availability of spaces (85%), the affordability of child care (81%) and the availability of staff to work in child care facilities (55%) (Figure 13).

**Figure 13: Key Issues for Child Care in Richmond for Parents, Guardians and Residents**



In addition to the above, other challenges frequently raised by parents, guardians and residents during the engagement process included:

- Lack of flexible child care operating hours; and
- Difficulty accessing information and resources about finding child care.

For parents whose children require extra support, in addition to the top three challenges identified above, program location and staff availability were also key issues raised.

When asked what the key issues were in Richmond child care from the perspective of child care providers, they listed the same top three concerns, with the same priorities in a different order. Child care providers indicated availability of staff (69%), affordability (56%) and availability of spaces (33%) as their main concerns.

In addition to the above, child care providers also raised the following challenges:

- Quality of programs;
- Access to outdoor play space;
- Capital costs to open new child care facilities, expand existing and challenges with finding affordable rental space; and
- Facility issues such as dated equipment and furnishings or challenging physical layout of space.

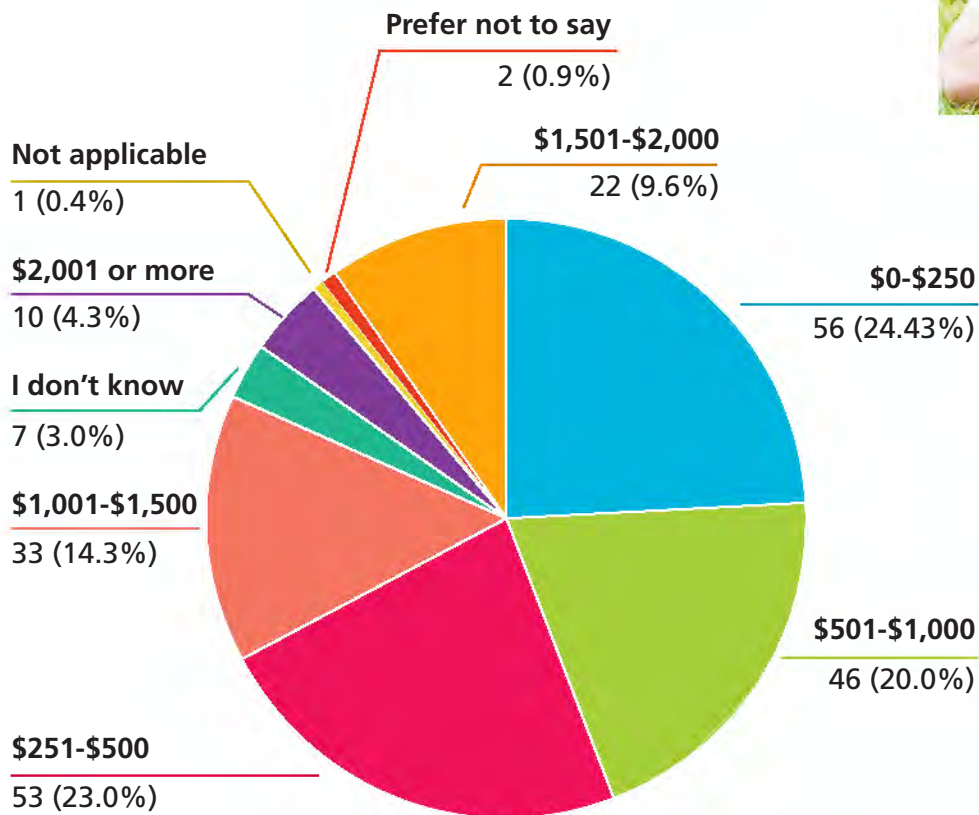


## Affordability

Affordability of child care has been a challenge that has been raised by the community repeatedly, not just in Richmond but across Canada. Parents, guardians, residents and child care providers cited affordability as one of the key challenges in Richmond and many respondents had not obtained child care because they felt child care is too expensive.

Over two-thirds (63.7%) of parents and guardians paid \$1,000 per month or less for their child care (in total, not necessarily per child). Of this figure, 24.3% spent less than \$250 per month on child care. However, 21.6% reported they spend \$1,000 per month or more on child care (Figure 14).

**Figure 14: Monthly Amount Parents Currently Spend on Child Care**



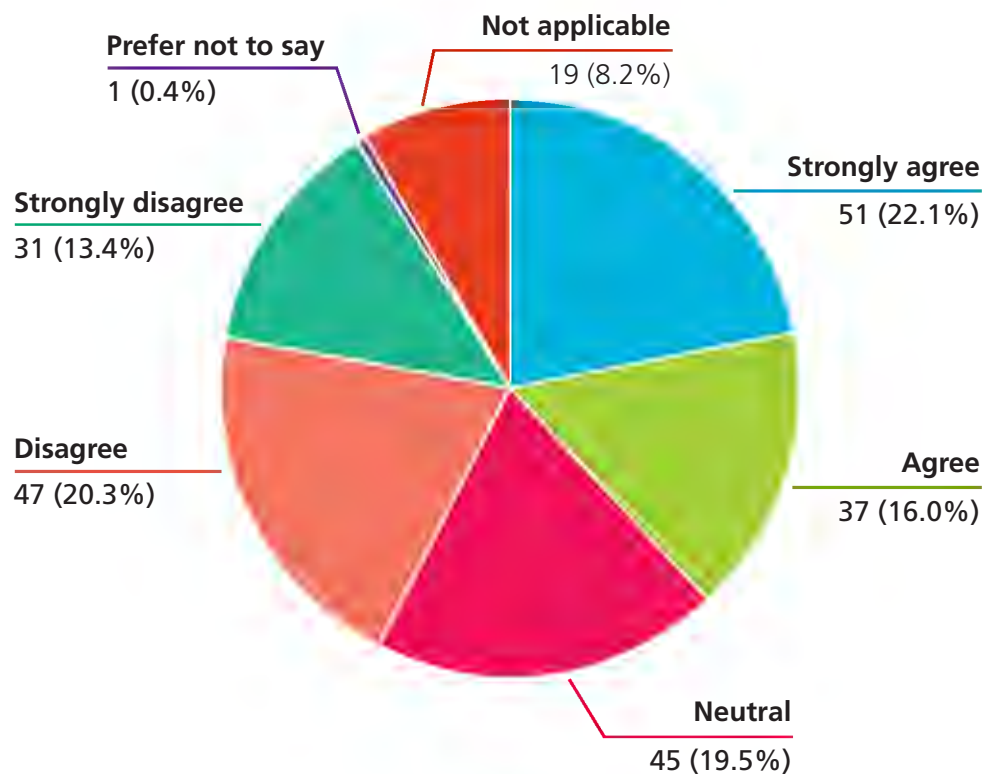
**“\$10 a Day programs are now available, which makes child care more affordable.”**

– Community partner

Respondents to the child care provider survey reported that after fee reductions, the majority of parents pay between \$201–\$1,000 per child per month for full time care at their facility. Respondents stated that a smaller number of parents (6.7%) paid over \$1,001 per child per month for full-time care. For part-time care, child care providers reported that almost half of parents pay between \$201–\$500 per child per month after fee reductions.

When asked whether families feel their child care arrangement is affordable to them, 38% agreed or strongly agreed that it was affordable. 34% disagreed or strongly disagreed that it was affordable (Figure 15). Disagreement or strong disagreement on the affordability of care was more evident among parents of children needing extra support, with nearly half (47%) disagreeing/strongly disagreeing with this statement.

**Figure 15: Degree to which respondents feel their child care is affordable**



As part of the Canada-wide Early Learning and Child Care Agreement, each province agreed to reduce average parent fees by 50% by December 2022 and reduce them to an average of \$10 a Day by 2025/2026.

The increasing availability of provincial fee reductions to child care, including the \$10 a Day initiative, was acknowledged as significant by some respondents. However, for some respondents, the rising cost of living in Richmond coupled with child care fees meant working while raising young children wasn't always financially beneficial.

## Availability and Waitlists

The availability of child care in Richmond has improved significantly. There has been an increase from an average of 24 licensed child care spaces per 100 children in 2016, to 38 licensed child care spaces per 100 children in 2023, and an increase of 3,301 licensed spaces. However, the community engagement process revealed there are still challenges regarding the supply, the time it takes to secure a space, and the length of waitlists for child care spaces in Richmond.

In the last six months, enrolment at the respondents' programs was at 100% of capacity for 42% of the programs (Figure 16). For private organizations, 25% reported they were at 100% capacity. For non-profit organizations, 59% reported they were at 100% capacity, with the other 41% of facilities reporting they were at 75–90% capacity. This shows that at the time of the survey, the non-profit child care facilities were all between 75 and 100% capacity (Figure 17).

**“Private child care’s really expensive. What’s the point of going to work?”**

– Outreach participant

**Figure 16: Enrolment Levels at Private Organizations in the Past 6 Months**

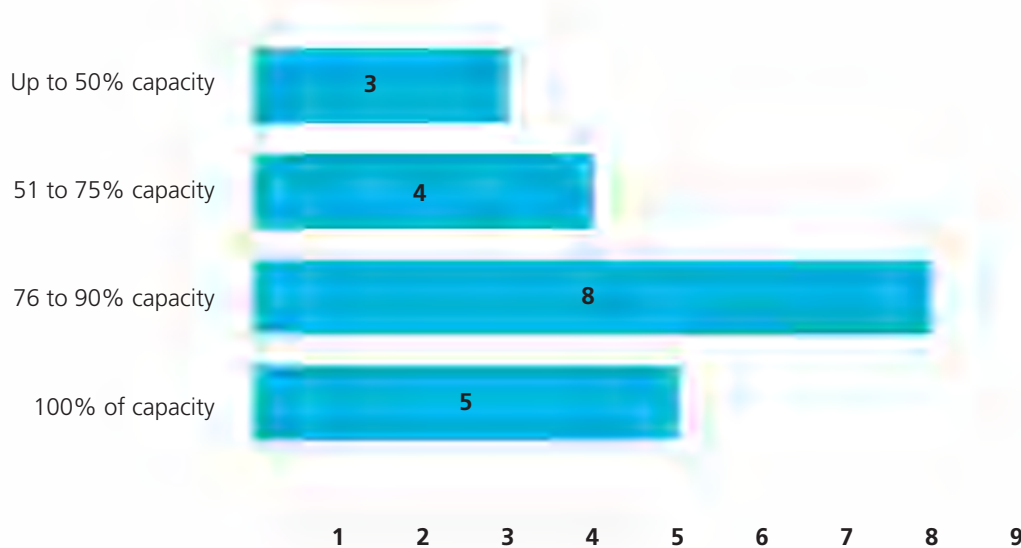
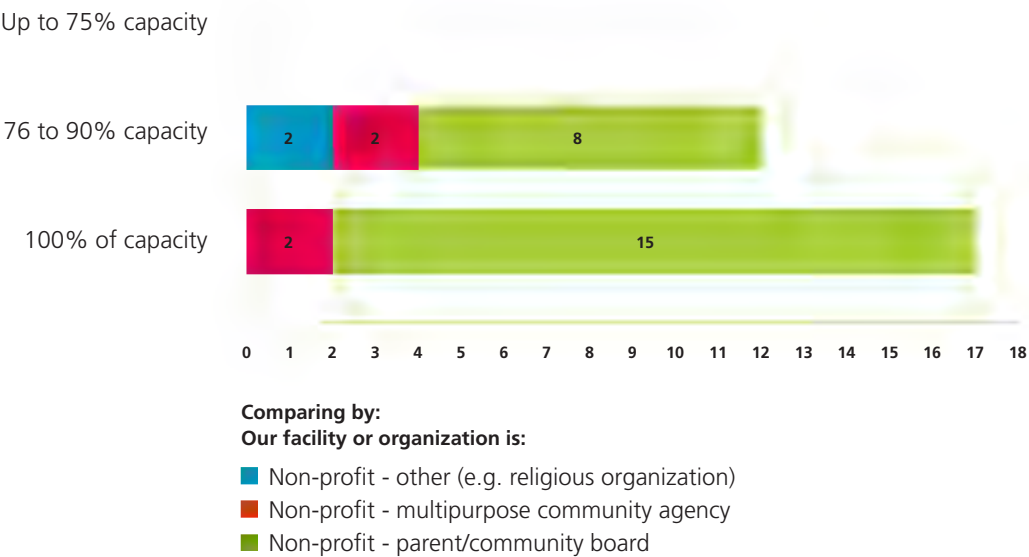


Figure 17: Enrolment Levels In the Past 6 Months At Non-Profit Organizations

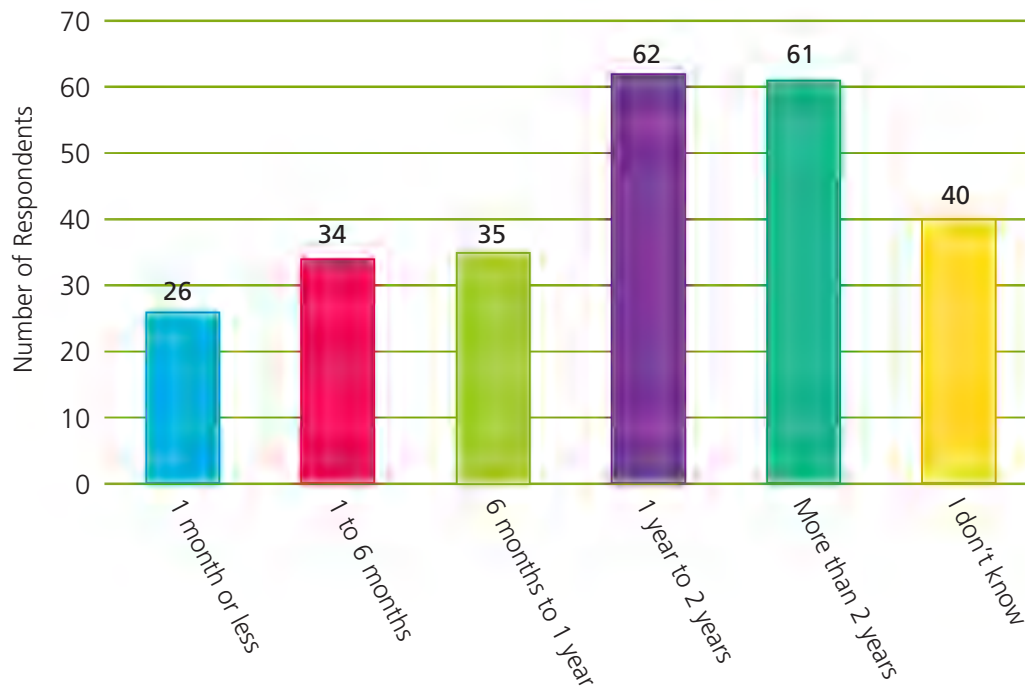


“Trying to contact day cares every day, been to 28... I tried anything I have, I want to go back to school.”

– Focus group participant  
(Newcomers/Recent Immigrant)

When asked whether the participant currently had a child care provider for their child/children, 76% reported they did and 18.3% reported they did not. When asked if they have another person they can rely on to provide child care, over half of the respondents said no. For those that do not have a child care provider for their child, the majority relied on a grandparent for child care, followed by another parent or guardian.

The time taken to secure a child care space in Richmond can vary. Parents, guardians and residents were asked whether their child was on a waitlist at the time of the survey. A third of the participants indicated they had at least one child currently on a waitlist(s) for a child care space at the time of the survey. When asked about the wait time to secure a child care space in Richmond, almost 50% of the respondents noted that their child was or had been on a waitlist for one year or more, with nearly a quarter of respondents waiting for two years or more before they acquired a space (Figure 18). For parents who did not currently have child care, the majority said their child was currently on two or more waitlists. Furthermore, 16.4% of child care providers revealed they currently had more than 500 children on their waitlist.

**Figure 18: Length of Time on a Waitlist for a Child Care Space**

Challenges in finding available spaces were also identified by participants in the focus group for newcomers and recent immigrants. Some parents and guardians stated they had limited family supports in Canada and as a result, child care was frequently the responsibility of one parent, often the mother, while the other parent finds employment. Participants noted that long waitlists for child care make it challenging to find work or go to school. Parents also cited difficulty in making plans for the future without child care. As noted by respondents, the impact of this is that many newcomers resort to informal or unlicensed child care.

### Accessible and Inclusive Care

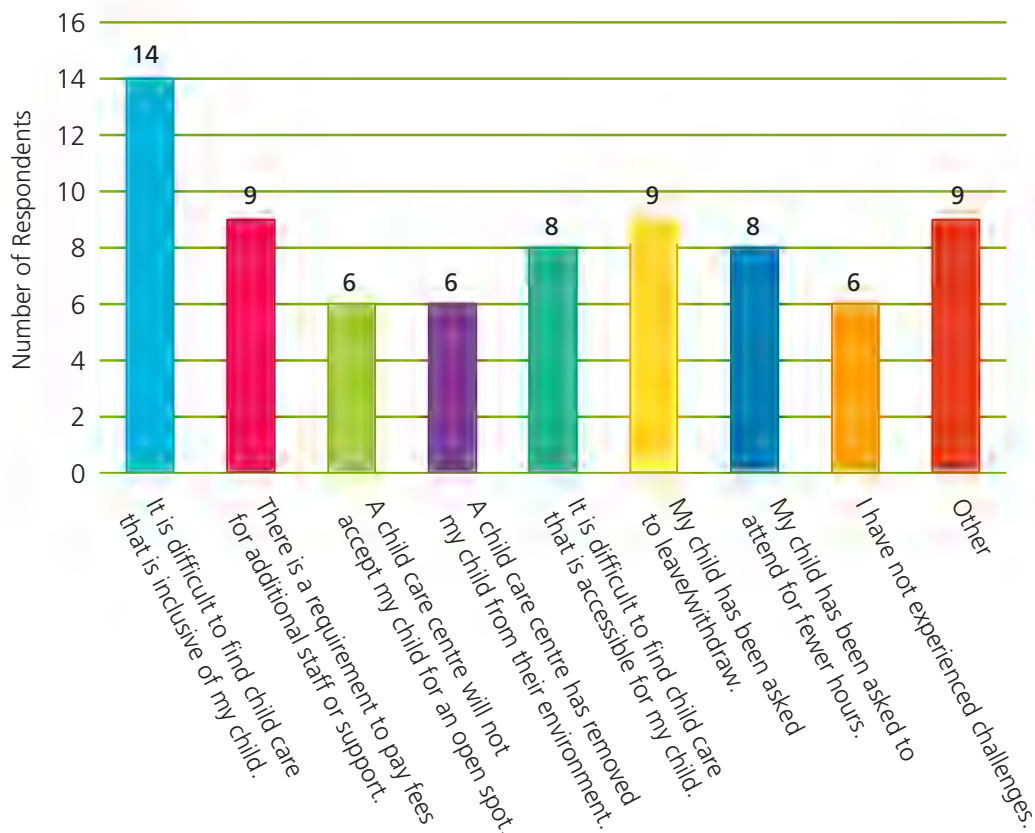
While many participants praised their child care providers for being inclusive and welcoming, some families also felt that many child care providers needed to be more welcoming of all children. Parents commented that children had been turned away from programs due to requiring extra support or required to pay additional fees for support workers. Cultural awareness amongst providers was also raised, with respondents suggesting that more education and training is needed around cultural practices, types of care (such as trauma-informed approaches) and a wider variety of multilingual child care providers.

**"Given various barriers and challenges, a lot of families have informal arrangements and unregulated spaces."**

– Key informant interview

Parents and guardians who self-identified that their child required extra support were asked to identify the challenges they have faced in securing child care. The challenges described are illustrated in Figure 19.

Figure 19: Challenges with Securing Spaces for Children who Require Extra Support



**“More inclusion and accessibility in all programs is required...”**

– Community partner

When asked whether their programs included children who require extra support, 72% of child care provider respondents currently included children who require extra support in their program. Alternately, 13% of respondents stated they did not include children who require extra support. Out of the 29 non-profit organizations, all of them had provided care for children with additional support needs within the last three years. In privately owned facilities only 12 (60%) had provided care for children with additional support needs within the last three years.

For programs that do not include children who require extra support, respondents cited that additional staffing and training were required to be able to include children who require extra support. For those programs that do include children who require extra support, the majority stated they receive funding and/or support from the Supported Child Development Program (SCDP). A number of those who completed the child care survey indicated that without this support from SCDP, they would not be able to successfully include children who require extra support.



55.9% of parents of children who needed extra support had used a SCDP consultant, 20.6% had not, and 17.6% indicated they were on a waitlist for one.

## Staffing

Challenges with the recruitment and retention of Early Childhood Educators in BC are well documented. Findings from the recent report “Evaluation of Early Care and Learning Recruitment and Retention Strategy” indicate that while wages of ECE staff have been improving with initiatives such as the ECE Wage Enhancement, ECE staff are still paid less than similarly educated adults in BC. It is thought that these challenges could be contributing to ECEs leaving the sector and in turn creating a shortage of qualified staff. These staffing challenges were identified throughout the engagement by both parents and guardians and child care providers.

Child care providers reported that the three positions that are currently in the highest need are:

- Substitute or casual staff;
- Certified Special Needs Educators; and
- Certified Infant Toddler Educators.

A small number of respondents also stated that their facility has had to close programs, lower the capacity of the programs or reduce the hours of care due to a lack of certified staff. A larger number of respondents (20%) stated that they have not expanded programs due to a lack of certified staff.

In terms of staff wages, 81% of child care providers reported they accessed the Child Care Wage Enhancement. Before wage enhancement, as outlined in Table 10, the majority of child care providers paid between \$20.01–\$25.00 per hour for an ECE, with 30% paying between \$25.01–\$30.00 per hour. ECEs with an Infant/Toddler Certification and/or a Special Needs Certification were paid slightly more, with 42% of respondents stating they paid between \$25.01–\$30.00 per hour for this additional level of certification.

**Table 10: Pay Range for Staff before Wage Enhancement (per hour)**

	<b>Under \$20.00</b>	<b>\$20.01–\$25.00</b>	<b>\$25.01–\$30.00</b>	<b>\$30.01 +</b>
Supervisor/Manager	4%	21%	36%	40%
ECE	6%	61.5%	30%	2%
ECE with Infant/Toddler Certification	4%	51%	42%	2%
ECE with Special Needs Certification	4%	50%	41%	4%
ECE Assistant	34%	57%	9%	0%
Responsible Adult	58%	37%	5%	0%

**“Recognizing ECEs as essential educators that deserve the proper recognition and better supplementation and a raise is important.”**

– Child Care Provider  
Survey participant

**“We must find ways to stay competitively attractive to qualified child care educators.”**

– Child Care Provider  
Survey participant

**“Trying to attract responsible adult and/or part time staff is difficult, they do not qualify for the wage enhancements and so it’s hard to attract and retain these for after school programs they might not feel as valued as other staff as they don’t get the wage enhancement.”**

– Community partner

**“Could Richmond have an early childhood education program providing training and certification? We don’t currently have this in Richmond. People have to leave the community to train as an ECE.”**

– Community partner

**“More funding toward child care—affordable rental space—less capital cost to open a new centre.”**

– Child Care Provider  
Survey participant

The majority of child care providers also provided paid sick time and paid vacation time as part of employment benefits. A smaller number of respondents stated their facility provides retirement savings plan, overtime pay or time off in lieu of overtime pay. Competitive wages, benefits and opportunities for professional development were identified as ways to attract and retain more workers.

## Funding

The costs associated with opening, operating and expanding a child care facility were frequently raised throughout the engagement process. Child care providers also cited a need for funding for additional support staff, staff training, and initial capital costs including furnishing, equipment and supplies.

There are a number of funding initiatives currently available to facilities and/or parents in BC, provided through the Province. The three main funding sources child care providers reported to be using were:

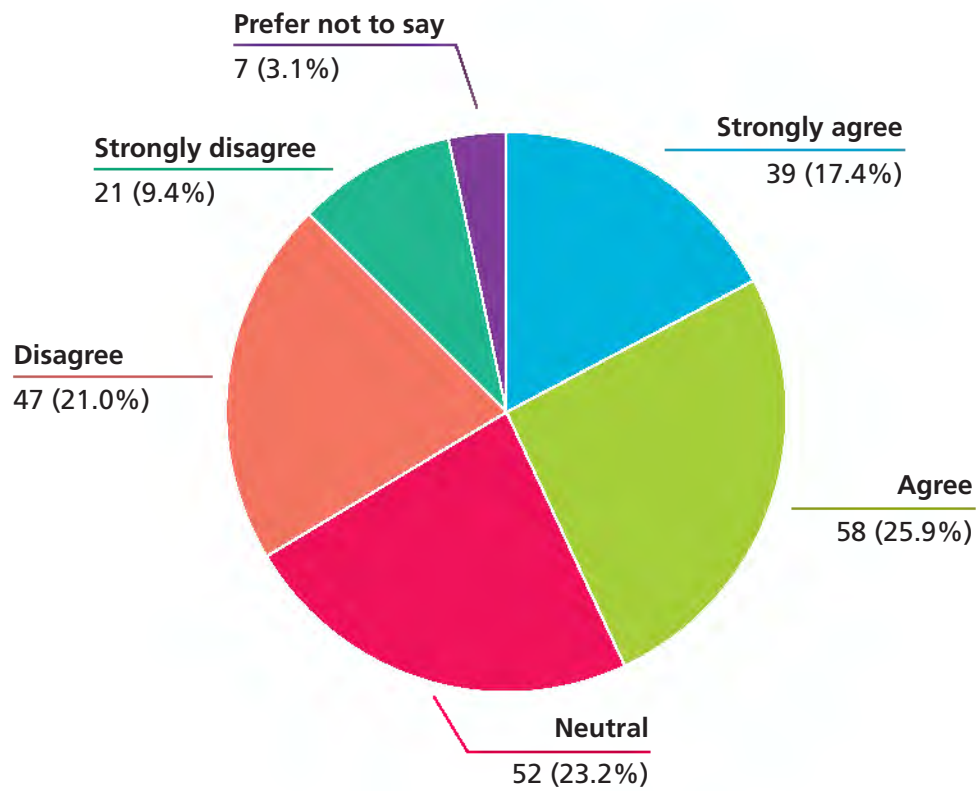
- Child Care Operating Funding
- Child Care Fee Reduction Initiative
- Child Care Wage Enhancement

Many respondents stated that advocating to senior levels of government for increased funding to open new child care facilities, expanding existing facilities and increasing the number of spaces available is crucial. Many respondents expressed a desire for an increase in the number of \$10 a Day sites in Richmond and suggested that helping organizations apply for the funding may encourage more facilities to take up this initiative. Other suggestions included advocating to senior government for an ECE wage grid, based on experience and demand, and a standard level of training expected for staff entering the field from different institutions.

## Hours of Care

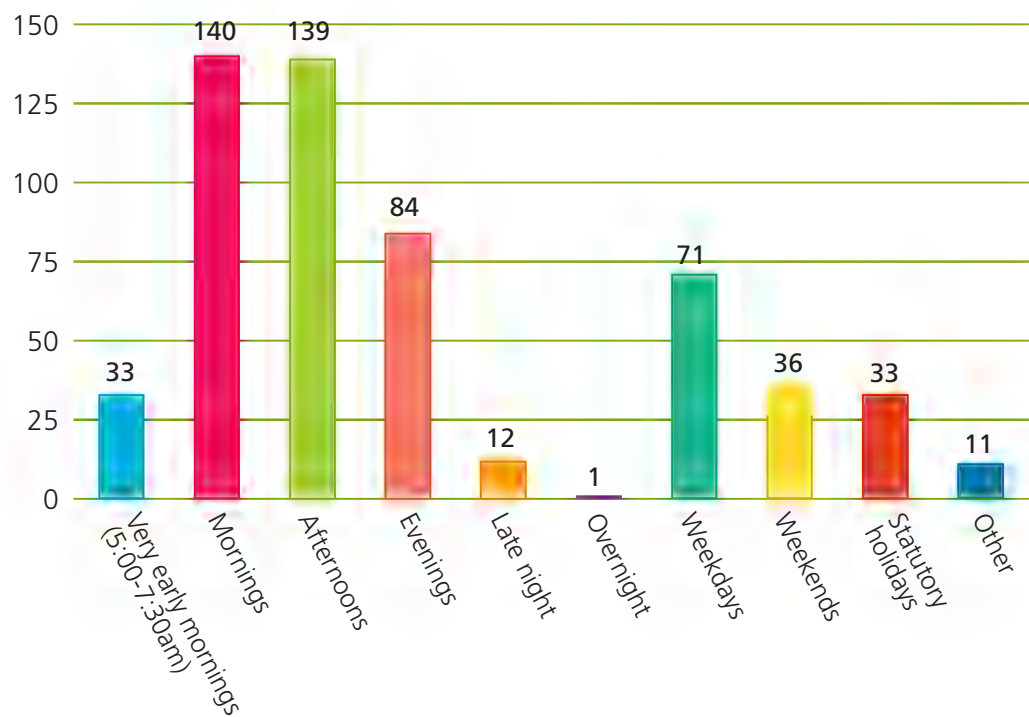
Child care programs typically run on a full-time or a part-time basis, but the exact operational timeframe is determined by the operator. Forty-three per cent of parents agreed or strongly agreed that they required child care during different hours or days from their current arrangement (Figure 20). This figure was higher amongst parents of children needing extra support, with 62% agreeing or strongly agreeing.

**Figure 20:** 'I require child care for different hours than my current arrangement'



When asked what times were needed, responses varied as outlined in Figure 21. The top three responses were mornings (64%), afternoons (64%) and evenings (39%).

Figure 21: Hours Required for Child Care



For parents of children needing extra support, the responses were slightly different:

- Afternoons (61%)
- Mornings (46%)
- Very early morning (5:00-7:30am) (21%)
- Evenings (21%)
- Weekdays (21%)

Only 11% of the child care providers who responded to the survey offered ‘drop in’ child care spaces and only one facility offered occasional child care. One provider offered child care on weekends and one provider offered child care before 7:00 a.m. While 38% of parents, guardians and residents expressed a need for child care in the evenings, none of the child care provider survey respondents offered child care after 6:00 p.m. or overnight.

**“For newcomers with no other family, no job or income, if there is no occasional child care in Richmond they won’t have anywhere to leave their children to attend appointments or interviews.”**  
– Community Partner

Many parents, caregivers and community partners who engaged noted that child care hours needed to be more flexible to meet the varied and changing needs of work schedules. Respondents felt that the typical hours of full-time child care exclude those who work non-typical work hours, such as shift workers. Many parents also noted that drop-off and pick-up times were not early enough in the morning, or late enough in the afternoon and require them to negotiate flexible work schedules with their employer, or not work at all.

Challenges were also raised by newcomers, people with limited family, no job or income, or without occasional child care in Richmond; they find it difficult to attend interviews or appointments.

### Location of Child Care

As identified by the data, there are areas within Richmond which have both fewer children and/or access to more child care spaces per 100 children than other areas, such as East Cambie, Sea Island and Gilmore. When looking for child care, almost all parents, guardians and residents (95%) reported they looked for child care close to their home. Thirty-nine per cent looked for child care close to their child's elementary school and 35% looked for child care close to their place of employment.

For parents and guardians who had child care:

- 74% were satisfied with the location of their child care
- 70% were satisfied with the ease of transportation access to their child care
- For parents of children who needed extra support, fewer were satisfied with the ease of transportation access to their child care (64%)

A significant number of respondents stated they used their own vehicle as their primary mode of transport to and from their child care. 10.8% of respondents walked to their child care facility and only 2.2% utilised public transport as their primary means. This shows a small number of respondents utilising public transport and a heavy reliance on private vehicles to access child care facilities.

Respondents identified that not having adequate transportation poses additional barriers for families, especially for newcomers and refugees or those marginalized in other ways. Having transportation options within proximity to child care centres also allowed providers to take children on field trips or support other outdoor activities.

**"Finding child care near my home or my work is hard. Some areas are growing in population in Richmond and it's really important to increase child care spaces in these locations."**

– Community Partner

**"Transportation is a barrier and a lack of public transport options to take children to their child care. Sometimes all they need is transport to take their children to and from school."**

– Child Care Provider

“Hard to access all of the child care information at once for newcomers. Waitlists are very long which means limited access for newcomers. It forms an additional barrier for newcomers.”

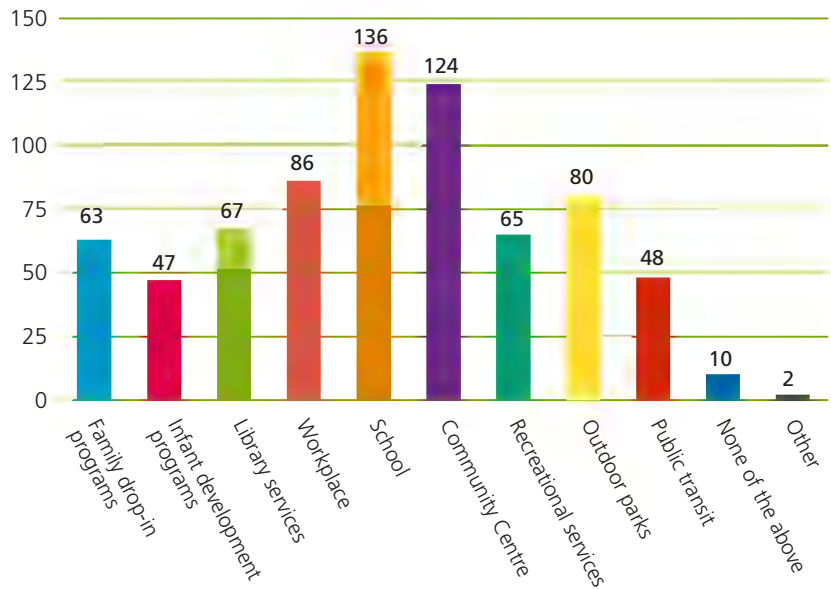
– Community Partner

The City Centre was identified as a convenient location for accessing child care and other amenities, but parents, guardians and caregivers felt more child care is needed at various sites across the city. A number of parents reported that co-locating child care near places of employment or schools would be an easier way for parents to pick up or drop off their children. Access to safe environments was also noted by many families as a preference, including measures such as traffic calming, expanding school speed zones and speed limit enforcement around child care facilities.

When considering what amenities child care could be co-located with, as illustrated in Figure 22, respondents preferred the following locations:

- Schools  
Schools were identified as a convenient way to pick up and drop off children, particularly where parents have one child in child care and other children in school. Co-locating with a school also helps the transition from child care into Kindergarten.
- Community Centres  
Some respondents noted that being connected to a community centre contributed to a sense of community.
- Workplace  
Co-locating near places of employment, or in convenient areas on transport routes so that people can drop children off en-route to their workplace.
- Outdoor Parks  
Locating child care in proximity to parks and greenspace was noted by parents, caregivers, community partners, as well as child care providers as being beneficial.

Figure 22: Preferred Locations for Child Care Programs





## Information, Resources and Support

### Information and Resources

A need for a variety of information and resources was identified throughout the engagement process, especially for newcomers, recent immigrants or people whose first language is not English. Looking for child care can be challenging and there is a lot of information for new parents to consider. The following examples were identified:

- Information about the types of child care;
- Availability and capacity levels;
- How to access child care;
- The registration process;
- Information about subsidies and funding;
- Resources available in a range of languages;
- How to access employment benefits for new parents; and
- Information on returning to work after maternity or parental leave.

**"I studied here, so my English is good, but for newcomers or if parents are not good in English, it is hard to find information; different application forms and processes, need to call makes it hard to navigate."**

– Focus Group Participant (Mandarin-speaking)

### Support for Caregivers

The responses during engagement activities indicated that many grandparents and other informal caregivers were providing care to children, and that more supports for these caregivers were needed. Grandparents identified a need for more intergenerational programs which they could attend either with their grandchildren, or have child care available onsite. Participants felt this would help balance their own health and well-being needs with the demand for providing child care to their grandchildren.

**"Caregivers exercise class would be good. Everyone is looking after each other and grandparents can look after each other as well."**

– Outreach Participant



**"More parenting workshops for new parents."**

– Outreach Participant



## Analysis and Discussion

A thorough review of the vast range of information received throughout the engagement process has been undertaken, and an overview provided of the key issues, challenges and opportunities for child care in Richmond. The following analysis outlines the strengths, challenges and opportunities related to child care in Richmond. This information was utilised to create strategic directions and a set of actions to address these challenges over the next 10 years.

### Strengths of the Child Care System in Richmond

- Dedicated City staffing resources for advancing child care in Richmond through the establishment of an additional regular full-time member of staff for child care (Planner 2, Child Care) within the Community Social Development team to support the work of the Manager.
- A strong policy and planning foundation for child care in the City; this includes the Official Community Plan, Area Plans, Social Development Strategy, Richmond Child Care Policy, Child Care Needs Assessments and regular updates.
- The development of City-owned child care facilities and Early Childhood Development Hubs through the rezoning process.
- Community Association and Societies that provide 768 child care spaces 768 child care spaces for preschool and school-age care and other child and youth programs.
- Partnerships in the community, with Richmond School District, Vancouver Coastal Health and organizations such as Richmond Child Care Resource and Referral and Supported Child Development.
- Collaboration with the community through platforms such as the Child Care Development Advisory Committee and Richmond Children First. Convening regular meetings to discuss child care needs and challenges from a range of perspectives.
- Continued dialogue with Richmond School District on expanding space on school sites and to create new 30 months to School-Age and preschool programs on school grounds. This has allowed the School District to support seven permanent child care facilities on school grounds with four purpose-built child care facilities currently under construction.

## Challenges Facing Child Care in Richmond

- Affordability of child care is a persistent issue in Richmond and across the region. While the provincial initiatives to reduce child care fees for families have had an impact by reducing overall child care fees in Richmond, many of these initiatives such as the \$10 a Day initiative are still within early phases and there has been limited implementation of this in Richmond to date.
- The lack of available child care spaces to meet demand continues to be a challenge as the population continues to grow in Richmond. While Richmond has one of the highest number of spaces per 100 children in Metro Vancouver, there is still a long way to go before the majority of children have access to licensed child care. The waitlists and time to secure a space is still significant, with over 50% of parents reporting to wait over a year for a space. The impact of a lack of available spaces is particularly challenging for families that have no one else they can rely on for child care. This affects their ability to seek employment, to further their education, to attend interviews and for their child's learning and development. This is a significant concern for newcomers and recent immigrants, who typically have a smaller support network they can rely on for child care.
- Attracting people to the ECE profession and retaining qualified staff is a key concern in the community. The sector needs competitive wages, benefits and opportunities to incentivize people to remain in the sector and attract people to the profession. New facilities cannot operate and new child care spaces cannot be created without the appropriate staff available.
- Families whose children require extra support are facing barriers to finding child care, paying extra fees and being asked to withdraw from their current child care because facilities cannot accommodate their needs. Many child care providers reported they needed extra funding to be able to accommodate children with extra support needs.
- Lack of flexible child care and occasional child care in Richmond is an issue, with 38% of parents, guardians and residents identifying a need for child care in the evenings. None of the respondents to the child care provider survey offered child care after 6:00 p.m. or overnight. Furthermore, only one provider reported offering occasional child care and available spaces for occasional care have decreased significantly since 1995. This makes it challenging for people who work shifts, or for people who need to attend appointments or interviews.
- Many of the respondents felt more information and resources were needed to help the community find child care. While many respondents utilised and appreciated the work the Child Care Resource and Referral team did, many people did not know about their services. Resources in a range of different languages and put on different platforms so that it is more accessible to the community was considered important.

## Potential Future Challenges

- The rising cost of living and housing costs in Richmond may make it increasingly challenging for families with children to remain living in Richmond.
- The increase in cost of living coupled with the average wages for ECE and support staff may make it challenging to attract and retain staff to live and work in Richmond.
- The increasing child population in Richmond has the potential to increase the demand for child care spaces in the City.
- Potential loss of facilities or programs due to redevelopment opportunities and difficulty with finding a suitable and affordable alternative premises for providers to lease.
- Potential impact to methods of collecting cash contributions or built facilities through the rezoning process due to new or amended legislation.

## Opportunities for Enhancing Child Care in Richmond

- The potential to co-locate new child care facilities in future City capital projects, buildings and community facilities.
- The increasing creation of child care on school grounds.
- The potential to co-locate child care programs with programming for other ages, such as intergenerational programs or providing child care alongside existing programs for adults or seniors.
- The potential for the creation of new child care facilities and/or cash contributions in future developments through the rezoning process.



# Strategic Directions and Recommended Actions

To address the child care needs, challenges and opportunities identified in this Strategy, actions have been developed under five strategic directions:

1. Create and Maintain Child Care Spaces
2. Quality, Inclusivity and Accessibility
3. Advocacy
4. Collaboration
5. Education and Information

For each action, the City's role includes:

**ACT** – Developing policies, bylaws and guidelines, educating, communicating, providing funding or grants and collaborating.

**FACILITATE** – Convening and building relationships.

**ADVOCATE** – Advocating to other levels of government or to other institutions.

Some of the actions require collaboration with community partners including: other levels of government, community organizations, public bodies and child care operators. Partners who could be engaged to support and assist this work have been identified for applicable actions.

Each action is assigned a timeline across the 10-year plan period. The actions are grouped into the following timelines:

**Short-term** – 0-2 years

**Medium-term** – 3-5 years

**Long-term** – 6-10 years

**Ongoing**





# 1 Create and Maintain Spaces

The City of Richmond is committed to creating and maintaining child care spaces in partnership with other levels of government, child care operators, and community organizations to address child care needs.

Action	Partners	City Role			Timeline
		ACT	FACILITATE	ADVOCATE	
<b>1.1</b> Review new housing legislation, assess potential impacts to child care space creation and implement appropriate response.	Province of BC	✓			Short-term
<b>1.2</b> Identify opportunities to create additional child care spaces on City-owned or other publically-owned land.	Province of BC	✓			Ongoing
<b>1.3</b> Explore opportunities and supports needed for child care facilities to offer expanded, flexible and non-traditional hours to meet the demands of Richmond's diverse work force.	Child Care Operators	✓	✓	✓	Medium-term
<b>1.4</b> Review, identify opportunities and undertake actions to accelerate the process for developing new child care facilities.	Other City departments, Vancouver Coastal Health–Licensing	✓			Medium-term
<b>1.5</b> Provide additional supports to child care providers to learn about and apply for provincial/federal government funding to create or maintain child care spaces.	Province of BC, Child Care Resource and Referral	✓	✓		Ongoing
<b>1.6</b> Evaluate opportunities to expand the 'complete community' approach to all areas in Richmond in line with the OCP when creating new child care spaces.	Other City departments, Developers	✓			Ongoing
<b>1.7</b> Support the creation of school-aged spaces on or adjacent to school sites.	Richmond School District	✓		✓	Medium-term
<b>1.8</b> Implement child care decision-making tool from the 2021–2031 Richmond Child Care Action Plan (Action 2.6).	Other City departments	✓			Short-term
<b>1.9</b> Evaluate and monitor current City-owned child care structures, processes and operation of sites.	Other City departments, Child Care Operators	✓			Short-term



## 2 Quality, Inclusivity and Accessibility

The City of Richmond strives for quality, diversity, inclusivity and accessibility within the child care sector.

Action	Partners	City Role			Timeline
		ACT	FACILITATE	ADVOCATE	
<b>2.0</b> Investigate mapping tools and GIS data to enhance understanding of child care need with an equity lens (e.g. map social equity and resilience with child care spaces).	Other City departments	✓	✓		Short-term
<b>2.1</b> Identify opportunities and undertake actions to support expansion of a high quality, universal system of early learning and child care.		✓		✓	Medium-term
<b>2.2</b> Enhance and expand supports for informal and non-licensed caregivers including social, educational, recreational and intergenerational opportunities.	Richmond Public Library, Community Associations and Societies, Richmond Multicultural Community Services, Richmond Family Place, S.U.C.C.E.S.S., MOSAIC	✓	✓		Ongoing
<b>2.3</b> Promote responsive and relevant opportunities and resources to support cultural inclusivity within child care to address the increasing cultural diversity of Richmond.	Child Care Operators, CCRR	✓	✓		Medium-term
<b>2.4</b> Analyse and support dissemination of the Province's new accessibility legislation in relation to child care provision and develop tools to support child care operators to apply it.	Province of BC	✓			Long-term
<b>2.5</b> Engage in ongoing collaboration with Indigenous Elders and families regarding the Child Care Strategy, its relevance and its implementation.	Musqueam First Nation, Richmond School District, Connections Community Services	✓	✓		Ongoing
<b>2.6</b> Undertake regular reviews of the City of Richmond Child Care Grant Program Grant with a social equity lens to promote equity and inclusivity.		✓	✓		Medium-term
<b>2.7</b> Promote awareness about and use of the Indigenous Early Learning and Child Care Framework.	Child Care Operators, CCRR, Richmond School District	✓	✓		Medium-term

Action				Partners				City Role		Timeline
ADVOCATE		FACILITATE		ACT						
3.1	Advocate for a universal child care system that supports equitable access and funding for families and child care providers.	Child Care Operators, Richmond Child Care Development Advisory Committee	✓	✓	✓	Ongoing				Ongoing
3.2	Advocate for increased funding and supports to enable child care operators to comply with the Accessible British Columbia Act.	Richmond Child Care Development Advisory Committee	✓			Ongoing				Ongoing
3.3	Advocate to other levels of government to address and respond to the administrative requirements associated with accessing government funding.	Child Care Operators, Richmond Child Care Development Advisory Committee	✓			Short-term				Short-term
3.4	Advocate to the Provincial government for expanded and increased funding for creation of spaces, capital costs, facility maintenance and repair and/or emergency situations.	Child Care Operators, Richmond Child Care Development Advisory Committee	✓			Short-term				Short-term
3.5	Advocate for ongoing strategies and tools to support training, recruitment, retention and compensation for Early Childhood Educators.	Child Care Operators, Richmond Child Care Development Advisory Committee	✓			Ongoing				Ongoing
3.6	Monitor and support the relevant actions within the Poverty Reduction Plan that impact families in Richmond.		✓			Long-term				Long-term
3.7	Continue to advocate for increased mental health supports for children to support families and child care providers.	Child Care Development Advisory Committee, Richmond Children First	✓			Medium-term				Medium-term
3.8	Monitor licensing requirements to ensure on-going relevance, applicability, and quality, and advocate for changes as necessary.	Child Care Operators, Community Associations and Societies	✓			Ongoing				Ongoing

The City of Richmond advocates to senior levels of government, employers and public institutions for increased child care funding, dedicated supports for child care, and the creation of child care spaces.





## 4 Collaboration

The City of Richmond partners with other levels of government, community organizations, child care operators, employers and residents to meet the child care needs of Richmond. Additional opportunities for collaboration have been identified in the actions below.

Action	Partners	City Role			Timeline
		ACT	FACILITATE	ADVOCATE	
<b>4.1</b> Continue to build and maintain relationships with School District No. 38 to collaborate on innovative and new ways to meet child care needs in Richmond.	SD38, Richmond Child Care Development Advisory Committee		✓		Medium-term
<b>4.2</b> Collaborate with Community Associations and Societies, libraries, and community organizations to explore and implement further supports for informal and non-licensed caregivers.	Community Associations and Societies, Richmond Public Library, Community Organizations	✓	✓		Short-term
<b>4.3</b> Investigate the feasibility of convening regular meetings with child care operators to encourage networking, collaboration and mutual support.	Child Care Operators, CCRR, Richmond Child Care Development Advisory Committee	✓	✓		Short-term
<b>4.4</b> Encourage and support BC Housing, Vancouver Coastal Health, School District No. 38, large employers and other public entities to explore the co-location of child care in their buildings and capital projects.	BC Housing, VCH, YVR, Large Employers		✓		Medium-term
<b>4.5</b> Expand opportunities and collaborate with Child Care Licensing to address child care needs and expansion in Richmond.	VCH	✓			Ongoing
<b>4.6</b> Continue to foster and enhance relationships with staff at the Ministry of Education and Child Care.	Province of BC, Ministry of Education and Child Care	✓			Ongoing



## 5 Education and Information

Increased education and information-sharing between the City of Richmond and child care providers, operators, community partners and residents.

Action	Partners	City Role			Timeline
		ACT	FACILITATE	ADVOCATE	
<b>5.1</b> Partner with Richmond Child Care Resource and Referral to provide enhanced navigational support to newcomers refugees and new parents.	CCRR, Richmond Multicultural Community Services, S.U.C.C.E.S.S., MOSAIC	✓	✓		Medium-term
<b>5.2</b> Collaborate with CCRR to further promote the RichmondKids website and help to ensure it remains relevant and accessible to the community.	Community Organizations, CCRR	✓	✓		Medium-term
<b>5.3</b> Develop and enhance resources to assist child care operators to navigate requirements for creating new facilities and maintaining existing facilities.	Province of BC, Other City departments, Child Care Operators	✓			Medium-term
<b>5.4</b> Expand and promote the City's child care resources including the City's child care locator map to help families understand and access child care.	Other City departments	✓	✓		Medium-term
<b>5.5</b> Create child care resource templates for Richmond employers to provide to employees to support awareness, understanding and access to child care.	Other City departments, CCRR, Richmond Chamber of Commerce	✓	✓		Short-term

# Appendix 1: Glossary of Terms

## **\$10 a Day ChildCareBC**

A provincial initiative where providers of licensed child care facilities in BC can apply to become a \$10 a Day ChildCareBC centre to provide affordable child care for their community.

## **Child Care Fee Reduction Initiative (CCFRI)**

A provincial initiative to enhance the affordability of child care by offering funding to eligible licensed child care providers. This initiative reduces the amount families pay for child care. Families currently receive up to \$900 per month per child to reduce parent fees for full time care, at participating child care providers. It is optional for child care providers to be enroled.

## **Child Care Operating Funding**

This funding assists providers with the day-to-day costs of running a licensed child care facility. It also enhances early childhood educator wages and reduces fees for families. It is optional for child care providers to be enroled.

## **Child Care Operator (or provider)**

A person providing child care on an ongoing basis. The person may be employed directly by the parents to care for the child(ren) either in their own home or in the child care provider's home or they may be an employee in a licensed group child care facility

## **Child Care Resource and Referral (CCRR)**

A provincially funded local support service to enhance the availability and quality of child care options by:

- Advertising, recruiting and assessing potential family child care providers when a license is not required;
- Supporting family and group child care providers;
- Establishing and maintaining a registry of licensed and/or regulated child care options in the community; and
- Providing resource and referral information to support parents' ability to select quality child care.

## **ChildCareBC New Spaces Fund**

A provincial initiative that provides funding to build or create new licensed child care spaces. Applicants currently eligible for the New Spaces Fund include Public Sector organizations, Indigenous Governments, First Nation Schools and non-profit organizations.

## **Early Childhood Educator (ECE)**

Someone who has successfully completed, through an educational institution recognized within the Child Care Regulation, a basic early childhood education training program which is required to become a Registered Early Childhood Educator. Further training may lead to an Infant/Toddler or Special Needs Certification.

## **Early Childhood Educator Wage Enhancement (ECE-WE)**

A provincial initiative available to all ECEs directly employed by and working in eligible licensed child care facilities and is intended to increase the existing wages of ECEs.

## Early Learning and Child Care Agreement

This is an agreement between the governments of Canada and British Columbia to further build their early learning and child care system. Objectives of this agreement include:

- Enhancing the accessibility of child care options by increasing the number of spaces;
- Increasing affordability of child care beginning with Infant/Toddler care;
- Enhancing the quality by supporting training and professional development of ECEs; and
- Enhancing equity through investment in underserved communities, ultimately improving access to inclusive, affordable and flexible child care programs.

## Group Child Care

The provision of care to children in a non-residential group setting as defined by the Child Care Licensing Regulation. Group child care providers must have Early Childhood Education training and their facility must be licensed with Community Care Facilities Licensing.

### Group Child Care – 30 Months to School-Age

Group child care for a maximum of 25 children, from 30 months to school-age (see definition of preschool child).

### Group Child Care – School-Age

Group child care for children aged 5-12 who have entered school, before and after school or on a day of school closure. A maximum of 24 children from Kindergarten and Grade 1 or, 30 children from Grade 2 and older with no Kindergarten or Grade 1 children present.

### Group Child Care – Under 36 Months

Group child care for a maximum of 12 children aged birth to 36 months.

## Infants

Children between birth and 18 months.

## In-home Multi-Age Care

Child care in a provider's own home for a maximum of eight children (birth to 8 years). The licensee must be a certified Early Childhood Educator.

## License-Not-Required Family Child Care

Family homes that offer child care for one or two children unrelated to the provider of the care. The operators are not required to obtain a license through Community Care Facility Licensing authorities; however, they may choose to register with a Child Care Resource and Referral Centre as a 'Registered License-Not-Required'. Registered License-Not-Required (LNR) Child Care providers must complete a minimum of 20 hours of family child care training (or responsible adult training) prior to, or within one year of registering as a Registered LNR child care provider.

## Licensed Child Care Facility

A child care facility that meets the requirements of the Community Care and Assisted Living Act and the Child Care Licensing Regulation.

## Low Income

Statistics Canada uses the Low-Income Measure After Tax (LIM-AT) to determine low-income. LIM-AT is calculated based on 50% of the national median income and is adjusted for household size. For the purposes of the 2021 Census, a one-person household was determined to be in low-income if their after-tax income fell below \$26,503; for a three-person household the threshold was \$45,904.



### Multi-age Group Care

Child care for children aged birth to 12 years old, with a maximum group size of eight children and a certified Early Childhood Educator.

### Occasional Care

Drop-in child care that can be for a maximum of eight hours a day and no more than 40 hours per calendar month, for children aged 18 months and older. Maximum group size is 16 children (if children under 36 months are present) or 20 children (if no children under 36 months are present). Staff must be a responsible adult.

### Parent or Guardian

A parent or other person entrusted to be responsible for the care, upbringing and decision making about a child.

### Preschool

The provision of a program offering child care are from one to four hours per day for children aged 30 months to School-Age. Preschools have a maximum group size of 20.

### Preschool child

A child who is at least 30 months old but has not yet entered Grade 1.

### Responsible Adult

A person who is 19 years of age or older and able to provide care and mature guidance to children. Must also have 20 hours of child care-related training, relevant work experience, a valid first aid certificate and a clear criminal record check.

### School-Age Care on School Grounds

The provision of child care for school-age children on school grounds (Kindergarten and up) for 24 children from Kindergarten and Grade 1, or 30 children from Grade 2 and older with no Kindergarten or Grade 1 children present.

### Supported Child Development Program

A program funded by the Ministry of Children and Family Development and delivered by community agencies, Supported Child Development (SCD) Programs help families of children with developmental delays or disabilities to gain access to inclusive child care. The Richmond SCD Program partners with community licensed child care programs to offer a range of options for local families whose children require additional supports to attend child care programs from birth to 19 years.

### Toddlers

Children between the ages of 18 and 36 months.

## Appendix 2: Aligned City Plans

### Collaborative Action Plan to Reduce and Prevent Poverty 2021–2031

The Collaborative Action Plan to Reduce and Prevent Poverty in Richmond (Poverty Reduction Plan) acts as a guide for the City, Community Associations and Societies, community organizations, public-sector agencies and the business community to improve access to services and supports and increase inclusion and belonging for individuals and families at risk of or living in poverty in Richmond.

### Richmond Accessibility Plan (2023–2033)

The Richmond Accessibility Plan aims to ensure Richmond is a place where everyone is able to fully participate in all aspects of community life. The Accessibility Plan provides a framework to advance accessibility in Richmond and has a set of 34 actions under six Strategic Pillars. All of the Strategic Pillars within the plan are relevant to this Child Care Strategy and the actions:

- Strategic Pillar 1: An Accessible Community
- Strategic Pillar 2: An Inclusive Organization
- Strategic Pillar 3: Accessibility in the Built Environment
- Strategic Pillar 4: Accessible Programs and Services
- Strategic Pillar 5: Accessible Communications and Technology
- Strategic Pillar 6: Research and Monitoring

### Richmond Community Wellness Strategy (2018–2023)

Richmond's Community Wellness Strategy is a partnership project with the City of Richmond, Vancouver Coastal Health and Richmond School District. The purpose of the Strategy is to promote healthy lifestyles and wellness outcomes for Richmond residents. The focus areas that relate to child care are:

- Focus Area 1: Foster health, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.
- Focus Area 3: Enhance equitable access to amenities, services and programs within and among neighbourhoods.

### Richmond Cultural Harmony Plan 2019–2029

The Cultural Harmony Plan represents the City's commitment to strengthening intercultural connections, removing barriers to participation and responding to the evolving needs of Richmond's increasingly diverse population. The actions within the Cultural Harmony Plan which are most relevant to the Strategy include:

- Review and pursue viable options of providing City-related information for newcomers, immigrants and refugees that would assist them in accessing services in the community;
- Work with immigrant-serving agencies and Community Associations and Societies to reduce barriers for new immigrants to participate in programs and services at City facilities and;
- Pursue opportunities to participate in joint planning and networking with community service organizations in order to share information and identify gaps in program and service delivery.





## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone: 604-276-4000  
[richmond.ca](http://richmond.ca)





# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** May 7, 2024  
**From:** Peter Russell **File:** 08-4057-05/2024-Vol 01  
Director, Housing Office  
**Re:** **Housing Agreement (Affordable Housing) Bylaw No. 10548, Housing Agreement (Moderate Market Rental) Bylaw No. 10549 and Housing Agreement (Market Rental) Bylaw No. 10550 to Permit the City of Richmond to Secure Low- End Market Rental (LEMR) Units, Moderate Market Rental Units and Market Rental Units at 6071 Azure Road**

### Staff Recommendations

1. That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;
2. That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and
3. That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.

Peter Russell  
Director, Housing Office  
(604-276-4130)

Att.2

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Law Development Applications	<b>CONCURRENCE</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF DEPUTY CAO</b> 
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

The purpose of this report is to recommend that City Council give first, second and third readings to Housing Agreement (Affordable Housing) Bylaw No. 10548 to secure 50 Low-End Market Rental (LEMR) units; Housing Agreement (Moderate Market Rental) Bylaw No. 10549 to secure 110 moderate market rental units; and Housing Agreement (Market Rental) Bylaw No. 10550 to secure 170 market rental units at 6071 Azure Road (Attachment 1).

BC0923745 (now Sun Valley Rental Ltd.) has submitted an application to amend the City of Richmond's Official Community Plan (OCP) and Richmond Zoning Bylaw 8500 to permit a 330-unit residential development including rental housing units with mixed levels of affordability. Council granted first reading to the amending bylaws on September 26, 2022. A public hearing for the amendments was held on October 17, 2022 following which Council granted second and third readings to the bylaws. The rezoning considerations tied to the project require the registration of three Housing Agreements in addition to a Housing Covenant. The Housing Agreements will secure the 330 units as rental tenure in perpetuity and will be complemented by rental tenure zoning.

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.*

*2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.*

This report supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

*Strategic Direction #1: Expand Housing Choices*

This report is also consistent with the City of Richmond's Affordable Housing Strategy 2017–2027, including:

*Strategic Direction #1: Use regulatory tools to encourage a diverse range of housing types and tenures.*

### Analysis

This 100 per cent rental tenure development consists of two four-storey apartment buildings located at the west and south edges of the subject site and one four-to-six-storey apartment building located in the northeast corner of the site (Attachment 2). All three buildings are located over a shared single level parking structure. The development will include 330 residential rental units including 50 Low-End Market Rental (LEMR) units, 110 moderate income rental units and 170 market rental units.



The OCP encourages that existing rental units be replaced with affordable housing units at a ratio of 1:1. The proposal upholds this policy objective as the 50 existing rental units will be replaced with 50 LEMR units. At present, the housing development includes six units occupied by clients of Vancouver Coastal Health (VCH). The Housing Agreement used to secure the LEMR units will ensure that six units in the development continue to be available to VCH clients.

Table 1 provides a summary of the unit mix, minimum unit sizes, proportion of family-friendly units, and units with Basic Universal Housing (BUH) design making up the overall development.

**Table 1: Low- End Market Rental Units, Moderate Market Rental Units and Market Rental Units Mix**

Unit Type	Low-End Market Rental Units				Moderate Market Rental Units			Market Rental Units		
	Units	Min. Size (ft <sup>2</sup> )	Family Friendly	Basic Universal Housing (BUH)	Units	Family-Friendly	Basic Universal Housing (BUH)	Units	Family-Friendly	Basic Universal Housing (BUH)
Studio	0	400	N/A	-	24	N/A	22%	19	N/A	11%
1- Bedroom	4	535	N/A	8%	62	N/A	56%	69	N/A	41%
2- Bedroom	14	741	28%	28%	20	18%	18%	49	29%	29%
3- Bedroom	29	980	58%	58%	4	4%	4%	33	19%	19%
4- Bedroom	3	1,200	6%	6%	0	-	-	0	-	-
<b>Total</b>	<b>50</b>	<b>-</b>	<b>92%</b>	<b>100%</b>	<b>110</b>	<b>22%</b>	<b>100%</b>	<b>170</b>	<b>48%</b>	<b>100%</b>

#### Low-End Market Rental Units

The total residential floor area of the 50 LEMR units is approximately 48,287 ft<sup>2</sup> (4,486 m<sup>2</sup>), making up approximately 18 per cent of the total residential floor area of the project. The 50 units will be incorporated into two buildings, both of which will be built in phase 1 of the project. The 50 LEMR units will match the unit type (number of bedrooms) currently located on the site. The LEMR units are to be dispersed amongst the moderate market rental and market rental units in Buildings A and C.

Table 2 below summarizes components of the LEMR units that will be secured through the registration of the Housing Agreement and Housing Covenant. Of the 50 LEMR units, 92 per cent (46 units) will be family-friendly units and all of the units will include a Basic Universal Housing (BUH) design. It is important to note that for any returning tenant, maximum rents will be held at the LEMR rates although, pursuant to the policies of the Official Community Plan (OCP), the maximum household income threshold will not apply. The income thresholds will, however, apply to any subsequent or new tenant. Overall, the amount, size and mix of LEMR units uphold the objectives of the Affordable Housing Strategy and the OCP.

**Table 2: Summary of LEMR Unit Composition and Rent Limitations**

Unit Type	Affordable Housing Strategy Requirements (1) (3)			Project Targets (2)	
	Min. Unit Area (ft <sup>2</sup> )	Max. Rent Charge	Max. Household Income	Unit Mix	Basic Universal Housing (BUH)
Studio	400	\$811	\$34,650	-	-
1-Bedroom	535	\$975	\$38,250	8% (4 units)	8% (4 units)
2- Bedroom	741	\$1,218	\$46,800	28% (14 units)	28% (14 units)
3- Bedroom	980	\$1,480	\$58,050	58% (29 units)	58% (29 units)
4- Bedroom	1,200	\$1,541	\$61,650	6% (3 units)	6% (3 units)
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>50 units</b>	<b>100% (50 units)</b>

(1) May be adjusted periodically as provided for under adopted City policy.

(2) Project Targets may be revised through the Development Permit process subject to at least 50 LEMR units being provided.

(3) The proposed unit mix includes 4-bedroom units to replace existing 4-bedroom units onsite. The site specific criteria for 4-bedroom units is based on the methodology used for the criteria of other unit types in the City's Affordable Housing Strategy.

Should minor adjustments be made as a result of more detailed design, staff will ensure the total number of LEMR units as presented in this report is upheld. A Housing Covenant will be used to secure the total residential floor area of the LEMR units in addition to the minimum unit sizes, the location of LEMR units, and the allocation of parking spaces to the LEMR units.

In addition to setting maximum rents and income thresholds, the Housing Agreement will protect tenants from any age-based occupancy restrictions, limits on access to indoor and outdoor amenity spaces, and the imposition of additional fees including parking fees, strata fees, amenity fees and move-in/move-out fees. The Agreement provides for an annual statutory declaration process used to ensure compliance with the terms and conditions of the document. Should the owner choose to sell the LEMR units, the Agreement requires that all of the affordable housing units, in each building, be maintained under single ownership.

The Applicant has agreed to the Terms and Conditions set out in the Agreement and to register notice of the Housing Agreement on Title.

### Moderate Market Rental Units

The City Centre Area Plan (CCAP), forming part of the broader OCP, recognizes the opportunity for the City to grant additional density when a project proposes affordable housing as a means of addressing community needs. In this case, the Applicant is proposing 110 units of moderate market rental housing, which is considered a type of affordable (below-market) housing.

The total floor area of the moderate market rental housing is approximately 64,002 ft<sup>2</sup> (5,946 m<sup>2</sup>), representing approximately 24 per cent of the total residential area of the project. The Housing Agreement used to secure the moderate market rental housing will define tenant eligibility on the basis of BC Housing's Household Income Limits (HILs). Maximum rental rates will then be set at 30 per cent of the HIL, divided by 12 (months). Table 3 illustrates the moderate market rental rates and income thresholds based on BC Housing's 2023 HILs.

**Table 3: Moderate Market Rental Maximum Rents and Income Thresholds**

Initial Moderate Income Rental Rates and Income Thresholds based on 2023 HILs		
Unit Type	Maximum Rental Rates	Income Thresholds
Studio	\$1,450	\$58,000
1-Bedroom	\$1,450	\$58,000
2-Bedroom	\$1,800	\$72,000
3-Bedroom	\$2,150	\$86,000

In addition to setting maximum rents and income thresholds, the Housing Agreement will protect tenants from any age-based occupancy restrictions, limits on access to indoor and outdoor amenity spaces, and the imposition of additional fees including parking fees, strata fees, amenity fees and move-in/move-out fees. The Agreement provides for an annual statutory declaration process used to ensure compliance with the terms and conditions of the document. Should the owner choose to sell the moderate market rental units, the Agreement requires that all of the moderate market rental units, in each building, be maintained under single ownership (within one air space parcel, one strata lot or by way of a legal agreement to the satisfaction of the Director of Development).

The Housing Covenant will be used to secure the total number and area of moderate market rental units and will identify the allocation of parking for the moderate market rental units, being distinguished from spaces for the LEMR and market rental units.

The OCP promotes the inclusion of accessible features to support Richmond's aging population. The Affordable Housing Strategy provides that a minimum of 85 per cent of all units are to be designed to meet the City's BUH standard. In this case, all 110 units will include Basic Universal Housing (BUH) features, supporting the ability of tenants to age-in-place. The inclusion of moderate market rental housing within the project upholds the objectives of the CCAP and the OCP and, ultimately, the City's goal of securing additional affordable (below-market) housing.

The Applicant has agreed to the Terms and Conditions set out in the Agreement and to register notice of the Housing Agreement on Title.

### Market Rental Units

The project will include 170 market rental units with a total residential floor area approximately 118,767 ft<sup>2</sup> (11,034 m<sup>2</sup>). The OCP provides that a minimum of 40 per cent of market rental units should include two or more bedrooms, being family-friendly units. The market rental component of the project provides 48 per cent family-friendly units satisfying this objective. The City's OCP promotes the inclusion of accessible housing features that allow residents to age-in-place. All of the 170 market rental units will include Basic Universal Housing (BUH) features.

The Housing Agreement for the market rental component of the project, similar to the LEMR and moderate market rental Housing Agreements, provides for a statutory declaration process. Unlike the other two Agreements, the Housing Agreement for the market rental units does not define tenant eligibility based on gross household income; eligibility criteria are not established. The Agreement does, however, set rent limits at an amount that a willing and reasonable landlord would charge for a comparable dwelling in a comparable location. In the context of any future stratification of the development, the Agreement provides that all market rental units, in each building, be maintained

under a single ownership and tenants are to be provided unrestricted access to common amenities and facilities including parking, bicycle storage and electric vehicle charging stations.

### **Financial Impact**

None.

### **Conclusion**

Housing Agreements are required as a means of securing 50 LEMR units, 110 moderate market rental units, and 170 market rental units at 6071 Azure Road. Council's adoption of Housing Agreement (Affordable Housing) Bylaw No. 10548 and Housing Agreement (Moderate Market Rental) Bylaw No. 10549 and Housing Agreement (Market Rental) Bylaw No. 10550 will ensure these rental units be held, in perpetuity, in accordance with the objectives of the City's Affordable Housing Strategy and the applicable policies of the Official Community Plan.

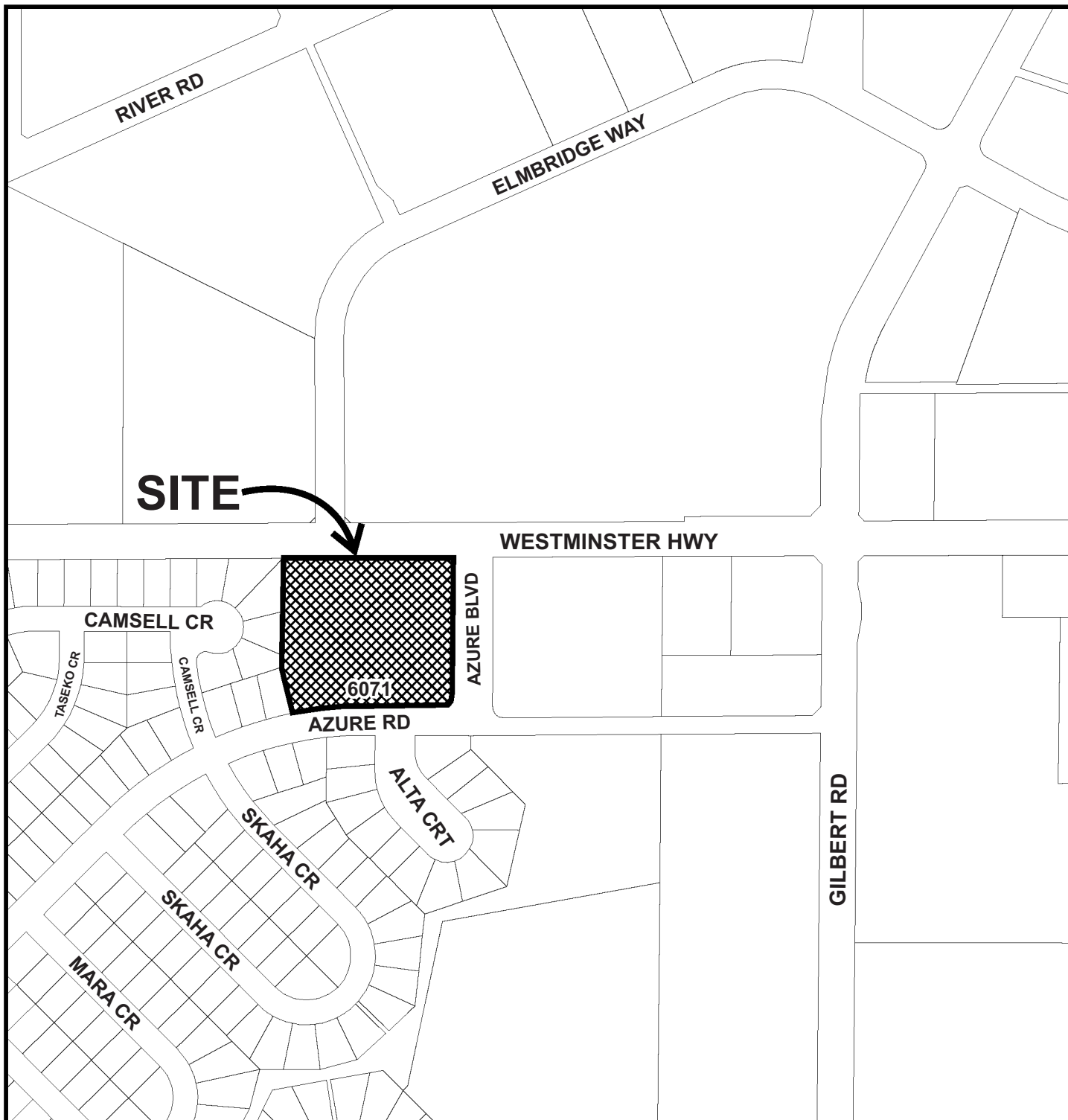


Sahara Shrestha  
Planner 1, Affordable Housing  
(604-247-4946)

Att. 1: Map of 6071 Azure Road  
2: Development Site Plan of 6071 Azure Road



# City of Richmond

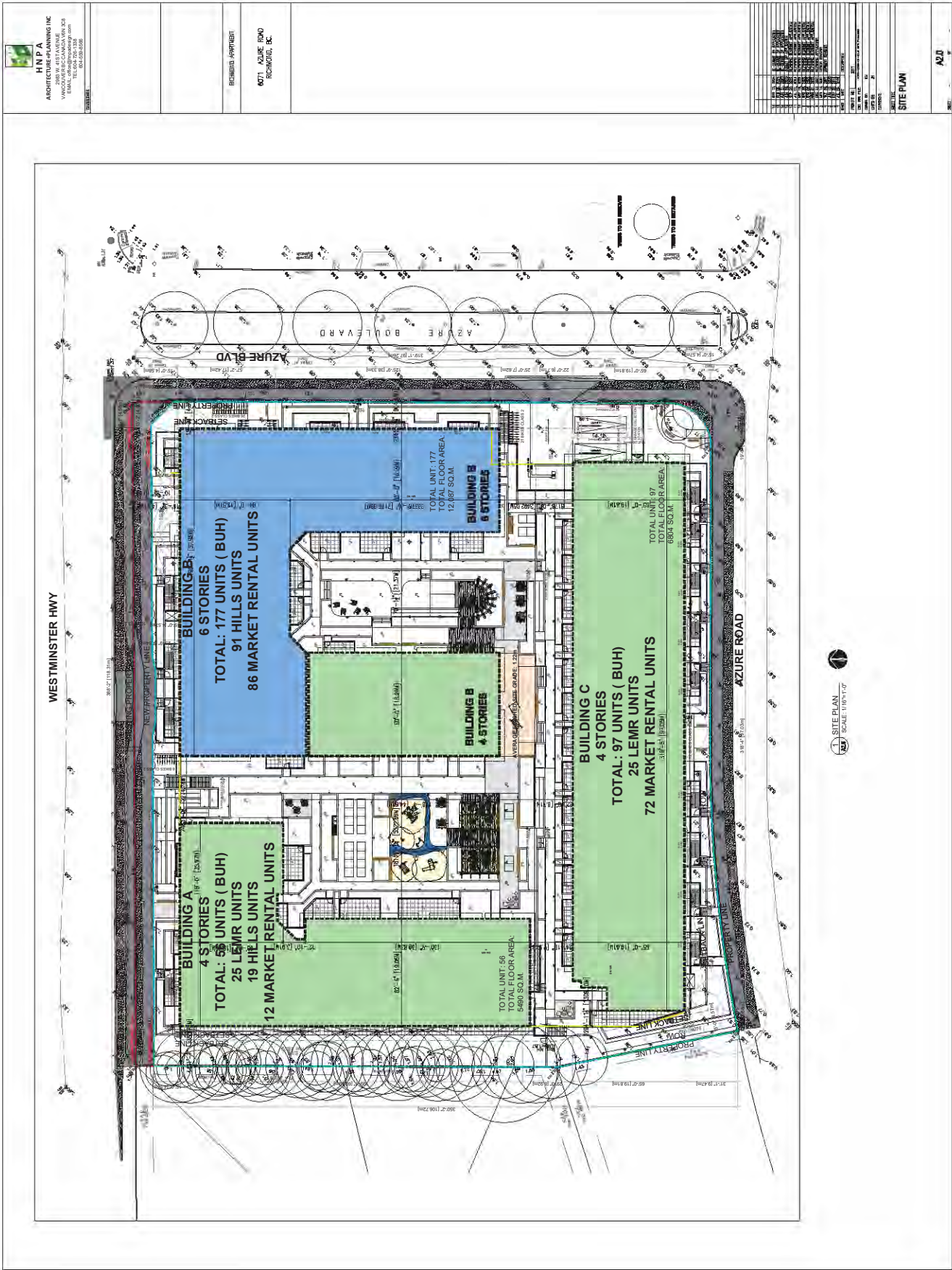


## 6071 Azure Road

Original Date: 02/27/24

Revision Date:

Note: Dimensions are in METRES







**Housing Agreement (Affordable Housing)  
(6071 Azure Road) Bylaw No. 10548**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

2. This Bylaw is cited as “**Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>elm</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

Schedule A

**To Housing Agreement (Affordable Housing)  
(6071 Azure Rd) Bylaw No. 10548**

HOUSING AGREEMENT BETWEEN  
SUN VALLEY RENTAL LTD. AND CITY OF RICHMOND

**AFFORDABLE HOUSING AGREEMENT**  
**(Section 483 *Local Government Act*)**

**THIS AGREEMENT** is dated for reference 6<sup>th</sup> day of May, 2024,

**BETWEEN:**

**SUN VALLEY RENTAL LTD.** (Inc. No. BC0923745), a company duly incorporated under the laws of the Province of British Columbia and having its registered offices at 163-11782 Hammersmith Way, Richmond, BC V7A 5E2

(the “**Owner**”)

**AND:**

**CITY OF RICHMOND**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “**City**”)

**WHEREAS:**

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

**NOW THEREFORE** in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

**ARTICLE 1**  
**DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following words have the following meanings:

- (a) “**Affordable Housing Strategy**” means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

Affordable Housing Agreement (Section 483 *Local Government Act*)  
6071 Azure Road  
Application No. RZ 21-931122  
Condition No. 11  
V.3

- (b) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means a building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“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;
- (h) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities, fitness facilities, and related access routes;
- (i) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (j) **“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;
- (k) **“Development”** means the residential development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (m) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential

dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, an Affordable Housing Unit;

(n) **“Eligible Tenant”** means a Family having a cumulative gross annual income of:

- (a) in respect to a studio unit, \$34,650.00 or less;
- (b) in respect to a one-bedroom unit, \$38,250.00 or less;
- (c) in respect to a two-bedroom unit, \$46,800.00 or less;
- (d) in respect to a three-bedroom unit, \$58,050.00 or less; or
- (e) in respect to a four (or more) bedroom unit, \$61,650.00 or less,

provided that, commencing January 1, 2019, the annual incomes set-out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

(o) **“Family”** means:

- (i) a person;
- (ii) two or more persons related by blood, marriage or adoption; or
- (iii) a group of not more than six (6) persons who are not related by blood, marriage or adoption;

(p) **“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;

(q) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the Land Title Act) charging the Lands from time to time, in respect to the use and transfer of the Affordable Housing Units;

(r) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(s) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(t) **“Lands”** means certain lands and premises legally described as PID: 002-379-953, Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611, as may be Subdivided from time to time, and including a Building or a portion of a Building;

- (u) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (v) **“LTO”** means the New Westminster Land Title Office or its successor;
- (w) **“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;
- (x) **“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;
- (y) **“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;
- (z) **“Parking Operator”** means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease over all (and not only some) of the parking spaces in the Development in order to facilitate the use, operation and management of the parking spaces, and the Parking Operator may be related or unrelated to the Owner;
- (aa) **“Permitted Rent”** means no greater than:
  - (i) \$811.00 (exclusive of GST) a month for a studio unit;
  - (ii) \$975.00 (exclusive of GST) a month for a one-bedroom unit;
  - (iii) \$1,218.00 (exclusive of GST) a month for a two-bedroom unit;
  - (iv) \$1,480.00 (exclusive of GST) a month for a three-bedroom unit; and
  - (v) \$1,541.00 (exclusive of GST) a month for a four (or more) bedroom unit,

provided that, commencing January 1, 2019, the rents set-out above shall be adjusted annually on January 1<sup>st</sup> of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year up until the year in which an Occupancy Certificate is issued for the applicable Building. Commencing January 1st of the year following the year in which the Occupancy Certificate issued by the City for such Building, in the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent to that permitted by the *Residential Tenancy Act* shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-



profit housing society) or any change in Tenant. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (bb) “**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;
- (cc) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (dd) “**Residential Tenancy Regulation**” means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (ee) “**Returning Tenant**” means a Tenant identified in the Tenant Relocation Plan who has either elected to return to reside in one of the Affordable Housing Units or who has been selected by VCH to reside in one of the Affordable Housing Units pursuant to the Tenant Relocation Covenant;
- (ff) “**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;
- (gg) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (hh) “**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*;
- (ii) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit;
- (jj) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement;
- (kk) “**Tenant Relocation Covenant**” means the Section 219 Covenant granted by the Owner to the City and registered against title to the Lands concurrently with this Agreement for the purposes of, *inter alia*, ensuring the Owner’s adherence to the Tenant Relocation Plan;
- (ll) “**Tenant Relocation Plan**” means the Owner’s final Tenant Relocation Plan dated July 20, 2022, a copy of which is attached as Schedule “A” to the Tenant Relocation Covenant;
- (mm) “**VCH**” means Vancouver Coastal Health; and

- (nn) **“VCH Supported Tenant”** means a person identified in writing by the Director of Operations of VCH as client of VCH and who has been selected by VCH to reside in one of the Affordable Housing Units, and includes any person who takes an assignment or sublease of a VCH Supported Tenant’s Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, Returning Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

## ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant or a Returning 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 Returning Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant or Returning 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 or Returning Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
  - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner has:
    - (i) submitted to the City a Development Permit application that includes the Affordable Housing Units and all Common Amenity and other ancillary spaces assigned for the exclusive use of an Affordable Housing Unit; and
    - (ii) at its costs, 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 Amenity and 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 that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:
    - (i) the Affordable Housing Units and related uses and areas, 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 design architect for the Building 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;
- (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 (1) 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 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, an Eligible Tenant or Returning 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 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;

- (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a “building” for the purpose of this Section 3.3; and
  - (c) the Lands will not be Subdivided such that one or more 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) subject to Section 3.5 below, 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 The Owner and the City acknowledge and agree that the information set out in Section 3.4(a)(i) will not be collected from a Returning Tenant.
- 3.6 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.7 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant or a Returning Tenant and except in accordance with the following additional conditions:

- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
  - (i) move-in/move-out fees;
  - (ii) strata fees;
  - (iii) strata property contingency reserve fees;
  - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;
  - (v) extra charges for the use of sanitary sewer, storm sewer, or water; or
  - (vi) property or similar tax,

provided, however, that if either the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Affordable Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure);
- (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant; and
- (ix) paying security fees for the use of guest suites (if any) or security and cleaning fees related to the use of any party or meeting room located on the Lands (if any) that are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by other residential occupants of the Development;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;



- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant or Returning Tenant, as applicable;
  - (ii) the annual income of an Eligible Tenant (for certainty, excluding a Returning Tenant) rises above the applicable maximum amount specified in Section 1.1(o)(i) 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) subject to Section 3.8, the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.7(g)(ii) of this Agreement *[Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in Section 1.1(n) "Eligible Tenant" of this Agreement]*, the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to Section 3.7(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement 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.
- 3.8 The Owner acknowledges and agrees that notwithstanding Section 3.7(g)(v), a Returning Tenant that is a VCH Supported Tenant may assign their Tenancy Agreement in part should the VCH Supported Tenant be replaced by another VCH Supported Tenant, as confirmed by VCH.
- 3.9 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.
- 3.10 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.

- 3.11 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (British Columbia) 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, 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.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation contrary to Section 3.7(d).

- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities contrary to Section 3.7(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units, provided however that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

## ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

- (a) an Affordable Housing Unit is used or occupied in breach of this Agreement;
- (b) an Affordable Housing Unit is rented at a rate in excess of the Permitted Rent; 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

- (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 partial or final occupancy has been granted for all Affordable Housing Units, this Agreement will secure only the legal parcels which contain the Affordable Housing Units and the City will partially release this Agreement accordingly, provided however that:
  - (i) the City has no obligation to execute such release until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
  - (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
  - (iii) the City has a reasonable time within which to execute the Form C (Release) and return the same to the Owners for registration; and
  - (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in 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 Lands or part thereof,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Affordable Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

## 7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

- (b) the City's refusal to issue a Development Permit, Building Permit or Occupancy Certificate, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

#### 7.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit or Occupancy Certificate, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

#### 7.7 **Survival**

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6 above, will survive termination or discharge of this Agreement.

#### 7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

#### 7.9 **City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;



- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

#### 7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

#### 7.11 **No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

#### 7.12 **Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Copy to: City Solicitor  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**7.13 Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**7.14 Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**7.15 Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**7.16 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

**7.17 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**7.18 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

**7.19 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**7.20 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**7.21 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**7.22 Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

**7.23 Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

**7.23 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, 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.

**7.24 Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

*[The Remainder of This Page is Intentionally Blank]*

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the day and year first above written.

**SUN VALLEY RENTAL LTD.** (Inc. No. BC0923745) by its authorized signatory(ies):

Per:   
Name: Yi Wei Xuan

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

**CITY OF RICHMOND**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

**Schedule A to Housing Agreement****STATUTORY DECLARATION  
(Affordable Housing Units)**

CANADA

PROVINCE OF BRITISH COLUMBIA

TO WIT:

)  
 ) IN THE MATTER OF Unit Nos. \_\_\_\_\_ - \_\_\_\_\_  
 ) (collectively, the "**Affordable Housing Units**") located  
 ) at \_\_\_\_\_,  
 ) (street address), British Columbia, and Housing  
 ) Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the  
 ) "**Housing Agreement**") between \_\_\_\_\_ and  
 ) \_\_\_\_\_  
 ) the City of Richmond (the "**City**")  
 )

I, \_\_\_\_\_ (full name), of  
 \_\_\_\_\_ (address) in the Province of British  
 Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the "**Owner**") of the Affordable Housing Units;  
 or,  
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units and information as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_;
3. Continuously since the last Statutory Declaration process:
  - a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants or Returning Tenants (as defined in the Housing Agreement); and
  - b) the Owner of the Affordable Housing Units complied with the Owner's obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;
4. The information set out in the table attached as Appendix A hereto (the "**Information Table**") in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and
5. I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and





## Appendix A to Statutory Declaration

APPENDIX A																									
Building Name:		Building Address:		Property Manager Name:		Property Manager Phone Number:		Fees Collected (For any fees charged, provide details and explanation regarding the fees to the City together with the Statutory Declaration)																	
Property Management Company:		Property Manager Email:		Income and Rent																					
Unit and Household Information				Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)				Combined Before-tax Income of Occupants 18 years & Over			Income Verification Received (Year/No)		Rent (\$/Month)		Parking Fees		Move-in/Move-out Fees		Storage Fees		Apartment Usage Fees		Other Tenant Fees		
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	3-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	2-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	Income Verification Received (Year/No)	Rent (\$/Month)	Parking Fees	Move-in/Move-out Fees	Storage Fees	Apartment Usage Fees	Other Tenant Fees					
0	101	3 BR	4	No	1	1	2022	\$24,020	\$28,095	\$31,049	\$42,020	\$54,568	\$61,638	Yes	\$1,611.19	\$	\$	\$	\$	\$					
1				No										Yes											
2				No										Yes											
5				No										Yes											

Continue rows as needed.



**Housing Agreement (Moderate Market Rental)  
(6071 Azure Road) Bylaw No. 10549**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

This Bylaw is cited as “**Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>elm</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

Schedule A

**To Housing Agreement (Moderate Market Rental)  
(6071 Azure Road) Bylaw No. 10549**

HOUSING AGREEMENT BETWEEN  
SUN VALLEY RENTAL LTD. AND CITY OF RICHMOND

**MODERATE MARKET RENTAL HOUSING AGREEMENT**  
**(Section 483 *Local Government Act*)**

**THIS AGREEMENT** is dated for reference 6<sup>th</sup> day of May, 2024,

**BETWEEN:**

**SUN VALLEY RENTAL LTD.** (Inc. No. BC0923745), a company duly incorporated under the laws of the Province of British Columbia and having its registered offices at 163-11782 Hammersmith Way, Richmond, BC V7A 5E2

(the “**Owner**”)

**AND:**

**CITY OF RICHMOND**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “**City**”)

**WHEREAS:**

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the terms and conditions set out in this Agreement.

**NOW THEREFORE** in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

**ARTICLE 1**  
**DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following words have the following meanings:

- (a) “**Affordable Housing Strategy**” means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

Moderate Market Rental Housing Agreement (Section 483 *Local Government Act*)  
6071 Azure Road  
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- (b) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **“BC Housing HIL Report”** means a Housing Income Limit Report for a calendar year released by the BC Housing Management Commission, or any replacement thereof;
- (d) **“Building”** means any building or structure constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means a building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“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;
- (h) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, the required moderate income affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities, fitness facilities, and related access routes;
- (i) **“CPI”** means the All-Items Consumer Price Index for Vancouver, BC published from time to time by Statistics Canada, or its successor in function;
- (j) **“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;
- (k) **“Development”** means the residential development to be constructed on the Lands;
- (l) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (m) **“Director of Development”** means the City’s Director, Development in the Planning and Development Division of the City, and his or her designate;
- (n) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Moderate Market Rental Housing Unit;

(o) **“Eligible Tenant”** means a Family having a cumulative gross annual income of:

- (i) in respect of a studio unit, \$58,000.00 or less;
- (ii) in respect of a one-bedroom unit, \$58,000.00 or less;
- (iii) in respect of a two-bedroom unit, \$72,000.00 or less;
- (iv) in respect of a three-bedroom unit, \$86,000.00 or less; or
- (v) in respect of a four (or more) bedroom unit, \$107,500.00 or less,

provided that, commencing February 1, 2024, the annual incomes set-out above shall be adjusted annually on February 1<sup>st</sup> of each year this Agreement is in force and effect:

- (vi) by the household income limits published in a BC Housing HIL Report for the year for Richmond, and if Richmond is not listed, for Vancouver; or
- (vii) in the event an annual household income limit has not been published in the BC Housing HIL Report for the year, by a percentage equal to the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year.

If there is a decrease in the household income limits set out in the BC Housing HIL Report, or the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable pursuant to the above, the annual incomes set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

(p) **“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;

(q) **“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;

(r) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the Land Title Act) charging the Lands from time to time, in respect to the use and transfer of the Moderate Market Rental Housing Units;

(s) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

- (t) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (u) **“Lands”** means certain lands and premises legally described as PID: 002-379-953, Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611, as may be Subdivided from time to time, and including a Building or a portion of a Building;
- (v) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (w) **“LTO”** means the New Westminster Land Title Office or its successor;
- (x) **“Moderate Market Rental Housing Unit”** means a Dwelling Unit or Dwelling Units located or to be located on the Lands and designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (y) **“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;
- (z) **“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;
- (aa) **“Owner”** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Moderate Market Rental Housing Unit from time to time;
- (bb) **“Parking Operator”** means one of (i) the Owner, or (ii) an owner of any air space parcel formed by the registration of an air space subdivision plan in respect of the Lands or (iii) any other company or entity, to whom the Owner grants a long-term lease over all (and not only some) of the parking spaces in the Development in order to facilitate the use, operation and management of the parking spaces, and the Parking Operator may be related or unrelated to the Owner;
- (cc) **“Permitted Rent”** means no greater than:
  - (i) \$1,450.00 (exclusive of GST) a month for a studio unit;
  - (ii) \$1,450.00 (exclusive of GST) a month for a one-bedroom unit;
  - (iii) \$1,800.00 (exclusive of GST) a month for a two-bedroom unit;
  - (iv) \$2,150.00 (exclusive of GST) a month for a three-bedroom unit; and
  - (v) \$2,687.50 (exclusive of GST) a month for a four (or more) bedroom unit,



provided that:

- (vi) commencing February 1, 2024, the rents set out above may be adjusted annually on February 1 of each year this Agreement is in force and effect by calculating the Permitted Rents to be equal to 30% of the gross household incomes as set out in the applicable BC Housing HIL Report for Richmond, and if Richmond is not listed, for Vancouver. In the event that a BC Housing HIL Report for the year has not been released, Permitted Rents may be increased by a percentage equal to the percentage increase in the CPI for the period of January 1 to December 31 of the immediately preceding calendar year; and
- (vii) if there is a decrease in the incomes set out in the BC Housing HIL Report or in the percentage change in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable based on the above, the Permitted Rents set out above for the subsequent year shall remain unchanged from the previous year,

for existing tenancies, Permitted Rent may only be increased by the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-profit housing society). If there is a decrease in the incomes set out in the BC Housing HIL Report or in the percentage increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, as applicable based on the above, the Permitted Rents set out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (dd) “**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;
- (ee) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (ff) “**Residential Tenancy Regulation**” means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (gg) “**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;
- (hh) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (ii) “**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*;

- (jj) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Moderate Market Rental Housing Unit; and
- (kk) **“Tenant”** means an occupant of a Moderate Market Rental Housing Unit by way of a Tenancy Agreement.

## 1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

**ARTICLE 2**  
**USE AND OCCUPANCY OF MODERATE MARKET RENTAL HOUSING UNITS**

- 2.1 The Owner agrees that each Moderate Market Rental Housing Unit may only be used as a permanent residence occupied by an Eligible Tenant at Permitted Rent; and that a Moderate Market Rental Housing Unit may not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Moderate Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner will, in respect of each Moderate Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Moderate Market Rental Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Moderate Market Rental Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
- (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner has:
    - (i) submitted to the City a Development Permit application that includes the Moderate Market Rental Housing Units and all Common Amenities and other ancillary spaces; and
    - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Moderate Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features, including the Common Amenities, as determined by the City through the Development Permit approval process for the Lands, or portion thereof;
  - (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Moderate Market Rental Housing Units and all Common Amenities and 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 that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:
  - (i) the Moderate Market Rental Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City;
  - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Moderate Market Rental Housing Units, any facilities for the use of the Moderate Market Rental Housing Units, including parking and any shared indoor or outdoor amenities, including the Common Amenities; and
  - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's design architect for the Building confirming that the Moderate Market Rental Housing Units have been constructed in accordance with the Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Moderate Market Rental Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Moderate Market Rental Housing Units; and
- (e) not subdivide the Moderate Market Rental Housing Units within a Building 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 Moderate Market Rental Housing Units in a Building will together form no more than one (1) strata lot or no more than one air space parcel, as applicable.

### **ARTICLE 3**

#### **DISPOSITION AND ACQUISITION OF MODERATE MARKET RENTAL HOUSING UNITS**

- 3.1 The Owner will not permit a Moderate Market Rental Housing Unit to be subleased, or the Moderate Market Rental Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit a Moderate Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Moderate Market Rental Housing Unit, the following will apply:
  - (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Moderate Market Rental Housing Units located in one Building in a single or related series of transactions, with the result that when the purchaser or transferee of the Moderate Market Rental Housing Units becomes the owner, the purchaser or transferee

will be the legal and beneficial owner of not less than all of the Moderate Market Rental Housing Units in one Building;

- (b) if the Development contains one or more air space parcels, then provided that all the Moderate Market Rental Housing Units a one Building are situated within a single air space parcel or the remainder, then such air space parcel will be a “Building” and the remainder will be a “Building” for the purpose of this Section 3.3; and
- (c) the Lands will not be Subdivided such that one or more Moderate Market Rental 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 and other strategies, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Moderate Market Rental Housing Unit:

- (i) a statement of the total, gross annual income once per calendar year from all sources (including but not limited to employment, disability, retirement, and investment) of all members of the Tenant’s household who are 18 years of age and over and who reside in the Moderate Market Rental Housing Unit;
- (ii) the number of occupants of the Moderate Market Rental Housing Unit;
- (iii) the number of occupants of the Moderate Market Rental Housing Unit 18 years of age and under; and
- (iv) the number of occupants of the Moderate Market Rental Housing Unit who are Seniors.”;
- (b) defines the term “Landlord” as the Owner of the Moderate Market Rental Housing Unit; and
- (c) includes a provision requiring the Tenant and each permitted occupant of the Moderate Market Rental Housing Unit to comply with this Agreement.

3.5 If the Owner sells or transfers any Moderate Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.6 The Owner will not rent, lease, license or otherwise permit occupancy of any Moderate Market Rental Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Moderate Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Moderate Market Rental Housing Unit will not exceed the Permitted Rent applicable to that class of Moderate Market Rental Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
  - (i) move-in/move-out fees;
  - (ii) strata fees;
  - (iii) strata property contingency reserve fees;
  - (iv) extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation the Common Amenities, including for the upkeep of such facilities;
  - (v) charges or fees in excess of those charged to other occupants of the Development for the use of parking, loading, bicycle storage, electric vehicle charging stations or related facilities on the Lands used by the Tenants in addition to the Common Amenities;
  - (vi) extra charges for the use of sanitary sewer, storm sewer, or water; or
  - (vii) property or similar tax,

provided, however, that if the Moderate Market Rental Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:

- (viii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure);
- (ix) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant; and
- (x) 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

Moderate Market Rental Housing Agreement (Section 483 *Local Government Act*)

6071 Azure Road

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Condition No. 12

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are associated with the Tenant's use of such facilities, provided that such charges are the same as those payable by other residential occupants of the Development;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Moderate Market Rental 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) a Moderate Market Rental 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(o) of this Agreement;
  - (iii) the Moderate Market Rental Housing Unit is occupied by more than the number of people the City determines can reside in the Moderate Market Rental Housing Unit given the number and size of bedrooms in the Moderate Market Rental Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
  - (iv) the Moderate Market Rental Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
  - (v) the Tenant subleases the Moderate Market Rental Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for Section 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in Section 1.1(o) "Eligible Tenant" of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to Section 3.6(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 Moderate Market Rental Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Moderate Market Rental 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 Moderate Market Rental Housing



Unit to vacate the Moderate Market Rental Housing Unit on or before the effective date of termination.

- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Moderate Market Rental 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.

#### **ARTICLE 4**

#### **DEMOLITION OF MODERATE INCOME HOUSING UNIT**

- 4.1 The Owner will not demolish a Moderate Market Rental Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Moderate Market Rental Housing Unit is no longer reasonable or practical to repair or replace any structural component of the Moderate Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
  - (b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Moderate Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Moderate Market Rental Housing Unit, as applicable, has been issued by the City and the Moderate Market Rental Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Moderate Market Rental Housing Unit in accordance with this Agreement.

#### **ARTICLE 5**

#### **STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Moderate Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Moderate Market Rental 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 Moderate Market Rental Housing Units as rental accommodation.

- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of a Moderate Market Rental Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Moderate Market Rental 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).
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of a Moderate Market Rental Housing Unit paying for the use of parking, bicycle storage, electric vehicle 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 charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Moderate Market Rental Housing Units, provided however that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of a Moderate Market Rental Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Moderate Market Rental Housing Units.

## **ARTICLE 6 DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
- (a) a Moderate Market Rental Housing Unit is used or occupied in breach of this Agreement;
  - (b) a Moderate Market Rental Housing Unit is rented at a rate in excess of the Permitted Rent;  
or
  - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

## **ARTICLE 7 MISCELLANEOUS**

### **7.1 Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where a Moderate Market Rental Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Moderate Market Rental Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and

where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, then after the Lands are Subdivided, this Agreement will secure only the legal parcels which contain the Moderate Market Rental Housing Units.

The City will partially release this Agreement accordingly, provided however that:

- (i) the City has no obligation to execute such discharge until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
- (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
- (iii) the City has a reasonable time within which to execute the release and return the same to the Owners for registration; and
- (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

### **7.2 No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

Moderate Market Rental Housing Agreement (Section 483 *Local Government Act*)

6071 Azure Road

Application No. RZ 21-931122

Condition No. 12

V.3

### 7.3 **Modification**

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

### 7.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Moderate Market Rental Housing Units and will permit representatives of the City to inspect the Moderate Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Moderate Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands, at no cost or charge to the Tenant.

The Owner further covenants and agrees that it will vote:

- (a) as owner of the Moderate Market Rental Housing Units, in any applicable annual general meetings or special general meetings of the strata corporation; and
- (b) as owner of the air space parcel containing the Moderate Market Rental Housing Units at any applicable meetings of the owners of other Subdivided parcels of the Lands,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Moderate Market Rental Housing Units and any of the Common Amenities, the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and the Parking Operator, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Moderate Market Rental Housing Units.

### 7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City's refusal to issue a Development Permit or Building Permit or refusal to carry out a final Building Permit inspection permitting 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 Moderate Market Rental Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

## 7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Moderate Market Rental Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit or Building Permit or refusal to carry out a final Building Permit inspection permitting occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

## 7.7 Survival

The obligations of the Owner set out in this Agreement, including but not limited to Sections 7.5 and 7.6 above, will survive termination or release of this Agreement.

## 7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

## 7.9 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or

- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

#### 7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Moderate Market Rental Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

#### 7.11 **No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

#### 7.12 **Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Copy to: City Solicitor,

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

#### 7.13 **Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

#### 7.14 **Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**7.15 Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**7.16 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Moderate Market Rental Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

**7.17 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**7.18 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

**7.19 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**7.20 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**7.21 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.



7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner’s Obligations

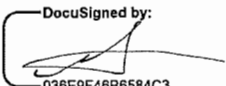
The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.24 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute a separate document and such counterparts, taken together, shall constitute one and the same instrument when compiled for registration, if registration is required, as a single document.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and place set forth above written.

SUN VALLEY RENTAL LTD. by its authorized signatory(ies):

Per:   
Name: Yi Wei Xuan

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

CITY OF RICHMOND  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

**Schedule A to Housing Agreement****STATUTORY DECLARATION  
(Moderate Market Rental Housing Units)**

CANADA )  
 ) IN THE MATTER OF Unit Nos. \_\_\_\_\_ - \_\_\_\_\_  
 ) (collectively, the “**Moderate Market Rental Housing**  
 ) **Units**”) located at  
 ) \_\_\_\_\_  
 PROVINCE OF BRITISH COLUMBIA ) (street address), British Columbia, and Housing  
 ) Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the  
 TO WIT: ) “**Housing Agreement**”) between  
 ) \_\_\_\_\_ and  
 ) the City of Richmond (the “**City**”)  
 )

I, \_\_\_\_\_ (full name), of  
 \_\_\_\_\_ (address) in the Province of British  
 Columbia, DO SOLEMNLY DECLARE that:

1. ☐ I am the registered owner (the “**Owner**”) of the Moderate Market Rental Housing Units;  
 or,  
☐ I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Moderate Market Rental Housing Units and information as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;
3. Continuously since the last Statutory Declaration process:
  - a) the Moderate Market Rental Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and
  - b) the Owner of the Moderate Market Rental Housing Units complied with the Owner’s obligations under the Housing Agreement and any housing covenant(s) registered against title to the Moderate Market Rental Housing Units;
4. The information set out in the table attached as Appendix A hereto (the “**Information Table**”) in respect of each of the Moderate Market Rental 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 Moderate Market Rental Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Moderate Market Rental Housing Unit occupied by such

Moderate Market Rental Housing Agreement (Section 483 *Local Government Act*)

6071 Azure Road

Application No. RZ 21-931122

Condition No. 12

V.3



## Appendix A to Statutory Declaration

APPENDIX A																			
Building Name:		Building Address:		Property Manager Name:		Property Manager Phone Number:		Fees Collected (For any fees charged, provide details and explanation regarding fees to the City together with the Statutory Declaration)											
Property Management Company:				Property Manager Email:				Income and Rent											
Unit and Household Information				Before-tax Income of Occupants 18 years & Over (Provide one response per occupant)				Combined Before-tax Income of Occupants 18 years & Over				Income Verification Received (Year/No)		Rent (Monthly)		Fees Collected			
Row #	Unit #	Unit Type	Number of Occupants	Related to Owner (Yes/No)	Number of Occupants 18 years and Under	Number of Occupants who are "Seniors" as defined in Housing Agreement	Starting Year of Tenancy	3-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	3-Years Prior to Year of Stat. Dec.	1-Year Prior to Year of Stat. Dec.	Income Verification Received (Year/No)	Rent (Monthly)	Fees Collected	Storage Fees	Artenry Usage Fees	Other Tenent Fees	
0	101	3 BR	4	No	1	1	2022	\$24,020	\$28,005	\$31,049	\$42,020	\$54,568	\$61,638	Yes	\$1,611.19	\$ -	\$ -	\$ -	\$ -
1				No									Yes						
2				No									Yes						
5				No									Yes						

Continue rows as needed.



**Housing Agreement (Market Rental)  
(6071 Azure Road) Bylaw No. 10550**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

P.I.D. 002-379-953

Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611

This Bylaw is cited as “**Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>elm</i>
APPROVED for legality by Solicitor <i>LA</i>

Bylaw 10550

Schedule A

**To Housing Agreement (Market Rental)  
(6071 Azure Road) Bylaw No. 10550**

HOUSING AGREEMENT BETWEEN  
SUN VALLEY RENTAL LTD. AND CITY OF RICHMOND

**MARKET RENTAL HOUSING AGREEMENT**  
**(Section 483 *Local Government Act*)**

**THIS AGREEMENT** is dated for reference 6<sup>th</sup> day of May, 2024,

**BETWEEN:**

**SUN VALLEY RENTAL LTD.** (Inc. No. BC0923745), a company duly incorporated under the laws of the Province of British Columbia and having its registered offices at 163-11782 Hammersmith Way, Richmond, BC V7A 5E2

(the “**Owner**”)

**AND:**

**CITY OF RICHMOND**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, BC V6Y 2C1

(the “**City**”)

**WHEREAS:**

- A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;
- B. The Owner is the owner of the Lands;
- C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- D. The Owner and the City wish to enter into this Agreement to provide for market rental housing on the terms and conditions set out in this Agreement.

**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) “**Agreement**” means this agreement together with all schedules, attachments and priority agreements attached hereto;



- (b) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel and remainder will be a Building for the purpose of this Agreement;
- (c) **“Building Permit”** means a building permit authorizing construction on the Lands, or any portion(s) thereof;
- (d) **“City”** means the City of Richmond;
- (e) **“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;
- (f) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are provided for common use of all residential occupants of the Development, including all Tenants, as required by the OCP, any rezoning consideration applicable to the Development, and the Development Permit process, including without limitation visitor parking, the required market rental parking and electric vehicle charging stations, loading bays, bicycle storage and supporting bicycle maintenance facilities, fitness facilities, and related access routes;
- (g) **“CPI”** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (h) **“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;
- (i) **“Development”** means the residential development to be constructed on the Lands;
- (j) **“Development Permit”** means the development permit authorizing development on the Lands, or any portion(s) thereof;
- (k) **“Director of Development”** means the City’s Director, Development in the Planning and Development Division of the City, and his or her designate;
- (l) **“Dwelling Unit”** means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;
- (m) **“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;
- (n) **“Housing Covenant”** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the Land Title Act)

charging the Lands from time to time, in respect to the use and transfer of the Market Rental Housing Units;

- (o) “**Interpretation Act**” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (p) “**Land Title Act**” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (q) “**Lands**” means certain lands and premises legally described as PID: 002-379-953, Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611, as may be Subdivided from time to time, and including a Building or a portion of a Building;
- (r) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (s) “**LTO**” means the New Westminster Land Title Office or its successor;
- (t) “**Market Rent**” means the amount of rent that a willing and reasonable landlord would charge for the rental of a comparable dwelling unit in a comparable location for a comparable period of time;
- (u) “**Market Rental Housing Unit**” means a Dwelling Unit or Dwelling Units located or to be located on the Lands designated as such in accordance with any Building Permit or Development Permit issued by the City or, if applicable, or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;
- (v) “**Occupancy Certificate**” means a certificate issued by a City building inspector permitting occupancy of a Building pursuant to the City’s Building Regulation Bylaw 7230, as may be amended or replaced;
- (w) “**OCP**” means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;
- (x) “**Owner**” means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;
- (y) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (z) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

- (aa) **“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;
- (bb) **“Strata Property Act”** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (cc) **“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*;
- (dd) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and
- (ee) **“Tenant”** means an occupant of a Market Rental Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes a Tenant, agent, officer and invitee of the party;

- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (l) the terms “shall” and “will” are used interchangeably and both will be interpreted to express an obligation. The term “may” will be interpreted to express a permissible action.

## **ARTICLE 2**

### **USE AND OCCUPANCY OF MARKET RENTAL HOUSING UNITS**

- 2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent. A Market Rental Housing Unit must not be occupied by the Owner, the Owner’s family members (unless the Owner’s family members qualify as Tenants), or any tenant or guest of the Owner, other than a Tenant. For the purposes of this Article, “permanent residence” means that the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor’s discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Market Rental Housing Unit if, in the City’s absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:
  - (a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner has:
    - (i) submitted to the City a Development Permit application that includes the Market Rental Housing Units and all Common Amenity and other ancillary spaces; and
    - (ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

- (b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Market Rental Housing Units, and all Common Amenity and 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 that Development, nor take any action to compel issuance of an Occupancy Certificate, unless and until all of the following conditions are satisfied:
  - (i) the Market Rental Housing Units and related uses and areas, and the Building(s) in which the Market Rental 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 Market Rental Housing Units, any facilities for the use of the Market Rental Housing Units, including parking and any shared indoor or outdoor amenities; and
  - (iii) the Owner has delivered to the City, a letter of assurance, in form and content satisfactory to the City, from the Owner's design architect for the Building confirming that the Market Rental Housing Units have been constructed in accordance with the Agreement;
- (d) not permit the Development or any portion thereof to be occupied, unless and until the Market Rental Housing Units have received an Occupancy Certificate granting provisional or final occupancy of the Market Rental Housing Units; and
- (e) not subdivide the Market Rental Housing Units within a Building 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 Market Rental Housing Units in a Building will together form no more than one (1) strata lot or no more than one (1) air space parcel, as applicable.

### **ARTICLE 3**

#### **DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS**

- 3.1 Without limiting Section 2.1, Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant (as contemplated in Section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a "month-to-month" basis.
- 3.2 If this Agreement encumbers more than one Market Rental 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 Market Rental 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 Market Rental

Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental Housing Units in one Building;

- (b) if the Development contains one or more air space parcels, then provided that all the Market Rental Housing Units in a Building are situate within a single air space parcel or the remainder, then such air space parcel will be a “building” and the remainder will be a “building” for the purpose of this Section 3.2; and
  - (c) the Lands will not be Subdivided such that one or more Market Rental Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.3 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.
- 3.4 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 strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Market Rental Housing Unit:

    - (i) the number of occupants of the Market Rental Housing Unit;
    - (ii) the number of occupants of the Market Rental Housing Unit 18 years of age and under; and
    - (iii) the number of occupants of the Market Rental Housing Unit who are Seniors.”;
  - (b) defines the term “Landlord” as the Owner of the Market Rental Housing Unit; and
  - (c) includes a provision requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.
- 3.5 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:
- (a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

- (b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent; and
- (c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces on the Lands, subject to reasonable rules and regulations established by the Owner or the Owner's property manager consistent with good and efficient management of the Market Rental Housing Units and the standard of management of rental properties similar to the Market Rental Housing Units.
- (d) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
- (e) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
  - (i) a Market Rental Housing Unit is occupied by a person or persons other than a Tenant;
  - (ii) the Market Rental Housing Unit is occupied by more than the number of people the City determines can reside in the Market Rental Housing Unit given the number and size of bedrooms in the Market Rental Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
  - (iii) the Market Rental Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
  - (iv) the Tenant subleases the Market Rental Housing Unit or assigns the Tenancy Agreement in whole or in part,and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. The notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination;
- (f) the Tenancy Agreement will identify all occupants of the Market Rental Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Market Rental Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (g) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.



- 3.6 The Owner shall not impose any age-based restrictions on Tenants of Market Rental Housing Units.
- 3.7 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (British Columbia) with respect to tenancy matters, including tenant selection.
- 3.8 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.
- 3.9 The Owner will attach a copy of this Agreement to every Tenancy Agreement.
- 3.10 If the Owner has terminated the Tenancy Agreement, subject to the requirements of the *Residential Tenancy Act*, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Market Rental Housing Unit, as applicable, to vacate the Market Rental Housing Unit, as applicable, on or before the effective date of termination.

#### **ARTICLE 4 DEMOLITION OF MARKET RENTAL HOUSING UNIT**

- 4.1 The Owner will not demolish a Market Rental Housing Unit unless:
  - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
  - (b) the Owner has obtained the written opinion of a professional engineer who is at arm's length to the Owner that the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion, and, in each case, a demolition permit for the Market Rental Housing Unit, as applicable, has been issued by the City and the Market Rental Housing Unit, as applicable, has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Market Rental Housing Unit, as applicable, in accordance with this Agreement.

## **ARTICLE 5 STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Unit, as applicable as rental accommodation.
- 5.4 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities on the Lands intended for the use of the residential occupants, subject to reasonable rules and regulations established by the strata corporation or the strata manager consistent with good and efficient management of the strata corporation and the standard of management of similar strata properties in the City of Richmond.

## **ARTICLE 6 DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:
  - (a) a Market Rental Housing Unit is used or occupied in breach of this Agreement;
  - (b) a Market Rental Housing Unit is rented at a rate in excess of the Market Rent; or
  - (c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

## **ARTICLE 7 MISCELLANEOUS**

### **7.1 Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under Section 483 of the *Local Government Act*;
- (b) where the Market Rental Housing Units are a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Market Rental Housing Units and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under Section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Market Rental Housing Units and the Common Amenities, then after the Lands are Subdivided and after partial or final occupancy has been granted for all Market Rental Housing Units, this Agreement will secure only the legal parcels which contain the Market Rental Housing Units. The City will partially release this Agreement accordingly, provided however that:
  - (i) the City has no obligation to execute such release until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release));
  - (ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;
  - (iii) the City has a reasonable time within which to execute the release and return the same to the Owners for registration; and
  - (iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

## 7.2 **No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

## 7.3 **Modification**

Subject to Section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

## 7.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands, at not cost or charge to the Tenant.

If applicable, the Owner further covenants and agrees that it will vote:

- (a) as owner of the Market Rental 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 strata lot containing the Market Rental Housing Units at any applicable meetings of the owners of the other Subdivided parcels of the Lands or part thereof,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Market Rental Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, and/or the Parking Operator, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Market Rental Housing Units.

## 7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

Market Rental Housing Agreement (Section 483 *Local Government Act*)

6071 Azure Road

Application No. RZ 21-931122

Condition No. 13

V.2

- (b) the City's refusal to issue a Development Permit, Building Permit or Occupancy Certificate, or refusal to permit occupancy of any Building, or any portion thereof, constructed on the Lands, arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement; or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

#### **7.6 Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Market Rental Housing Unit under this Agreement;
- (b) the City's refusal to issue a Development Permit, Building Permit or Occupancy Certificate, or refusal to 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 Sections 7.5 and 7.6 above will survive termination or release of this Agreement.

#### **7.8 Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

#### **7.9 City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

**7.10 Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Market Rental Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

**7.11 No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

**7.12 Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Copy to: City Solicitor and the Director of Development  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**7.13 Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**7.14 Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**7.15 Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**7.16 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Market Rental Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

**7.17 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**7.18 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

**7.19 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**7.20 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.



**7.21 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**7.22 Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

**7.23 Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

**7.23 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, 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.

**7.24 Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

*[The Remainder of This Page is Intentionally Blank]*

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the day and year first above written.

**SUN VALLEY RENTAL LTD.** (Inc. No. BC0923745) by its authorized signatory(ies):

Per:   
Name: Yi Wei Xuan

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

**CITY OF RICHMOND**  
by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

**Schedule A to Housing Agreement****STATUTORY DECLARATION  
(Market Rental Housing Units)**

CANADA )  
 ) IN THE MATTER OF Unit Nos. \_\_\_\_\_ - \_\_\_\_\_  
 ) (collectively, the "Market Rental Housing Units")  
 ) located \_\_\_\_\_ at  
 PROVINCE OF BRITISH COLUMBIA )  
 ) \_\_\_\_\_,  
 ) (street address), British Columbia, and Housing  
 TO WIT: ) Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the  
 ) "Housing Agreement") between  
 ) \_\_\_\_\_ and  
 ) the City of Richmond (the "City")

I, \_\_\_\_\_ (full name), of  
 \_\_\_\_\_ (address) in the Province of British  
 Columbia, DO SOLEMNLY DECLARE that:

1. I am the owner or authorized signatory of the owner of the Market Rental Housing Units, and make this declaration to the best of my personal knowledge;
2. This declaration is made pursuant to the terms of the Housing Agreement in respect of the Market Rental Housing Units and information as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;
3. To the best of my knowledge, for the period from \_\_\_\_\_ to \_\_\_\_\_, the Market Rental Housing Units were used solely for the provision of rental housing for Tenants (as defined in the Housing Agreement) at or below Market Rent (as defined in the Housing Agreement).

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at )  
 )  
 ) in the )  
 Province of British Columbia, Canada, this )  
 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ )  
 ) \_\_\_\_\_  
 ) (Signature of Declarant)  
 )  
 ) Name:  
 \_\_\_\_\_  
 A Notary Public and a Commissioner for taking )  
 Affidavits in and for the Province of British )  
 Columbia )

*Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.*



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** May 27, 2024

**From:** Lloyd Bie, P.Eng.  
Director, Transportation

**File:** 10-6460-01/2024-Vol  
01

**Re:** Kittiwake Drive - Traffic Calming Update

### Staff Recommendation

That the two asphalt speed cushions on Kittiwake Drive remain as a permanent condition, as described in the staff report titled "Kittiwake Drive – Traffic Calming Update" dated May 27, 2024 from the Director, Transportation.

Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Engineering Fire Rescue RCMP	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

At its regular meeting of June 26, 2023, Council endorsed the following:

*That Option 3 to implement a pilot project for the temporary installation of two asphalt speed cushions on Kittiwake Drive for a trial period of six months, as described in the staff report titled "Kittiwake Drive - Traffic Calming Pilot Project Update" dated May 19, 2023 from the Director, Transportation, be endorsed.*

This report provides the results of the six month trial period of the traffic calming pilot project on Kittiwake Drive.

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**

Kittiwake Drive is a local street that connects No. 2 Road to Kingfisher Drive. It is located in the residential neighbourhood south of Steveston Highway.

In June 2021, residents of Kittiwake Drive submitted a petition requesting speed humps to address concerns of speeding motorists. A traffic study confirmed speeding issues along Kittiwake Drive. Although consultation with residents did not result in a majority support for any specific traffic calming device, 57 per cent of residents indicated support for some type of speed mitigation on Kittiwake Drive.

Subsequently, Council approved the installation of two temporary pre-fabricated speed cushions on Kittiwake Drive as a trial. Speed cushions are similar to speed humps, but with cut-outs designed to not impede nor slow down emergency response vehicles (ERV's).

The trial with the temporary speed cushions confirmed vehicle speed reduction. Following the trial, in June 2023, Council approved a pilot project for the installation of two asphalt speed cushions on Kittiwake Drive.

The asphalt speed cushions (Figure 1) were installed in September 2023 and the six month pilot project is now complete.



Figure 1: Location of Asphalt Speed Cushions on Kittiwake Drive

### Outcome of the Traffic Calming Pilot Project

During the pilot project with the asphalt speed cushions, staff conducted a speed study to assess the effectiveness of these devices and obtain comments from residents.

Table 1 summarizes the vehicle operating speeds on Kittiwake Drive prior to any traffic calming intervention and the results with the two asphalt speed cushions.

**Table 1: 85<sup>th</sup> Percentile Traffic Speeds on Kittiwake Drive**

	Westbound	Eastbound
<b>Before Traffic Calming Installation</b>	67 km/h	55 km/h
<b>After Asphalt Speed Cushion Installation</b>	41 km/h	42 km/h

The results indicate the asphalt speed cushions have been successful at reducing vehicle operating speeds on Kittiwake Drive. Eighty-five per cent of traffic on this street is travelling at speeds lower than 42 km/h.

### Resident Feedback

Since the installation of the asphalt speed cushions in September 2023, staff have not received any feedback from residents regarding concerns with the speed cushions.

### **Financial Impact**

None.

### **Conclusion**

The pilot project involving the installation of two asphalt speed cushions on Kittiwake Drive has concluded. Staff evaluated the effectiveness of these traffic calming devices in reducing vehicle speeds. The result of a post installation speed study indicates a decrease in the 85<sup>th</sup> percentile operating speed of 13km/h eastbound and 26 km/h westbound.

Staff recommend the two existing asphalt speed cushions remain as a permanent traffic calming measure to address resident concerns and measured speeding on Kittiwake Drive.



Sonali Hingorani, P.Eng.  
Manager, Transportation Planning and New Mobility  
(604-276-4049)

SH:ck





# City of Richmond

## Report to Committee

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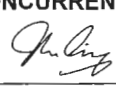


**To:** Public Works and Transportation Committee      **Date:** May 16, 2024  
**From:** Milton Chan, P.Eng  
Director, Engineering      **File:** 10-6050-01/2024-Vol  
01  
**Re:** North Dike Upgrades Concept Plan - Lynas Lane to No. 2 Road

---

### Staff Recommendation

That the concept plan presented in the staff report titled “North Dike Upgrades Concept Plan - Lynas Lane to No. 2 Road”, dated May 16, 2024, from the Director, Engineering be endorsed for the purposes of public consultation.

Milton Chan, P.Eng  
Director, Engineering  
(604-276-4377)

REPORT CONCURRENCE		
<b>ROUTED To:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF DEPUTY CAO</b>
Transportation	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Guided by the City's Council endorsed Flood Protection Management Strategy and Dike Master Plan Phase 2, the section of the North Dike, between Lynas Lane and No. 2 Road has been identified as a priority location for dike raising and upgrade works. The project scope includes raising the dike crest elevation along River Road between Lynas Lane and No. 2 Road, raising River Road, and relocating utilities. Funding to complete the project has been approved by Council as part of the Capital Program through the Disaster Mitigation and Adaptation Fund Projects. Preliminary design work for this project including the proposed general layout and new dike configuration has been completed.

The purpose of this report is to provide information on the concept plan for this dike upgrade project and seek Council's endorsement of the concept plan for the purposes of public consultation.

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

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

*3.1 Advance proactive, sustainable, and accelerated flood protection in collaboration with other governments and agencies.*

*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

### Analysis

At an average of one metre above sea level, Richmond faces flood hazards from sea level rise due to climate change, coastal storm surges, snowmelt flooding and extreme weather events. The City recognizes this risk and is currently advancing flood protection projects, including perimeter dike upgrades such as the North Dike Upgrades - Lynas Lane to No. 2 Road project.

The key objectives for this dike reach outlined in the Dike Master Plan Phase 2 include:

- Raise the dike by approximately 1.7 metres in elevation to meet the projected year 2100 flood levels while also allowing for further future height increases;
- Raise River Road to improve dike stability and resilience;
- Widen the dike on the land side rather than into the Fraser River; and
- Raise the dike on its existing alignment.

The expansion of the dike footprint to meet these objectives is critical for the successful implementation of flood protection infrastructure upgrade plans. This proposed preliminary design was developed following the objectives outlined above. The design includes raising the dike elevation from the current elevation by approximately 1.7 metres along the dike reach from Lynas Lane and No. 2 Road. The project location map is shown in Figure 1 below.



Figure 1 - Project location map

Raising the dike also allows for opportunities to improve facilities and accessibility while maintaining a focus on increasing the City's flood protection. The proposal to raise River Road is in alignment with the recommended action outlined in the Dike Master Plan Phase 2 report. The benefits of raising River Road include improved dike stability and performance, reduced impacts to environmental habitats due to water-side dike expansion, and facilitates future dike improvement projects. The dike at the No. 2 Road North Drainage Pump Station and portions immediately east of No. 2 Road have been raised. The remaining sections to the east will be raised in conjunction with new developments.

Currently, River Road is situated at a lower elevation in comparison to the dike crest. There is also an existing gravel pathway on the top of the dike crest and a paved sidewalk south of River Road. Figure 2 illustrates a cross section and plan view of the current conditions between Lynas Lane and No. 2 Road below.

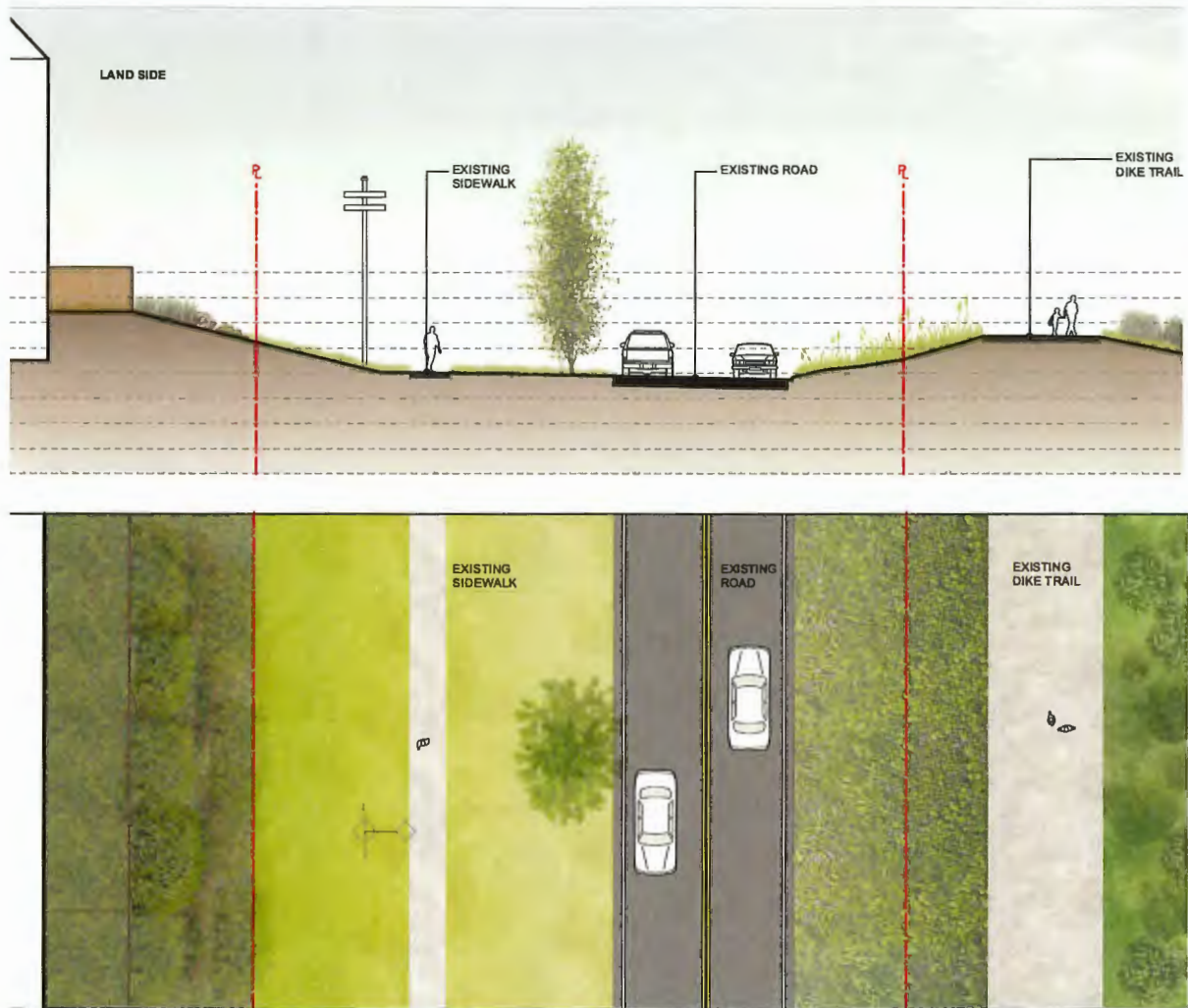


Figure 2 – Section and plan view of existing conditions between Lynas Lane and No. 2 Road

A typical cross section of the upgraded dike in this area would include a widened dike crest, raised roadway, and improved pedestrian and cycling pathways, as show in Figure 3 below.



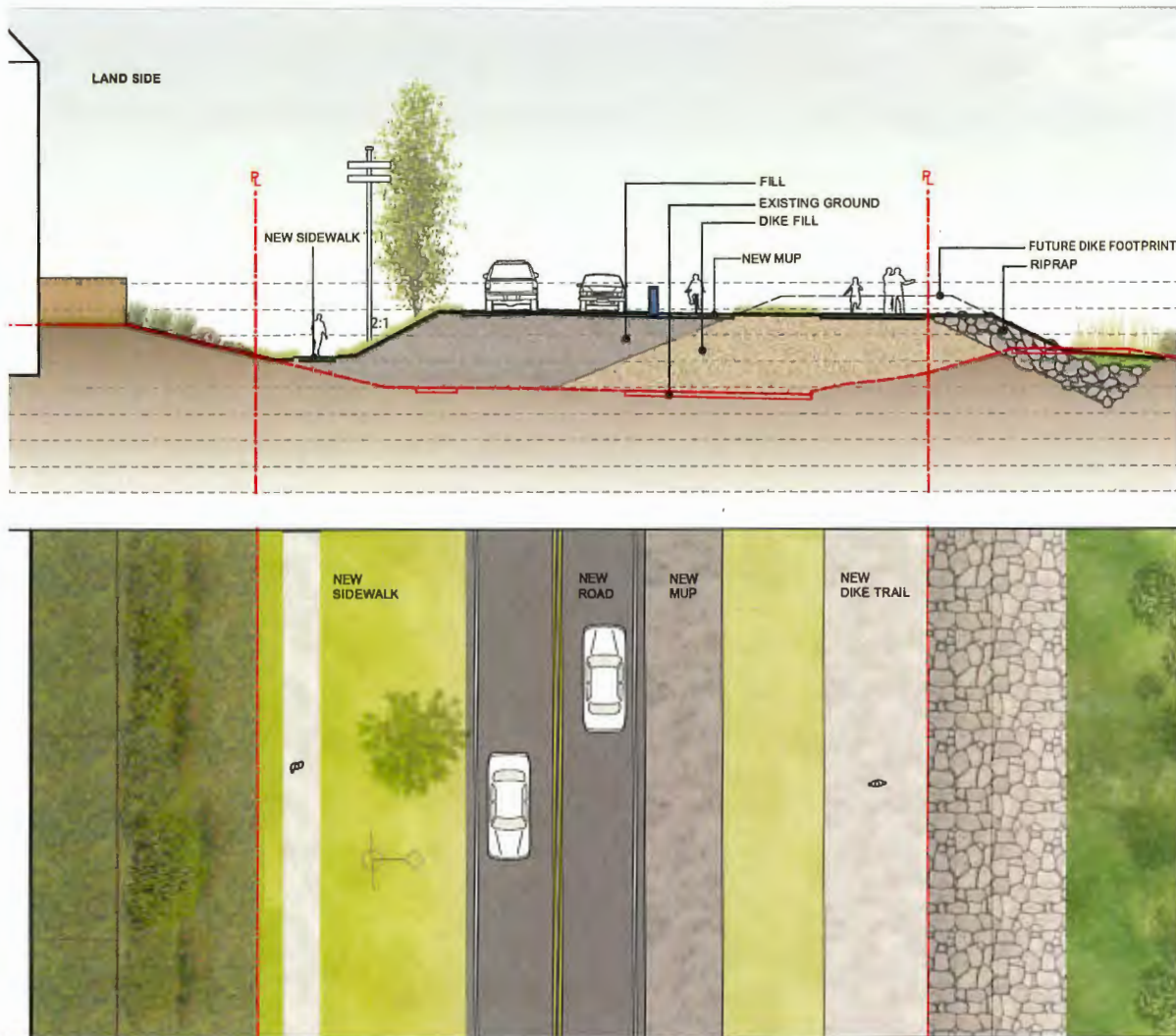


Figure 3 – Section and plan view of the upgraded dike between Lynas Lane and No. 2 Road

#### Design Co-ordination

The North Dike Upgrades – Lynas Lane to No. 2 Road project will overlap with the Council-approved River Road Multi-Use Pathway McCallan to No. 2 Road project. The design and construction of this MUP from Lynas Lane to No. 2 Road will be completed as part of the dike raising project. The existing sidewalk will be reinstated south of River Road and a new MUP will be introduced north of River Road. The design will maintain existing pedestrian connectivity to the dike crest pathway through the crosswalks at Lynas Lane, No. 2 Road, and the crossing located mid-block. The raised dike and River Road will transition down to the existing grades at Lynas Lane and No. 2 Road. The widened dike crest design allows for future, additional dike raising without increase in the dike footprint or impact to the roadway.

The expansion of the dike footprint to meet the project requirements, as outlined above, will interface with several private properties, notably the proposed development at 5900 River Road (DP22-022039) at the eastern end of the project boundary and the existing residential

developments situated south of River Road on Dover Crescent. No property encroachment is anticipated, however, the detailed design will include coordination with these private properties to ensure both existing and future access points can be maintained. The larger dike footprint will also result in the need to remove and/or relocate certain trees south of River Road. Replanting of impacted trees close to their original location is planned where possible. A compensation plan for tree replacement will be completed following detailed design and engagement with City departments and the public.

The Works Yards Replacement Project footprint falls outside of this dike project's boundary. Although no direct impacts to the Works Yards Replacement Project are expected, ongoing coordination between the project teams will continue to minimize the impacts resulting from the construction of these two projects.

### **Public Engagement**

In 2022, the City of Richmond successfully led an extensive Flood Protection Public Engagement Campaign, including in-person and online engagement activities. Approximately 1,000 people attended the in-person engagement activities and events. Additionally, approximately 2,000 people participated online through the City's flood protection webpage and a Let's Talk Richmond project page that was set up to support community outreach. This engagement focussed on overall city-wide flood protection, with future engagements planned for site specific projects.

For the North Dike Upgrades - Lynas Lane to No. 2 Road project preliminary design, staff recommend engagement with key external stakeholders and the public. Key stakeholders include:

- Adjacent residential stratas, single family properties, businesses and the general public;
- Department of Fisheries and Oceans, Fish and Fish Habitat;
- BC Ministry of Forests;
- BC Ministry of Water, Land and Resource Stewardship;
- BC Inspector of Dikes;
- School District 38

The engagement will identify public interests and opportunities relating to this project, build community support and gather stakeholder feedback. Key external stakeholder groups will be engaged through direct contact and by leveraging the City's social media tools, such as Let's Talk Richmond, Facebook, and Instagram. In addition, staff will hold an in-person public open house targeted for summer 2024. Additional engagement sessions could be coordinated following receipt of feedback, if required.

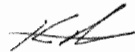
All feedback will be formalized and incorporated into the next design iteration. It is anticipated that the design will be finalized in Q1 2025. Once completed, the final design concepts will be brought forward to Council for information prior to proceeding with construction. Construction works are projected to commence in 2026 and conclude in 2027.

### **Financial Impact**

This project is included in the Government of Canada's Disaster Mitigation and Adaptation Fund grant award, which provides the City with \$13.78M for the upgrade of drainage pump stations and perimeter dike upgrade projects, including this section along the North Dike between Lynas Lane and No. 2 Road. The grant funding is based on Federal funding up to 40% of eligible costs, up to a total project value of \$34.45 million. Funding to complete the design and construction of this project has been approved by Council as part of the Capital Budget through the Disaster Mitigation and Adaptation Fund Infrastructure Upgrades projects in 2020, 2021, 2022, 2023, and 2024.

### **Conclusion**

Guided by the City's Flood Protection Management Strategy, Dike Master Plan Phase 2 and as approved through the Capital Budget, staff have advanced the preliminary design for the North Dike along River Road between Lynas Lane and No. 2 Road. The current concept plan is presented to inform Council of the project status and to seek Council's approval to proceed with public engagement.



Kevin Roberts, P.Eng  
Senior Project Manager  
Engineering Design and Construction  
604-204-8512



Braeden LeBlanc, EIT  
Project Manager  
Engineering Design and Construction  
604-204-8928





# City of Richmond

## Report to Committee

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**To:** Public Works and Transportation Committee      **Date:** May 15, 2024  
**From:** Suzanne Bycraft  
Director, Public Works Operations      **File:** 10-6000-01/2024-Vol 01  
**Re:** **Richmond Water Quality and Conservation Report 2023**



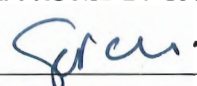
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### Staff Recommendations

1. That the annual report titled “Richmond Water Quality and Conservation Report 2023” dated May 15, 2024, from the Director of Public Works Operations, be endorsed; and
2. That the “Richmond Water Quality and Conservation Report 2023” be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives.

Suzanne Bycraft  
Director, Public Works Operations  
(604-233-3338)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Engineering	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF DEPUTY CAO</b>  
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  

## **Staff Report**

### **Origin**

In 2001, the Province of British Columbia enacted the Drinking Water Protection Act, which gave authority to the Minister of Health to implement and enforce standards for water supply systems in British Columbia. In May 2003, regulations to be implemented under the Act were adopted by the legislature as the Drinking Water Protection Regulation. These Acts were updated on April 29, 2014, under Bill 18 – 2014: the Water Sustainability Act. These regulations are designed to ensure the safe supply of drinking water.

This report presents the City's "Richmond Water Quality and Conservation Report 2023" (the Report), which enables the City to meet its obligations for public reporting to comply with applicable requirements in accordance with these regulations. The City ensured the safe and adequate supply of essential water services throughout 2023. The Report also provides information on the City's water system and water conservation efforts. The Report is presented as Attachment 1.

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

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

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

*3.3 Ensure the community is collectively prepared for emergencies and potential disasters.*

*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

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

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

### **Analysis**

The Drinking Water Protection Regulation requires water purveyors in BC to possess an operating permit, which confirms the Drinking Water Officer for the area has approved the water supply. Vancouver Coastal Health is responsible for the placement and function of the Drinking

Water Officer, who has the authority to monitor water purveyors to ensure they are providing safe drinking water through compliance with the British Columbia Drinking Water Protection Regulation, and any other conditions of the operating permit.

Under the Regulation, the City of Richmond is required to:

- Develop and maintain a process to notify the Drinking Water Officer and the Medical Health Officer of situations or conditions that could render unsafe drinking water;
- Implement and maintain a plan for collecting, shipping and analyzing water samples that adequately represent all areas within the City, in compliance with the direction set by the Drinking Water Officer; and
- Implement and maintain a plan for reporting results to the Drinking Water Officer and to water users.

Richmond thrives on its ability to provide water to residents and businesses, and water for fire protection services. To ensure a consistent supply, the Capital Construction Watermain Replacement program and the Pressure Management program are two proactive approaches to reduce the risk of breaks and have proven to be reliable and valuable tools in water distribution management. The Capital Construction program replaces aging infrastructure that is susceptible to breaks and the Pressure Management program lowers the strain on existing infrastructure to make it less likely to develop leaks and breaks. The City's Leak Detection program also assists in quickly identifying leaks and reducing the amount of breaks and water losses by proactively scanning the City's system to find non-visible leaks before they surface. In 2023, Public Works staff attended to 14 watermain breaks and repaired 69 leaks without compromising the integrity of the water distribution system. These three proactive programs are essential to minimizing costs and ensuring minimal disruptions in water quality and supply.

Water conservation is an important aspect of Richmond's Water Services operations. Climate change, extreme heat events and increasingly dry summers in recent years have emphasized a critical need for city-wide water conservation efforts. The City implements various programs to promote the conservation of water and to minimize the wastage of potable water. Richmond's various water conservation programs are outlined in the Report.

Highlights of the Report include:

- Delivered 34M cubic metres of water to 234,644 residents, businesses and other institutions.
- The water met all drinking water quality guidelines and Richmond residents and visitors enjoyed high quality, safe and reliable drinking water.
- 2,074 water samples were collected to ensure water quality and each passed with exceptional results.
- Compared to the year that Richmond's water metering program started in 2003, the City's total water usage in 2023 decreased by 14%, from 39.7M cubic in 2003 to 34.0M cubic metres in 2023, despite a population increase of 32% from 178,319 to 234,644 residents over the same period.
- Richmond's 39 outdoor water fountains found in parks and other public areas provided potable water to the public while promoting tap water consumption as an alternative to bottled water.

- City staff completed three watermain replacement projects, replacing a total of five kilometres; and installed 39 multi-family meters.

In addition to these highlights, the City is continuously evaluating and improving proactive maintenance and detection programs to ensure safe and uninterrupted water service to the community.

These and many other initiatives are detailed in the Report.

#### Proposed Communication

Subject to Council's approval, the Report will be posted on the City's website and made available through various communication tools including social media channels and as part of community outreach activities.

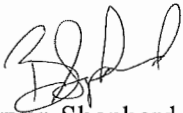
#### **Financial Impact**

None.

#### **Conclusion**

The Report outlines the methods in which the City manages its water system to ensure compliance with applicable provincial requirements under the Drinking Water Protection Act. In 2023, the City's water quality met and exceeded the required standards to ensure residents enjoyed high quality, reliable and safe drinking water.

This report will be reviewed and endorsed by the Medical Health Officer of Vancouver Coastal Health Authority as part of the City's reporting obligations.



Bryan Shepherd  
Manager, Water Services  
(604-233-3334)



Deborah Prystay  
Project Manager, Water Services  
(604-244-1224)

BS:dp

Att. 1: Richmond Water Quality and Conservation Report 2023





Attachment 1



# Richmond **Water Quality and Conservation Report 2023**



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## 1.1 Excellence and Innovation

**Ensuring a safe and reliable water supply is one of the core essential services provided by local governments, including the City of Richmond. We are proud to report that in 2023 the City met all drinking water guidelines to ensure the delivery of safe, high-quality water to residents and businesses in Richmond.**

The City consistently strives to achieve excellence in service delivery and apply innovation for continuous improvement in managing Richmond's water distribution system. As part of this commitment, the City operates a rigorous water quality testing program, and in 2023, more than 2,000 samples were tested. All samples met drinking water quality guidelines.

Water quality and delivery reliability are also supported through comprehensive construction and maintenance programs, including an ongoing Watermain Replacement Program, the City's Five-Year Capital Plan and other long-term infrastructure management plans. In 2023, this included the replacement of five kilometres of existing watermain and the completion of 172 new service connections installations.

With its focus on excellence, the City's highly trained Water Services staff have become the go-to crews for new construction projects. City crews have a comprehensive understanding of Richmond's water system, the expertise to complete the projects and the ability to deliver projects at a competitive price, which provides added value to taxpayers. This past year, City crews completed the replacement of 2.2 kilometres of watermain located

at the Minler, Lucas and Danube Road areas, which was the final phase of a neighbourhood upgrade of all the watermain in the area.

Focusing on innovation, staff consistently embrace the use of new technologies and products to upgrade City infrastructure and improve water operations.

Innovative practices in 2023 included the development of new digital dashboards for data analysis use and a drone-supported aerial mapping project.

The City is also using innovation to improve the performance of the community's more than 5,100 fire hydrants, which play a critical role in Richmond's civic infrastructure and safety. Since 2022, the City has had an active retrofit program to replace slide gate hydrants with compression hydrants. The new compression hydrants close when they are damaged, preventing major water loss and infrastructure damage. Since starting the retrofits, City staff have replaced 24 hydrants throughout the community. All new hydrants being installed in Richmond through Capital Construction or developer-driven projects are compression-style.



As part of our commitment to excellence in service delivery 24-hour patrols were established to respond to service requests such as watermain breaks and other service disruptions. Quick response ensures service disruption time is limited and water loss or damages from leaks and breaks are minimized. During 2023, patrol staff responded to more than 1,000 service requests.

The City is also expanding and upgrading its delivery of water to the community at large. In 2023, an ongoing upgrade program was initiated to improve the 39 permanent water fountains located across the community. These improvements include installing new fountains with bottle fillers and ground-level drinking bowls for pets. The City also continues to develop a growing inventory of portable

water fountains, which are used at community events and other locations to provide the public with ready access to safe drinking water. This helps reduce the use of plastic water bottles, provides a free, healthy alternative to commercial products and helps prevent cases of dehydration and heat exhaustion.

With heat domes and other extreme weather becoming more frequent occurrences, the City developed an Extreme Heat and Poor Air Operations Plan to respond to conditions that increase public health risks. As part of this plan, City staff designed and built misting stations that can provide a way for people to stay cool. Over the past two summers, misting stations have been regularly deployed in parks and popular outdoor locations such as Minoru Plaza and

Garry Point Park during extreme high temperature events to provide heat relief.

Another primary responsibility for the City is the promotion of water conservation. A growing regional and local population is placing increasing strain on available water supplies. Recent droughts and other weather impacts have caused seasonal spikes in water use, which have further depleted supply and led to stricter limits on water sprinkling in the summer and fall of 2023.

The City of Richmond has long been a regional leader in innovative practices to promote water conservation, beginning with a move to universal water metering in 2003. Over the past two decades, the City has succeeded in transitioning 100% of single-family homes, along with all commercial, industrial and institutional users, to metered services. The City is now working to transition all multi-family residences to water meters. In 2023, 39 new water meters were installed at multi-family complexes, which means more than 56% of those complexes are now metered. The City aims to have all multi-family residences on meters within the next 15 years.

The City's efforts to reduce water usage are further bolstered by dedicated leak-prevention and leak-reduction programs. Undetected or unaddressed leaks can cause significant losses of water, which drive up user costs and waste valuable supply. As part of this program, staff used acoustic equipment to inspect 324 kilometres of watermain and identified and repaired 69 leaks over the past year.

The City also works to raise public awareness and support for water conservation through ongoing community engagement initiatives. Project WET, an outreach program delivered to Richmond elementary school students, returned in 2023. The award-winning education program had been suspended since 2019 due to the COVID-19 pandemic. City staff from Water Services and other City departments and community partners welcomed over 200 students to the City Works Yard in May for the return of this very popular program.

**Looking ahead, the City will continue to build upon its record of providing safe and reliable water to the community, use innovation to improve service excellence and maintain its leadership in encouraging water conservation.**



# 2023 Top Accomplishments

This report showcases some key Water Services achievements in the past year, along with our ongoing commitment to excellence and innovation in service delivery.

1

## Safe delivery of water

Delivered 34 million cubic metres of water to 234,644 residents, plus businesses and others. The water met all drinking water quality guidelines to ensure the delivery of safe and high quality water.

2

## Water services and conservation outreach

Engaged over 200 students in learning about Richmond's water system, how we get our water and why it's important to conserve it.

3

## Launched water fountains upgrade

Started our permanent water fountain upgrade program by upgrading the fountain at Barnard Park.

4

## Installed new pressure-reducing valve

Commissioned the new Pressure-Reducing Valve Station on Boundary Rd. to bolster the water distribution system in East Richmond.

5

## Expanded multi-family water metering

Installed 39 multi-family water meters of various sizes, advancing our goal of achieving universal water metering.

6

## Replaced aging infrastructure

Replaced five kilometres of asbestos cement watermain under the 2023 Water Capital Construction Program ahead of schedule.

7

## Completed digital mapping project

Used an aerial drone and a photogrammetry program to stitch together thousands of aerial images to create a highly detailed, high-resolution map of the Alexandra District Energy Utility service area for Lulu Island Energy Corporation.

8

## Enhanced data analytics

Created various data analysis dashboards, which help organize and review data captured from various sections and will support improved business decisions.

9

## Upgraded water flushing equipment

Installed water diffusers on flushing trucks, which reduce spray concentration in order to protect surrounding landscapes and assets while flushing.

10

## Trained fire rescue recruits

Provided a workshop for 13 Richmond Fire-Rescue recruits to teach them about the water system and the operation of a fire hydrant.



## 1.2 Year in Review Highlight



Children make the connection between the rain that falls on their heads and the water that comes out of their taps.

### Kids Soak Up Big Ideas at Project WET

Every year, City of Richmond Water Services crews, who usually install, operate and maintain pipes or install and repair fire hydrants, take part in the appropriately named Project WET, an interactive science program aimed at educating Grade 4 to 7 students about the importance of water.

WET stands for Water Education Team and the program is delivered by Water Services staff working in partnership with local teachers. **The main objective is to promote higher-level thinking skills in children while they learn about the fundamentals of water quality, water consumption and waste in an interactive and fun environment.**

It's hard to say who has more fun – the students on the half-day field trip to the Richmond Works Yard or the staff who collectively spend weeks preparing for the annual event.

Ken LaBoucane, a pipeliner in Water Services for about 12 years, has participated in Project WET for the last five. LaBoucane says he and his colleagues set up an above-ground watermain to mimic what they do underground to get around other buried utilities.

GETTING A

**little bit wet**  
**IS TEACHING KIDS**  
**to save water**

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It's an inspirational, educational and motivational event.

The display also illustrates how watermain connects to residences, businesses, fire hydrants and other distribution points. Students also pass through other interactive learning displays as well as some actual Water Services work areas during their fun and informative visit. In addition to showing the young field-trippers how the equipment is put together, he says staff share facts on the water cycle – evaporation, condensation, precipitation – as well as information on water conservation.

But the highlight for both students and staff, LaBoucane says, is when everyone gets a little wet. Water is fired into the air to spray everyone in the area, and City employees even volunteer to get soaked in a dunk tank.

"They love it. We're all smiling and laughing, and I'm soaked from head to toe," LaBoucane says. "They keep wanting to come back and do it again. It's a lot of fun. I look forward to doing it every year."

He adds, "It's a little more laid back than being out in the field, digging around underground utilities and staging trucks and material."

Colleague John Crocker, a hydrant mechanic, agrees, saying, "It's a lot of hard work setting it up, but at the end of the day, we're all smiling as much as the kids are."

"It's a joy to be able to talk to the public, seeing the kids smile, watching them have fun, getting excited about being around something I'm around every day. I like sharing my joy. I have a passion towards it," says Crocker.

Teacher Dawn Lessoway appreciates the enthusiasm and hard work of Richmond staff members who put on Project WET, and emphasizes that enjoying the whole experience and getting soaked is not only fun, but a great way to learn.

"I love it because it helps my students to understand systems," says Lessoway, who teaches Grades 3 to 5



Montessori classes at Steves Elementary School and has taught in Richmond for 25 years. Her lesson plans include the City's water, sewer and storm drainage systems as well as natural systems like the hydrological cycle.

"When we learn about the different parts, such as the water cycle and then the watersheds, by going to Project WET, we get a much better sense of how they're all connected and inter-connected, and then we start thinking three-dimensionally," she says, noting the event helps children make the connection between the rain that falls on their heads and the water that comes out of their taps. "That's taking a lot of really big ideas and making the abstract become very visible and concrete."

The experience also cements the connection to the City and the important work of its employees. Project WET field trips are part of the City's celebration of National Public Works Week. 2023 saw the return of the popular program, which had been suspended since 2019 due to the global pandemic.

"It's an inspirational, motivational and educational event," says Carly Smith, a 17-year Richmond employee who has worked in various areas in Water Services. "We inspire and teach the younger generations about potential career paths and give them a better understanding of how civil infrastructure works."

While Water Services takes the lead for Project WET, the program also incorporates displays and demonstrations from a number of City departments and community partners. Project WET is truly a community experience as staff from numerous City departments volunteer to be tour guides, making it an enriching experience for all those involved.



## 1.3 Setting Goals and Objectives

The goals for Water Services are to provide clean and high-quality tap water to Richmond residents; ensure adequate supply of water to meet demand; apply innovative technology, equipment and operational practices as part of continuous improvement to secure water quality and support water conservation; and improve water conservation in the community.



Flushing water using a truck-mounted water diffuser.



Staff helping an excavator line up a fitting during a watermain capital construction project.

### The objectives listed here support achieving our goals.

- 1 Water conservation outreach and community engagement**  
 Generate and launch a water conservation campaign aimed at educating residents on ways to conserve water in their homes, while also reducing their utility costs.
- 2 Continue watermain upgrades**  
 Upgrade watermain along No. 7 Road, No. 2 Road and in the Seacote and Burkeville neighbourhoods to decrease the City's asbestos cement pipe inventory and continue upgrading our water system.
- 3 Expand water fountains upgrade**  
 Upgrade four permanent drinking fountains to include bottle fillers and pet bowls to keep people in the community hydrated while enjoying the many parks, dikes, trails and active transportation initiatives the City provides.
- 4 Enhance water meter monitoring**  
 Replace existing Water Meter readers with new units to allow more efficient and cost-effective remote monitoring and reading of meters through fixed-base towers.
- 5 Install enhanced fire hydrants**  
 Replace 60 slide gate fire hydrants with compression fire hydrants to reduce property damage costs from water flow when hydrants are damaged by motor vehicle accidents. This will increase the percentage of compression hydrants to 71% of the total inventory.
- 6 Continue shift to paperless operations**  
 Expand use of digital processes and dashboards to continue a move toward paperless operations to reduce waste, supporting sustainability objectives and further improving program tracking and analysis.
- 7 Upgrade water flushing infrastructure**  
 Upgrade eight existing permanent blow-off stations that allow flushing of dead-end watermain to ensure good water quality is maintained throughout the system.
- 8 Expand wireless monitoring of flushing equipment**  
 Upgrade all Automatic Flushing Units to Bluetooth to facilitate their maintenance and help ensure consistent, good water quality.

## 1.4 Tracking Our Progress

As part of tracking its progress, the City collects data across a broad spectrum of programs, services and activities. This data shows how Richmond meets its mandates for reliable delivery of safe drinking water and water conservation.

The mix of data reported reflects the effectiveness of Water Services' many programs and its commitment to excellence and innovation.

### WATER QUALITY TESTING

Every week, Water Services collects water samples for analysis from multiple locations across Richmond. In 2023, there were no key contaminants found in the water supply.

**100%**  
All tested samples  
were free of key  
contaminants

**2,074**  
water  
samples  
tested

**40**  
testing  
locations

### WATER SUPPLY AND USAGE

Since the water metering program started in 2003, water use has declined by 14%. This is despite the fact that the City's population grew by 32% (56,325 people) since 2003 for a total of 234,644 residents in 2023. Our individual and collective efforts have made a huge difference.

**2023 TOTAL  
WATER USE**  
**34**  
million  
cubic metres\*

**2023 WATER  
USE PER  
PERSON**  
**145.1**  
cubic metres\*

**REDUCTION  
IN ANNUAL  
WATER USE  
per person  
SINCE 2003**  
**77.7**  
cubic metres\*

\*One cubic metre = 1,000 litres

**14%**  
water use  
reduction

in annual volume use  
in 2023 compared  
to 2003

**35%**  
water use  
reduction

per capita use in 2023  
compared to 2003

**5.7**  
million  
cubic metres\*

**Reduction in total  
annual water use**  
in 2023 compared to  
2003 (by volume)

**6x**



That's enough water to fill  
BC PLACE STADIUM  
six times.



### WATER METERS

Richmond's reductions in water use have been largely driven by the City's move toward universal water metering. All single-family homes and businesses are now on water meters. More than half of multi-family homes are now on meters as well.

**100%**  
Single family  
homes +  
businesses have  
water meters

**56%**  
Multi-family  
properties have  
water meters

**83%**  
of water use  
in Richmond  
is metered



### WATER CONSERVATION PROGRAMS

In addition to water metering, the City has a number of ongoing programs to promote water conservation, from leak detection and repairs to rain barrel sales and a rebate program for purchase of low-flow toilets.



**355**  
Rebates for  
low-flow toilet  
purchases



**123**  
Rain  
barrels  
sold



**69**  
Water leaks  
detected and  
repaired

Lawn sprinkling causes a significant increase in water use during the high demand months from May to October. Regional sprinkling limits are introduced annually to encourage people to use less water and water less often. However, despite those limits, summer consumption levels continue to place a strain on the water supply.

AVERAGE  
MONTHLY USE  
**2023 LOW DEMAND  
MONTHS**  
**2,423,677**  
cubic metres

AVERAGE  
MONTHLY USE  
**2023 HIGH DEMAND  
MONTHS**  
**3,249,503**  
cubic metres

Due to the water usage in the summer of 2023, watering restrictions were increased from Stage 1 to Stage 2 in early August and continued until mid-October.



**95 days**  
of Stage 1  
watering  
restrictions

**74 days**  
of Stage 2  
watering  
restrictions

### WATER DISTRIBUTION NETWORK

The City has a comprehensive network of watermains, service connections, hydrants and other infrastructure to ensure reliable water delivery to its users. Through a series of pressure-reducing valves, the City's network connects to Metro Vancouver's system, which delivers water across the region from its mountain reservoirs.

### INFRASTRUCTURE



**636**

Total kilometres of City watermains



**13**

Pressure reducing valves



**5,134**

Fire hydrants



**33,750**

Properties are connected to the City's water network

### CONSTRUCTION AND MAINTENANCE

Annual maintenance and construction programs help to ensure Richmond's community has access to a reliable, high-quality water supply.

### NEW CONSTRUCTION

**5 KM**

of new watermain constructed

**3**

Capital construction projects completed

**172**

New service connection installations



### MAINTENANCE



**132**

Service connection repairs



**14**

Watermain breaks repaired



**1,057**

Service requests received by patrollers



### COMMUNITY SERVICE

As an added benefit to serve residents and visitors, Water Services provides both permanent and portable water fountains around the community and at events, as well as misting stations during extreme heat periods.

**39**  
Permanent  
water  
fountains

**4**  
Mobile  
water  
fountains

**156**  
Days mobile  
water fountains  
in service

To support work experience opportunities for local youth and provide increased capacity to perform seasonal work, the City hires extra staff for the summer. Some tasks performed by summer students included important fire hydrant maintenance.

**1,420**  
Fire hydrants  
re-painted by  
summer students  
to improve  
visibility

**1,030**  
Sites with improved  
access to fire hydrants  
thanks to work done  
to clear vegetation  
overgrowth around  
hydrants.

### WATER COST COMPARISON

The cost of municipal water remains one of the best values around.

**\$1.56**  
AVERAGE  
METERED RATE

for one cubic metre  
of water  
(1,000 litres of water)

**\$5.69**  
COST FOR ONE PACK OF

35 X 500 ml  
bottles of water at  
a local retailer

In the City of Richmond the equivalent of 35 bottles of store-bought water (500 ml) costs just \$0.03 (three cents) when it comes from your tap. The same amount of water at a major local retailer cost \$5.69 in a recent price check.

**Bottled water costs about 189 times more than the same amount from the tap.**

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### CITY OF RICHMOND WATER

VS

### LOCAL STORE BOUGHT WATER



Cost of equivalent amount of water  
(35 x 500 ml) from your tap



Cost for one pack of 35 x 500 ml bottles  
of water at local retailer

2.0

## Safe and Reliable Water Delivery



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## 2.1 Where Our Water Comes From

The City of Richmond's drinking water is supplied by Metro Vancouver via three large transmission mains. The water then enters the City's water distribution system through various connections and is delivered to residences and businesses through our system via service connections at each property.

The region's water supply originates from three local watersheds:

Capilano, Seymour and Coquitlam. The watersheds contain large collection lakes called reservoirs, which collect and store rainfall and snowmelt from the mountains. Water from the reservoirs is treated at two water treatment facilities: the Seymour Capilano Filtration Plant, which treats water from the Seymour and Capilano reservoirs, and supplies two thirds of the region's drinking water; and the Coquitlam Water Treatment Plant, which treats water from the Coquitlam reservoir and supplies the remaining third of the region's drinking water. The City of Richmond gets the majority of its water from the Seymour and Capilano reservoirs.

The Seymour plant is the largest filtration plant in Canada and has the capacity to filter and disinfect up to 1.8 billion litres of water per day.

It is located in the Seymour watershed so water has to be transmitted from the Capilano reservoir to the Seymour plant and back by two underground watermain called "Twin Tunnels," which are over seven kilometres long and 3.8 metres in diameter. Water at this facility undergoes filtration and ultraviolet (UV) disinfection.

The Coquitlam plant is located north of the City of Coquitlam and treats 380 million litres of water per day. Water at this facility undergoes ozone and UV disinfection. The treatment methods at each plant are designed to address the specific characteristics of the source water.

The City of Richmond gets the majority of its water from the Seymour and Capilano reservoirs.

Metro Vancouver manages three local watersheds: Capilano, Seymour and Coquitlam.

The Seymour plant is the largest filtration plant in Canada and has the capacity to filter and disinfect up to 1.8 billion litres of water per day.



# Metro Vancouver Watershed and Water Transmission Map

## How does water get to your home?



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## 2.2 Our Water System

**The City of Richmond owns, operates and maintains a complex water distribution system, which delivers water to its residents, businesses and other customers.**

Once Metro Vancouver treats the water, it is carried into Richmond via three large transmission mains: Angus Drive main, Lulu Island-Delta main and Tilbury main. Richmond then draws water through 13 connection points along Metro Vancouver's mains. Each connection has a pressure-reducing valve station that reduces the pressure from the transmission mains to match the pressure set in the City's system. The pressure-reducing valve stations are monitored from the Works Yard through a supervisory control and data acquisition (SCADA) system.

Downstream of the pressure-reducing valve stations is the rest of the City's water distribution system consisting of more than 630 kilometres of distribution mains.

The water mains are all interconnected in different ways to supply high-quality water to our residents and businesses. Individual service connections feed water from the main network to homes and businesses. All businesses and single-family homes, as well as many multi-family complexes, have been provided with water meters, which record consumption. A network of fire hydrants, valves, service connections and other infrastructure further supports delivery of water where and when it is needed. An overview of our water system is shown on Figure 1 on page 28.

**34 CUBIC METRES  
million OF**  
**water**  
**IS DELIVERED TO  
234,644 residents**  
**in Richmond.**



Metro Vancouver's Seymour Falls Dam, located on the Seymour River, immediately upstream of the Lower Seymour Conservation Reserve and Seymour River Fish Hatchery.



## Richmond's Water System

- 1 Metro Vancouver supplies drinking water to the City of Richmond via three transmission mains.
- 2 Pressure-reducing valve (PRV) stations are the interface between Metro Vancouver's mains and the City of Richmond's water system. Water Services crews operate and maintain PRV stations throughout the City.
- 3 The City of Richmond's water system is made up of more than 630 km of watermains. The watermains are all interconnected in different ways to supply high-quality water to Richmond residents.
- 4 Fire hydrants play an important role in the City's water system. They deliver large quantities of water for fighting fires and help keep the City's drinking water safe by providing a way for water to be safely flushed out of the water system.
- 5 Water service connections link City of Richmond's watermains to houses and businesses.
- 6 Sometimes service connections can get damaged or break for different reasons. Water Services crews are always ready to repair water connections to prevent service disruptions to residents.
- 7 The City of Richmond's Leak Detection Program uses specialized equipment to find underground leaks in the water system.
- 8 Water Sampling Stations help Water Services staff monitor the quality of the City's drinking water. Stations are located in strategic locations throughout the City.
- 9 All pressurized systems can develop breaks due to the strain on the pipes. Water Services staff minimize breaks by replacing aging infrastructure and implementing a Pressure Management Program.
- 10 Drinking water fountains help bring fresh drinking water to City of Richmond residents and are a sustainable way of keeping hydrated while on the go. Water Services staff maintain and service fountains along Richmond's dikes and in parks.
- 11 Water metering is important since it measures how much water each property has used. This makes sure that residents only pay for what they use and it also keeps residents informed of their water usage and promotes water conservation.

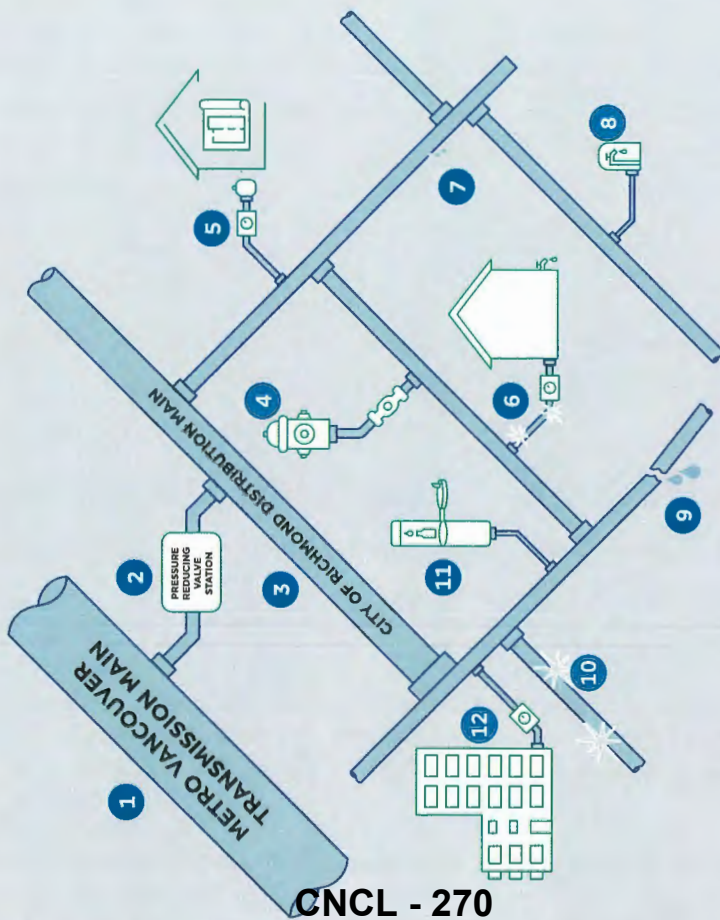


Figure 1

## 2.3 Mobile Emergency Response Unit

Water Services staff are trained to operate the City's mobile emergency water treatment trailer for use during a major emergency where the City's water is contaminated or unavailable. The emergency mobile unit is flexible and can be used to respond to both large-scale emergencies and smaller, neighbourhood-contained incidents.

The City has a mobile emergency response unit to provide a supply of safe, drinkable water in the event of a disruption to regular service.

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All components of the emergency mobile unit that come in contact with the treated water are compliant with the Guidelines for Canadian Drinking Water Quality. The water is pumped into the system and through cartridges to reduce turbidity and through activated carbon to improve taste and odour. Next, it goes through UV units to disinfect the water. Lastly, sodium hypochlorite is added to provide a second source of disinfection and to act as free chlorine, which provides residual disinfection in the water.

The trailer was designed with the consideration of factors such as extreme weather events, sudden loss of clean water from Metro Vancouver and seismic events. It is regularly maintained and tested by Water Services staff to ensure that the City is ready to deliver clean, safe water for Richmond residents during an emergency.

The treatment trailer is capable of filtering approximately **60 litres of water per minute** and can draw water straight from the Fraser River.







# 3.0 Ensuring Our Water Quality and Safety

## 3.1 Water Quality Standards

In 2002, the City of Richmond implemented a Drinking Water Quality Monitoring Program to comply with provincial and federal legislation: the British Columbia Drinking Water Protection Act, the British Columbia Drinking Water Protection Regulations, the Water Quality Monitoring and Reporting Plan for Metro Vancouver, and the Guidelines for Canadian Drinking Water Quality.

*Under these regulations, the City of Richmond is required to:*

Develop a process to notify the Vancouver Coastal Health (VCH) Drinking Water Officer and the VCH Medical Health Officer of any condition that could render unsafe drinking water.

Implement a sampling program that adequately represents all areas within the City.

Ensure test results are immediately available to the VCH Medical Health Officer.

Receive an annual construction permit for the construction, installation and extension of the water distribution system.

Produce an annual report detailing the results of the City's water quality monitoring program for review by VCH.

The conditions set out in the Drinking Water Protection Act require all water systems in B.C. to be classified as a Level I through IV facility through the Environmental Operators Certification Program (EOCP). Richmond's system is classified as a Level III facility so all staff that work on the system are responsible for possessing a valid Level I to Level III EOCP certificate.

To obtain and maintain their level of certification, staff have to successfully complete the required training and hands-on experience. This ensures staff are able to respond appropriately and immediately to problems prior to them becoming a risk to health or property.





## 3.2 Ensuring Water Quality



### FLUSHING PROGRAM

Water Services conducts a unidirectional flushing program every year. Unidirectional flushing involves forcing water in a single direction through a specific route through the pipes by closing or opening valves in a strategic way. Forcing the water in a single direction increases the velocity of the water flow and ensures that the inside of the pipes is being scoured and cleaned while the water is safely flushed out of the watermain network. The water is then drained through hydrants at the end of the flushing sequence to remove the debris from the system. Cleaning the inside of the pipes is important because it prevents bacterial growth and removes sediment. Staff take measures to control the flow of water during flushing. When practical, the water that is flushed is captured to be reused for irrigation. The City also conducts regular weekly, monthly and annual flushing at lower velocities to eliminate stagnant water in dead-end watermains and other low-demand areas.

### REDUCE WATERMAIN LEAKS AND BREAKS

The City has various programs that reduce leaks and breaks in the system, which help keep our drinking water safe and clean. Whenever there is a watermain break, the system can experience a loss of pressure, which can result in negative pressure. This means that the pressure on the inside of the main is lower than the pressure from the soil on the outside of the main. When a watermain along the system has cracks or gaps between joints, there is a possibility that ground water can be siphoned back into the system during times of negative pressure. Two programs that promote water conservation also help keep

our drinking water safe by preventing this ingress of ground water. The Leak Detection and Pressure Management programs help reduce watermain breaks and minimize weak spots in the distribution system where ground water can get into the pipes. You can learn more about these programs in [Section 6](#) of this report.

### QUICK RESPONSE TO WATERMAIN LEAKS AND BREAKS

Not only is reducing watermain breaks in the system important, but responding quickly when leaks and breaks happen is just as crucial. Quick response by staff reduces water loss and eliminates the chance or the amount of time that ground water can enter the system, which in turn prevents contaminants from getting into the watermains. Water Services staff are always on call and trained to respond to all levels of watermain breaks.

### BACKFLOW PREVENTER PROGRAM

A Backflow Program supports safe, temporary use of hydrants by farm, construction and film industries, and others who sometimes require access to bulk volumes of water or where other connections to the water distribution system are not feasible or viable.

Water Services staff install a backflow preventer at every hydrant that has an active hydrant-use permit. The backflow preventer acts as a one-way valve and helps keep outside water from getting into the City's water system, which keeps possible contaminants out.

### 3.3 Monitoring Water Quality

The City of Richmond collects water samples on a weekly basis at 40 dedicated sampling sites. These sites are strategically located throughout the City to provide a suitable representation of the City's water quality across the whole network.

Water samples collected by City staff are taken to Metro Vancouver laboratories for analysis. Sample results are reviewed by City staff and Vancouver Coastal Health, the Health Authority in Richmond, to ensure the drinking water meets the standards and parameters outlined in the British Columbia Drinking Water Protection Regulations. The 2023 water quality testing results are included in Appendix A of this report.

Tests results for specific parameters can be found in Appendices B, C, D and E. Test samples are analyzed to ensure the water quality is within defined standards, including bacterial, physical and chemical parameters. A complete description of the testing parameters can be found in Appendix F.

In addition to testing water to look for contaminants, water is also monitored for taste, odour, temperature and appearance.

The sampling stations are split up into three groups; and each group is sampled on a different day of the week. Additional information on sampling sites can be found in Appendix G.



Checking the chlorine residual of a water sample using a chlorometer.

Results that are outside of these parameters are considered 'Failed Samples'. It is important for City staff to deal with failed sample results immediately. The City's standard response to a failed water sample is:

Re-sample from the same station.

Flush the watermain extensively.

Re-sample again from the same station.

Isolate the watermain to one feed until test results confirm compliance with the British Columbia Drinking Water Protection Regulations.

Under the Drinking Water Protection Act, the Metro Vancouver laboratory must immediately inform the City of Richmond, the Drinking Water Officer and the Medical Health Officer if a water supply system result fails to meet established guidelines. Water Services staff then take immediate action and precautions, and issue required notifications.

Water safety situations such as chemical or biological contamination, excessive turbidity, disinfection failure, loss of pressure due to high demand, or a watermain break where there is suspected contamination, would be considered an emergency.

See Appendix H for more details about the actions taken by Water Services staff in these situations.



**WATER QUALITY ADVISORIES  
ARE ISSUED TO THE GENERAL  
PUBLIC WHEN NECESSARY.**



## 4.0 Constructing and Maintaining a Reliable Water System

### 4.1 Comprehensive Water Network

The extensive network of watermains and other infrastructure has been carefully planned to provide redundancy. This ensures system and service stability and minimizes service disruptions.

The system's network of pressure-reducing valves and gate valves provide a broad variety of options to control water flow on an area-specific basis. In addition, most watermains are looped so that water can be fed to properties from both ends of their fronting mains. Therefore, system valves can be used to isolate portions of the system that require repairs, maintenance or replacement, limiting the number of customers that are impacted by service disruptions while necessary work is completed.

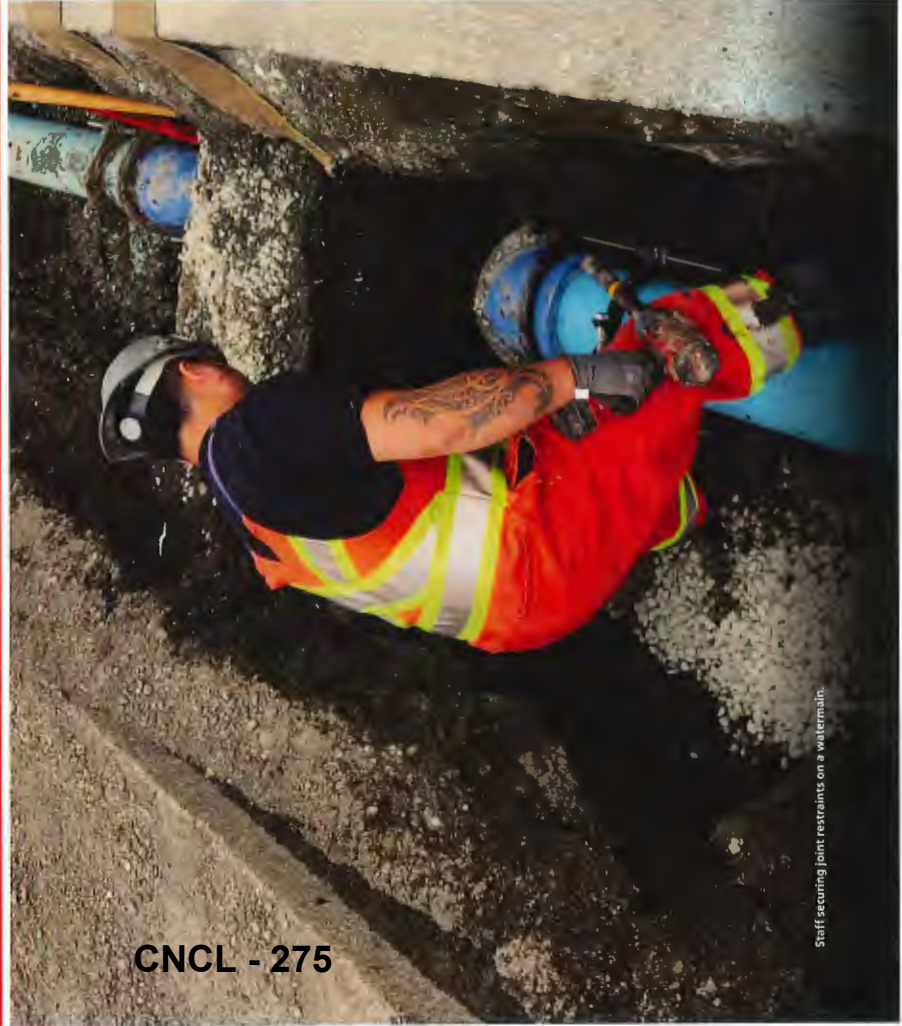
The City's municipal water distribution service includes more than:

**600 KM OF watermains**

**ANNUALLY DELIVERING MORE THAN**

**30 million CUBIC METRES OF water**

**TO OUR CUSTOMERS**



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Staff securing joint restraints on a watermain.





## CITY CREWS ADD VALUE

Water Services crews work year-round to replace aging watermains and infrastructure across the City as well as to install new watermains, service connections and water meters.

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Staff guiding a loader while dumping backfill into a watermain trench.

## 4.2 Capital Construction Programs

The dedicated watermain crew is responsible for completing the annual planned capital construction program. Annual construction programs include installation of new watermains, upgrades to existing water distribution infrastructure, provision of service connections to new construction and multi-family water meter installation.

Crews are tasked with meeting project scope, schedule and budget, while minimizing service and other disruptions to residents, businesses and others. The crews make extra effort to maintain positive relationships and communication with the immediate community within project areas.

Water Services crews have become the service provider of choice for many capital projects that might otherwise be contracted externally.

**Crews are able to deliver projects at a competitive price, providing value to taxpayers.**



Staff threading basketfill underneath and around the watermain to create proper pipe bedding.



## 4.3 Maintenance and Repairs

Water Services also undertakes system repairs as required, including fixing watermain breaks and repairing damaged or broken water service connections. In addition, Water Services utilizes specialized equipment to identify, locate and repair underground leaks in our water system.

Water Services crews are also tasked with responding to maintenance and service requests from a wide variety of customers, including residents, businesses, developers, contractors and other utilities such as Fortis BC, BC Hydro and Metro Vancouver.

This includes:



Staff compacting the trench backfill to make sure the trench doesn't settle after paving.

Additional ongoing preventative maintenance and repair programs help extend the life of the infrastructure and reduce service disruptions due to equipment or infrastructure breakdowns. This helps reduce ongoing operating and capital costs. Dedicated preventative maintenance programs are in place for all valves, hydrants and the system's pressure-reducing valves.

Preventative maintenance can identify the need for demand maintenance, a more in-depth maintenance process that is only done if required. This includes valve box raising, hydrant parts replacement, valve replacements and other work. Demand repairs can arise at any time and crews are available to respond to emergencies at all hours of the day.

The department's rapid response standards include a team of staff who work after-hours and overnight to quickly respond to issues arising with the water system and other City utilities and assets. This ensures major disruptions to water services, such as pipe breaks and leaks and other issues, are dealt with quickly and efficiently, minimizing impact on the system, its users and the community at large.





## 4.4 Fire Protection

**Fire hydrants play an important role in our water system as they serve multiple needs. Hydrants deliver large quantities of water for fighting fires and help keep our drinking water safe by providing a way for water to be flushed out of our system.**

Water Services conducts extensive annual maintenance on the City's 5,000-plus fire hydrants to ensure they are ready to provide large volumes of water during fire fighting efforts.

In addition to replacing hydrants as part of the City's Capital Construction Watermain Replacement Program, or demand replacements due to damage or malfunction, Water Services actively performs hydrant retrofits to replace slide gate hydrants with compression hydrants. Compression hydrants close when they are compromised, preventing major water loss and infrastructure damage. Since starting the retrofits, Water Services has replaced 24 hydrants throughout the City. Slide gate hydrants are being phased out and all new hydrants being installed in the City are compression-style.



Staff performing preventative maintenance on a slide-gate hydrant.



Staff performing preventative maintenance on a compression hydrant.



**Fire hydrants play an important role in our water system.**



# 5.0 Accessible Water in the Community

## 5.1 Water Where You Are

Universal access to safe drinking water is critical to public health and quality of life, whether you are at home, at work or out in the community.

The City ensures this access by providing free water at its network of permanent public water fountains and at mobile water fountains deployed at special events. This helps the public maintain healthy hydration levels at all times while also protecting the environment and promoting sustainability by reducing the need to use plastic water bottles for this purpose.

Water misting stations, deployed during extreme heat events, also support public health.



Staff taking a water sample from a fountain to ensure great water quality throughout the season.

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Water fountain with a pet bowl located in Steveston Village.

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A permanent water fountain upgrade program was launched in 2023.

## 5.2 Water Fountains

The water fountains found in Richmond parks and other public areas are maintained by Water Services. This ensures the public has ready access to free, safe drinking water throughout the community.

The water fountains are tested and inspected regularly to ensure they provide high-quality drinking water. The fountains are turned off in winter months to prevent freezing and costly damage, and are turned back on in the spring for the public to enjoy.

A permanent water fountain upgrade program was launched in 2023. The program involves upgrading older fountains with new and longer-lasting fountains. The new fountains have improved designs that also incorporate a bottle water-fill station. Some of the fountains also include ground-level spouts to keep pets hydrated. Part of the upgrades might also include relocating the fountains to another location within the same area to better serve the community.

The first fountain to be upgraded as part of this program is located at Barnard Park. A new fountain with a water bottle filler and pet drinking bowl at ground level was installed in a more convenient location for the public. Four additional fountain upgrades are planned for 2024.

## 5.3 Portable Water Fountains

City staff proudly maintain four portable drinking water units that are used at numerous community events. Two of the units have the ability to chill water when connected to a power source. The units provide the public with access to free, potable tap water at events and promote tap water usage as an alternative to bottled water consumption.

The portable water fountains are deployed at a variety of popular community events such as the Steveston Salmon Festival, Richmond Maritime Festival and dozens of other local events annually.

In addition to the larger, wheeled water fountains, the City also maintains a number of drinking water fountains that can be attached to the tops of fire hydrants. These units provide an alternative potable water source at events or camps where other service options are not available or practical. The units can also be used at large events like the Salmon Festival to provide additional drinking water sources.



Portable water fountain located at the Gateway Theatre.

The water from the portable fountains is tested upon installation to ensure we provide good quality water for the public to enjoy.





## 5.4 Mistng Stations

**In response to recurring extreme hot weather, Water Services staff designed and built misting stations that can be placed at a water source, like a hydrant, and provide a way for people to cool down.**

In coordination with Emergency Programs, misting stations are regularly deployed in parks and popular outdoor locations, such as Minoru Plaza and Garry Point Park, during extreme high temperature events to provide heat relief.

Misting stations are also deployed outside of extreme heat events throughout the City to provide the public with a fun way to keep cool while enjoying being out and about in the community.



Misting station set up at Aberdeen Neighbourhood Park.







## Conserving Our Water Supply



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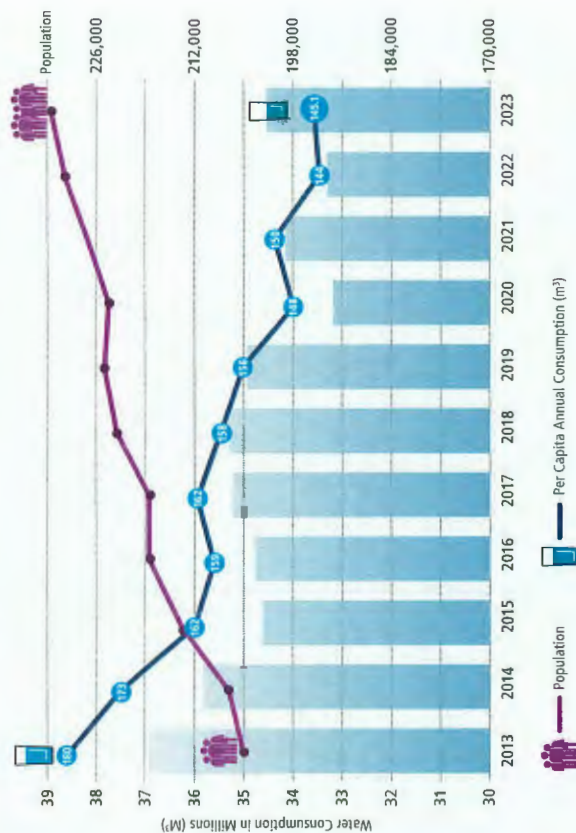
### 6.1 Reducing Water Consumption

Water conservation efforts are important to ensure that our regional system can keep up with the growing population to safeguard our water supply and to help maintain our beautiful environment.

The City of Richmond continues to succeed in reducing annual water consumption despite a growing population by implementing corporate and community-wide initiatives. These include water metering, lawn watering regulation, pressure management, leak-reduction and leak-detection programs, a toilet rebate program and a rain barrel sale program.



Water Consumption vs. Population | 2013 to 2023



The graph above shows how the City of Richmond has been conserving water despite an increase in population over the years. Water consumption has been steadily decreasing since its peak in 2006, except for small year-to-year increases in 2021 and 2023. The steady decrease in consumption parallels the City's steady and ongoing transition toward universal water metering for all users.

Despite this progress, the whole Metro Vancouver region, including Richmond, saw a spike in consumption due to extreme heat in the summers of 2021 and 2023, placing a strain on our regional water supply. This has reinforced the City's determination to continue to expand and place increased emphasis on our water conservation programs in order to further decrease our consumption and do our part in the region's push to conserve water.

## 6.2 Water Metering Programs

**Water metering plays a significant role in the City's water management program as it promotes water conservation by encouraging users to reduce their water consumption.**

The City implemented its single-family water metering program in 2003. Initially voluntary, water meters eventually became mandatory. All single-family homes in Richmond have been metered since the end of 2017. All industrial, commercial and institutional properties are also metered. Most users have experienced significant savings in costs over the previous flat-rate billing system. The program has contributed to significant overall reductions in water consumption in Richmond.

The City is now working to achieve water meter universality in multi-family residences. Currently, more than half of Richmond's multi-family residential complexes have water meters. All remaining unmetered properties are scheduled to be metered over the next 15 years.

Nearly all multi-family residences that have installed meters have experienced reductions in their water costs, with average savings of nearly 50%. Multi-family water meter installations are undertaken by experienced City crews and are completed with minimal service disruptions.

AVERAGE  
SAVINGS  
OF NEARLY  
**50%**

Residents and businesses are **billed based on actual amount of water they use**, rather than a flat-rate system, providing a **financial incentive to conserve water.**





## 6.3 Pressure Management Program

Using the pressure-reducing valve stations, the City of Richmond reduces water pressure in the system by 10 pounds per square inch (PSI) from October to May, lowering the system pressure from 90 PSI to 80 PSI.

The purpose of this practice is to reduce the volume of leakage during a lower demand period, decrease the risk of watermain breaks, and extend the life of our water infrastructure.

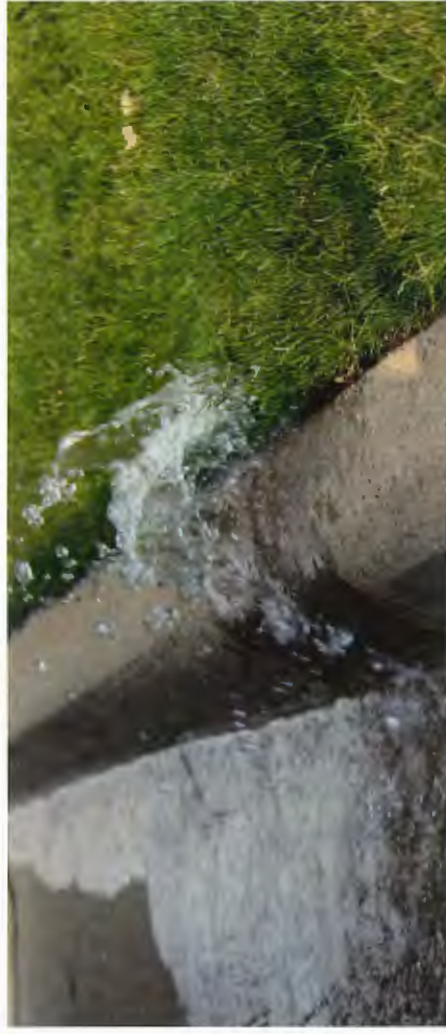
During summer months, the daytime pressure is set to 90 PSI to meet the increased water demand on the system.

A timer-based system is used to lower the pressure to 80 PSI daily from 1:00 to 5:00 a.m. as water demand decreases during that time over the summer.

This program has successfully decreased watermain leaks and breaks in the water system.



A look inside a pressure-reducing valve station.



## 6.4 Leak Reduction and Detection Programs

The City has made significant progress identifying and eliminating leaks through programs that target residential users and the City's own network.

The Leak Reduction Program identifies single-family properties with continuous flow using our metering system. City staff then inform the homeowner about the potential leak. The program can significantly reduce overall private property leakage since leaks can be detected by the metering system before they become visible or obvious.

The Leak Detection Program discovers non-visible underground leaks within the City's distribution system without the need to excavate. City crews use special equipment called noise loggers to measure sound frequencies along the targeted pipe. The frequencies are then recorded for staff review. A leak in the pipe creates different sound patterns than typical water flow in the watermain, allowing the crew to pinpoint leaks and provide swift action to excavate and repair the affected asset.

**It is estimated that most municipalities in North America lose 12% to 15% of their potable water to undiscovered underground leakage.**



## 6.5 Toilet Rebate Program

**This program encourages homeowners to replace older, high-volume toilets with low-flush toilets to conserve water and reduce costs.**



Toilets account for almost one quarter of the water used in the average home. Switching to a low-flush toilet could save more than 70 litres of water per day per person and, when combined with a water meter, will result in cost savings.

In addition to reducing water use and costs, installing low-flush toilets ensures homes reflect current best practices and market preferences.

Single and multi-family homeowners are eligible to apply for a lifetime maximum of two rebates per property. Industrial, commercial and other non-residential properties are not eligible at this time.

**The City of Richmond's Toilet Rebate Program provides a utility account rebate of \$100 to homeowners when they install a low-flush toilet.**



## 6.6 Rain Barrel Sale Program

**Rain barrels are excellent outdoor water-saving devices that collect and store rainwater from rooftops for lawn and garden use.**

Rain barrels are available for purchase at the City's Recycling Depot by Richmond residents only. The barrels can hold up to 208 litres and are made from safe and durable recycled materials. The barrels include a mosquito mesh to keep out bugs and leaves. Installation instructions are included with each rain barrel.

Rainwater is a great water source for lawns, plants and gardens, and washing outside surfaces. Using rainwater will reduce the amount of tap water you use, therefore saving money on your utility bill.



Collecting water using a rain barrel to water flowers and plants.

## 6.7 Lawn Watering Regulations

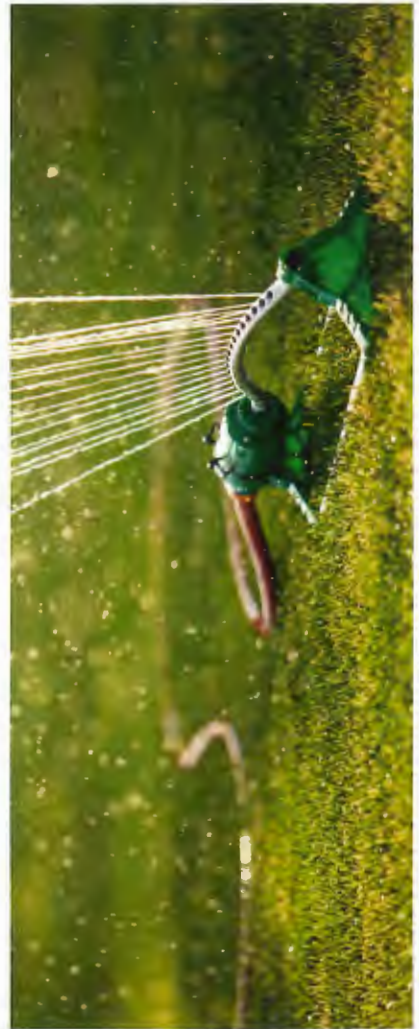
**As the temperature increases, water consumption increases with it. During summer months, average water use can increase by as much as 50%, largely due to lawn watering. Overall, lawn watering typically represents nearly 40% of all water used in an average single family home.**

The higher water demand combined with the decrease in precipitation during the summer causes water levels in the Metro Vancouver reservoirs to drop at a greater pace. Water conservation, particularly in summer, is vital in order to maintain a minimum amount of water in the reservoirs in case of emergency. Conservation is particularly important in years when snowpack levels are low and seasonal rainfall is below normal.

To help manage the high demand for drinking water during the hot and dry summer months in 2023, Metro Vancouver initiated Stage 1 lawn watering regulations from May 1 to August 3. The drought severity increased and Metro Vancouver escalated to Stage 2 regulations on August 4 for the remainder of the season, until October 15, 2023. Regional lawn watering and other water usage

restrictions are applied on an annual basis to limit consumption and ensure adequate supply levels are maintained. The staged water restrictions are applied and adjusted throughout the summer based on demand and available supply. Lawn watering and other water usage is regulated through the Water Use Restriction Bylaw No. 7784. Failure to comply with lawn watering restrictions is an offence subject to fines.

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## 6.8 Waterwise Demonstration Garden

**Lawn and garden watering are major consumers of water during the summer. Overwatering can place a strain on the regional water supply and can be detrimental to the health of many plants. In addition, with the advent of water metering for most Richmond homes, excessive lawn and garden watering can significantly increase utility bills.**

The City of Richmond's Waterwise Demonstration Garden acts as a resource for local residents, providing tips on how they can reduce their water usage and still have beautiful, healthy gardens, lawns and landscapes. The garden shows a variety of plants that residents and businesses can use in their landscaping that are drought-tolerant and do not require a lot of water to grow and thrive in our unique climate. The garden also offers lawn maintenance tips, and provides information on micro-irrigation with different ways and systems of watering plants like driplines, bubblers, micro-sprays and others.

The demonstration garden is located within Terra Nova Rural Park and can be visited year-round for those looking for useful information on reducing their water consumption.





## Community Outreach



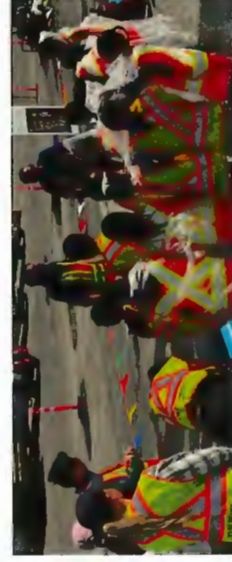
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## 7.1 Project WET

**Project WET is an interactive elementary school program aimed at educating students on the importance of water.**

In partnership with Richmond elementary school teachers, City of Richmond Public Works staff invite students in Grades 4 to 7 to the Works Yard to learn about water conservation, supply and quality. Students also learn about other Public Works areas like Sewerage and Drainage, Environmental Programs, and Inspections.

There are several interactive displays, with staff guiding students through key learning objectives for each. Project WET field trips take place as a celebration of National Public Works Week. The available class spaces are in high demand and are always fully booked.



Kids learning about water distribution and the importance of fire hydrants at Project WET.





## 7.2 Community Engagement

When the City undertakes a new project in the community, it makes every effort to ensure residents and businesses in the area are kept aware of what will be happening, the projected timeline, potential service impacts and more.

Water Services strives to remain engaged with the community throughout the year,

both through its day-to-day activities and specific initiatives.

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Before every project, the City sends letters to all area residents who will be affected by the construction work. In addition, the City regularly conducts direct outreach with individuals and groups in the project area. Staff often meet directly with local residents, schools and others to answer their questions and address concerns about the project. This has included inviting school classes to the project site and learn firsthand about the work being done.

A major highlight of the City's engagement activity is the Public Works Open House and National Public Works Week. Water Services staff annually work to develop new displays for the Open House with information and activities to help keep the public informed about the work being done to deliver high-quality water to their taps, promote water conservation and provide excellent value to taxpayers. During the past year, Water Services set up an above-ground water system display that included water meters, valves and blow-offs to teach Open House attendees

about the water system and water conservation. The Emergency Water Treatment trailer was also set up to educate people on the importance of water quality and emergency preparedness. Staff volunteered their time and effort on a non-working day to educate and interact with the public.

The Public Works Open House also features the City's portable water fountains and misters to help keep attendees hydrated and cool during the warm weather.

Community engagement is also undertaken through various communication initiatives with the public through a variety of mediums. The watermain construction crew were featured in a National Public Works Week media campaign for hosting a class of elementary school children at one of their sites. The visit allowed a great teaching opportunity for kids to learn about the water system and ask questions of our staff. City staff take pride in their work and embrace opportunities to raise awareness about their contributions and their benefits to the community.



# 8.0 Appendices



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## Appendices

<b>A</b>	<b>Water Quality Results</b>	<b>68</b>
	Water sample test results from our 2023 Drinking Water Quality Monitoring Program, listed by sampling site. Results include total coliform, E. coli, HPC, free chlorine, temperature and turbidity.	
<b>B</b>	<b>THM and HAA Test Results</b>	<b>108</b>
	Disinfection by-product amounts in the water samples from specific sites that were established in the Drinking Water Quality Monitoring Program and are representative of the City's system.	
<b>C</b>	<b>Metal Levels Guidelines</b>	<b>110</b>
	Metal level guidelines allowed in drinking water established by the federal government.	
<b>D</b>	<b>Municipal Testing Results</b>	<b>111</b>
	Metal amounts in the water samples from specific sites that were established in the Drinking Water Quality Monitoring Program and are representative of the City's system.	
<b>E</b>	<b>Vinyl Chloride Results</b>	<b>112</b>
	Vinyl chloride amounts in the water samples from specific sites that were established in the Drinking Water Quality Monitoring Program and are representative of the City's system.	
<b>F</b>	<b>Water Quality Testing Parameters</b>	<b>114</b>
	Information regarding the testing parameters that are used to determine the City's water quality. Bacterial, chemical and physical parameters are outlined and explained.	
<b>G</b>	<b>Water Sampling Sites</b>	<b>117</b>
	A list of the City's 40 water sampling site locations with addresses.	
<b>H</b>	<b>Specific Emergency Response Plans</b>	<b>118</b>
	Emergency response plans that City staff follow in specific situations.	
<b>I</b>	<b>References</b>	<b>121</b>
	A list of references used to produce this report.	



## Appendix A | 2023 Water Quality Results

Water Sampling | Type: GRAB | Station Number: RMD-202 | Address: 1500 Valemont Way

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 09:30	-	<1	-	<1	<2	0.8	0.15	6
2023-01-12 09:50	-	<1	-	<1	<2	0.78	0.21	7
2023-01-20 09:25	-	<1	-	<1	<2	0.67	0.22	7
2023-01-26 09:30	-	<1	-	<1	<2	0.73	0.11	7
2023-02-03 09:30	-	<1	-	<1	<2	0.7	0.19	7
2023-02-09 09:25	-	<1	-	<1	<2	0.8	0.1	6
2023-02-17 09:25	-	<1	-	<1	<2	0.81	0.21	6
2023-02-23 09:30	-	<1	-	<1	<2	0.83	0.12	7
2023-03-03 09:45	-	<1	-	<1	<2	0.86	0.14	6
2023-03-09 09:20	-	<1	-	<1	<2	0.8	0.1	6
2023-03-17 09:50	-	<1	-	<1	<2	0.71	0.12	7
2023-03-23 09:30	-	<1	-	<1	2	0.75	0.18	7
2023-03-31 09:25	-	<1	-	<1	<2	0.82	0.15	8
2023-04-05 09:30	-	<1	-	<1	<2	0.79	0.13	8
2023-04-14 09:35	-	<1	-	<1	<2	0.67	0.21	8
2023-04-20 09:45	-	<1	-	<1	<2	0.72	0.16	7
2023-04-28 09:25	-	<1	-	<1	<2	0.82	0.16	8
2023-05-04 09:25	-	<1	-	<1	<2	0.63	0.21	9
2023-05-12 09:35	-	<1	-	<1	<2	0.71	0.19	10
2023-05-18 09:45	-	<1	-	<1	<2	0.67	0.23	10
2023-05-26 09:30	-	<1	-	<1	<2	0.97	0.26	10
2023-06-01 09:30	-	<1	-	<1	<2	0.68	0.14	12
2023-06-09 09:30	-	<1	-	<1	<2	0.63	0.12	12
2023-06-15 09:30	-	<1	-	<1	<2	0.67	0.42	13
2023-06-23 09:30	-	<1	-	<1	6	0.7	0.19	12
2023-06-29 09:30	-	<1	-	<1	<2	0.7	0.12	12
2023-07-07 09:30	-	<1	-	<1	<2	0.69	0.15	14
2023-07-13 09:30	-	<1	-	<1	2	0.45	0.17	14
2023-07-21 09:30	-	<1	-	<1	<2	0.52	0.14	15
2023-07-27 09:30	-	<1	-	<1	2	0.5	0.14	16
2023-08-04 09:55	-	<1	-	<1	8	0.64	0.1	16
2023-08-10 09:40	-	<1	-	<1	4	0.51	0.11	16
2023-08-18 09:20	-	<1	-	<1	10	0.72	0.12	16
2023-08-24 09:40	-	<1	-	<1	<2	0.58	0.18	16
2023-09-01 09:25	-	<1	-	<1	4	0.52	0.2	17
2023-09-07 09:40	-	<1	-	<1	2	0.5	0.11	17
2023-09-15 09:40	-	<1	-	<1	1400	0.57	0.15	17
2023-09-21 09:25	-	<1	-	<1	<2	0.54	0.13	17
2023-09-29 09:30	-	<1	-	<1	<2	0.58	0.37	16
2023-10-05 09:50	<1	<1	<1	<1	<2	0.62	0.23	15
2023-10-13 09:50	<1	<1	<1	<1	<2	0.74	0.15	13
2023-10-19 09:25	<1	<1	<1	<1	2	0.52	0.15	12
2023-10-27 09:30	<1	<1	<1	<1	2	0.68	0.2	11
2023-11-02 09:30	<1	<1	<1	<1	<2	0.82	0.16	10
2023-11-10 09:25	<1	<1	<1	<1	<2	0.69	0.2	10
2023-11-16 09:40	-	<1	<1	<1	<2	0.83	0.2	9
2023-11-24 09:30	-	<1	<1	<1	<2	0.76	0.19	9
2023-11-30 09:25	-	<1	<1	<1	<2	0.59	0.12	8
2023-12-08 09:30	-	<1	<1	<1	<2	0.7	0.29	7
2023-12-14 09:20	-	<1	<1	<1	<2	0.68	0.16	6
2023-12-20 14:25	-	<1	<1	<1	NA	0.7	0.24	8
2023-12-28 09:30	-	<1	<1	<1	NA	0.64	0.27	8

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Water Sampling | Type: GRAB | Station Number: RMD-203 | Address: 23260 Westminster Highway

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 11:10	-	<1	-	<1	<2	0.61	0.14	5
2023-01-12 11:30	-	<1	-	<1	<2	0.74	0.16	6
2023-01-20 11:00	-	<1	-	<1	<2	0.71	0.14	7
2023-01-26 11:10	-	<1	-	<1	<2	0.64	0.14	6
2023-02-03 11:10	-	<1	-	<1	<2	0.96	0.24	6
2023-02-09 11:00	-	<1	-	<1	2	0.81	0.16	6
2023-02-17 11:00	-	<1	-	<1	<2	0.74	0.13	6
2023-02-23 11:10	-	<1	-	<1	<2	0.72	0.17	5
2023-03-03 11:30	-	<1	-	<1	<2	0.79	0.15	5
2023-03-09 11:00	-	<1	-	<1	<2	0.77	0.12	6
2023-03-17 11:10	-	<1	-	<1	2	0.72	0.16	6
2023-03-23 11:10	-	<1	-	<1	<2	0.75	0.19	6
2023-03-31 11:00	-	<1	-	<1	4	0.75	0.36	7
2023-04-05 11:05	-	<1	-	<1	<2	0.75	0.14	7
2023-04-14 11:15	-	<1	-	<1	2	0.68	0.28	7
2023-04-20 11:15	-	<1	-	<1	<2	0.71	0.18	7
2023-04-28 11:00	-	<1	-	<1	<2	0.86	0.36	7
2023-05-04 11:00	-	<1	-	<1	<2	0.79	0.69	8
2023-05-12 11:15	-	<1	-	<1	<2	0.68	0.32	9
2023-05-18 11:30	-	<1	-	<1	<2	0.69	0.43	10
2023-05-26 11:10	-	<1	-	<1	<2	0.78	0.23	10
2023-06-01 11:10	-	<1	-	<1	<2	0.68	0.22	11
2023-06-09 11:10	-	<1	-	<1	<2	0.74	0.16	11
2023-06-15 11:10	-	<1	-	<1	<2	0.75	0.33	12
2023-06-23 11:10	-	<1	-	<1	<2	0.8	0.24	12
2023-06-29 11:10	-	<1	-	<1	<2	0.73	0.12	12
2023-07-07 11:10	-	<1	-	<1	<2	0.73	0.74	13
2023-07-13 11:10	-	<1	-	<1	<2	0.73	0.27	13
2023-07-21 11:10	-	<1	-	<1	<2	0.68	0.18	14
2023-07-27 11:15	-	<1	-	<1	<2	1.07	0.22	15
2023-08-04 11:25	-	<1	-	<1	<2	0.89	0.15	15
2023-08-10 11:30	-	<1	-	<1	<2	0.73	0.13	15
2023-08-18 11:15	-	<1	-	<1	<2	0.74	0.19	16
2023-08-24 11:30	-	<1	-	<1	<2	0.8	0.15	16
2023-09-01 11:00	-	<1	-	<1	4	0.62	0.56	17
2023-09-07 11:30	-	<1	-	<1	10	0.68	0.13	16
2023-09-15 11:30	-	<1	-	<1	<2	0.79	0.22	16
2023-09-21 11:00	-	<1	-	<1	NA	0.74	0.21	17
2023-09-29 11:10	-	<1	-	<1	14	0.5	0.22	16
2023-10-05 11:30	<1	<1	<1	<1	<2	0.67	0.29	14
2023-10-13 11:30	<1	<1	<1	<1	8	0.75	0.12	14
2023-10-19 11:00	<1	<1	<1	<1	4	0.53	0.19	13
2023-10-27 11:10	<1	<1	<1	<1	12	0.65	0.16	11
2023-11-02 11:10	<1	<1	<1	<1	<2	0.73	0.15	10
2023-11-10 11:00	<1	<1	<1	<1	10	0.65	0.29	10
2023-11-16 11:10	-	<1	<1	<1	<2	0.82	0.16	9
2023-11-24 11:30	-	<1	<1	<1	<2	0.79	0.26	9
2023-11-30 11:00	-	<1	<1	<1	<2	0.78	0.14	8
2023-12-08 11:10	-	<1	<1	<1	<2	0.7	0.25	8
2023-12-14 11:00	-	<1	<1	<1	<2	0.68	0.19	7
2023-12-20 16:00	-	<1	<1	<1	NA	0.69	0.19	7
2023-12-28 11:45	-	<1	<1	<1	NA	0.7	0.11	8



Water Sampling | Type: GRAB | Station Number: RMD-204 | Address: 1180 Granville Avenue

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 07:30	-	<1	-	<1	<2	0.67	0.11	6
2023-01-12 08:00	-	<1	-	<1	<2	0.75	0.16	6
2023-01-20 07:30	-	<1	-	<1	<2	0.61	0.15	7
2023-01-26 07:30	-	<1	-	<1	<2	0.69	0.1	7
2023-02-03 07:30	-	<1	-	<1	<2	0.71	0.16	6
2023-02-09 07:30	-	<1	-	<1	<2	0.72	0.12	6
2023-02-17 07:30	-	<1	-	<1	<2	0.8	0.11	7
2023-02-23 07:30	-	<1	-	<1	<2	0.78	0.14	7
2023-03-03 07:45	-	<1	-	<1	<2	0.77	0.12	6
2023-03-09 07:30	-	<1	-	<1	<2	0.76	0.14	6
2023-03-17 07:30	-	<1	-	<1	<2	0.84	0.19	7
2023-03-23 07:30	-	<1	-	<1	<2	0.73	0.14	7
2023-03-31 07:30	-	<1	-	<1	<2	0.76	0.13	8
2023-04-05 07:35	-	<1	-	<1	<2	0.84	0.13	8
2023-04-14 07:45	-	<1	-	<1	<2	0.69	0.24	8
2023-04-20 08:00	-	<1	-	<1	<2	0.84	0.14	8
2023-04-28 07:30	-	<1	-	<1	<2	0.84	0.14	8
2023-05-04 07:30	-	<1	-	<1	<2	0.64	0.22	9
2023-05-12 07:45	-	<1	-	<1	<2	0.71	0.28	10
2023-05-18 08:00	-	<1	-	<1	<2	0.7	0.2	11
2023-05-26 07:30	-	<1	-	<1	<2	0.71	0.26	11
2023-06-01 07:30	-	<1	-	<1	<2	0.75	0.13	12
2023-06-09 07:30	-	<1	-	<1	<2	0.68	0.11	13
2023-06-15 07:30	-	<1	-	<1	<2	0.67	0.2	13
2023-06-23 07:30	-	<1	-	<1	2	0.7	0.17	13
2023-06-29 07:30	-	<1	-	<1	<2	0.73	0.15	13
2023-07-07 07:30	-	<1	-	<1	<2	0.72	0.13	14
2023-07-13 07:30	-	<1	-	<1	<2	0.66	0.2	15
2023-07-21 07:30	-	<1	-	<1	<2	0.66	0.12	15
2023-07-27 07:30	-	<1	-	<1	2	0.69	0.11	16
2023-08-04 08:10	-	<1	-	<1	<2	0.71	0.09	17
2023-08-10 07:45	-	<1	-	<1	<2	0.63	0.09	16
2023-08-18 07:30	-	<1	-	<1	4	0.75	0.09	17
2023-08-24 07:45	-	<1	-	<1	<2	0.73	0.15	17
2023-09-01 07:30	-	<1	-	<1	<2	0.65	0.12	16
2023-09-07 07:45	-	<1	-	<1	2	0.58	0.11	16
2023-09-15 07:45	-	<1	-	<1	<2	0.57	0.13	17
2023-09-21 07:30	-	<1	-	<1	2	0.58	0.1	18
2023-09-29 07:30	-	<1	-	<1	<2	0.7	0.14	16
2023-10-05 08:00	<1	-	<1	-	<2	0.58	0.15	15
2023-10-13 08:00	<1	-	<1	-	10	0.68	0.11	14
2023-10-19 07:30	<1	-	<1	-	18	0.81	0.77	15
2023-10-27 07:30	<1	-	<1	-	<2	0.68	0.13	12
2023-11-02 07:40	<1	-	<1	-	8	0.86	0.11	10
2023-11-09 07:30	-	<1	-	<1	4	0.94	0.15	10
2023-11-16 07:50	-	<1	-	<1	2	0.65	0.16	9
2023-11-24 07:30	-	<1	-	<1	<2	0.6	0.19	10
2023-11-30 07:30	-	<1	-	<1	2	0.87	0.18	9
2023-12-08 07:30	-	<1	-	<1	<2	0.81	0.17	8
2023-12-14 07:30	-	<1	-	<1	<2	0.64	0.22	8
2023-12-20 12:30	-	<1	-	<1	NA	0.55	0.24	9
2023-12-28 08:00	-	<1	-	<1	NA	0.64	0.29	9

Water Sampling | Type: GRAB | Station Number: RMD-205 | Address: 13851 Steveston Highway

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 09:15	-	<1	-	<1	<2	0.75	0.11	5
2023-01-12 09:30	-	<1	-	<1	2	0.86	0.16	6
2023-01-20 09:00	-	<1	-	<1	<2	0.72	0.13	7
2023-01-26 09:15	-	<1	-	<1	<2	0.73	0.1	7
2023-02-03 09:15	-	<1	-	<1	<2	0.77	0.55	7
2023-02-09 09:00	-	<1	-	<1	<2	0.74	0.22	6
2023-02-17 09:00	-	<1	-	<1	<2	0.82	0.14	6
2023-02-23 09:15	-	<1	-	<1	<2	0.83	0.14	7
2023-03-03 09:15	-	<1	-	<1	<2	0.69	0.15	5
2023-03-09 09:00	-	<1	-	<1	4	0.74	0.11	5
2023-03-17 09:15	-	<1	-	<1	<2	0.67	0.15	5
2023-03-23 09:15	-	<1	-	<1	<2	0.66	0.2	7
2023-03-31 09:00	-	<1	-	<1	<2	0.73	0.23	7
2023-04-05 09:05	-	<1	-	<1	2	0.8	0.18	7
2023-04-14 09:15	-	<1	-	<1	<2	0.76	0.17	7
2023-04-20 09:30	-	<1	-	<1	<2	0.69	0.16	7
2023-04-28 09:00	-	<1	-	<1	0.31	0.77	0.31	9
2023-05-04 09:00	-	<1	-	<1	<2	0.68	0.15	9
2023-05-12 09:15	-	<1	-	<1	<2	0.91	0.24	9
2023-05-18 09:30	-	<1	-	<1	<2	0.54	0.25	10
2023-05-26 09:15	-	<1	-	<1	<2	0.77	0.27	10
2023-06-01 09:15	-	<1	-	<1	2	0.66	0.18	11
2023-06-09 09:15	-	<1	-	<1	<2	0.72	0.22	11
2023-06-15 09:15	-	<1	-	<1	<2	0.73	0.31	13
2023-06-23 09:15	-	<1	-	<1	<2	0.81	0.22	11
2023-06-29 09:15	-	<1	-	<1	<2	0.75	0.16	12
2023-07-07 09:15	-	<1	-	<1	<2	0.73	0.2	13
2023-07-13 09:15	-	<1	-	<1	<2	0.66	0.25	14
2023-07-21 09:15	-	<1	-	<1	<2	0.67	0.3	14
2023-07-27 09:10	-	<1	-	<1	<2	0.64	0.15	15
2023-08-04 09:40	-	<1	-	<1	<2	0.76	0.15	15
2023-08-10 09:20	-	<1	-	<1	<2	0.65	0.14	16
2023-08-18 09:00	-	<1	-	<1	<2	0.67	0.24	16
2023-08-24 09:20	-	<1	-	<1	<2	0.69	0.19	16
2023-09-01 09:00	-	<1	-	<1	6	0.84	0.21	16
2023-09-07 09:20	-	<1	-	<1	4	0.84	0.15	16
2023-09-15 09:20	-	<1	-	<1	<2	0.74	0.26	16
2023-09-21 09:00	-	<1	-	<1	2	0.82	0.14	17
2023-09-29 09:15	-	<1	-	<1	<2	0.61	0.27	16
2023-10-05 09:30	<1	-	<1	-	<2	0.82	0.23	14
2023-10-13 09:30	<1	-	<1	-	4	0.69	0.16	13
2023-10-19 09:00	<1	-	<1	-	<2	0.54	0.15	13
2023-10-27 09:15	<1	-	<1	-	<2	0.65	0.16	11
2023-11-02 09:10	<1	-	<1	-	<2	0.69	0.13	10
2023-11-10 09:00	-	<1	-	<1	<2	0.54	0.19	10
2023-11-16 09:20	-	<1	-	<1	<2	0.8	0.13	9
2023-11-24 09:15	-	<1	-	<1	2	0.61	0.16	10
2023-11-30 09:00	-	<1	-	<1	<2	0.61	0.17	8
2023-12-08 09:15	-	<1	-	<1	18	0.69	0.13	7
2023-12-14 09:00	-	<1	-	<1	<2	0.72	0.18	7
2023-12-20 14:00	-	<1	-	<1	NA	0.66	0.38	7
2023-12-28 09:30	-	<1	-	<1	NA	0.66	0.16	8

### Water Sampling | Type: GRAB | Station Number: RMD-206 | Address: 4251 Moncton Street

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 07:50	-	<1	-	<1	<2	0.71	0.13	5
2023-01-12 08:15	-	<1	-	<1	<2	0.65	0.2	6
2023-01-20 07:45	-	<1	-	<1	<2	0.57	0.26	7
2023-01-26 07:50	-	<1	-	<1	<2	0.73	0.11	7
2023-02-03 07:50	-	<1	-	<1	<2	0.69	0.21	6
2023-02-09 07:45	-	<1	-	<1	<2	0.77	0.1	6
2023-02-17 07:45	-	<1	-	<1	<2	0.88	0.12	6
2023-02-23 07:50	-	<1	-	<1	<2	0.73	0.13	7
2023-03-03 08:00	-	<1	-	<1	<2	0.64	0.21	6
2023-03-09 07:45	-	<1	-	<1	LA	0.74	0.12	5
2023-03-17 07:50	-	<1	-	<1	<2	0.64	0.13	6
2023-03-23 07:50	-	<1	-	<1	<2	0.66	0.21	7
2023-03-31 07:45	-	<1	-	<1	2	0.81	0.19	7
2023-04-05 07:50	-	<1	-	<1	<2	0.88	0.17	7
2023-04-14 08:00	-	<1	-	<1	<2	0.67	0.28	7
2023-04-20 08:15	-	<1	-	<1	<2	0.72	0.16	7
2023-04-28 07:45	-	<1	-	<1	<2	0.75	0.19	8
2023-05-04 07:45	-	<1	-	<1	<2	0.7	0.21	8
2023-05-12 08:00	-	<1	-	<1	<2	0.74	0.27	10
2023-05-18 08:15	-	<1	-	<1	<2	0.72	0.29	10
2023-05-26 07:50	-	<1	-	<1	<2	0.74	0.29	10
2023-06-01 07:50	-	<1	-	<1	<2	0.66	0.16	11
2023-06-09 07:50	-	<1	-	<1	2	0.66	0.14	11
2023-06-15 07:50	-	<1	-	<1	<2	0.6	0.31	12
2023-06-23 07:50	-	<1	-	<1	2	0.71	0.18	11
2023-06-29 07:50	-	<1	-	<1	<2	0.71	0.15	12
2023-07-07 07:50	-	<1	-	<1	<2	0.7	0.2	13
2023-07-13 07:50	-	<1	-	<1	2	0.69	0.37	14
2023-07-21 07:50	-	<1	-	<1	<2	0.65	0.31	14
2023-07-27 07:50	-	<1	-	<1	10	0.62	0.16	15
2023-08-04 08:25	-	<1	-	<1	<2	0.7	0.11	16
2023-08-10 08:00	-	<1	-	<1	<2	0.55	0.09	16
2023-08-18 07:45	-	<1	-	<1	<2	0.66	0.16	16
2023-08-24 08:00	-	<1	-	<1	<2	0.68	0.59	16
2023-09-01 07:45	-	<1	-	<1	2	0.62	0.11	17
2023-09-07 08:00	-	<1	-	<1	<2	0.66	0.24	16
2023-09-15 08:00	-	<1	-	<1	<2	0.59	0.34	16
2023-09-21 07:45	-	<1	-	<1	2	0.85	4.8	17
2023-09-29 07:50	-	<1	-	<1	10	0.63	0.34	16
2023-10-05 08:15	<1	-	<1	-	2	0.58	0.16	15
2023-10-13 08:15	<1	-	<1	-	14	0.78	0.7	13
2023-10-19 07:45	<1	-	<1	-	2	0.51	0.23	14
2023-10-27 07:50	<1	-	<1	-	4	0.45	0.21	11
2023-11-02 07:55	<1	-	<1	-	<2	0.67	0.18	10
2023-11-10 07:45	-	<1	-	<1	<2	0.69	0.18	10
2023-11-16 08:05	-	<1	-	<1	<2	0.71	0.18	10
2023-11-24 07:50	-	<1	-	<1	<2	0.75	0.19	10
2023-11-30 07:45	-	<1	-	<1	<2	0.76	0.2	9
2023-12-08 07:50	-	<1	-	<1	<2	0.64	0.16	8
2023-12-14 07:45	-	<1	-	<1	<2	0.6	0.23	8
2023-12-20 12:45	-	<1	-	<1	NA	0.63	0.14	8
2023-12-28 08:20	-	<1	-	<1	NA	0.57	0.15	9

### Water Sampling | Type: GRAB | Station Number: RMD-208 | Address: 13200 No. 4 Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 08:55	-	<1	-	<1	<2	0.91	0.14	5
2023-01-12 09:15	-	<1	-	<1	<2	0.8	0.15	7
2023-01-20 08:45	-	<1	-	<1	<2	0.56	0.15	7
2023-01-26 08:55	-	<1	-	<1	<2	0.68	0.1	7
2023-02-03 08:55	-	<1	-	<1	<2	0.71	0.14	7
2023-02-09 08:45	-	<1	-	<1	4	0.72	0.17	7
2023-02-17 08:45	-	<1	-	<1	<2	0.75	0.14	6
2023-02-23 08:55	-	<1	-	<1	<2	0.76	0.14	7
2023-03-03 09:00	-	<1	-	<1	2	0.82	0.17	6
2023-03-09 08:45	-	<1	-	<1	94	0.83	0.27	6
2023-03-17 08:55	-	<1	-	<1	<2	0.71	0.11	5
2023-03-23 08:55	-	<1	-	<1	<2	0.78	0.15	8
2023-03-31 08:45	-	<1	-	<1	<2	0.85	0.24	7
2023-04-05 08:50	-	<1	-	<1	<2	0.64	0.12	8
2023-04-14 09:00	-	<1	-	<1	<2	0.63	0.16	8
2023-04-20 09:15	-	<1	-	<1	<2	0.72	0.15	7
2023-04-28 08:45	-	<1	-	<1	<2	0.92	0.15	9
2023-05-04 08:45	-	<1	-	<1	<2	0.62	0.14	9
2023-05-12 09:00	-	<1	-	<1	<2	0.68	0.16	10
2023-05-18 09:15	-	<1	-	<1	<2	0.63	0.2	11
2023-05-26 08:55	-	<1	-	<1	<2	0.57	0.23	12
2023-06-01 08:55	-	<1	-	<1	<2	0.53	0.16	13
2023-06-09 08:55	-	<1	-	<1	<2	0.62	0.13	13
2023-06-15 08:55	-	<1	-	<1	2	0.51	0.22	14
2023-06-23 08:55	-	<1	-	<1	2	0.56	0.23	14
2023-06-29 08:55	-	<1	-	<1	<2	0.77	0.12	14
2023-07-07 08:55	-	<1	-	<1	<2	0.71	0.14	15
2023-07-13 08:55	-	<1	-	<1	2	0.48	0.19	16
2023-07-21 08:55	-	<1	-	<1	<2	0.57	0.14	16
2023-07-27 08:50	-	<1	-	<1	6	0.51	0.13	16
2023-08-04 09:25	-	<1	-	<1	8	0.58	0.11	17
2023-08-10 09:00	-	<1	-	<1	28	0.49	2	17
2023-08-18 08:45	-	<1	-	<1	2	0.52	0.16	18
2023-08-24 09:00	-	<1	-	<1	2	0.41	0.15	18
2023-09-01 08:45	-	<1	-	<1	8	0.45	0.09	17
2023-09-07 09:00	-	<1	-	<1	4	0.42	0.12	17
2023-09-15 09:00	-	<1	-	<1	4	0.43	0.17	17
2023-09-21 08:45	-	<1	-	<1	10	0.32	0.16	18
2023-09-29 08:55	-	<1	-	<1	14	0.42	0.18	16
2023-10-05 09:15	<1	-	<1	-	<2	0.4	0.17	16
2023-10-13 09:15	<1	-	<1	-	10	0.32	0.18	15
2023-10-19 08:45	<1	-	<1	-	2	0.4	0.12	14
2023-10-27 08:55	<1	-	<1	-	<2	0.6	0.2	12
2023-11-02 08:55	<1	-	<1	-	<2	0.78	0.13	10
2023-11-10 08:45	-	<1	-	<1	<2	0.79	0.18	10
2023-11-16 09:05	-	<1	-	<1	<2	0.78	0.13	10
2023-11-24 08:55	-	<1	-	<1	<2	0.69	0.16	9
2023-11-30 08:45	-	<1	-	<1	<2	0.61	0.19	9
2023-12-08 08:55	-	<1	-	<1	NA	0.61	0.18	9
2023-12-14 08:45	-	<1	-	<1	<2	0.73	0.13	7
2023-12-20 13:45	-	<1	-	<1	NA	0.68	0.18	8
2023-12-28 09:10	-	<1	-	<1	NA	0.65	0.27	8



## Water Sampling | Type: GRAB | Station Number: RMD-212 | Address: Across from 8600 Ryan Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-06 0840	-	<1	-	<1	<2	0.78	0.11	5
2023-01-12 0900	-	CG	-	CG	4	0.81	0.2	6
2023-01-20 0830	-	<1	-	<1	<2	0.78	0.22	7
2023-01-26 0840	-	<1	-	<1	<2	0.71	0.1	7
2023-02-03 0840	-	<1	-	<1	<2	0.79	0.16	6
2023-02-09 0830	-	<1	-	<1	<2	0.73	0.13	6
2023-02-17 0830	-	<1	-	<1	<2	0.87	0.11	6
2023-02-23 0840	-	<1	-	<1	<2	0.87	0.13	7
2023-03-03 0845	-	<1	-	<1	<2	0.9	0.14	6
2023-03-09 0830	-	<1	-	<1	76	0.86	0.18	6
2023-03-17 0840	-	<1	-	<1	<2	0.74	0.14	6
2023-03-23 0840	-	<1	-	<1	<2	0.67	0.15	7
2023-03-31 0830	-	<1	-	<1	2	0.92	0.17	7
2023-04-05 0835	-	<1	-	<1	<2	0.69	0.15	7
2023-04-14 0845	-	<1	-	<1	<2	0.67	0.22	7
2023-04-20 0900	-	<1	-	<1	<2	0.84	0.16	7
2023-04-28 0820	-	<1	-	<1	<2	0.81	0.14	8
2023-05-04 0820	-	<1	-	<1	<2	0.76	0.18	8
2023-05-12 0840	-	<1	-	<1	<2	0.82	0.24	10
2023-05-18 0900	-	<1	-	<1	<2	0.71	0.29	10
2023-05-26 0840	-	<1	-	<1	<2	0.84	0.2	10
2023-06-01 0840	-	<1	-	<1	<2	0.82	0.2	11
2023-06-09 0840	-	<1	-	<1	<2	0.75	0.14	11
2023-06-15 0840	-	<1	-	<1	2	0.79	0.26	12
2023-06-23 0840	-	<1	-	<1	<2	0.76	0.14	12
2023-06-29 0840	-	<1	-	<1	<2	0.89	0.12	12
2023-07-07 0840	-	<1	-	<1	4	0.7	0.16	13
2023-07-13 0840	-	<1	-	<1	<2	0.7	0.17	14
2023-07-21 0840	-	<1	-	<1	<2	0.68	0.13	14
2023-07-27 0835	-	<1	-	<1	8	0.64	0.13	15
2023-08-04 0910	-	<1	-	<1	<2	0.98	0.09	16
2023-08-10 0845	-	<1	-	<1	16	0.68	0.16	16
2023-08-18 0830	-	<1	-	<1	6	0.74	0.11	16
2023-08-24 0845	-	<1	-	<1	2	0.75	0.23	16
2023-09-01 0830	-	<1	-	<1	4	0.58	0.11	17
2023-09-07 0845	-	<1	-	<1	14	0.66	0.22	16
2023-09-15 0845	-	<1	-	<1	4	0.77	0.16	16
2023-09-21 0830	-	<1	-	<1	14	0.76	0.11	17
2023-09-29 0840	-	<1	-	<1	4	0.75	0.16	16
2023-10-05 0900	<1	-	<1	-	14	0.62	0.19	15
2023-10-13 0900	<1	-	<1	-	2	0.77	0.12	14
2023-10-19 0830	<1	-	<1	-	8	0.68	0.1	13
2023-10-27 0840	<1	-	<1	-	10	0.51	0.23	12
2023-11-02 0840	<1	-	<1	-	<2	0.8	0.13	10
2023-11-10 0830	-	<1	-	<1	<2	0.73	0.17	10
2023-11-16 0850	-	<1	-	<1	2	0.77	0.16	10
2023-11-24 0840	-	<1	-	<1	<2	0.74	0.19	9
2023-11-30 0830	-	<1	-	<1	10	0.73	0.15	9
2023-12-08 0840	-	<1	-	<1	6	0.63	0.16	8
2023-12-14 0830	-	<1	-	<1	<2	0.65	0.13	8
2023-12-20 1330	-	<1	-	<1	NA	0.63	0.18	8
2023-12-28 0855	-	<1	-	<1	NA	0.61	0.17	9

## Water Sampling | Type: GRAB | Station Number: RMD-214 | Address: 11720 Westminster Highway

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-06 0950	-	<1	-	<1	<2	0.74	0.12	5
2023-01-12 1010	-	<1	-	<1	<2	0.83	0.18	6
2023-01-20 0945	-	<1	-	<1	<2	0.66	0.14	6
2023-01-26 0950	-	<1	-	<1	<2	0.72	0.16	6
2023-02-03 0950	-	<1	-	<1	<2	0.79	0.14	6
2023-02-09 0945	-	<1	-	<1	<2	0.84	0.1	6
2023-02-17 0945	-	<1	-	<1	<2	0.88	0.14	6
2023-02-23 0950	-	<1	-	<1	<2	0.98	0.17	6
2023-03-03 1015	-	<1	-	<1	<2	0.81	0.14	5
2023-03-09 0940	-	<1	-	<1	2	0.83	0.12	6
2023-03-17 0950	-	<1	-	<1	<2	0.79	0.16	6
2023-03-23 0950	-	<1	-	<1	<2	0.79	0.23	6
2023-03-31 0945	-	<1	-	<1	<2	0.84	0.2	6
2023-04-05 0950	-	<1	-	<1	<2	0.94	0.18	7
2023-04-14 0955	-	<1	-	<1	<2	0.74	0.26	7
2023-04-20 1000	-	<1	-	<1	<2	0.84	0.19	7
2023-04-28 0945	-	<1	-	<1	<2	0.91	0.18	7
2023-05-04 0945	-	<1	-	<1	<2	0.77	0.21	8
2023-05-12 0950	-	<1	-	<1	<2	0.75	0.28	8
2023-05-18 1000	-	<1	-	<1	<2	0.79	0.26	10
2023-05-26 0950	-	<1	-	<1	<2	0.84	0.19	10
2023-06-01 0950	-	<1	-	<1	<2	0.73	0.16	11
2023-06-09 0950	-	<1	-	<1	<2	0.73	0.14	11
2023-06-15 0950	-	<1	-	<1	<2	0.72	0.29	12
2023-06-23 0950	-	<1	-	<1	<2	0.85	0.23	11
2023-06-29 0950	-	<1	-	<1	<2	0.92	0.12	11
2023-07-07 0950	-	<1	-	<1	<2	0.82	0.25	13
2023-07-13 0950	-	<1	-	<1	<2	0.74	0.16	13
2023-07-21 0950	-	<1	-	<1	<2	0.74	0.21	14
2023-07-27 0950	-	<1	-	<1	<2	0.63	0.14	15
2023-08-04 1010	-	<1	-	<1	<2	0.81	0.13	15
2023-08-10 1000	-	<1	-	<1	<2	0.61	0.17	15
2023-08-18 0940	-	<1	-	<1	<2	0.75	0.3	16
2023-08-24 1000	-	<1	-	<1	6	0.76	0.16	15
2023-09-01 0945	-	<1	-	<1	10	0.81	0.17	17
2023-09-07 1000	-	<1	-	<1	6	0.77	0.13	15
2023-09-15 1000	-	<1	-	<1	4	0.85	0.16	15
2023-09-21 0945	-	<1	-	<1	4	0.65	0.12	17
2023-09-29 0950	-	<1	-	<1	10	0.64	0.15	16
2023-10-05 1010	<1	-	<1	-	<2	0.79	0.19	14
2023-10-13 1010	<1	-	<1	-	<2	0.84	0.18	13
2023-10-19 0945	<1	-	<1	-	20	0.73	0.13	13
2023-10-27 0950	<1	-	<1	-	2	0.89	0.17	11
2023-11-02 0950	<1	-	<1	-	<2	0.91	0.13	10
2023-11-10 0945	-	<1	-	<1	<2	0.62	0.23	10
2023-11-16 0950	-	<1	-	<1	<2	0.82	0.29	9
2023-11-24 0950	-	<1	-	<1	2	0.66	0.21	10
2023-11-30 0945	-	<1	-	<1	<2	0.8	0.14	8
2023-12-08 0950	-	<1	-	<1	56	0.65	0.17	8
2023-12-14 0935	-	<1	-	<1	12	0.67	0.17	7
2023-12-20 1445	-	<1	-	<1	NA	0.67	0.21	8
2023-12-28 1025	-	<1	-	<1	NA	0.59	0.13	8

### Water Sampling | Type: GRAB | Station Number: RMD-212 | Address: 11080 No. 2 Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 08:05	-	<1	-	<1	<2	0.84	0.11	5
2023-01-12 08:30	-	<1	-	<1	<2	0.87	0.26	6
2023-01-20 08:00	-	<1	-	<1	4	0.72	0.12	7
2023-01-26 08:05	-	<1	-	<1	<2	0.79	0.12	7
2023-02-03 08:05	-	<1	-	<1	<2	0.9	0.15	6
2023-02-09 08:00	-	<1	-	<1	<2	0.81	0.12	6
2023-02-17 08:05	-	<1	-	<1	<2	0.85	0.11	6
2023-02-23 08:00	-	<1	-	<1	<2	0.91	0.12	7
2023-03-03 08:15	-	<1	-	<1	<2	0.86	0.17	5
2023-03-09 08:00	-	<1	-	<1	64	0.79	0.13	6
2023-03-17 08:05	-	<1	-	<1	<2	0.64	0.15	6
2023-03-23 08:05	-	<1	-	<1	<2	0.8	0.2	7
2023-03-31 08:00	-	<1	-	<1	<2	0.58	0.17	8
2023-04-05 08:05	-	<1	-	<1	<2	0.74	0.14	7
2023-04-14 08:15	-	<1	-	<1	<2	0.88	0.19	7
2023-04-20 08:30	-	<1	-	<1	<2	0.81	0.2	7
2023-04-28 08:00	-	<1	-	<1	<2	0.81	0.15	8
2023-05-04 08:00	-	<1	-	<1	<2	0.77	0.22	8
2023-05-12 08:15	-	<1	-	<1	<2	0.72	0.23	10
2023-05-18 08:30	-	<1	-	<1	<2	0.79	0.23	10
2023-05-26 08:05	-	<1	-	<1	<2	0.75	0.18	10
2023-06-01 08:05	-	<1	-	<1	<2	0.8	0.13	11
2023-06-09 08:05	-	<1	-	<1	<2	0.78	0.12	11
2023-06-15 08:05	-	<1	-	<1	<2	0.69	0.26	12
2023-06-23 08:05	-	<1	-	<1	<2	0.73	0.19	11
2023-06-29 08:05	-	<1	-	<1	<2	0.84	0.13	12
2023-07-07 08:05	-	<1	-	<1	<2	0.74	0.19	13
2023-07-13 08:05	-	<1	-	<1	<2	0.69	0.2	13
2023-07-21 08:05	-	<1	-	<1	<2	0.66	0.22	14
2023-07-27 08:05	-	<1	-	<1	2	0.69	0.14	15
2023-08-04 08:40	-	<1	-	<1	20	0.74	0.1	16
2023-08-10 08:15	-	<1	-	<1	14	0.69	0.11	16
2023-08-18 08:00	-	<1	-	<1	2	0.75	0.13	16
2023-08-24 08:15	-	<1	-	<1	2	0.79	0.15	16
2023-09-01 08:00	-	<1	-	<1	4	0.78	0.11	16
2023-09-07 08:15	-	<1	-	<1	8	0.59	0.12	16
2023-09-15 08:15	-	<1	-	<1	4	0.72	0.15	16
2023-09-21 08:00	-	<1	-	<1	2	0.87	0.14	17
2023-09-29 08:05	-	<1	-	<1	2	0.66	0.16	16
2023-10-05 08:30	<1	<1	<1	<1	12	0.63	0.15	15
2023-10-13 08:30	<1	<1	-	<1	2	0.62	0.12	14
2023-10-19 08:00	<1	<1	<1	<1	2	0.71	0.13	13
2023-10-27 08:05	-	<1	-	<1	<2	0.52	0.27	12
2023-11-02 08:10	<1	<1	-	<1	<2	0.7	0.13	9
2023-11-10 08:00	-	<1	<1	<1	<2	0.72	0.14	10
2023-11-16 08:20	-	<1	-	<1	<2	0.68	0.16	10
2023-11-24 08:05	-	<1	-	<1	<2	0.72	0.31	9
2023-11-30 08:00	-	<1	-	<1	<2	1.12	0.12	8
2023-12-08 06:05	-	<1	-	<1	<2	0.68	0.34	8
2023-12-14 08:00	-	<1	-	<1	<2	0.7	0.13	7
2023-12-20 13:00	-	<1	-	<1	NA	0.64	0.19	8
2023-12-28 08:30	-	<1	-	<1	NA	0.68	0.19	8

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### Water Sampling | Type: GRAB | Station Number: RMD-249 | Address: 23000 block Dyke Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-20 10:15	-	<1	-	<1	<2	0.61	0.27	7
2023-01-26 10:25	-	<1	-	<1	<2	0.6	0.13	7
2023-02-03 10:25	-	<1	-	<1	<2	0.77	0.16	7
2023-02-09 10:15	-	<1	-	<1	<2	0.78	0.27	7
2023-02-17 10:15	-	<1	-	<1	<2	0.68	0.16	7
2023-02-23 10:25	-	<1	-	<1	<2	0.74	0.21	7
2023-03-03 10:45	-	<1	-	<1	4	0.66	0.11	6
2023-03-09 10:15	-	<1	-	<1	4	0.72	0.13	6
2023-03-17 10:25	-	<1	-	<1	2	0.61	0.24	7
2023-03-23 10:25	-	<1	-	<1	2	0.68	0.2	7
2023-03-31 10:15	-	<1	-	<1	<2	0.69	0.22	7
2023-04-05 10:20	-	<1	-	<1	<2	0.76	0.16	8
2023-04-14 10:30	-	<1	-	<1	4	0.63	0.33	8
2023-04-20 10:30	-	<1	-	<1	4	0.65	0.27	7
2023-04-28 10:15	-	<1	-	<1	<2	0.85	0.16	9
2023-05-04 10:15	-	<1	-	<1	2	0.65	0.26	8
2023-05-12 10:25	-	<1	-	<1	2	0.69	0.17	10
2023-05-18 10:30	-	<1	-	<1	<2	0.73	0.2	10
2023-05-26 10:25	-	<1	-	<1	<2	0.57	0.17	11
2023-06-01 10:25	-	<1	-	<1	12	0.58	0.15	13
2023-06-09 10:25	-	<1	-	<1	8	0.62	0.13	13
2023-06-15 10:25	-	<1	-	<1	2	0.66	0.45	13
2023-06-23 10:25	-	<1	-	<1	4	0.64	0.21	14
2023-06-29 10:25	-	<1	-	<1	4	0.62	0.19	14
2023-07-07 10:25	-	<1	-	<1	20	0.79	0.2	15
2023-07-13 10:25	-	<1	-	<1	2	0.49	0.15	14
2023-07-21 10:25	-	<1	-	<1	2	0.6	0.25	17
2023-07-27 10:30	-	<1	-	<1	<2	0.54	0.16	16
2023-08-04 10:40	-	<1	-	<1	14	0.62	0.12	19
2023-08-10 10:45	-	<1	-	<1	18	0.66	0.17	17
2023-08-18 10:20	-	<1	-	<1	12	0.57	0.14	17
2023-08-24 10:40	-	<1	-	<1	4	0.6	0.16	17
2023-09-01 10:15	-	<1	-	<1	24	0.55	0.13	19
2023-09-07 10:40	-	<1	-	<1	12	0.57	0.15	17
2023-09-15 10:40	-	<1	-	<1	12	0.41	0.21	17
2023-09-21 10:15	-	<1	-	<1	64	0.48	0.63	17
2023-09-29 10:25	-	<1	-	<1	52	0.42	0.18	16
2023-10-05 10:45	<1	<1	<1	<1	6	0.57	0.25	15
2023-10-13 10:40	<1	<1	<1	<1	8	0.61	0.15	14
2023-10-19 10:15	<1	<1	<1	<1	26	0.5	0.3	13
2023-10-27 10:25	<1	<1	<1	<1	12	0.57	0.13	13
2023-11-02 10:15	<1	<1	<1	<1	8	0.63	0.12	11
2023-11-10 10:15	-	<1	<1	<1	28	0.44	0.19	11
2023-11-16 10:25	-	<1	<1	<1	<2	0.66	0.16	10
2023-11-24 10:25	-	<1	<1	<1	8	0.53	0.33	9
2023-11-30 10:15	-	<1	<1	<1	6	0.54	0.15	9
2023-12-08 10:25	-	<1	<1	<1	<2	0.56	0.19	9
2023-12-14 10:15	-	<1	<1	<1	<2	0.61	0.12	8
2023-12-20 15:15	-	<1	<1	<1	NA	0.67	0.26	8
2023-12-28 11:00	-	<1	<1	<1	NA	0.59	0.14	10



### Water Sampling | Type: GRAB | Station Number: RMD-250 | Address: 6071 Azure Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 15:45	-	<1	-	<1	<2	0.71	0.15	5
2023-01-09 15:45	-	<1	-	<1	<2	0.68	0.15	6
2023-01-16 13:45	-	<1	-	<1	2	0.69	0.35	7
2023-01-23 15:45	-	<1	-	<1	<2	0.69	0.13	7
2023-01-30 15:45	-	<1	-	<1	<2	0.7	0.13	6
2023-02-06 15:45	-	<1	-	<1	<2	0.78	0.1	6
2023-02-13 15:30	-	<1	-	<1	<2	0.65	0.13	7
2023-02-21 15:45	-	<1	-	<1	<2	0.76	0.16	7
2023-02-27 15:45	-	<1	-	<1	<2	0.81	0.12	6
2023-03-06 15:45	-	<1	-	<1	<2	0.71	0.09	6
2023-03-13 15:45	-	<1	-	<1	<2	0.76	0.15	7
2023-03-20 15:45	-	<1	-	<1	<2	0.81	0.31	6
2023-03-27 15:45	-	<1	-	<1	<2	0.85	0.15	6
2023-04-03 15:45	-	<1	-	<1	<2	0.78	0.12	7
2023-04-11 15:45	-	<1	-	<1	8	0.77	0.12	7
2023-04-17 14:45	-	<1	-	<1	<2	0.61	0.16	8
2023-04-24 15:50	-	<1	-	<1	<2	0.67	0.29	7
2023-05-01 15:45	-	<1	-	<1	<2	0.68	0.16	8
2023-05-08 15:45	-	<1	-	<1	4	0.82	0.16	9
2023-05-15 15:45	-	<1	-	<1	<2	0.79	0.25	11
2023-05-22 15:45	-	<1	-	<1	<2	0.71	0.24	10
2023-05-29 15:45	-	<1	-	<1	6	0.68	0.18	12
2023-06-12 15:45	-	<1	-	<1	<2	0.73	0.18	13
2023-06-19 15:45	-	<1	-	<1	<2	0.79	0.15	13
2023-06-27 15:45	-	<1	-	<1	8	0.7	0.13	14
2023-07-04 15:45	-	<1	-	<1	6	0.7	0.17	14
2023-07-10 15:45	-	<1	-	<1	<2	0.61	0.23	15
2023-07-17 15:45	-	<1	-	<1	8	0.67	0.24	15
2023-07-24 15:45	-	<1	-	<1	6	0.68	0.1	16
2023-07-31 15:45	-	<1	-	<1	8	0.66	0.17	16
2023-08-08 15:45	-	<1	-	<1	30	0.77	0.1	17
2023-08-14 15:45	-	<1	-	<1	12	0.69	0.13	17
2023-08-21 15:45	-	<1	-	<1	8	0.62	0.08	16
2023-08-28 15:45	-	<1	-	<1	2	0.68	0.11	17
2023-09-06 15:45	-	<1	-	<1	42	0.65	0.18	17
2023-09-11 15:45	-	<1	-	<1	12	0.66	0.12	18
2023-09-18 15:45	-	<1	-	<1	4	0.61	0.12	17
2023-09-25 15:45	-	<1	-	<1	14	0.67	0.12	17
2023-10-03 15:45	<1	-	<1	-	36	0.68	0.11	15
2023-10-10 15:45	<1	-	<1	-	16	0.64	0.15	15
2023-10-16 15:45	<1	-	<1	-	8	0.63	0.1	14
2023-10-23 15:45	<1	-	<1	-	10	0.61	0.19	13
2023-10-30 15:45	<1	-	<1	-	2	0.53	0.18	11
2023-11-06 15:45	-	<1	-	<1	8	0.58	0.18	10
2023-11-14 15:45	-	<1	-	<1	<2	0.71	0.1	11
2023-11-20 15:45	-	<1	-	<1	2	0.76	0.12	10
2023-11-27 15:45	-	<1	-	<1	<2	0.74	0.18	9
2023-12-04 15:45	-	<1	-	<1	2	0.64	0.16	8
2023-12-11 15:45	-	<1	-	<1	2	0.61	0.12	8
2023-12-18 15:45	-	<1	-	<1	NA	0.66	0.11	8
2023-12-27 11:25	-	<1	-	<1	NA	0.65	0.19	9

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### Water Sampling | Type: GRAB | Station Number: RMD-251 | Address: 5951 McCallan Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 12:30	-	<1	-	<1	<2	0.69	0.15	5
2023-01-09 12:30	-	<1	-	<1	<2	0.6	0.14	6
2023-01-16 12:30	-	<1	-	<1	<2	0.72	0.13	7
2023-01-23 12:30	-	<1	-	<1	10	0.7	0.17	7
2023-01-30 12:30	-	<1	-	<1	<2	0.67	0.17	6
2023-02-06 12:30	-	<1	-	<1	<2	0.87	0.14	6
2023-02-13 12:30	-	<1	-	<1	<2	0.65	0.15	7
2023-02-21 12:30	-	<1	-	<1	2	0.75	0.15	7
2023-02-27 12:30	-	<1	-	<1	<2	0.79	0.16	6
2023-03-06 12:30	-	<1	-	<1	<2	0.72	0.11	5
2023-03-13 12:30	-	<1	-	<1	<2	0.72	0.22	6
2023-03-20 12:30	-	<1	-	<1	<2	0.74	0.16	6
2023-03-27 12:30	-	<1	-	<1	4	0.74	0.13	6
2023-04-03 12:30	-	<1	-	<1	<2	0.81	0.93	7
2023-04-11 12:30	-	<1	-	<1	<2	0.72	0.28	7
2023-04-17 12:30	-	<1	-	<1	<2	0.72	0.13	7
2023-04-24 12:35	-	<1	-	<1	<2	0.89	1.17	7
2023-05-01 12:30	-	<1	-	<1	<2	0.68	0.1	7
2023-05-08 12:30	-	<1	-	<1	<2	0.72	0.19	8
2023-05-15 12:30	-	<1	-	<1	<2	0.66	0.28	9
2023-05-22 12:30	-	<1	-	<1	<2	0.71	0.28	10
2023-05-29 12:30	-	<1	-	<1	<2	0.92	0.4	11
2023-06-05 12:30	-	<1	-	<1	<2	0.73	0.23	12
2023-06-12 12:30	-	<1	-	<1	<2	0.75	0.17	11
2023-06-19 12:30	-	<1	-	<1	10	0.7	0.1	11
2023-06-27 12:30	-	<1	-	<1	4	0.72	0.15	12
2023-07-04 12:30	-	<1	-	<1	4	0.65	0.1	12
2023-07-10 12:30	-	<1	-	<1	<2	0.68	0.23	13
2023-07-17 12:30	-	<1	-	<1	<2	0.61	0.16	13
2023-07-24 12:30	-	<1	-	<1	10	0.68	0.08	14
2023-07-31 12:30	-	<1	-	<1	<2	0.71	0.16	15
2023-08-08 12:30	-	<1	-	<1	2	0.73	0.09	16
2023-08-14 12:30	-	<1	-	<1	<2	0.72	0.1	16
2023-08-21 12:30	-	<1	-	<1	<2	0.6	0.09	16
2023-08-28 12:30	-	<1	-	<1	2	0.66	0.1	16
2023-09-06 12:30	-	<1	-	<1	<2	0.69	0.16	16
2023-09-11 12:30	-	<1	-	<1	2	0.65	0.1	17
2023-09-18 12:30	-	<1	-	<1	<2	0.68	0.11	16
2023-09-25 12:30	-	<1	-	<1	4	0.7	0.09	16
2023-10-03 12:30	<1	<1	<1	-	4	0.67	0.11	14
2023-10-10 12:30	<1	<1	<1	-	4	0.61	0.12	14
2023-10-16 12:30	<1	<1	<1	-	2	0.61	0.11	14
2023-10-23 12:30	<1	<1	<1	-	2	0.65	0.17	12
2023-10-30 12:30	<1	<1	<1	-	4	0.57	0.23	11
2023-11-06 12:30	-	<1	-	<1	140	0.7	0.18	11
2023-11-14 12:30	-	<1	-	<1	2	0.72	0.1	10
2023-11-20 12:30	-	<1	-	<1	<2	0.66	0.16	9
2023-11-27 12:30	-	<1	-	<1	2	0.63	0.15	9
2023-12-04 12:30	-	<1	-	<1	2	0.63	0.18	8
2023-12-11 12:30	-	<1	-	<1	NA	0.71	0.1	8
2023-12-18 12:30	-	<1	-	<1	NA	0.44	0.23	8
2023-12-27 08:40	-	<1	-	<1	NA	0.45	0.24	7



### Water Sampling | Type: GRAB | Station Number: RMD-252 | Address: 9751 Pendleton Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E.coli (MPN/1000 ml)	E.coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 13:00	-	<1	-	<1	<2	0.57	0.13	4
2023-01-09 13:00	-	<1	-	<1	<2	0.63	0.2	6
2023-01-16 13:00	-	<1	-	<1	<2	0.69	0.17	7
2023-01-23 13:00	-	<1	-	<1	<2	0.64	0.11	7
2023-01-30 13:00	-	<1	-	<1	<2	0.63	0.15	7
2023-02-06 13:00	-	<1	-	<1	<2	0.85	0.11	6
2023-02-13 13:00	-	<1	-	<1	<2	0.68	0.38	7
2023-02-21 13:00	-	<1	-	<1	<2	0.75	0.34	7
2023-02-27 13:00	-	<1	-	<1	2	0.82	0.1	7
2023-03-06 13:00	-	<1	-	<1	<2	0.83	0.1	6
2023-03-13 13:15	-	<1	-	<1	<2	0.66	0.12	7
2023-03-20 13:00	-	<1	-	<1	<2	0.76	0.2	6
2023-03-27 13:00	-	<1	-	<1	<2	0.71	0.15	6
2023-04-03 13:00	-	<1	-	<1	<2	0.88	0.12	7
2023-04-11 13:00	-	<1	-	<1	<2	0.68	0.17	7
2023-04-17 13:00	-	<1	-	<1	<2	0.79	0.18	8
2023-04-24 13:05	-	<1	-	<1	<2	0.67	0.26	7
2023-05-01 13:00	-	<1	-	<1	<2	0.67	0.14	8
2023-05-08 13:00	-	<1	-	<1	<2	0.7	0.15	9
2023-05-15 13:00	-	<1	-	<1	2	0.83	0.25	11
2023-05-23 13:00	-	<1	-	<1	<2	0.74	0.37	10
2023-05-29 13:00	-	<1	-	<1	2	0.69	0.24	11
2023-06-05 13:00	-	<1	-	<1	<2	0.83	0.16	13
2023-06-12 13:00	-	<1	-	<1	<2	0.71	0.16	13
2023-06-19 13:00	-	<1	-	<1	<2	0.66	0.16	13
2023-06-27 13:00	-	<1	-	<1	2	0.64	0.15	13
2023-07-04 13:00	<1	-	<1	-	<2	0.96	6.1	14
2023-07-10 13:00	-	<1	-	<1	<2	0.65	0.16	14
2023-07-17 13:00	-	<1	-	<1	8	0.53	0.22	15
2023-07-24 13:00	-	<1	-	<1	2	0.62	0.09	16
2023-07-31 13:00	-	<1	-	<1	4	0.58	0.14	16
2023-08-08 13:00	-	<1	-	<1	16	0.64	0.1	17
2023-08-14 13:00	-	<1	-	<1	5	0.63	0.1	16
2023-08-21 13:00	-	<1	-	<1	4	0.49	0.11	16
2023-08-28 13:00	-	<1	-	<1	2	0.63	0.11	17
2023-09-06 13:00	-	<1	-	<1	16	0.53	0.13	17
2023-09-11 13:00	-	<1	-	<1	2	0.64	0.12	17
2023-09-18 13:00	-	<1	-	<1	6	0.58	0.12	16
2023-09-25 13:00	-	<1	-	<1	8	0.61	0.11	17
2023-10-03 13:00	<1	-	-	<1	16	0.53	0.12	16
2023-10-10 13:00	<1	-	<1	-	6	0.71	0.12	15
2023-10-16 13:00	<1	-	<1	-	14	0.53	0.17	15
2023-10-23 13:00	<1	-	-	-	12	0.6	0.4	13
2023-10-30 13:00	<1	-	<1	-	12	0.47	0.24	11
2023-11-06 13:00	-	<1	-	<1	4	0.73	0.16	11
2023-11-14 13:00	-	<1	-	<1	<2	0.68	0.19	11
2023-11-20 13:00	-	<1	-	<1	<2	0.62	0.13	10
2023-11-27 13:00	-	<1	-	<1	12	0.69	0.25	9
2023-12-04 13:00	-	<1	-	<1	2	0.56	0.14	9
2023-12-11 13:00	-	<1	-	<1	<2	0.67	0.11	8
2023-12-18 13:00	-	<1	-	<1	NA	0.54	0.26	8
2023-12-27 09:55	-	<1	-	<1	NA	0.57	0.25	8

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### Water Sampling | Type: GRAB | Station Number: RMD-251 | Address: 11051 No. 3 Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E.coli (MPN/1000 ml)	E.coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 13:00	-	<1	-	<1	<2	0.73	0.16	4
2023-01-09 13:00	-	<1	-	<1	<2	0.8	0.25	5
2023-01-16 13:00	-	<1	-	<1	<2	0.81	0.13	6
2023-01-23 13:00	-	<1	-	<1	<2	0.8	0.12	7
2023-01-30 13:00	-	<1	-	<1	<2	0.81	0.17	6
2023-02-06 13:00	-	<1	-	<1	<2	0.88	0.11	6
2023-02-13 13:00	-	<1	-	<1	<2	0.66	0.14	7
2023-02-21 13:00	-	<1	-	<1	<2	0.86	0.13	6
2023-02-27 13:00	-	<1	-	<1	<2	0.93	0.15	5
2023-03-06 13:00	-	<1	-	<1	<2	0.92	0.12	5
2023-03-13 13:00	-	<1	-	<1	2	0.8	0.13	6
2023-03-20 13:00	-	<1	-	<1	<2	0.82	0.15	6
2023-03-27 13:00	-	<1	-	<1	<2	0.86	0.15	6
2023-04-03 13:00	-	<1	-	<1	<2	0.91	0.17	7
2023-04-11 13:00	-	<1	-	<1	2	0.81	0.22	7
2023-04-17 13:00	-	<1	-	<1	<2	0.88	0.12	7
2023-04-24 13:05	-	<1	-	<1	<2	0.69	0.16	7
2023-05-01 13:00	-	<1	-	<1	<2	0.77	0.16	7
2023-05-08 13:00	-	<1	-	<1	<2	0.86	0.18	8
2023-05-15 13:00	-	<1	-	<1	<2	0.83	0.27	10
2023-05-23 13:00	-	<1	-	<1	<2	0.73	0.24	10
2023-05-29 13:00	-	<1	-	<1	<2	0.71	0.36	11
2023-06-05 13:00	-	<1	-	<1	<2	0.96	0.35	11
2023-06-12 13:00	-	<1	-	<1	<2	0.73	0.19	11
2023-06-19 13:00	-	<1	-	<1	<2	0.82	0.13	11
2023-06-27 13:00	-	<1	-	<1	<2	0.78	0.14	12
2023-07-04 13:00	-	<1	-	<1	<2	0.7	0.11	12
2023-07-10 13:00	-	<1	-	<1	<2	0.76	0.21	13
2023-07-17 13:00	-	<1	-	<1	<2	0.66	0.2	14
2023-07-24 13:00	-	<1	-	<1	2	0.64	0.1	14
2023-07-31 13:00	-	<1	-	<1	2	0.53	0.16	15
2023-08-08 13:00	-	<1	-	<1	<2	0.75	0.1	16
2023-08-14 13:00	-	<1	-	<1	<2	0.64	0.13	16
2023-08-21 13:00	-	<1	-	<1	<2	0.57	0.1	16
2023-08-28 13:00	-	<1	-	<1	2	0.73	0.13	16
2023-09-06 13:00	-	<1	-	<1	2	0.66	0.14	17
2023-09-11 13:00	-	<1	-	<1	<2	0.7	0.1	17
2023-09-18 13:00	-	<1	-	<1	<2	0.65	0.11	17
2023-09-25 13:00	-	<1	-	<1	<2	0.78	0.11	16
2023-10-03 13:00	<1	-	<1	-	14	0.68	0.14	15
2023-10-10 13:00	<1	-	<1	-	15	0.6	0.11	15
2023-10-16 13:00	<1	-	<1	-	<2	0.7	0.09	13
2023-10-23 13:00	<1	-	<1	-	<2	0.69	0.16	12
2023-10-30 13:00	<1	-	<1	-	<2	0.6	0.44	12
2023-11-06 13:00	-	<1	-	<1	<2	0.75	0.16	11
2023-11-14 13:00	-	<1	-	<1	<2	0.8	0.12	10
2023-11-20 13:00	-	<1	-	<1	<2	0.7	0.18	9
2023-11-27 13:00	-	<1	-	<1	<2	0.77	0.22	8
2023-12-04 13:00	-	<1	-	<1	<2	0.63	0.17	8
2023-12-11 13:00	-	<1	-	<1	<2	0.74	0.11	8
2023-12-18 13:00	-	<1	-	<1	NA	0.53	0.17	8
2023-12-27 09:55	-	<1	-	<1	NA	0.56	0.18	7

## Water Sampling | Type: GRAB | Station Number: RMD-252 | Address: 5300 No. 3 Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 14:30	-	<1	-	<1	<2	0.77	0.17	6
2023-01-09 14:30	-	<1	-	<1	<2	0.68	0.15	6
2023-01-16 14:30	-	<1	-	<1	2	0.76	0.14	6
2023-01-23 14:25	-	<1	-	<1	<2	0.69	0.2	7
2023-01-30 14:30	-	<1	-	<1	<2	0.73	0.12	7
2023-02-06 14:30	-	<1	-	<1	<2	0.78	0.12	6
2023-02-13 14:30	-	<1	-	<1	<2	0.74	0.1	7
2023-02-21 14:25	-	<1	-	<1	<2	0.96	0.16	7
2023-02-27 14:30	-	<1	-	<1	<2	0.93	0.11	6
2023-03-06 14:30	-	<1	-	<1	<2	0.9	0.11	5
2023-03-13 14:30	-	<1	-	<1	<2	0.68	0.15	6
2023-03-20 14:30	-	<1	-	<1	<2	0.9	0.2	6
2023-03-27 14:30	-	<1	-	<1	<2	0.84	0.14	6
2023-04-03 14:30	-	<1	-	<1	<2	0.94	0.15	7
2023-04-11 14:25	-	<1	-	<1	<2	0.78	0.11	7
2023-04-17 14:00	-	<1	-	<1	<2	0.84	0.11	7
2023-04-24 14:35	-	<1	-	<1	<2	0.75	0.35	7
2023-05-01 14:30	-	<1	-	<1	<2	0.73	0.14	7
2023-05-08 14:25	-	<1	-	<1	2	0.77	0.16	9
2023-05-15 14:25	-	<1	-	<1	<2	0.88	0.39	10
2023-05-23 14:25	-	<1	-	<1	12	0.84	0.19	10
2023-05-29 14:30	-	<1	-	<1	<2	0.85	0.21	11
2023-06-12 14:30	-	<1	-	<1	10	0.76	0.17	13
2023-06-19 14:30	-	<1	-	<1	12	0.77	0.18	11
2023-06-27 14:30	-	<1	-	<1	<2	0.77	0.15	13
2023-07-04 14:30	-	<1	-	<1	12	0.69	0.2	14
2023-07-10 14:25	-	<1	-	<1	18	0.66	0.15	14
2023-07-17 14:30	-	<1	-	<1	8	0.58	0.14	15
2023-07-24 14:30	-	<1	-	<1	36	0.67	0.11	16
2023-07-31 14:30	-	<1	-	<1	16	0.55	0.15	16
2023-08-08 14:25	-	<1	-	<1	22	0.72	0.1	17
2023-08-14 14:30	-	<1	-	<1	68	0.66	0.12	17
2023-08-21 14:25	-	<1	-	<1	64	0.47	0.09	16
2023-08-28 14:30	-	<1	-	<1	62	0.55	0.14	18
2023-09-06 14:25	-	<1	-	<1	52	0.53	0.15	17
2023-09-11 14:30	-	<1	-	<1	6	0.6	0.09	17
2023-09-18 14:25	-	<1	-	<1	10	0.56	0.12	16
2023-09-25 14:30	-	<1	-	<1	26	0.57	0.13	16
2023-10-03 14:25	<1	-	<1	-	36	0.56	0.13	15
2023-10-10 14:30	<1	-	<1	-	6	0.59	0.12	15
2023-10-16 14:30	<1	-	<1	-	8	0.56	0.17	14
2023-10-23 14:30	<1	-	<1	-	4	0.54	0.11	13
2023-10-30 14:30	<1	-	<1	-	<2	0.48	0.24	11
2023-11-06 14:25	-	<1	-	<1	2	0.7	0.19	11
2023-11-14 14:25	-	<1	-	<1	<2	0.71	0.11	11
2023-11-20 14:30	-	<1	-	<1	<2	0.77	0.16	9
2023-11-27 14:25	-	<1	-	<1	2	0.69	0.17	9
2023-12-04 14:25	-	<1	-	<1	<2	0.6	0.16	8
2023-12-11 14:30	-	<1	-	<1	<2	0.68	0.12	8
2023-12-18 14:30	-	<1	-	<1	NA	0.55	0.27	8
2023-12-27 11:40	-	<1	-	<1	NA	0.61	0.34	10

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## Water Sampling | Type: GRAB | Station Number: RMD-251 | Address: 6000 block Miller Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 15:00	-	<1	-	<1	2	0.69	0.19	4
2023-01-09 15:00	-	<1	-	<1	<2	0.65	0.33	5
2023-01-16 15:00	-	<1	-	<1	<2	0.82	0.23	6
2023-01-23 14:55	-	<1	-	<1	<2	0.95	0.14	6
2023-01-30 15:00	-	<1	-	<1	<2	0.81	0.15	6
2023-02-06 15:00	-	<1	-	<1	<2	0.73	0.18	5
2023-02-13 15:00	-	<1	-	<1	<2	0.69	0.17	6
2023-02-21 15:00	-	<1	-	<1	<2	0.62	0.35	6
2023-02-27 15:00	-	<1	-	<1	<2	0.91	0.37	5
2023-03-06 15:00	-	<1	-	<1	<2	0.96	0.16	5
2023-03-13 15:00	-	<1	-	<1	<2	0.97	0.16	5
2023-03-20 15:00	-	<1	-	<1	<2	0.87	0.22	6
2023-03-27 15:00	-	<1	-	<1	<2	0.86	0.19	6
2023-04-03 15:00	-	<1	-	<1	<2	0.89	0.18	7
2023-04-11 15:00	-	<1	-	<1	<2	0.94	0.18	6
2023-04-17 14:00	-	<1	-	<1	<2	0.99	0.27	7
2023-04-24 15:05	-	<1	-	<1	<2	0.78	0.38	7
2023-05-01 15:00	-	<1	-	<1	<2	0.84	0.2	7
2023-05-08 15:00	-	<1	-	<1	<2	0.84	0.29	8
2023-05-15 15:00	-	<1	-	<1	<2	0.84	0.44	9
2023-05-23 14:55	-	<1	-	<1	<2	0.92	0.32	9
2023-05-29 15:00	-	<1	-	<1	<2	0.72	0.21	11
2023-06-05 15:00	-	<1	-	<1	4	0.95	0.32	11
2023-06-12 15:00	-	<1	-	<1	<2	1.05	0.29	10
2023-06-19 15:00	-	<1	-	<1	<2	0.88	0.29	11
2023-06-27 15:00	-	<1	-	<1	<2	0.95	0.29	11
2023-07-04 15:00	-	<1	-	<1	<2	0.78	0.2	12
2023-07-10 15:00	-	<1	-	<1	2	0.84	0.35	12
2023-07-17 15:00	-	<1	-	<1	<2	0.82	0.35	13
2023-07-24 15:00	-	<1	-	<1	6	0.83	0.17	14
2023-07-31 15:00	-	<1	-	<1	2	0.73	0.54	14
2023-08-08 15:00	-	<1	-	<1	8	0.75	0.15	15
2023-08-14 15:00	-	<1	-	<1	<2	0.83	0.14	16
2023-08-21 15:00	-	<1	-	<1	4	0.67	0.15	15
2023-08-28 15:00	-	<1	-	<1	<2	0.73	0.15	16
2023-09-06 15:00	-	<1	-	<1	4	0.77	0.27	16
2023-09-11 15:00	-	<1	-	<1	<2	0.69	0.15	16
2023-09-18 15:00	-	<1	-	<1	<2	0.89	0.15	16
2023-09-25 15:00	-	<1	-	<1	8	0.85	0.19	17
2023-10-03 15:00	<1	-	<1	-	50	0.73	0.15	14
2023-10-10 15:00	<1	-	<1	-	12	0.62	0.3	13
2023-10-16 15:00	<1	-	<1	-	<2	0.75	0.14	13
2023-10-23 15:00	<1	-	<1	-	<2	0.91	0.31	11
2023-10-30 15:00	<1	-	<1	-	<2	0.61	0.44	10
2023-11-06 14:55	-	<1	-	<1	<2	0.9	0.28	10
2023-11-14 14:55	-	<1	-	<1	4	0.95	0.14	10
2023-11-20 15:00	-	<1	-	<1	12	0.78	0.23	9
2023-11-27 14:55	-	<1	-	<1	<2	1	0.2	8
2023-12-04 14:55	-	<1	-	<1	<2	0.69	0.24	7
2023-12-11 15:00	-	<1	-	<1	<2	0.73	0.16	7
2023-12-18 15:00	-	<1	-	<1	NA	0.66	0.29	7
2023-12-27 08:20	-	<1	-	<1	NA	0.6	0.34	7

### Water Sampling | Type: GRAB | Station Number: RMD-256 | Address: 1000 block McDonald Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-03 14:45	-	<1	-	<1	<2	0.47	0.13	6
2023-01-09 14:45	-	<1	-	<1	<2	0.61	0.13	6
2023-01-16 14:45	-	<1	-	<1	<2	0.6	0.12	7
2023-01-23 14:40	-	<1	-	<1	<2	0.62	0.24	7
2023-01-30 14:45	-	<1	-	<1	<2	0.78	0.14	7
2023-02-06 14:45	-	<1	-	<1	<2	0.74	0.1	6
2023-02-13 14:45	-	<1	-	<1	2	0.64	0.26	7
2023-02-21 14:45	-	<1	-	<1	<2	0.62	0.13	6
2023-02-27 14:45	-	<1	-	<1	<2	0.72	0.13	6
2023-03-06 14:45	-	<1	-	<1	<2	0.68	0.1	6
2023-03-13 14:45	-	<1	-	<1	<2	0.66	0.26	7
2023-03-20 14:45	-	<1	-	<1	<2	0.7	0.15	6
2023-03-27 14:45	-	<1	-	<1	<2	0.67	0.11	7
2023-04-03 14:45	-	<1	-	<1	2	0.65	0.12	8
2023-04-11 14:45	-	<1	-	<1	<2	0.59	0.1	8
2023-04-17 13:45	-	<1	-	<1	<2	0.57	0.17	8
2023-04-24 14:50	-	<1	-	<1	<2	0.68	0.13	8
2023-05-01 14:45	-	<1	-	<1	<2	0.74	0.13	9
2023-05-08 14:45	-	<1	-	<1	4	0.59	0.12	11
2023-05-15 14:45	-	<1	-	<1	2	0.55	0.31	12
2023-05-23 14:40	-	<1	-	<1	<2	0.54	0.11	15
2023-05-29 14:45	-	<1	-	<1	2	0.62	0.16	14
2023-06-05 14:45	-	<1	-	<1	6	0.66	0.29	15
2023-06-12 14:45	-	<1	-	<1	2	0.57	0.17	15
2023-06-19 14:45	-	<1	-	<1	2	0.58	0.12	16
2023-06-27 14:45	-	<1	-	<1	50	0.53	0.13	17
2023-07-04 14:45	-	<1	-	<1	18	0.55	0.15	19
2023-07-10 14:45	-	<1	-	<1	6	0.69	0.27	17
2023-07-17 14:45	-	<1	-	<1	2	0.68	0.19	16
2023-07-24 14:45	-	<1	-	<1	6	0.63	0.19	18
2023-07-31 14:45	-	<1	-	<1	8	0.63	0.15	17
2023-08-08 14:45	-	<1	-	<1	44	0.62	0.08	20
2023-08-14 14:45	-	<1	-	<1	10	0.67	0.09	18
2023-08-21 14:45	-	<1	-	<1	2	0.62	0.09	18
2023-08-28 14:45	-	<1	-	<1	<2	0.67	0.12	18
2023-09-06 14:45	-	<1	-	<1	8	0.75	0.12	17
2023-09-11 14:45	-	<1	-	<1	2	0.62	0.08	18
2023-09-18 14:45	-	<1	-	<1	4	0.66	0.11	17
2023-09-25 14:45	-	<1	-	<1	4	0.63	0.13	18
2023-10-03 14:45	<1	-	<1	-	2	0.64	0.13	15
2023-10-10 14:45	<1	-	<1	-	12	0.4	0.11	15
2023-10-16 14:45	<1	-	<1	-	6	0.56	0.1	15
2023-10-23 14:45	-	<1	-	<1	14	0.56	0.17	13
2023-10-30 14:45	-	<1	-	<1	<2	0.53	0.32	11
2023-11-06 14:40	-	<1	-	<1	<2	0.47	0.14	11
2023-11-14 14:40	-	<1	-	<1	2	0.59	0.13	11
2023-11-20 14:45	-	<1	-	<1	4	0.55	0.11	10
2023-11-27 14:40	-	<1	-	<1	2	0.81	0.14	9
2023-12-04 14:40	-	<1	-	<1	<2	0.55	0.2	8
2023-12-11 14:45	-	<1	-	<1	2	0.63	0.23	8
2023-12-18 14:45	-	<1	-	<1	NA	0.64	0.17	8
2023-12-27 08:10	-	<1	-	<1	NA	0.61	0.22	8

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### Water Sampling | Type: GRAB | Station Number: RMD-257 | Address: 6640 Blundell Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 15:45	-	<1	-	<1	<2	0.7	0.14	5
2023-01-11 15:45	-	<1	-	<1	<2	0.68	0.18	5
2023-01-18 15:45	-	<1	-	<1	<2	0.65	0.11	6
2023-01-25 15:45	-	<1	-	<1	<2	0.7	0.13	6
2023-02-01 15:45	-	<1	-	<1	<2	0.71	0.16	5
2023-02-08 15:45	-	<1	-	<1	<2	0.76	0.18	7
2023-02-15 15:45	-	<1	-	<1	<2	0.71	0.19	6
2023-02-22 15:45	-	<1	-	<1	<2	0.74	0.12	6
2023-03-01 15:45	-	<1	-	<1	<2	0.78	0.11	5
2023-03-08 15:45	-	<1	-	<1	<2	0.79	0.11	6
2023-03-15 15:45	-	<1	-	<1	<2	0.77	0.15	5
2023-03-22 15:45	-	<1	-	<1	120	0.74	0.29	6
2023-03-29 15:45	-	<1	-	<1	<2	0.77	0.22	6
2023-04-04 15:45	-	<1	-	<1	<2	0.76	0.31	6
2023-04-12 15:45	-	<1	-	<1	<2	0.79	0.14	6
2023-04-19 15:45	-	<1	-	<1	<2	0.71	0.33	6
2023-04-26 15:45	-	<1	-	<1	<2	0.82	0.13	7
2023-05-03 16:00	-	<1	-	<1	<2	0.67	0.28	7
2023-05-10 15:50	-	<1	-	<1	<2	0.71	0.19	8
2023-05-17 15:45	-	<1	-	<1	<2	0.72	0.2	9
2023-05-24 15:45	-	<1	-	<1	<2	0.76	0.15	9
2023-05-31 15:45	-	<1	-	<1	<2	0.82	0.17	9
2023-06-07 15:45	-	<1	-	<1	<2	0.74	0.2	11
2023-06-14 15:45	-	<1	-	<1	<2	0.76	0.19	11
2023-06-21 15:40	-	<1	-	<1	<2	0.83	0.12	11
2023-06-28 15:45	-	<1	-	<1	<2	0.75	0.11	11
2023-07-05 15:45	-	<1	-	<1	<2	0.68	0.2	12
2023-07-12 15:45	-	<1	-	<1	2	0.65	0.11	12
2023-07-19 15:45	-	<1	-	<1	18	0.73	0.13	14
2023-07-26 15:45	-	<1	-	<1	<2	0.7	0.15	14
2023-08-02 15:45	-	<1	-	<1	4	0.81	0.15	15
2023-08-09 15:45	-	<1	-	<1	<2	0.87	0.11	16
2023-08-16 15:45	-	<1	-	<1	<2	0.68	0.15	17
2023-08-23 15:45	-	<1	-	<1	<2	0.67	0.09	15
2023-08-30 15:45	-	<1	-	<1	<2	0.78	0.09	16
2023-09-06 10:40	-	<1	-	<1	2	0.69	0.16	16
2023-09-13 15:45	-	<1	-	<1	350	0.78	0.1	16
2023-09-20 15:45	-	<1	-	<1	140	0.76	0.1	16
2023-09-27 15:45	-	<1	-	<1	16	0.68	0.2	16
2023-10-04 15:45	<1	-	<1	-	20	0.67	0.11	14
2023-10-11 15:50	<1	-	<1	-	4	0.6	0.13	13
2023-10-18 15:45	<1	-	<1	-	16	0.64	0.12	13
2023-10-25 15:45	<1	-	<1	-	<2	0.63	0.22	11
2023-11-01 15:45	-	<1	-	<1	2	0.59	0.16	12
2023-11-08 15:45	-	<1	-	<1	2	0.75	0.14	10
2023-11-15 15:45	-	<1	-	<1	<2	0.7	0.3	10
2023-11-22 15:45	-	<1	-	<1	<2	0.67	0.24	9
2023-11-29 15:45	-	<1	-	<1	2	0.69	0.19	8
2023-12-06 15:45	-	<1	-	<1	2	0.6	0.22	8
2023-12-13 15:45	-	<1	-	<1	4	0.71	0.28	6
2023-12-19 15:45	-	<1	-	<1	NA	0.55	0.35	7
2023-12-27 09:10	-	<1	-	<1	NA	0.65	0.38	7



### Water Sampling | Type: GRAB | Station Number: RMD-258 | Address: 7000 block Dyke Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 1530	-	<1	-	<1	<2	0.74	0.13	5
2023-01-11 1525	-	<1	-	<1	<2	0.72	0.17	5
2023-01-18 1530	-	<1	-	<1	<2	0.65	0.1	7
2023-01-25 1525	-	<1	-	<1	<2	0.77	0.1	6
2023-02-01 1530	-	<1	-	<1	<2	0.75	0.1	6
2023-02-08 1530	-	<1	-	<1	<2	0.81	0.21	6
2023-02-15 1530	-	<1	-	<1	<2	0.79	0.09	6
2023-02-22 1525	-	<1	-	<1	<2	0.81	0.11	7
2023-03-01 1525	-	<1	-	<1	<2	0.87	0.11	5
2023-03-08 1530	-	<1	-	<1	<2	0.77	0.1	6
2023-03-15 1525	-	<1	-	<1	<2	0.78	0.23	6
2023-03-22 1525	-	<1	-	<1	<2	0.79	0.11	7
2023-03-29 1525	-	<1	-	<1	<2	0.79	0.11	7
2023-04-04 1525	-	<1	-	<1	<2	0.78	0.29	7
2023-04-12 1530	-	<1	-	<1	2	0.7	0.13	7
2023-04-19 1530	-	<1	-	<1	<2	0.76	0.27	7
2023-04-26 1525	-	<1	-	<1	<2	0.68	0.13	8
2023-05-03 1540	-	<1	-	<1	<2	0.65	0.2	8
2023-05-10 1530	-	<1	-	<1	2	0.82	0.2	10
2023-05-17 1530	-	<1	-	<1	<2	0.72	0.38	10
2023-05-24 1530	-	<1	-	<1	6	0.69	0.16	10
2023-05-31 1525	-	<1	-	<1	8	0.53	0.14	10
2023-06-07 1525	-	<1	-	<1	14	0.78	0.24	13
2023-06-14 1525	-	<1	-	<1	24	0.89	0.11	13
2023-06-21 1525	-	<1	-	<1	2	0.75	0.1	13
2023-07-05 1525	-	<1	-	<1	2	0.65	0.21	13
2023-07-19 1530	-	<1	-	<1	4	0.83	0.14	14
2023-07-26 1525	-	<1	-	<1	8	0.63	0.13	15
2023-08-02 1530	-	<1	-	<1	<2	0.67	0.14	15
2023-08-09 1530	-	<1	-	<1	110	0.64	0.09	17
2023-08-16 1530	-	<1	-	<1	220	0.67	0.11	17
2023-08-23 1530	-	<1	-	<1	320	0.67	0.21	18
2023-08-30 1530	-	<1	-	<1	22	0.62	0.12	17
2023-09-06 1025	-	<1	-	<1	60	0.48	0.1	17
2023-09-13 1530	-	<1	-	<1	370	0.48	0.11	16
2023-09-20 1530	-	<1	-	<1	6	0.59	0.11	16
2023-09-27 1530	-	<1	-	<1	10	0.59	0.13	16
2023-10-04 1530	<1	-	<1	-	28	0.45	0.12	15
2023-10-11 1535	<1	-	<1	-	12	0.65	0.93	14
2023-10-18 1530	<1	-	<1	-	14	0.5	0.11	13
2023-10-25 1530	<1	-	<1	-	<2	0.53	0.12	13
2023-11-01 1530	<1	-	<1	-	16	0.57	0.11	12
2023-11-08 1530	-	<1	-	<1	2	0.62	0.1	11
2023-11-15 1530	-	<1	-	<1	<2	0.69	0.16	10
2023-11-22 1530	-	<1	-	<1	<2	0.68	0.43	9
2023-11-29 1525	-	<1	-	<1	<2	0.76	0.17	9
2023-12-06 1525	-	<1	-	<1	2	0.58	0.26	9
2023-12-13 1530	-	<1	-	<1	<2	0.73	0.13	8
2023-12-19 1530	-	<1	-	<1	NA	0.6	0.14	8
2023-12-27 0930	-	<1	-	<1	NA	0.63	0.26	8

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### Water Sampling | Type: GRAB | Station Number: RMD-259 | Address: 10020 Amethyst Avenue

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 1440	-	<1	-	<1	<2	0.94	0.14	6
2023-01-11 1440	-	<1	-	<1	<2	0.61	0.17	6
2023-01-18 1440	-	<1	-	<1	<2	0.64	0.12	6
2023-01-25 1440	-	<1	-	<1	<2	0.81	0.1	6
2023-02-01 1445	-	<1	-	<1	<2	0.89	0.11	7
2023-02-08 1440	-	<1	-	<1	<2	0.81	0.22	7
2023-02-15 1440	-	<1	-	<1	<2	0.74	0.12	7
2023-02-22 1440	-	<1	-	<1	<2	0.9	0.12	7
2023-03-01 1440	-	<1	-	<1	<2	0.89	0.11	6
2023-03-08 1440	-	<1	-	<1	<2	0.8	0.15	7
2023-03-15 1440	-	<1	-	<1	<2	0.87	0.13	6
2023-03-22 1440	-	<1	-	<1	<2	0.83	0.2	7
2023-03-29 1440	-	<1	-	<1	<2	0.86	0.12	7
2023-04-04 1440	-	<1	-	<1	<2	0.79	0.2	7
2023-04-12 1445	-	<1	-	<1	<2	0.68	0.14	7
2023-04-19 1440	-	<1	-	<1	<2	0.81	0.29	7
2023-04-26 1440	-	<1	-	<1	<2	0.81	0.19	8
2023-05-03 1455	-	<1	-	<1	<2	0.66	0.23	7
2023-05-10 1445	-	<1	-	<1	<2	0.78	0.18	9
2023-05-17 1445	-	<1	-	<1	<2	0.73	0.16	9
2023-05-24 1445	-	<1	-	<1	<2	0.71	0.15	10
2023-05-31 1440	-	<1	-	<1	<2	0.77	0.24	10
2023-06-07 1440	-	<1	-	<1	<2	0.86	0.12	11
2023-06-14 1440	-	<1	-	<1	<2	0.71	0.11	13
2023-06-21 1440	-	<1	-	<1	<2	0.85	0.11	13
2023-06-28 1440	-	<1	-	<1	<2	0.73	0.12	12
2023-07-05 1440	-	<1	-	<1	<2	0.65	0.17	13
2023-07-12 1440	-	<1	-	<1	<2	0.76	0.11	14
2023-07-19 1440	-	<1	-	<1	<2	0.68	0.15	15
2023-07-26 1440	-	<1	-	<1	2	0.7	0.17	15
2023-08-02 1440	-	<1	-	<1	<2	0.84	0.18	15
2023-08-09 1445	-	<1	-	<1	2	0.76	0.1	17
2023-08-16 1445	-	<1	-	<1	2	0.61	0.12	17
2023-08-23 1445	-	<1	-	<1	2	0.64	0.1	16
2023-08-30 1445	-	<1	-	<1	<2	0.69	0.11	17
2023-09-06 0940	-	<1	-	<1	LA	0.61	0.12	17
2023-09-13 1445	-	<1	-	<1	6	0.77	0.1	16
2023-09-20 1445	-	<1	-	<1	<2	0.64	0.11	17
2023-09-27 1440	-	<1	-	<1	<2	0.68	0.12	16
2023-10-04 1445	<1	-	<1	-	<2	0.6	0.12	15
2023-10-11 1450	<1	-	<1	-	2	0.63	0.11	14
2023-10-18 1440	<1	-	<1	-	6	0.61	0.11	14
2023-10-25 1445	<1	-	<1	-	<2	0.62	0.15	13
2023-11-01 1440	<1	-	<1	-	2	0.48	0.11	12
2023-11-08 1440	-	<1	-	<1	2	0.78	0.13	11
2023-11-15 1440	-	<1	-	<1	2	0.74	0.16	10
2023-11-22 1440	-	<1	-	<1	<2	0.68	0.17	9
2023-11-29 1440	-	<1	-	<1	<2	0.67	0.15	9
2023-12-06 1440	-	<1	-	<1	<2	0.54	0.23	9
2023-12-13 1440	-	<1	-	<1	<2	0.69	0.14	8
2023-12-19 1440	-	<1	-	<1	NA	0.58	0.13	8
2023-12-27 1100	-	<1	-	<1	NA	0.64	0.46	9

### Water Sampling | Type: GRAB | Station Number: RMD-260 | Address: 11111 Horseshoe Way

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 14:25	-	<1	-	<1	<2	0.85	0.14	5
2023-01-11 14:25	-	<1	-	<1	<2	0.71	0.15	6
2023-01-18 14:25	-	<1	-	<1	<2	0.79	0.13	6
2023-01-25 14:25	-	<1	-	<1	<2	0.89	0.13	6
2023-02-01 14:30	-	<1	-	<1	<2	0.94	0.16	6
2023-02-08 14:25	-	<1	-	<1	<2	0.76	0.18	6
2023-02-15 14:25	-	<1	-	<1	<2	0.61	0.09	6
2023-02-22 14:25	-	<1	-	<1	<2	0.75	0.11	7
2023-03-01 14:25	-	<1	-	<1	<2	0.93	0.11	6
2023-03-08 14:25	-	<1	-	<1	<2	0.6	0.14	6
2023-03-15 14:25	-	<1	-	<1	<2	0.76	0.2	7
2023-03-22 14:25	-	<1	-	<1	<2	0.72	0.19	7
2023-03-29 14:25	-	<1	-	<1	<2	0.71	0.15	6
2023-04-04 14:25	-	<1	-	<1	<2	0.92	0.31	7
2023-04-12 14:30	-	<1	-	<1	<2	0.62	0.2	7
2023-04-19 14:25	-	<1	-	<1	<2	0.68	0.19	7
2023-04-26 14:25	-	<1	-	<1	<2	0.77	0.19	7
2023-05-03 14:40	-	<1	-	<1	<2	0.63	0.3	7
2023-05-10 14:30	-	<1	-	<1	<2	0.83	0.21	9
2023-05-17 14:30	-	<1	-	<1	<2	0.82	0.16	9
2023-05-24 14:30	-	<1	-	<1	2	0.78	0.18	10
2023-05-31 14:25	-	<1	-	<1	<2	0.78	0.18	10
2023-06-07 14:25	-	<1	-	<1	10	0.82	0.15	12
2023-06-14 14:25	-	<1	-	<1	2	0.73	0.17	12
2023-06-21 14:25	-	<1	-	<1	8	0.64	0.13	12
2023-06-28 12:25	-	<1	-	<1	<2	0.72	0.13	13
2023-07-05 14:25	-	<1	-	<1	<2	0.64	0.18	14
2023-07-12 14:25	-	<1	-	<1	2	0.7	0.14	12
2023-07-19 14:25	-	<1	-	<1	<2	0.7	0.15	14
2023-07-26 14:25	-	<1	-	<1	10	0.63	0.13	15
2023-08-02 14:25	-	<1	-	<1	30	0.75	0.26	15
2023-08-09 14:30	-	<1	-	<1	<2	0.69	0.1	17
2023-08-16 14:30	-	<1	-	<1	12	0.67	0.13	18
2023-08-23 14:30	-	<1	-	<1	8	0.64	0.1	16
2023-08-30 14:30	-	<1	-	<1	6	0.61	0.09	17
2023-09-06 09:25	-	<1	-	<1	8	0.45	0.19	17
2023-09-13 14:30	-	<1	-	<1	<2	0.7	0.12	16
2023-09-20 14:30	-	<1	-	<1	6	0.88	0.14	16
2023-09-27 14:25	-	<1	-	<1	4	0.56	0.17	16
2023-10-04 14:30	<1	<1	<1	-	20	0.59	0.18	15
2023-10-11 14:35	-	-	<1	-	2	0.64	0.14	14
2023-10-18 14:25	<1	-	<1	-	10	0.55	0.14	13
2023-10-25 14:25	<1	-	<1	-	<2	0.7	0.17	12
2023-11-01 14:25	-	<1	<1	<1	6	0.67	0.12	12
2023-11-08 14:25	-	<1	<1	<1	<2	0.8	0.12	11
2023-11-15 14:25	-	<1	<1	<1	12	0.72	0.16	10
2023-11-22 14:25	-	<1	<1	<1	<2	0.73	0.2	9
2023-11-29 14:25	-	<1	<1	<1	<2	0.72	0.13	8
2023-12-06 14:25	-	<1	<1	<1	NA	0.66	0.19	8
2023-12-13 14:25	-	<1	<1	<1	<2	0.64	0.18	7
2023-12-19 14:25	-	<1	<1	<1	NA	0.6	0.18	7
2023-12-27 10:30	-	<1	-	<1	NA	0.7	0.28	7

CNCL - 300

### Water Sampling | Type: GRAB | Station Number: RMD-261 | Address: 9911 Sidaway Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 14:10	-	<1	-	<1	<2	0.82	0.13	5
2023-01-11 14:10	-	<1	-	<1	<2	0.56	0.19	5
2023-01-18 14:10	-	<1	-	<1	<2	0.63	0.14	6
2023-01-25 14:10	-	<1	-	<1	<2	0.78	0.12	6
2023-02-01 14:15	-	<1	-	<1	<2	0.91	0.17	7
2023-02-08 14:10	-	<1	-	<1	<2	0.86	0.27	6
2023-02-15 14:10	-	<1	-	<1	<2	0.84	0.12	6
2023-02-22 14:10	-	<1	-	<1	<2	0.68	0.15	7
2023-03-01 14:10	-	<1	-	<1	<2	0.64	0.11	6
2023-03-08 14:10	-	<1	-	<1	<2	0.59	0.09	6
2023-03-15 14:10	-	<1	-	<1	<2	0.63	0.15	6
2023-03-22 14:10	-	<1	-	<1	<2	0.46	0.22	7
2023-03-29 14:10	-	<1	-	<1	8	0.74	0.1	6
2023-04-04 14:10	-	<1	-	<1	<2	0.91	0.28	7
2023-04-12 14:15	-	<1	-	<1	<2	0.65	0.26	7
2023-04-19 14:10	-	<1	-	<1	<2	0.89	0.6	7
2023-04-26 14:10	-	<1	-	<1	<2	0.8	0.23	7
2023-05-03 14:25	-	<1	-	<1	<2	0.63	0.27	8
2023-05-10 14:15	-	<1	-	<1	<2	0.76	0.13	9
2023-05-17 14:10	-	<1	-	<1	<2	0.72	0.27	10
2023-05-24 14:15	-	<1	-	<1	<2	0.64	0.16	10
2023-05-31 14:10	-	<1	-	<1	<2	0.7	0.42	11
2023-06-07 14:10	-	<1	-	<1	<2	0.59	0.14	11
2023-06-14 14:10	-	<1	-	<1	<2	0.64	0.13	12
2023-06-21 14:10	-	<1	-	<1	<2	0.71	0.1	12
2023-06-28 14:10	-	<1	-	<1	<2	0.58	0.09	13
2023-07-05 14:10	-	<1	-	<1	<2	0.56	0.16	14
2023-07-12 14:10	-	<1	-	<1	<2	0.68	0.17	12
2023-07-19 14:10	-	<1	-	<1	<2	0.54	0.11	15
2023-07-26 14:10	-	<1	-	<1	<2	0.62	0.1	16
2023-08-02 14:10	-	<1	-	<1	6	0.51	0.18	16
2023-08-09 14:15	-	<1	-	<1	<2	0.71	0.17	16
2023-08-16 14:15	-	<1	-	<1	4	0.55	0.23	17
2023-08-23 14:15	-	<1	-	<1	2	0.64	0.12	16
2023-08-30 14:15	-	<1	-	<1	<2	0.57	0.17	18
2023-09-06 09:10	-	<1	-	<1	4	0.5	0.25	17
2023-09-13 14:15	-	<1	-	<1	4	0.55	0.17	16
2023-09-20 14:15	-	<1	-	<1	<2	0.54	0.21	16
2023-09-27 14:10	-	<1	-	<1	<2	0.54	0.2	16
2023-10-04 14:15	<1	<1	<1	-	<2	0.54	0.18	15
2023-10-11 14:20	<1	-	<1	-	<2	0.57	0.16	14
2023-10-18 14:10	<1	-	<1	-	<2	0.53	0.17	13
2023-10-25 14:10	<1	-	<1	-	<2	0.56	0.15	12
2023-11-01 14:10	<1	-	<1	-	2	0.59	0.11	12
2023-11-08 14:10	-	<1	-	<1	<2	0.59	0.11	11
2023-11-15 14:10	-	<1	-	<1	<2	0.69	0.29	10
2023-11-22 14:10	-	<1	-	<1	<2	0.73	0.18	9
2023-11-29 14:10	-	<1	-	<1	<2	0.64	0.13	8
2023-12-06 14:10	-	<1	-	<1	<2	0.61	0.21	8
2023-12-13 14:10	-	<1	-	<1	<2	0.65	0.23	7
2023-12-19 14:10	-	<1	-	<1	NA	0.65	0.13	7
2023-12-27 10:50	-	<1	-	<1	NA	0.69	0.15	8



### Water Sampling | Type: GRAB | Station Number: RMD-262 | Address: 13799 Commerce Parkway

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 13:15	-	<1	-	<1	<2	0.94	0.18	5
2023-01-11 13:20	-	<1	-	<1	<2	0.75	0.23	6
2023-01-18 13:15	-	<1	-	<1	<2	0.7	0.13	6
2023-01-25 13:20	-	<1	-	<1	<2	0.87	0.11	6
2023-02-01 13:25	-	<1	-	<1	<2	0.89	0.13	6
2023-02-08 13:20	-	<1	-	<1	<2	0.73	0.18	6
2023-02-15 13:15	-	<1	-	<1	<2	0.59	0.14	7
2023-02-22 13:20	-	<1	-	<1	<2	0.73	0.15	7
2023-03-01 13:20	-	<1	-	<1	2	0.78	0.1	6
2023-03-08 13:15	-	<1	-	<1	<2	0.58	0.11	5
2023-03-15 13:20	-	<1	-	<1	<2	0.69	0.23	5
2023-03-22 13:20	-	<1	-	<1	4	0.68	0.16	6
2023-03-29 13:20	-	<1	-	<1	8	0.69	0.22	6
2023-04-04 13:20	-	<1	-	<1	<2	0.73	0.17	7
2023-04-12 13:20	-	<1	-	<1	<2	0.83	0.16	7
2023-04-19 13:15	-	<1	-	<1	<2	0.79	0.34	7
2023-04-26 13:20	-	<1	-	<1	<2	0.72	0.26	7
2023-05-03 13:35	-	<1	-	<1	<2	0.67	0.43	7
2023-05-10 13:25	-	<1	-	<1	<2	0.79	0.26	9
2023-05-17 13:15	-	<1	-	<1	<2	0.74	0.24	10
2023-05-24 13:25	-	<1	-	<1	<2	0.64	0.21	10
2023-05-31 13:20	-	<1	-	<1	2	0.68	0.21	10
2023-06-07 13:20	-	<1	-	<1	<2	0.72	0.17	11
2023-06-14 13:20	-	<1	-	<1	4	0.67	0.14	12
2023-06-21 13:15	-	<1	-	<1	<2	0.66	0.12	12
2023-06-28 13:20	-	<1	-	<1	<2	0.72	0.16	12
2023-07-05 13:20	-	<1	-	<1	2	0.64	0.17	13
2023-07-12 13:15	-	<1	-	<1	2	0.8	0.29	13
2023-07-19 13:15	-	<1	-	<1	<2	0.71	0.17	14
2023-07-26 13:20	-	<1	-	<1	8	0.69	0.18	15
2023-08-02 13:15	-	<1	-	<1	8	0.67	0.17	15
2023-08-09 13:20	-	<1	-	<1	20	0.81	0.27	17
2023-08-16 13:20	-	<1	-	<1	2	0.64	0.13	17
2023-08-23 13:20	-	<1	-	<1	4	0.71	0.13	16
2023-08-30 13:15	-	<1	-	<1	2	0.68	0.12	17
2023-09-06 08:20	-	<1	-	<1	10	0.68	0.26	17
2023-09-13 13:20	-	<1	-	<1	2	0.68	0.18	16
2023-09-20 13:20	-	<1	-	<1	4	0.75	0.27	16
2023-09-27 13:15	-	<1	-	<1	8	0.64	0.2	16
2023-10-04 13:20	<1	-	<1	-	4	0.71	0.27	14
2023-10-11 13:20	<1	-	<1	-	2	0.62	0.2	13
2023-10-18 13:15	<1	-	<1	-	2	0.56	0.11	13
2023-10-25 13:15	<1	-	<1	-	<2	0.73	0.19	12
2023-11-01 13:15	<1	-	<1	-	2	0.69	0.11	12
2023-11-08 13:15	-	<1	-	<1	<2	0.59	0.12	11
2023-11-15 13:15	-	<1	-	<1	<2	0.71	0.2	10
2023-11-22 13:15	-	<1	-	<1	<2	0.78	0.25	9
2023-11-29 13:15	-	<1	-	<1	<2	0.67	0.17	8
2023-12-06 13:20	-	<1	-	<1	<2	0.65	0.16	8
2023-12-13 13:15	-	<1	-	<1	<2	0.68	0.13	7
2023-12-19 13:15	-	<1	-	<1	NA	0.7	0.17	8
2023-12-28 09:20	-	<1	-	<1	NA	0.67	0.17	8

CNCL - 301

### Water Sampling | Type: GRAB | Station Number: RMD-263 | Address: 12560 Cambie Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 17:10	-	<1	-	<1	<2	0.99	0.16	5
2023-01-11 12:30	-	<1	-	<1	<2	0.76	0.23	5
2023-01-18 12:30	-	<1	-	<1	<2	0.8	0.14	6
2023-01-25 12:30	-	<1	-	<1	<2	0.75	0.1	6
2023-02-01 12:30	-	<1	-	<1	<2	0.83	0.2	6
2023-02-08 12:30	-	<1	-	<1	10	0.84	0.19	6
2023-02-15 12:30	-	<1	-	<1	<2	0.85	0.14	6
2023-02-22 12:30	-	<1	-	<1	<2	0.85	0.14	6
2023-03-01 12:30	-	<1	-	<1	2	0.81	0.11	5
2023-03-08 12:30	-	<1	-	<1	<2	0.84	0.1	6
2023-03-15 12:30	-	<1	-	<1	<2	0.81	0.2	6
2023-03-22 12:30	-	<1	-	<1	<2	0.77	0.14	6
2023-03-29 12:30	-	<1	-	<1	4	0.82	0.16	7
2023-04-04 12:30	-	<1	-	<1	<2	0.85	0.37	6
2023-04-12 12:30	-	<1	-	<1	<2	0.73	0.16	6
2023-04-19 12:30	-	<1	-	<1	<2	0.83	0.24	7
2023-04-26 12:30	-	<1	-	<1	<2	0.6	0.18	7
2023-05-03 12:55	-	<1	-	<1	<2	0.69	0.51	8
2023-05-10 12:35	-	<1	-	<1	<2	0.68	0.25	9
2023-05-17 12:30	-	<1	-	<1	<2	0.83	0.19	9
2023-05-24 12:30	-	<1	-	<1	<2	0.73	0.21	10
2023-05-31 12:30	-	<1	-	<1	<2	0.78	0.27	10
2023-06-07 12:30	-	<1	-	<1	<2	0.83	0.17	11
2023-06-14 12:30	-	<1	-	<1	<2	0.74	0.11	12
2023-06-21 12:30	-	<1	-	<1	<2	0.83	0.12	12
2023-06-28 12:30	-	<1	-	<1	2	0.69	0.14	12
2023-07-05 12:30	-	<1	-	<1	2	0.75	0.29	13
2023-07-12 12:30	-	<1	-	<1	<2	0.68	0.19	13
2023-07-19 12:30	-	<1	-	<1	<2	0.69	0.13	14
2023-07-26 12:30	-	<1	-	<1	6	0.73	0.18	15
2023-08-02 12:30	-	<1	-	<1	<2	0.78	0.18	15
2023-08-09 12:30	-	<1	-	<1	2	0.74	0.15	16
2023-08-16 12:30	-	<1	-	<1	6	0.69	0.16	17
2023-08-23 12:30	-	<1	-	<1	4	0.88	0.1	16
2023-08-30 12:30	-	<1	-	<1	6	0.77	0.12	17
2023-09-06 07:30	-	<1	-	<1	4	0.68	0.12	17
2023-09-13 12:30	-	<1	-	<1	4	0.75	0.14	16
2023-09-20 12:30	-	<1	-	<1	4	0.72	0.16	16
2023-09-27 12:30	-	<1	-	<1	2	0.73	0.22	16
2023-10-04 12:30	<1	-	<1	-	8	0.56	0.17	15
2023-10-11 12:30	-	-	<1	-	2	0.61	0.14	13
2023-10-18 12:30	<1	-	<1	-	<2	0.6	0.15	13
2023-10-25 12:30	<1	-	<1	-	<2	0.64	0.18	12
2023-11-01 12:30	<1	-	<1	-	8	0.71	0.14	12
2023-11-08 12:30	-	<1	-	<1	<2	0.7	0.11	11
2023-11-15 12:30	-	<1	-	<1	<2	0.73	0.3	10
2023-11-22 12:30	-	<1	-	<1	<2	0.72	0.21	10
2023-11-29 12:30	-	<1	-	<1	<2	0.74	0.2	8
2023-12-06 12:30	-	<1	-	<1	<2	0.66	0.18	8
2023-12-13 12:30	-	<1	-	<1	<2	0.64	0.19	7
2023-12-19 12:30	-	<1	-	<1	NA	0.61	0.19	7
2023-12-28 10:15	-	<1	-	<1	NA	0.63	0.13	8

### Water Sampling | Type: GRAB | Station Number: RMD-264 | Address: 13100 Mitchell Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 12:45	-	<1	-	<1	<2	0.91	0.15	6
2023-01-11 13:00	-	<1	-	<1	12	0.72	0.16	6
2023-01-18 12:45	-	<1	-	<1	<2	0.72	0.15	7
2023-01-25 13:00	-	<1	-	<1	<2	0.69	0.15	6
2023-02-01 12:50	-	<1	-	<1	<2	0.79	0.14	6
2023-02-08 13:00	-	<1	-	<1	<2	0.84	0.27	6
2023-02-15 12:45	-	<1	-	<1	<2	0.86	0.13	6
2023-02-22 13:00	-	<1	-	<1	<2	0.98	0.13	7
2023-03-01 13:00	-	<1	-	<1	<2	0.98	0.1	6
2023-03-08 12:45	-	<1	-	<1	100	0.69	0.1	6
2023-03-15 13:00	-	<1	-	<1	<2	0.72	0.21	6
2023-03-22 13:00	-	<1	-	<1	<2	0.85	0.24	7
2023-03-29 13:00	-	<1	-	<1	8	0.75	0.13	7
2023-04-04 13:00	-	<1	-	<1	<2	0.84	0.23	7
2023-04-12 13:00	-	<1	-	<1	<2	0.77	0.15	7
2023-04-19 13:00	-	<1	-	<1	<2	0.73	0.28	7
2023-04-26 13:00	-	<1	-	<1	<2	0.91	0.2	7
2023-05-03 13:15	-	<1	-	<1	<2	0.73	0.61	8
2023-05-10 13:05	-	<1	-	<1	2	0.81	0.17	9
2023-05-17 13:00	-	<1	-	<1	<2	0.73	0.74	9
2023-05-24 12:50	-	<1	-	<1	<2	0.77	0.15	10
2023-05-31 13:00	-	<1	-	<1	<2	0.82	0.44	10
2023-06-07 13:00	-	<1	-	<1	<2	0.78	0.3	12
2023-06-14 13:00	-	<1	-	<1	<2	0.74	0.18	12
2023-06-21 13:00	-	<1	-	<1	<2	0.82	0.13	12
2023-06-28 13:00	-	<1	-	<1	<2	0.69	0.11	12
2023-07-05 13:00	-	<1	-	<1	<2	0.66	0.2	13
2023-07-12 12:45	-	<1	-	<1	<2	0.79	0.12	13
2023-07-19 13:00	-	<1	-	<1	<2	0.7	0.13	14
2023-07-26 13:00	-	<1	-	<1	160	0.68	1.4	15
2023-08-02 12:45	-	<1	-	<1	12	0.74	0.31	15
2023-08-09 13:00	-	<1	-	<1	12	0.62	0.12	17
2023-08-16 13:00	-	<1	-	<1	8	0.68	0.12	17
2023-08-23 13:00	-	<1	-	<1	10	0.72	0.11	16
2023-08-30 12:45	-	<1	-	<1	2	0.66	0.16	17
2023-09-06 08:00	-	<1	-	<1	18	0.45	0.19	18
2023-09-13 13:00	-	<1	-	<1	4	0.78	0.12	16
2023-09-20 13:00	-	<1	-	<1	6	0.78	0.37	16
2023-09-27 12:45	-	<1	-	<1	8	0.63	0.15	16
2023-10-04 12:45	<1	<1	<1	<1	22	0.65	0.15	15
2023-10-11 13:00	-	<1	-	<1	4	0.71	0.32	13
2023-10-18 12:45	<1	<1	<1	<1	2	0.64	0.11	13
2023-10-25 12:45	<1	<1	<1	<1	<2	0.63	0.21	12
2023-11-01 12:45	<1	<1	<1	<1	2	0.74	0.12	12
2023-11-08 13:00	-	<1	-	<1	2	0.66	0.12	11
2023-11-15 13:00	-	<1	-	<1	<2	0.73	0.15	11
2023-11-22 13:00	-	<1	-	<1	<2	0.77	0.38	9
2023-11-29 13:00	-	<1	-	<1	<2	0.76	0.18	9
2023-12-06 13:00	-	<1	-	<1	16	0.68	0.2	9
2023-12-13 13:00	-	<1	-	<1	6	0.74	0.24	7
2023-12-19 13:00	-	<1	-	<1	NA	0.56	0.18	8
2023-12-28 09:45	-	<1	-	<1	NA	0.62	0.18	10

CNCL - 302

### Water Sampling | Type: GRAB | Station Number: RMD-266 | Address: 9380 General Currie Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 14:55	-	<1	-	<1	<2	0.85	0.14	6
2023-01-11 14:55	-	<1	-	<1	8	0.67	0.2	6
2023-01-18 14:55	-	<1	-	<1	<2	0.62	0.14	6
2023-01-25 14:55	-	<1	-	<1	<2	0.71	0.1	7
2023-02-01 15:00	-	<1	-	<1	<2	0.73	0.14	6
2023-02-08 14:55	-	<1	-	<1	<2	0.91	0.24	6
2023-02-15 14:55	-	<1	-	<1	<2	0.84	0.11	7
2023-02-22 14:55	-	<1	-	<1	<2	0.87	0.15	7
2023-03-01 14:55	-	<1	-	<1	<2	0.96	0.17	6
2023-03-08 14:55	-	<1	-	<1	<2	0.81	0.18	6
2023-03-15 14:55	-	<1	-	<1	<2	0.81	0.13	5
2023-03-22 14:55	-	<1	-	<1	<2	0.83	0.18	7
2023-03-29 14:55	-	<1	-	<1	<2	0.83	0.19	6
2023-04-04 14:55	-	<1	-	<1	<2	0.85	0.25	7
2023-04-12 15:00	-	<1	-	<1	<2	0.89	0.14	6
2023-04-19 15:00	-	<1	-	<1	<2	0.81	0.16	7
2023-04-26 14:55	-	<1	-	<1	<2	0.81	0.16	7
2023-05-03 15:10	-	<1	-	<1	<2	0.59	0.29	8
2023-05-10 15:00	-	<1	-	<1	<2	0.86	0.29	9
2023-05-17 15:00	-	<1	-	<1	<2	0.79	0.19	9
2023-05-24 15:00	-	<1	-	<1	<2	0.75	0.23	10
2023-05-31 14:55	-	<1	-	<1	<2	0.79	0.18	10
2023-06-07 14:55	-	<1	-	<1	<2	0.74	0.14	11
2023-06-14 14:55	-	<1	-	<1	<2	0.8	0.15	12
2023-06-21 14:55	-	<1	-	<1	<2	0.79	0.36	12
2023-06-28 14:55	-	<1	-	<1	<2	0.77	0.13	12
2023-07-05 14:55	-	<1	-	<1	<2	0.77	0.19	13
2023-07-12 14:55	-	<1	-	<1	<2	0.75	0.13	13
2023-07-19 14:55	-	<1	-	<1	<2	0.76	0.21	14
2023-07-26 14:55	-	<1	-	<1	2	0.74	0.17	15
2023-08-02 14:55	-	<1	-	<1	8	0.86	0.2	15
2023-08-09 15:00	-	<1	-	<1	10	0.81	0.14	16
2023-08-16 15:00	-	<1	-	<1	6	0.71	0.14	17
2023-08-23 15:00	-	<1	-	<1	4	0.74	0.16	16
2023-08-30 15:00	-	<1	-	<1	10	0.76	0.18	16
2023-09-06 09:55	-	<1	-	<1	16	0.69	0.18	17
2023-09-13 15:00	-	<1	-	<1	2	0.82	0.11	16
2023-09-20 15:00	-	<1	-	<1	2	0.74	0.15	16
2023-09-27 14:55	-	<1	-	<1	2	0.72	0.14	16
2023-10-04 15:00	<1	<1	<1	<1	4	0.7	0.11	14
2023-10-11 15:05	<1	<1	<1	<1	<2	0.64	0.13	13
2023-10-18 14:55	<1	<1	<1	<1	4	0.72	0.1	13
2023-10-25 15:00	<1	<1	<1	<1	<2	0.63	0.16	12
2023-11-01 14:55	<1	<1	<1	<1	2	0.61	0.13	12
2023-11-08 14:55	-	<1	-	<1	<2	0.82	0.13	10
2023-11-15 15:00	-	<1	-	<1	<2	0.83	0.2	10
2023-11-22 14:55	-	<1	-	<1	<2	0.72	0.21	9
2023-11-29 14:55	-	<1	-	<1	<2	0.81	0.14	8
2023-12-06 14:55	-	<1	-	<1	<2	0.53	0.14	8
2023-12-13 15:00	-	<1	-	<1	<2	0.73	0.29	7
2023-12-19 14:55	-	<1	-	<1	NA	0.7	0.17	7
2023-12-27 11:10	-	<1	-	<1	NA	0.65	0.25	8



### Water Sampling | Type: GRAB | Station Number: RMD-267 | Address: 17240 Fedoruk Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 10:10	-	<1	-	<1	<2	0.66	0.11	6
2023-01-12 10:30	-	<1	-	<1	<2	0.84	0.16	7
2023-01-20 10:00	-	<1	-	<1	<2	0.55	0.15	8
2023-01-26 10:10	-	<1	-	<1	<2	0.64	0.12	8
2023-02-03 10:10	-	<1	-	<1	<2	0.68	0.18	7
2023-02-09 10:00	-	<1	-	<1	2	0.83	0.16	7
2023-02-17 10:00	-	<1	-	<1	<2	0.78	0.15	7
2023-02-23 10:10	-	<1	-	<1	<2	0.79	0.17	7
2023-03-03 10:30	-	<1	-	<1	<2	0.75	0.14	5
2023-03-09 10:00	-	<1	-	<1	340	0.72	0.1	6
2023-03-17 10:10	-	<1	-	<1	<2	0.56	0.14	7
2023-03-23 10:10	-	<1	-	<1	<2	0.68	0.16	6
2023-03-31 10:00	-	<1	-	<1	<2	0.71	0.17	7
2023-04-05 10:05	-	<1	-	<1	<2	0.8	0.18	8
2023-04-14 10:15	-	<1	-	<1	<2	0.67	0.18	8
2023-04-20 10:15	-	<1	-	<1	<2	0.72	0.18	8
2023-04-28 10:00	-	<1	-	<1	<2	0.72	0.3	8
2023-05-04 10:00	-	<1	-	<1	<2	0.59	0.15	9
2023-05-12 10:10	-	<1	-	<1	2	0.83	0.22	10
2023-05-18 10:15	-	<1	-	<1	<2	0.69	0.21	11
2023-05-26 10:10	-	<1	-	<1	<2	0.8	0.29	11
2023-06-01 10:10	-	<1	-	<1	<2	0.66	0.19	12
2023-06-09 10:10	-	<1	-	<1	<2	0.71	0.22	13
2023-06-15 10:10	-	<1	-	<1	<2	0.73	0.23	13
2023-06-23 10:10	-	<1	-	<1	<2	0.84	0.16	13
2023-06-29 10:10	-	<1	-	<1	<2	0.71	0.15	14
2023-07-07 10:10	-	<1	-	<1	<2	0.71	0.19	14
2023-07-13 10:10	-	<1	-	<1	<2	0.64	0.27	15
2023-07-21 10:10	-	<1	-	<1	<2	0.66	0.15	16
2023-07-27 10:10	-	<1	-	<1	<2	0.65	0.14	16
2023-08-04 10:25	-	<1	-	<1	<2	0.88	0.13	17
2023-08-10 10:30	-	<1	-	<1	<2	0.6	0.13	17
2023-08-18 10:00	-	<1	-	<1	2	0.66	0.2	17
2023-08-24 10:20	-	<1	-	<1	<2	0.85	0.15	17
2023-09-01 10:00	-	<1	-	<1	<2	0.66	0.16	18
2023-09-07 10:20	-	<1	-	<1	6	0.6	0.17	17
2023-09-15 10:20	-	<1	-	<1	6	0.71	0.24	17
2023-09-21 10:00	-	<1	-	<1	6	0.69	0.25	17
2023-09-29 10:10	-	<1	-	<1	4	0.63	0.19	17
2023-10-05 10:30	<1	-	<1	-	4	0.64	0.19	15
2023-10-13 10:25	-	<1	-	<1	<2	0.69	0.13	14
2023-10-19 10:00	<1	-	<1	-	6	0.59	0.12	14
2023-10-27 10:10	<1	-	<1	-	<2	0.63	0.17	11
2023-11-02 09:55	<1	-	<1	-	<2	0.67	0.12	10
2023-11-10 10:00	-	<1	-	<1	<2	0.64	0.15	11
2023-11-16 10:10	-	<1	-	<1	<2	0.73	0.17	9
2023-11-24 10:10	-	<1	-	<1	<2	0.62	0.18	10
2023-11-30 10:00	-	<1	-	<1	2	0.66	0.14	8
2023-12-08 10:10	-	<1	-	<1	<2	0.68	0.18	8
2023-12-14 10:00	-	<1	-	<1	<2	0.65	0.23	7
2023-12-20 15:00	-	<1	-	<1	NA	0.61	0.21	8
2023-12-28 10:45	-	<1	-	<1	NA	0.7	0.15	8

CNCL - 303

### Water Sampling | Type: GRAB | Station Number: RMD-268 | Address: 13800 No. 3 Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 15:15	-	<1	-	<1	4	0.82	0.14	6
2023-01-11 15:10	-	<1	-	<1	<2	0.7	0.26	6
2023-01-18 15:15	-	<1	-	<1	4	0.73	0.13	7
2023-01-25 15:10	-	<1	-	<1	<2	0.78	0.61	7
2023-02-01 15:15	-	<1	-	<1	<2	0.77	0.17	7
2023-02-08 15:10	-	<1	-	<1	<2	0.79	0.18	7
2023-02-15 13:15	-	<1	-	<1	<2	0.71	0.1	7
2023-02-22 15:10	-	<1	-	<1	<2	0.8	0.16	7
2023-03-01 15:10	-	<1	-	<1	<2	0.93	0.12	5
2023-03-08 15:15	-	<1	-	<1	<2	0.72	0.1	7
2023-03-15 15:10	-	<1	-	<1	<2	0.76	0.11	6
2023-03-22 13:10	-	<1	-	<1	<2	0.73	0.14	7
2023-03-29 15:10	-	<1	-	<1	<2	0.73	0.18	6
2023-04-04 15:10	-	<1	-	<1	<2	0.76	0.23	8
2023-04-12 15:15	-	<1	-	<1	<2	0.74	0.11	7
2023-04-19 15:15	-	<1	-	<1	10	0.81	0.22	7
2023-04-26 15:10	-	<1	-	<1	<2	0.85	0.19	8
2023-05-03 15:25	-	<1	-	<1	<2	0.62	0.16	8
2023-05-10 15:15	-	<1	-	<1	<2	0.79	0.16	10
2023-05-17 15:15	-	<1	-	<1	<2	0.69	0.15	10
2023-05-24 15:15	-	<1	-	<1	<2	0.72	0.2	10
2023-05-31 15:10	-	<1	-	<1	<2	0.35	0.35	10
2023-06-07 15:10	-	<1	-	<1	2	0.95	5.8	11
2023-06-09 09:50	-	<1	-	<1	<2	0.63	0.13	12
2023-06-14 15:10	-	<1	-	<1	<2	0.7	0.25	12
2023-06-21 15:10	-	<1	-	<1	<2	0.64	0.14	13
2023-06-28 15:10	-	<1	-	<1	<2	0.64	0.12	13
2023-07-05 15:10	-	<1	-	<1	<2	0.65	0.21	14
2023-07-19 15:15	-	<1	-	<1	14	0.7	0.11	15
2023-07-26 15:10	-	<1	-	<1	<2	0.63	0.15	16
2023-08-02 15:15	-	<1	-	<1	6	0.62	0.17	16
2023-08-09 15:15	-	<1	-	<1	4	0.66	0.11	17
2023-08-16 15:15	-	<1	-	<1	<2	0.53	0.09	17
2023-08-23 15:15	-	<1	-	<1	8	0.51	0.09	17
2023-08-30 15:15	-	<1	-	<1	2	0.57	0.23	18
2023-09-06 10:10	-	<1	-	<1	<2	0.52	0.14	17
2023-09-13 15:15	-	<1	-	<1	<2	0.68	0.26	17
2023-09-20 15:15	-	<1	-	<1	2	0.56	0.12	17
2023-09-27 15:15	-	<1	-	<1	<2	0.51	0.14	17
2023-10-04 15:15	<1	-	<1	-	<2	0.47	0.12	16
2023-10-11 15:20	<1	-	<1	-	2	0.6	0.34	14
2023-10-18 15:15	<1	-	<1	-	18	0.46	0.09	13
2023-10-25 15:15	<1	-	<1	-	2	0.54	0.16	12
2023-11-01 15:15	<1	-	<1	-	<2	0.57	0.12	12
2023-11-08 15:15	-	<1	-	<1	<2	0.6	0.14	11
2023-11-15 15:15	-	<1	-	<1	<2	0.69	0.22	11
2023-11-22 15:15	-	<1	-	<1	<2	0.81	1.3	9
2023-11-29 15:10	-	<1	-	<1	4	0.79	0.58	9
2023-12-06 15:10	-	<1	-	<1	<2	0.61	0.12	9
2023-12-13 15:15	-	<1	-	<1	<2	0.69	0.14	7
2023-12-19 15:15	-	<1	-	<1	NA	0.6	0.15	8
2023-12-27 09:40	-	<1	-	<1	NA	0.52	0.24	8

## Water Sampling | Type: GRAB | Station Number: RMD-269 | Address: 14951 Triangle Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 13:50	-	<1	-	<1	2	0.41	0.12	6
2023-01-09 13:50	-	<1	-	<1	2	0.7	0.13	6
2023-01-16 13:50	-	<1	-	<1	2	0.74	0.13	7
2023-01-23 13:50	-	<1	-	<1	<2	0.67	0.13	7
2023-01-30 13:50	-	<1	-	<1	<2	0.78	0.1	7
2023-02-06 13:50	-	<1	-	<1	<2	0.85	0.13	7
2023-02-13 13:50	-	<1	-	<1	<2	0.74	0.41	6
2023-02-21 13:50	-	<1	-	<1	4	0.7	0.41	7
2023-02-27 13:50	-	<1	-	<1	<2	0.76	0.13	5
2023-03-06 13:50	-	<1	-	<1	<2	0.76	0.12	5
2023-03-13 13:50	-	<1	-	<1	2	0.68	0.18	6
2023-03-20 13:50	-	<1	-	<1	<2	0.71	0.18	7
2023-03-27 13:50	-	<1	-	<1	<2	0.69	0.21	7
2023-04-03 13:50	-	<1	-	<1	<2	0.68	0.16	8
2023-04-11 13:50	-	<1	-	<1	<2	0.67	0.18	7
2023-04-17 15:20	-	<1	-	<1	<2	0.68	0.19	7
2023-04-24 13:55	-	<1	-	<1	<2	0.65	0.26	7
2023-05-01 13:50	-	<1	-	<1	<2	0.69	0.15	8
2023-05-08 13:50	-	<1	-	<1	<2	0.88	1.1	8
2023-05-15 13:50	-	<1	-	<1	<2	0.81	0.73	9
2023-05-23 13:50	-	<1	-	<1	<2	0.72	0.4	9
2023-05-29 13:50	-	<1	-	<1	<2	0.66	0.19	11
2023-06-05 13:50	-	<1	-	<1	<2	0.68	0.31	11
2023-06-12 13:50	-	<1	-	<1	2	0.8	0.14	11
2023-06-19 13:50	-	<1	-	<1	<2	0.72	0.21	11
2023-06-27 13:50	-	<1	-	<1	<2	0.7	0.16	11
2023-07-04 13:50	-	<1	-	<1	<2	0.69	0.12	12
2023-07-10 13:50	-	<1	-	<1	<2	0.74	0.2	13
2023-07-17 13:50	-	<1	-	<1	<2	0.75	0.25	14
2023-07-24 13:50	-	<1	-	<1	<2	0.79	0.12	15
2023-07-31 13:50	-	<1	-	<1	<2	0.73	0.18	15
2023-08-08 13:50	-	<1	-	<1	10	0.68	0.16	16
2023-08-14 13:50	-	<1	-	<1	2	0.67	0.13	20
2023-08-21 13:50	-	<1	-	<1	4	0.68	0.13	16
2023-08-28 13:50	-	<1	-	<1	2	0.58	0.16	17
2023-09-06 13:50	-	<1	-	<1	<2	0.64	0.16	17
2023-09-11 13:50	-	<1	-	<1	<2	0.65	0.17	16
2023-09-18 13:50	-	<1	-	<1	130	0.62	0.27	16
2023-09-25 13:50	-	<1	-	<1	8	0.72	0.17	17
2023-10-03 13:50	<1	<1	<1	<1	<2	0.77	0.14	14
2023-10-10 13:50	-	-	-	-	<2	0.76	0.18	15
2023-10-16 13:50	<1	<1	<1	<1	4	0.66	0.2	13
2023-10-23 13:50	-	-	-	-	<2	0.6	0.15	11
2023-10-30 13:50	<1	<1	<1	<1	<2	0.67	0.26	11
2023-11-06 13:50	-	<1	<1	<1	<2	0.79	0.13	10
2023-11-14 13:50	-	<1	<1	<1	<2	0.8	0.11	10
2023-11-20 13:50	-	<1	<1	<1	4	0.8	0.22	9
2023-11-27 13:50	-	<1	<1	<1	<2	0.73	0.21	8
2023-12-04 13:50	-	<1	<1	<1	<2	0.57	0.19	8
2023-12-11 13:55	-	<1	<1	<1	<2	0.74	0.13	8
2023-12-18 13:55	-	<1	<1	<1	NA	0.7	0.2	8
2023-12-27 10:40	-	<1	-	<1	NA	0.58	0.21	8

## Water Sampling | Type: GRAB | Station Number: RMD-270 | Address: 8200 Jones Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 14:15	-	<1	-	<1	<2	0.74	0.14	6
2023-01-09 14:15	-	<1	-	<1	6	0.56	0.2	6
2023-01-16 14:15	-	<1	-	<1	4	0.73	0.14	7
2023-01-23 14:10	-	<1	-	<1	<2	0.68	0.11	7
2023-01-30 14:15	-	<1	-	<1	<2	0.74	0.19	7
2023-02-06 14:15	-	<1	-	<1	<2	0.79	0.11	6
2023-02-13 14:15	-	<1	-	<1	46	0.88	0.17	7
2023-02-21 14:10	-	<1	-	<1	12	0.82	0.18	7
2023-02-27 14:15	-	<1	-	<1	<2	0.85	0.12	6
2023-03-06 14:15	-	<1	-	<1	42	0.78	0.11	6
2023-03-13 14:15	-	<1	-	<1	34	0.73	0.18	6
2023-03-20 14:15	-	<1	-	<1	6	0.7	0.19	7
2023-03-27 14:15	-	<1	-	<1	2	0.77	0.2	6
2023-04-03 14:15	-	<1	-	<1	4	0.83	0.14	7
2023-04-11 14:10	-	<1	-	<1	24	0.7	0.11	7
2023-04-17 15:45	-	<1	-	<1	6	0.69	0.16	8
2023-04-24 14:20	-	<1	-	<1	12	0.71	0.15	7
2023-05-01 14:15	-	<1	-	<1	6	0.73	0.14	9
2023-05-08 14:10	-	<1	-	<1	6	0.72	0.14	9
2023-05-15 12:10	-	<1	-	<1	26	0.88	0.26	11
2023-05-23 14:10	-	<1	-	<1	6	0.76	0.33	10
2023-05-29 14:15	-	<1	-	<1	6	0.74	0.14	13
2023-06-05 14:15	-	<1	-	<1	18	0.85	0.22	12
2023-06-12 14:15	-	<1	-	<1	10	0.71	0.12	13
2023-06-19 14:15	-	<1	-	<1	22	0.73	0.22	12
2023-06-27 14:15	-	<1	-	<1	52	0.72	0.11	14
2023-07-04 14:15	-	<1	-	<1	60	0.74	0.12	15
2023-07-10 14:10	-	<1	-	<1	48	0.72	0.14	14
2023-07-17 14:15	-	<1	-	<1	88	0.6	0.17	16
2023-07-24 14:15	-	<1	-	<1	150	0.64	0.17	18
2023-07-31 14:15	-	<1	-	<1	16	0.6	0.11	17
2023-08-08 14:10	-	<1	-	<1	58	0.65	0.36	16
2023-08-14 14:15	-	<1	-	<1	44	0.68	0.1	18
2023-08-21 14:10	-	<1	-	<1	140	0.56	0.11	16
2023-08-28 14:15	-	<1	-	<1	46	0.54	0.16	18
2023-09-06 14:10	-	<1	-	<1	46	0.62	0.22	17
2023-09-11 14:15	-	<1	-	<1	24	0.59	0.08	18
2023-09-18 14:10	-	<1	-	<1	<2	0.48	0.11	16
2023-09-25 14:15	-	<1	-	<1	10	0.64	0.11	17
2023-10-03 14:10	<1	<1	<1	<1	24	0.59	0.13	16
2023-10-10 14:15	<1	<1	<1	<1	16	0.57	0.15	15
2023-10-16 14:15	<1	<1	<1	<1	6	0.53	0.13	15
2023-10-23 14:15	<1	<1	<1	<1	<2	0.61	0.11	13
2023-10-30 14:15	<1	<1	<1	<1	10	0.53	0.23	12
2023-11-06 14:10	-	<1	<1	<1	10	0.63	0.15	11
2023-11-14 14:10	-	<1	<1	<1	2	0.66	0.12	11
2023-11-20 14:15	-	<1	<1	<1	2	0.72	0.17	10
2023-11-27 14:10	-	<1	<1	<1	<2	0.75	0.18	9
2023-12-04 14:10	-	<1	<1	<1	2	0.58	0.17	9
2023-12-11 14:15	-	<1	<1	<1	16	0.71	0.37	8
2023-12-18 14:15	-	<1	<1	<1	NA	0.62	0.17	8
2023-12-27 11:15	-	<1	-	<1	NA	0.61	0.26	10



## Water Sampling | Type: GRAB | Station Number: RMD-271 | Address: 3800 Cessna Drive

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 15:30	-	<1	-	<1	<2	0.69	0.12	5
2023-01-09 15:30	-	<1	-	<1	<2	0.72	0.17	5
2023-01-16 15:30	-	<1	-	<1	<2	0.78	0.2	6
2023-01-23 15:30	-	<1	-	<1	<2	0.83	0.12	7
2023-01-30 15:30	-	<1	-	<1	<2	0.75	0.25	7
2023-02-06 15:30	-	<1	-	<1	<2	0.86	0.11	6
2023-02-13 15:00	-	<1	-	<1	<2	0.89	0.1	7
2023-02-21 15:15	-	<1	-	<1	<2	0.89	0.16	7
2023-02-27 15:30	-	<1	-	<1	<2	0.8	0.12	6
2023-03-06 15:15	-	<1	-	<1	<2	1.01	0.11	6
2023-03-13 15:15	-	<1	-	<1	<2	0.78	0.29	6
2023-03-20 15:15	-	<1	-	<1	<2	0.84	0.14	6
2023-03-27 15:15	-	<1	-	<1	<2	0.88	0.14	6
2023-04-03 15:15	-	<1	-	<1	<2	0.92	0.17	7
2023-04-11 15:15	-	<1	-	<1	<2	0.89	0.2	7
2023-04-17 14:14	-	<1	-	<1	<2	0.79	0.17	7
2023-04-24 15:20	-	<1	-	<1	<2	0.81	0.15	7
2023-05-01 15:15	-	<1	-	<1	<2	0.77	0.16	8
2023-05-08 15:15	-	<1	-	<1	<2	0.85	0.2	9
2023-05-15 15:15	-	<1	-	<1	<2	0.75	0.34	10
2023-05-23 15:15	-	<1	-	<1	<2	0.86	0.29	10
2023-05-29 15:15	-	<1	-	<1	<2	0.7	0.32	11
2023-06-05 15:15	-	<1	-	<1	<2	0.93	0.23	12
2023-06-12 15:15	-	<1	-	<1	2	0.78	0.12	12
2023-06-19 15:15	-	<1	-	<1	<2	0.82	0.16	13
2023-06-27 15:15	-	<1	-	<1	<2	0.82	0.17	13
2023-07-04 15:15	-	<1	-	<1	4	0.86	0.1	13
2023-07-10 15:15	-	<1	-	<1	<2	0.75	0.15	14
2023-07-17 15:15	-	<1	-	<1	2	0.59	0.28	15
2023-07-24 15:15	-	<1	-	<1	4	0.69	0.1	16
2023-07-31 15:15	-	<1	-	<1	18	0.66	0.13	15
2023-08-08 15:15	-	<1	-	<1	54	0.77	1.9	15
2023-08-14 15:15	-	<1	-	<1	8	0.77	0.11	17
2023-08-21 15:15	-	<1	-	<1	10	0.66	0.09	16
2023-08-28 15:15	-	<1	-	<1	18	0.7	0.12	17
2023-09-06 15:15	-	<1	-	<1	8	0.65	0.27	17
2023-09-11 15:15	-	<1	-	<1	4	0.69	0.1	17
2023-09-18 15:15	-	<1	-	<1	NA	0.67	0.17	17
2023-09-25 15:15	-	<1	-	<1	<2	0.65	0.21	17
2023-10-03 15:15	<1	-	<1	-	<2	0.7	0.11	16
2023-10-10 15:15	<1	-	<1	-	<2	0.71	0.1	15
2023-10-16 15:15	<1	-	<1	-	2	0.65	0.09	14
2023-10-23 15:15	<1	-	<1	-	<2	0.75	0.15	13
2023-10-30 15:15	<1	-	<1	-	2	0.71	0.27	11
2023-11-06 15:10	-	<1	-	<1	<2	0.76	0.11	10
2023-11-14 15:10	-	<1	-	<1	6	0.69	0.12	11
2023-11-20 15:15	-	<1	-	<1	<2	0.8	0.25	10
2023-11-27 15:10	-	<1	-	<1	<2	0.78	0.15	9
2023-12-04 15:10	-	<1	-	<1	<2	0.58	0.16	8
2023-12-11 15:15	-	<1	-	<1	<2	0.78	0.13	8
2023-12-18 15:15	-	<1	-	<1	NA	0.63	0.23	8
2023-12-27 08:25	-	<1	-	<1	NA	0.71	0.21	8

CNCL - 305

## Water Sampling | Type: GRAB | Station Number: RMD-272 | Address: 751 Catalina Crescent

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 15:30	-	<1	-	<1	<2	0.7	0.12	5
2023-01-09 15:30	-	<1	-	<1	<2	0.76	0.27	6
2023-01-16 15:30	-	<1	-	<1	<2	0.86	0.18	7
2023-01-23 15:25	-	<1	-	<1	<2	0.92	0.12	6
2023-01-30 15:30	-	<1	-	<1	<2	0.76	0.16	6
2023-02-06 15:30	-	<1	-	<1	4	0.91	0.15	6
2023-02-13 15:15	-	<1	-	<1	<2	1	0.11	7
2023-02-21 15:30	-	<1	-	<1	2	0.99	0.26	7
2023-02-27 15:30	-	<1	-	<1	<2	0.92	0.17	6
2023-03-06 15:30	-	<1	-	<1	<2	0.93	0.11	6
2023-03-13 15:30	-	<1	-	<1	<2	1.01	0.12	6
2023-03-20 15:30	-	<1	-	<1	<2	0.88	0.13	7
2023-03-27 15:30	-	<1	-	<1	2	0.85	0.16	6
2023-04-03 15:30	-	<1	-	<1	<2	0.97	0.2	8
2023-04-11 15:30	-	<1	-	<1	2	0.95	0.14	7
2023-04-17 14:30	-	<1	-	<1	<2	0.81	0.16	8
2023-04-24 15:35	-	<1	-	<1	<2	0.89	0.23	7
2023-05-01 15:30	-	<1	-	<1	2	0.77	0.19	8
2023-05-08 15:30	-	<1	-	<1	4	0.89	0.23	8
2023-05-15 15:30	-	<1	-	<1	2	0.87	0.33	10
2023-05-23 15:30	-	<1	-	<1	2	0.94	0.23	10
2023-05-29 15:30	-	<1	-	<1	2	0.87	0.22	11
2023-06-05 15:30	-	<1	-	<1	<2	0.98	0.32	11
2023-06-12 15:30	-	<1	-	<1	4	0.99	0.18	11
2023-06-19 15:30	-	<1	-	<1	2	0.89	0.2	11
2023-06-27 15:30	-	<1	-	<1	8	0.91	0.19	12
2023-07-04 15:30	-	<1	-	<1	14	0.67	0.15	13
2023-07-10 15:30	-	<1	-	<1	10	0.81	0.25	13
2023-07-17 15:30	-	<1	-	<1	10	0.79	0.22	13
2023-07-24 15:30	-	<1	-	<1	16	0.91	0.16	14
2023-07-31 15:30	-	<1	-	<1	16	0.76	0.22	15
2023-08-08 15:30	-	<1	-	<1	140	0.73	0.44	16
2023-08-14 15:30	-	<1	-	<1	40	0.8	0.16	16
2023-08-21 15:30	-	<1	-	<1	42	0.78	0.15	16
2023-08-28 15:30	-	<1	-	<1	26	0.8	0.13	16
2023-09-06 15:30	-	<1	-	<1	82	0.76	0.72	17
2023-09-11 15:30	-	<1	-	<1	32	0.77	0.1	17
2023-09-18 15:30	-	<1	-	<1	92	0.74	0.13	18
2023-09-25 15:30	-	<1	-	<1	730	0.82	0.12	16
2023-10-03 15:30	<1	-	<1	-	88	0.67	0.23	16
2023-10-10 15:30	<1	-	<1	-	60	0.68	0.18	14
2023-10-16 15:30	<1	-	<1	-	50	0.8	0.37	13
2023-10-23 15:30	<1	-	<1	-	8	0.88	0.16	12
2023-10-30 15:30	<1	-	<1	-	34	0.61	0.34	11
2023-11-06 15:25	-	<1	-	<1	8	0.88	0.12	11
2023-11-14 15:25	-	<1	-	<1	<2	0.99	0.12	10
2023-11-20 15:30	-	<1	-	<1	2	0.86	0.17	9
2023-11-27 15:25	-	<1	-	<1	<2	0.94	0.22	8
2023-12-04 15:25	-	<1	-	<1	<2	0.72	0.32	8
2023-12-11 15:30	-	<1	-	<1	2	0.77	0.12	7
2023-12-18 15:30	-	<1	-	<1	NA	0.6	0.14	8
2023-12-27 08:30	-	<1	-	<1	NA	0.63	0.2	7



### Water Sampling | Type: GRAB | Station Number: RMD-273 | Address: Across from 8331 Fairfax Place

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 12:45	-	<1	-	<1	<2	0.57	0.16	7
2023-01-09 12:45	-	<1	-	<1	<2	0.61	0.15	7
2023-01-16 12:45	-	<1	-	<1	2	0.64	0.19	8
2023-01-23 12:45	-	<1	-	<1	<2	0.62	0.14	8
2023-01-30 12:45	-	<1	-	<1	<2	0.66	0.12	7
2023-02-06 12:45	-	<1	-	<1	4	0.82	0.14	6
2023-02-13 12:45	-	<1	-	<1	<2	0.64	0.11	8
2023-02-21 12:45	-	<1	-	<1	<2	0.73	0.11	8
2023-02-27 12:45	-	<1	-	<1	<2	0.76	0.12	7
2023-03-06 12:45	-	<1	-	<1	<2	0.63	0.11	6
2023-03-13 12:45	-	<1	-	<1	<2	0.72	0.12	8
2023-03-20 12:45	-	<1	-	<1	2	0.72	0.11	7
2023-03-27 12:45	-	<1	-	<1	<2	0.69	0.15	8
2023-04-03 12:45	-	<1	-	<1	<2	0.73	0.12	9
2023-04-11 12:45	-	<1	-	<1	<2	0.56	0.15	9
2023-04-17 12:45	-	<1	-	<1	2	0.66	0.19	8
2023-04-24 12:50	-	<1	-	<1	<2	0.68	0.14	8
2023-05-01 12:45	-	<1	-	<1	<2	0.68	0.14	10
2023-05-08 12:45	-	<1	-	<1	<2	0.62	0.14	11
2023-05-15 12:45	-	<1	-	<1	<2	0.63	0.25	13
2023-05-23 12:45	-	<1	-	<1	<2	0.78	0.2	14
2023-05-29 12:45	-	<1	-	<1	<2	0.66	0.25	15
2023-06-05 12:45	-	<1	-	<1	<2	0.65	0.23	16
2023-06-12 12:45	-	<1	-	<1	2	0.83	0.18	15
2023-06-19 12:45	-	<1	-	<1	<2	0.55	0.16	16
2023-06-27 12:45	-	<1	-	<1	2	0.67	0.19	16
2023-07-04 12:45	-	<1	-	<1	4	0.64	0.12	18
2023-07-10 12:45	-	<1	-	<1	<2	0.6	0.19	18
2023-07-17 12:45	-	<1	-	<1	2	0.51	0.22	18
2023-07-24 12:45	-	<1	-	<1	4	0.66	0.11	19
2023-07-31 12:45	-	<1	-	<1	<2	0.57	0.16	19
2023-08-08 12:45	-	<1	-	<1	18	0.63	0.16	20
2023-08-14 12:45	-	<1	-	<1	24	0.54	0.42	20
2023-08-21 12:45	-	<1	-	<1	60	0.54	0.09	20
2023-08-28 12:45	-	<1	-	<1	38	0.54	0.17	19
2023-09-06 12:45	-	<1	-	<1	16	0.52	0.1	19
2023-09-11 12:45	-	<1	-	<1	30	0.52	0.11	19
2023-09-18 12:45	-	<1	-	<1	36	0.68	0.15	18
2023-09-25 12:45	-	<1	-	<1	18	0.58	0.18	18
2023-10-03 12:45	<1	-	<1	-	4	0.52	0.1	17
2023-10-10 12:45	<1	-	<1	-	<2	0.48	0.16	16
2023-10-16 12:45	<1	-	<1	-	20	0.5	0.16	16
2023-10-23 12:45	<1	-	<1	-	<10	0.49	0.19	14
2023-10-30 12:45	<1	-	<1	-	2	0.4	0.18	13
2023-11-06 12:45	-	<1	-	<1	2	0.47	0.16	12
2023-11-14 12:45	-	<1	-	<1	<2	0.59	0.1	11
2023-11-20 12:45	-	<1	-	<1	<2	0.56	0.17	11
2023-11-27 12:45	-	<1	-	<1	<2	0.48	0.21	9
2023-12-04 12:45	-	<1	-	<1	2	0.56	0.21	9
2023-12-11 12:45	-	<1	-	<1	<2	0.61	0.2	9
2023-12-18 12:45	-	<1	-	<1	NA	0.49	0.11	9
2023-12-27 08:50	-	<1	-	<1	NA	0.54	0.2	9

### Water Sampling | Type: GRAB | Station Number: RMD-274 | Address: 10920 Springwood Court

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-03 13:15	-	<1	-	<1	<2	0.7	0.14	7
2023-01-09 13:15	-	<1	-	<1	16	0.63	0.24	6
2023-01-16 13:15	-	<1	-	<1	16	0.67	0.18	7
2023-01-23 13:15	-	<1	-	<1	<2	0.83	0.11	8
2023-01-30 13:15	-	<1	-	<1	<2	0.7	0.2	7
2023-02-06 13:15	-	<1	-	<1	8	0.86	0.1	6
2023-02-13 13:15	-	<1	-	<1	<2	0.71	0.15	7
2023-02-21 13:15	-	<1	-	<1	<2	0.81	0.16	7
2023-02-27 13:15	-	<1	-	<1	2	0.87	0.14	7
2023-03-06 13:15	-	<1	-	<1	26	0.9	0.14	6
2023-03-13 13:00	-	<1	-	<1	<2	0.77	0.09	8
2023-03-20 13:15	-	<1	-	<1	<2	0.72	0.11	7
2023-03-27 13:15	-	<1	-	<1	2	0.77	0.14	7
2023-04-03 13:15	-	<1	-	<1	<2	0.78	0.18	8
2023-04-11 13:15	-	<1	-	<1	<2	0.83	0.13	8
2023-04-17 13:15	-	<1	-	<1	2	0.64	0.17	9
2023-04-24 13:20	-	<1	-	<1	4	0.64	0.21	8
2023-05-01 13:15	-	<1	-	<1	8	0.69	0.18	9
2023-05-08 13:15	-	<1	-	<1	<2	0.7	0.15	10
2023-05-15 13:15	-	<1	-	<1	14	0.61	0.34	12
2023-05-23 13:15	-	<1	-	<1	4	0.8	0.19	14
2023-05-29 13:15	-	<1	-	<1	40	0.69	0.29	15
2023-06-05 13:15	-	<1	-	<1	14	0.74	0.16	15
2023-06-12 13:15	-	<1	-	<1	30	0.63	0.19	16
2023-06-19 13:15	-	<1	-	<1	16	0.66	0.23	16
2023-06-27 13:15	-	<1	-	<1	70	0.65	0.13	17
2023-07-04 13:15	-	<1	-	<1	120	0.7	0.7	16
2023-07-10 13:15	-	<1	-	<1	2	0.73	0.26	16
2023-07-17 13:15	-	<1	-	<1	14	0.54	0.22	16
2023-07-24 13:15	-	<1	-	<1	32	0.67	0.13	18
2023-07-31 13:15	-	<1	-	<1	70	0.62	0.13	17
2023-08-08 13:15	-	<1	-	<1	20	0.67	0.11	19
2023-08-14 13:15	-	<1	-	<1	14	0.64	0.15	19
2023-08-21 13:15	-	<1	-	<1	10	0.64	0.11	18
2023-08-28 13:15	-	<1	-	<1	4	0.6	0.12	19
2023-09-06 13:15	-	<1	-	<1	4	0.57	0.18	18
2023-09-11 13:15	-	<1	-	<1	60	0.51	0.17	19
2023-09-18 13:15	-	<1	-	<1	6	0.56	0.19	18
2023-09-25 13:15	-	<1	-	<1	60	0.54	0.15	18
2023-10-03 13:15	<1	-	<1	-	32	0.6	0.11	16
2023-10-10 13:15	<1	-	<1	-	64	0.49	0.26	16
2023-10-16 13:15	<1	-	<1	-	4	0.51	0.1	15
2023-10-23 13:15	-	<1	-	<1	<2	0.54	0.12	15
2023-10-30 13:15	<1	-	<1	-	8	0.5	0.2	13
2023-11-06 13:15	-	<1	-	<1	10	0.52	0.23	12
2023-11-14 13:15	-	<1	-	<1	<2	0.5	0.17	11
2023-11-20 13:15	-	<1	-	<1	2	0.57	0.16	11
2023-11-27 13:15	-	<1	-	<1	<2	0.67	0.2	9
2023-12-04 13:15	-	<1	-	<1	2	0.55	0.15	9
2023-12-11 13:15	-	<1	-	<1	8	0.67	0.12	8
2023-12-18 13:15	-	<1	-	<1	NA	0.6	0.12	9
2023-12-27 09:20	-	<1	-	<1	NA	0.64	0.28	8

## Water Sampling | Type: GRAB | Station Number: RMD-275 | Address: 5180 Smith Crescent

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-06 10:55	-	<1	-	<1	<2	0.56	0.17	6
2023-01-12 11:15	-	<1	-	<1	<2	0.86	0.14	6
2023-01-20 10:45	-	<1	-	<1	<2	0.61	0.13	7
2023-01-26 10:55	-	<1	-	<1	<2	0.6	0.11	7
2023-02-03 10:55	-	<1	-	<1	<2	0.9	0.14	6
2023-02-09 10:45	-	<1	-	<1	<2	0.79	0.17	6
2023-02-17 10:45	-	<1	-	<1	<2	0.77	0.15	6
2023-02-23 10:40	-	<1	-	<1	<2	0.71	0.15	6
2023-03-03 11:15	-	<1	-	<1	<2	0.73	0.16	5
2023-03-09 10:45	-	<1	-	<1	<2	0.71	0.11	6
2023-03-17 10:55	-	<1	-	<1	<2	0.68	0.16	6
2023-03-23 10:55	-	<1	-	<1	<2	0.69	0.17	7
2023-03-31 10:45	-	<1	-	<1	<2	0.74	0.19	7
2023-04-05 10:50	-	<1	-	<1	<2	0.77	0.16	8
2023-04-14 11:00	-	<1	-	<1	<2	0.66	0.16	8
2023-04-20 11:00	-	<1	-	<1	<2	0.67	0.2	7
2023-04-28 10:45	-	<1	-	<1	<2	0.91	12	8
2023-05-01 12:00	-	<1	-	<1	<2	0.61	0.13	9
2023-05-04 10:45	-	<1	-	<1	<2	0.62	0.18	9
2023-05-12 10:55	-	<1	-	<1	<2	0.62	0.33	10
2023-05-18 11:00	-	<1	-	<1	<2	0.68	0.35	10
2023-05-26 10:55	-	<1	-	<1	<2	0.73	0.23	10
2023-06-01 10:55	-	<1	-	<1	<2	0.59	0.27	13
2023-06-09 10:55	-	<1	-	<1	<2	0.7	0.26	13
2023-06-15 10:55	-	<1	-	<1	<2	0.66	0.21	13
2023-06-23 10:55	-	<1	-	<1	<2	0.74	0.19	13
2023-06-29 10:55	-	<1	-	<1	<2	0.72	0.13	14
2023-07-07 10:55	-	<1	-	<1	<2	0.68	0.39	15
2023-07-13 10:55	-	<1	-	<1	<2	0.6	0.19	15
2023-07-21 10:55	-	<1	-	<1	<2	0.62	0.28	16
2023-07-27 10:45	-	<1	-	<1	<2	0.61	0.16	15
2023-08-04 11:10	-	<1	-	<1	<2	0.68	0.13	17
2023-08-10 11:15	-	<1	-	<1	<2	0.58	0.17	16
2023-08-18 11:00	-	<1	-	<1	<2	0.63	0.16	16
2023-08-24 11:15	-	<1	-	<1	<2	0.68	0.53	18
2023-09-01 10:45	-	<1	-	<1	<2	0.65	0.14	18
2023-09-07 11:15	-	<1	-	<1	<2	0.61	0.33	16
2023-09-15 11:15	-	<1	-	<1	<2	0.53	0.3	18
2023-09-21 10:45	-	<1	-	<1	<2	0.67	0.31	18
2023-09-29 10:55	-	<1	-	<1	<2	0.33	0.24	16
2023-10-05 11:15	<1	<1	<1	<1	<2	0.4	0.17	16
2023-10-13 11:10	<1	<1	<1	<1	<2	0.67	0.19	14
2023-10-19 10:45	<1	<1	<1	<1	<2	0.44	0.15	14
2023-10-27 10:55	<1	<1	<1	<1	<2	0.4	0.24	13
2023-11-02 10:40	<1	<1	<1	<1	<2	0.64	0.11	11
2023-11-10 10:45	<1	<1	<1	<1	<2	0.36	0.29	10
2023-11-16 10:55	<1	<1	<1	<1	<2	0.84	0.18	10
2023-11-24 10:55	<1	<1	<1	<1	<2	0.58	0.19	9
2023-12-01 10:45	<1	<1	<1	<1	<2	0.54	0.14	9
2023-12-08 10:55	<1	<1	<1	<1	<2	0.53	0.23	9
2023-12-14 10:45	<1	<1	<1	<1	<2	0.58	0.16	8
2023-12-20 15:45	<1	<1	<1	<1	<2	0.62	0.21	9
2023-12-28 11:30	<1	<1	<1	<1	<2	0.62	0.21	9

## Water Sampling | Type: GRAB | Station Number: RMD-276 | Address: 22271 Cochrane Drive

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-06 10:40	-	<1	-	<1	<2	0.63	0.13	6
2023-01-12 11:00	-	<1	-	<1	<2	0.78	0.2	6
2023-01-20 10:30	-	<1	-	<1	<2	0.63	0.12	7
2023-01-26 10:40	-	<1	-	<1	<2	0.62	0.11	7
2023-02-03 10:40	-	<1	-	<1	<2	0.89	0.14	6
2023-02-09 10:30	-	<1	-	<1	<2	0.82	0.16	6
2023-02-17 10:40	-	<1	-	<1	<2	0.72	0.13	6
2023-02-23 10:40	-	<1	-	<1	<2	0.73	0.12	7
2023-03-03 11:00	-	<1	-	<1	<2	0.7	0.17	5
2023-03-09 10:30	-	<1	-	<1	<2	0.71	0.1	6
2023-03-17 10:40	-	<1	-	<1	<2	0.65	0.21	6
2023-03-23 10:40	-	<1	-	<1	<2	0.7	0.26	6
2023-03-31 10:30	-	<1	-	<1	<2	0.73	0.3	7
2023-04-05 10:35	-	<1	-	<1	<2	0.76	0.14	8
2023-04-14 10:45	-	<1	-	<1	<2	0.68	0.23	8
2023-04-20 10:45	-	<1	-	<1	<2	0.68	0.17	7
2023-04-28 10:30	-	<1	-	<1	<2	0.83	0.29	8
2023-05-04 10:30	-	<1	-	<1	<2	0.61	0.24	9
2023-05-12 10:40	-	<1	-	<1	<2	0.79	0.19	10
2023-05-18 10:45	-	<1	-	<1	<2	0.7	0.48	10
2023-05-26 10:40	-	<1	-	<1	<2	0.64	0.18	10
2023-06-01 10:40	-	<1	-	<1	<2	0.56	0.16	13
2023-06-09 10:40	-	<1	-	<1	<2	0.67	0.18	12
2023-06-15 10:40	-	<1	-	<1	<2	0.58	0.34	13
2023-06-23 10:40	-	<1	-	<1	<2	0.79	0.18	13
2023-06-29 10:40	-	<1	-	<1	<2	0.65	0.09	15
2023-07-07 10:40	-	<1	-	<1	<2	0.62	0.13	15
2023-07-13 10:40	-	<1	-	<1	<2	0.64	0.18	15
2023-07-21 10:40	-	<1	-	<1	<2	0.64	0.17	16
2023-07-27 11:00	-	<1	-	<1	<2	0.6	0.13	15
2023-08-04 10:55	-	<1	-	<1	<2	0.7	0.14	17
2023-08-10 11:00	-	<1	-	<1	<2	0.65	0.2	16
2023-08-18 10:40	-	<1	-	<1	<2	0.63	0.17	16
2023-08-24 11:00	-	<1	-	<1	<2	0.59	0.22	18
2023-09-01 10:30	-	<1	-	<1	<2	0.65	0.09	18
2023-09-07 11:00	-	<1	-	<1	<2	0.52	0.11	16
2023-09-15 11:00	-	<1	-	<1	<2	0.48	0.14	18
2023-09-21 10:30	-	<1	-	<1	<2	0.72	0.2	17
2023-09-29 10:40	-	<1	-	<1	<2	0.53	0.22	17
2023-10-05 11:00	<1	<1	<1	<1	<2	0.67	0.17	15
2023-10-13 10:55	<1	<1	<1	<1	<2	0.6	0.16	14
2023-10-19 10:30	<1	<1	<1	<1	<2	0.54	0.15	13
2023-10-27 10:40	<1	<1	<1	<1	<2	0.58	0.14	11
2023-11-02 10:25	<1	<1	<1	<1	<2	0.73	0.14	10
2023-11-10 10:30	<1	<1	<1	<1	<2	0.55	0.27	11
2023-11-16 10:40	<1	<1	<1	<1	<2	0.66	0.13	10
2023-11-24 10:40	<1	<1	<1	<1	<2	0.59	0.18	10
2023-12-01 10:30	<1	<1	<1	<1	<2	0.64	0.19	9
2023-12-08 10:40	<1	<1	<1	<1	<2	0.67	0.32	8
2023-12-14 10:30	<1	<1	<1	<1	<2	0.63	0.16	8
2023-12-20 15:30	<1	<1	<1	<1	NA	0.68	0.15	8
2023-12-28 11:15	<1	<1	<1	<1	NA	0.65	0.15	9

### Water Sampling | Type: GRAB | Station Number: RMD-277 | Address: 11280 Twigg Place

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-04 13:00	-	<1	-	<1	<2	0.97	0.16	6
2023-01-11 12:45	-	<1	-	<1	<2	0.76	0.23	6
2023-01-18 13:00	-	<1	-	<1	<2	0.68	0.11	7
2023-01-25 12:45	-	<1	-	<1	<2	0.7	0.2	6
2023-02-01 13:05	-	<1	-	<1	<2	0.81	0.13	7
2023-02-08 12:45	-	<1	-	<1	<2	0.86	0.3	6
2023-02-15 13:00	-	<1	-	<1	<2	0.83	0.1	7
2023-02-22 12:45	-	<1	-	<1	<2	0.87	0.13	7
2023-03-01 12:45	-	<1	-	<1	<2	0.93	0.13	6
2023-03-08 13:00	-	<1	-	<1	<2	0.66	0.12	6
2023-03-15 12:45	-	<1	-	<1	<2	0.79	0.11	6
2023-03-22 12:45	-	<1	-	<1	<2	0.89	0.17	6
2023-03-29 12:45	-	<1	-	<1	4	0.83	0.13	7
2023-04-04 12:45	-	<1	-	<1	<2	0.83	0.32	7
2023-04-12 12:45	-	<1	-	<1	<2	0.89	0.16	7
2023-04-19 12:45	-	<1	-	<1	<2	0.78	0.34	7
2023-04-26 12:45	-	<1	-	<1	<2	0.88	0.21	7
2023-05-03 13:00	-	<1	-	<1	<2	0.71	0.28	8
2023-05-10 12:50	-	<1	-	<1	<2	0.84	0.18	9
2023-05-17 12:45	-	<1	-	<1	2	0.82	1.2	9
2023-05-24 13:05	-	<1	-	<1	<2	0.6	0.19	10
2023-06-01 12:45	-	<1	-	<1	<2	0.8	0.42	10
2023-06-07 12:45	-	<1	-	<1	<2	0.78	0.25	11
2023-06-14 12:45	-	<1	-	<1	2	0.77	0.13	12
2023-06-21 12:45	-	<1	-	<1	6	0.84	0.16	12
2023-06-28 12:45	-	<1	-	<1	<2	0.79	0.15	12
2023-07-05 12:45	-	<1	-	<1	2	0.71	0.28	13
2023-07-12 13:00	-	<1	-	<1	4	0.78	0.16	14
2023-07-19 12:45	-	<1	-	<1	24	0.73	0.11	15
2023-07-26 12:45	-	<1	-	<1	74	0.64	0.89	15
2023-08-02 13:00	-	<1	-	<1	8	0.79	0.26	15
2023-08-09 12:45	-	<1	-	<1	10	0.84	0.11	18
2023-08-16 12:45	-	<1	-	<1	10	0.71	0.26	17
2023-08-23 12:45	-	<1	-	<1	18	0.77	0.1	16
2023-08-30 13:00	-	<1	-	<1	26	0.7	0.13	17
2023-09-06 12:45	-	<1	-	<1	45	0.68	0.17	18
2023-09-13 12:45	-	<1	-	<1	70	0.78	0.15	16
2023-09-20 12:45	-	<1	-	<1	36	0.76	0.34	16
2023-09-27 13:00	-	<1	-	<1	22	0.71	0.16	17
2023-10-04 13:00	-	<1	-	<1	18	0.62	0.14	15
2023-10-11 12:45	<1	<1	<1	<1	6	0.64	0.49	14
2023-10-18 13:00	<1	<1	<1	<1	18	0.59	0.12	13
2023-10-25 13:00	-	<1	-	<1	<2	0.73	0.18	13
2023-11-01 13:00	<1	<1	<1	<1	10	0.62	0.11	12
2023-11-08 12:45	-	<1	-	<1	<2	0.75	0.13	11
2023-11-15 12:45	-	<1	-	<1	2	0.66	0.17	10
2023-11-22 12:45	-	<1	<1	<1	<2	0.75	0.72	9
2023-11-29 12:45	-	<1	<1	<1	<2	0.74	0.16	9
2023-12-06 12:45	-	<1	-	<1	<2	0.71	0.16	9
2023-12-13 12:45	-	<1	-	<1	2	0.72	0.14	7
2023-12-19 12:45	-	<1	-	<1	NA	0.5	0.21	8
2023-12-28 10:00	-	<1	-	<1	NA	0.64	0.24	10

### Water Sampling | Type: GRAB | Station Number: RMD-278 | Address: 6651 Fraserwood Place

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (C°)
2023-01-04 13:35	-	<1	-	<1	<2	0.53	0.14	5
2023-01-11 13:35	-	<1	-	<1	<2	0.54	0.24	5
2023-01-18 13:35	-	<1	-	<1	<2	0.52	0.13	7
2023-01-25 13:35	-	<1	-	<1	<2	0.52	0.13	7
2023-02-01 13:45	-	<1	-	<1	<2	0.71	0.68	7
2023-02-08 13:35	-	<1	-	<1	<2	0.74	0.32	6
2023-02-15 13:30	-	<1	-	<1	2	0.67	0.12	6
2023-02-22 13:35	-	<1	-	<1	<2	0.71	0.15	7
2023-03-01 13:35	-	<1	-	<1	<2	0.82	0.1	5
2023-03-08 13:35	-	<1	-	<1	34	0.64	0.1	7
2023-03-15 13:35	-	<1	-	<1	5	0.71	0.35	5
2023-03-22 13:35	-	<1	-	<1	<2	0.67	0.16	6
2023-03-29 13:35	-	<1	-	<1	<2	0.7	0.13	7
2023-04-04 13:35	-	<1	-	<1	<2	0.68	0.24	8
2023-04-12 13:40	-	<1	-	<1	<2	0.81	0.15	7
2023-04-19 13:30	-	<1	-	<1	<2	0.64	0.25	7
2023-04-26 13:35	-	<1	-	<1	<2	0.79	0.38	8
2023-05-03 13:50	-	<1	-	<1	<2	0.64	0.3	8
2023-05-10 13:40	-	<1	-	<1	<2	0.76	0.27	9
2023-05-17 13:30	-	<1	-	<1	<2	0.75	0.39	9
2023-05-24 13:45	-	<1	-	<1	<2	0.68	0.35	10
2023-05-31 13:35	-	<1	-	<1	<2	0.75	0.41	11
2023-06-07 13:35	-	<1	-	<1	2	0.72	0.8	12
2023-06-14 13:35	-	<1	-	<1	<2	0.75	0.23	12
2023-06-21 13:35	-	<1	-	<1	<2	0.68	0.11	13
2023-06-28 13:35	-	<1	-	<1	8	0.69	0.16	12
2023-07-05 13:35	-	<1	-	<1	<2	0.69	0.22	13
2023-07-12 13:35	-	<1	-	<1	4	0.72	0.13	14
2023-07-19 13:30	-	<1	-	<1	12	0.64	0.38	14
2023-07-26 13:35	-	<1	-	<1	<2	0.7	0.26	15
2023-08-02 13:35	-	<1	-	<1	18	0.63	0.24	15
2023-08-09 13:40	-	<1	-	<1	<2	0.75	0.51	17
2023-08-16 13:40	-	<1	-	<1	2	0.71	0.18	17
2023-08-23 13:40	-	<1	-	<1	2	0.69	0.17	16
2023-08-30 13:35	-	<1	-	<1	10	0.71	0.29	17
2023-09-06 13:35	-	<1	-	<1	46	0.54	0.18	18
2023-09-13 13:40	-	<1	-	<1	<2	0.73	0.19	17
2023-09-20 13:40	-	<1	-	<1	2	0.7	0.23	17
2023-09-27 13:35	-	<1	-	<1	<2	0.64	0.89	17
2023-10-04 13:40	<1	<1	<1	<1	2	0.66	0.37	14
2023-10-11 13:40	<1	<1	<1	<1	4	0.63	0.25	14
2023-10-18 13:35	<1	<1	<1	<1	<2	0.64	0.13	13
2023-10-25 13:30	<1	<1	<1	<1	<2	0.63	0.27	11
2023-11-01 13:35	-	<1	-	<1	26	0.67	0.11	12
2023-11-08 13:30	-	<1	<1	<1	8	0.56	0.15	11
2023-11-15 13:30	-	<1	-	<1	<2	0.7	0.24	10
2023-11-22 13:30	-	<1	-	<1	2	0.76	0.33	9
2023-11-29 13:30	-	<1	-	<1	2	0.67	0.12	8
2023-12-06 13:35	-	<1	-	<1	<2	0.51	0.2	8
2023-12-13 13:30	-	<1	-	<1	20	0.7	0.2	7
2023-12-19 13:30	-	<1	-	<1	NA	0.64	0.14	8
2023-12-27 12:20	-	<1	-	<1	NA	0.57	0.16	10



### Water Sampling | Type: GRAB | Station Number: RMD-279 | Address: 20371 Westminster Highway

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-04 1350	-	<1	-	<1	<2	0.64	0.38	5
2023-01-11 1350	-	<1	-	<1	<2	0.68	0.45	5
2023-01-18 1350	-	<1	-	<1	<2	0.59	0.11	6
2023-01-25 1350	-	<1	-	<1	<2	0.66	0.1	7
2023-02-01 1400	-	<1	-	<1	12	0.76	0.57	6
2023-02-08 1350	-	<1	-	<1	<2	0.76	0.25	6
2023-02-15 1345	-	<1	-	<2	<2	0.73	0.12	6
2023-02-22 1350	-	<1	-	<1	<2	0.75	0.12	6
2023-03-01 1350	-	<1	-	<1	<2	0.81	0.11	5
2023-03-08 1350	-	<1	-	<1	<2	0.8	0.1	6
2023-03-15 1350	-	<1	-	<1	<2	0.8	0.2	5
2023-03-22 1350	-	<1	-	<1	<2	0.74	0.16	6
2023-03-29 1350	-	<1	-	<1	<2	0.77	0.16	7
2023-04-04 1350	-	<1	-	<1	<2	0.75	0.26	6
2023-04-12 1400	-	<1	-	<1	<2	0.78	0.11	6
2023-04-19 1350	-	<1	-	<1	<2	0.73	0.23	6
2023-04-26 1350	-	<1	-	<1	<2	0.75	0.24	7
2023-05-03 1405	-	<1	-	<1	2	0.68	0.38	7
2023-05-10 1355	-	<1	-	<1	<2	0.88	0.31	8
2023-05-17 1350	-	<1	-	<1	<2	0.74	0.18	8
2023-05-24 1400	-	<1	-	<1	<2	0.72	0.2	9
2023-05-31 1350	-	<1	-	<1	<2	0.74	0.24	9
2023-06-07 1350	-	<1	-	<1	<2	0.72	0.21	11
2023-06-14 1350	-	<1	-	<1	<2	0.82	0.21	11
2023-06-21 1350	-	<1	-	<1	2	0.73	0.11	11
2023-06-28 1350	-	<1	-	<1	2	0.76	0.19	11
2023-07-05 1350	-	<1	-	<1	<2	0.71	0.28	12
2023-07-12 1350	-	<1	-	<1	<2	0.74	0.11	13
2023-07-19 1350	-	<1	-	<1	<2	0.69	0.35	13
2023-07-26 1350	-	<1	-	<1	2	0.75	0.22	14
2023-08-02 1350	-	<1	-	<1	4	0.75	0.24	14
2023-08-09 1355	-	<1	-	<1	2	0.8	0.15	16
2023-08-16 1355	-	<1	-	<1	<2	0.86	0.19	17
2023-08-23 1355	-	<1	-	<1	2	0.73	0.17	16
2023-08-30 1355	-	<1	-	<1	<2	0.74	0.18	17
2023-09-06 1350	-	<1	-	<1	6	0.73	0.31	16
2023-09-13 1355	-	<1	-	<1	<2	0.81	0.21	16
2023-09-20 1355	-	<1	-	<1	<2	0.72	0.21	16
2023-09-27 1350	-	<1	-	<1	6	0.73	0.2	16
2023-10-04 1355	<1	-	<1	-	<2	0.72	0.3	14
2023-10-11 1355	<1	-	<1	-	<2	0.72	0.18	13
2023-10-18 1350	<1	-	<1	-	<2	0.68	0.15	12
2023-10-25 1350	<1	-	<1	-	<2	0.63	0.17	11
2023-11-01 1350	<1	-	<1	-	<2	0.63	0.12	12
2023-11-08 1350	-	<1	-	<1	<2	0.58	0.13	10
2023-11-15 1350	-	<1	-	<1	2	0.74	0.16	10
2023-11-22 1350	-	<1	-	<1	<2	0.79	0.14	9
2023-11-29 1350	-	<1	-	<1	<2	0.66	0.15	8
2023-12-06 1350	-	<1	-	<1	NA	0.74	0.3	7
2023-12-13 1350	-	<1	-	<1	<2	0.74	0.15	6
2023-12-19 1350	-	<1	-	<1	NA	0.71	0.14	6
2023-12-27 1215	-	<1	-	<1	NA	0.69	0.25	8

### Water Sampling | Type: GRAB | Station Number: RMD-280 | Address: 11500 McKenzie Road

Sampled Date	Total Coliform (MPN/1000 ml)	Total Coliform (CFU/1000 ml)	E. coli (MPN/1000 ml)	E. coli (CFU/1000 ml)	HPC (CFU/ml)	Chlorine Free (mg/l)	Turbidity (NTU)	Temperature (°C)
2023-01-06 0820	-	<1	-	<1	<2	0.82	0.11	6
2023-01-12 0845	-	<1	-	<1	<2	0.88	0.13	7
2023-01-20 0815	-	<1	-	<1	<2	0.57	0.14	8
2023-01-26 0820	-	<1	-	<1	<2	0.74	0.1	7
2023-02-03 0820	-	<1	-	<1	<2	0.82	0.13	7
2023-02-09 0815	-	<1	-	<1	<2	0.84	0.12	7
2023-02-17 0815	-	<1	-	<1	<2	0.85	0.13	7
2023-02-23 0820	-	<1	-	<1	<2	0.86	0.11	7
2023-03-03 0830	-	<1	-	<1	480	0.86	0.11	6
2023-03-09 0815	-	<1	-	<1	<2	0.88	0.12	6
2023-03-17 0820	-	<1	-	<1	<2	0.71	0.21	7
2023-03-23 0820	-	<1	-	<1	<2	0.64	0.23	7
2023-03-31 0815	-	<1	-	<1	<2	0.81	0.14	8
2023-04-05 0820	-	<1	-	<1	<2	0.78	0.16	8
2023-04-14 0830	-	<1	-	<1	2	0.54	0.23	8
2023-04-20 0845	-	<1	-	<1	<2	0.71	0.2	7
2023-04-28 0815	-	<1	-	<1	<2	0.81	0.15	9
2023-05-04 0815	-	<1	-	<1	<2	0.74	0.18	9
2023-05-12 0825	-	<1	-	<1	<2	0.69	0.19	11
2023-05-18 0845	-	<1	-	<1	<2	0.65	0.22	11
2023-05-26 0820	-	<1	-	<1	<2	0.76	0.17	11
2023-06-01 0820	-	<1	-	<1	4	0.73	0.14	13
2023-06-09 0820	-	<1	-	<1	<2	0.6	0.15	13
2023-06-15 0820	-	<1	-	<1	2	0.67	0.16	14
2023-06-23 0820	-	<1	-	<1	2	0.7	0.31	13
2023-06-29 0820	-	<1	-	<1	<2	0.84	0.16	12
2023-07-07 0820	-	<1	-	<1	<2	0.62	0.15	15
2023-07-13 0820	-	<1	-	<1	2	0.65	0.22	15
2023-07-21 0820	-	<1	-	<1	<2	0.62	0.19	16
2023-07-27 0820	-	<1	-	<1	2	0.52	0.1	16
2023-08-04 0855	-	<1	-	<1	8	0.67	0.11	17
2023-08-10 0830	-	<1	-	<1	14	0.55	0.1	17
2023-08-18 0815	-	<1	-	<1	2	0.64	0.15	17
2023-08-24 0830	-	<1	-	<1	10	0.66	0.19	17
2023-09-01 0815	-	<1	-	<1	8	0.64	0.11	18
2023-09-07 0830	-	<1	-	<1	6	0.71	0.12	17
2023-09-15 0830	-	<1	-	<1	<2	0.65	0.14	16
2023-09-21 0815	-	<1	-	<1	12	0.48	0.13	18
2023-09-29 0820	-	<1	-	<1	22	0.48	0.15	17
2023-10-05 0845	<1	-	<1	-	12	0.66	0.15	15
2023-10-13 0845	<1	-	<1	-	<2	0.63	0.22	14
2023-10-19 0815	<1	-	<1	-	6	0.49	0.12	14
2023-10-27 0820	<1	-	<1	-	<2	0.51	0.14	13
2023-11-02 0825	<1	-	<1	-	2	0.64	0.11	10
2023-11-08 0815	-	<1	-	<1	2	0.59	0.22	11
2023-11-16 0835	-	<1	-	<1	<2	0.65	0.17	10
2023-11-24 0820	-	<1	-	<1	6	0.62	0.18	10
2023-12-08 0820	-	<1	-	<1	<2	0.65	0.19	9
2023-12-14 0815	-	<1	-	<1	<2	0.65	0.18	8
2023-12-20 1315	-	<1	-	<1	NA	0.56	0.15	9
2023-12-28 0845	-	<1	-	<1	NA	0.66	0.16	9

## Appendix B | 2023 Trihalomethanes (THMs) and Haloacetic Acids (HAAs) Test Results

THM (ppb) Sample	Sampled Date	Bromodi-chloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average (Guideline Limit 100 ppb)
RMD 250	2022-11-17	2	<1	<1	28	30	26
	2023-02-02	<1	<1	<1	47	47	33
	2023-06-01	<1	<1	<1	22	24	31
	2023-08-28	1	<1	<1	29	30	34
RMD 251	2023-11-29	<1	<1	<1	33	35	36
	2022-11-17	2	<1	<1	27	29	25
	2023-02-02	<1	<1	<1	47	47	32
	2023-06-01	<1	<1	<1	21	23	30
RMD 258	2023-08-28	<1	<1	<1	26	27	33
	2023-11-29	<1	<1	<1	33	34	35
	2022-11-17	2	<1	<1	28	30	29
	2023-02-02	<1	<1	<1	58	59	39
RMD 259	2023-06-01	<1	<1	<1	24	26	36
	2023-08-28	1	<1	<1	33	35	38
	2023-11-29	<1	<1	<1	37	38	43
	2022-11-17	2	<1	<1	32	34	32
RMD 259	2023-02-02	<1	<1	<1	54	55	40
	2023-01-06	<1	<1	<1	23	25	36
	2023-08-28	1	<1	<1	32	33	38
	2023-11-29	<1	<1	<1	38	40	40

HAA (ppb) Sample	Dibromo-acetic Acid	Dichloro-acetic Acid	Monobromo-acetic Acid	Monochloro-acetic Acid	Trichloro-acetic Acid	Total Halo-acetic Acid	Total HAA Quarterly Average (Guideline Limit 40 ppb)
RMD 250	<0.5	7.3	<0.5	0.8	6	14	14
	<0.5	9.8	<0.5	0.8	7	17	15
	<0.5	12	<0.5	1.9	8	22	17
	<0.5	8.2	<0.5	1.1	5.6	15	18
RMD 251	<0.5	13	<0.5	1	8.3	22	20
	<0.5	6.9	<0.5	<0.5	5	12	13
	<0.5	9.3	<0.5	1.1	6	16	14
	<0.5	11	<0.5	<0.5	7	18	15
RMD 258	<0.5	8	<0.5	1.3	5.2	14	15
	<0.5	12	<0.5	0.5	8	21	17
	<0.5	6.9	<0.5	0.6	6	14	16
	<0.5	12	<0.5	0.8	9	21	18
RMD 259	<0.5	6.5	<0.5	<0.5	8.1	15	19
	<0.5	14	<0.5	1.1	9	24	21
	<0.5	6.7	<0.5	0.6	5.7	13	17
	<0.5	11	<0.5	1.1	8.4	20	18
RMD 259	<0.5	12	<0.5	<0.5	7.5	19	18
	<0.5	9	<0.5	<0.5	7.9	17	17
	<0.5	13	<0.5	0.8	9.2	23	20
	<0.5		<0.5				



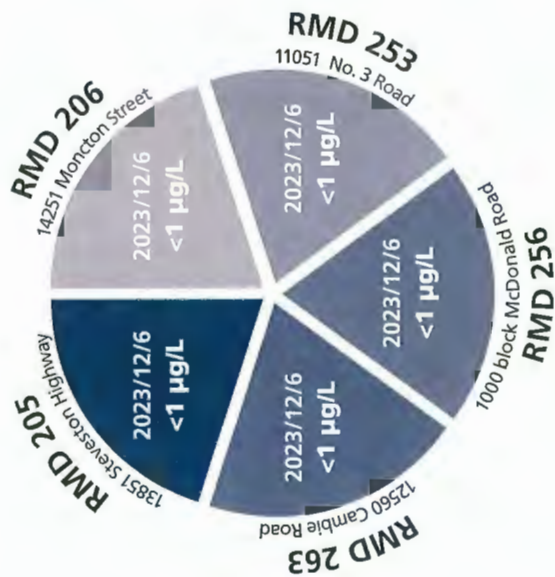


## Appendix E | 2023 Vinyl Chloride Results

June 2023



November 2023



## Appendix F | Water Quality Testing Parameters

Weekly sampling is conducted at 40 specific locations throughout the City of Richmond. Sample testing is conducted at Metro Vancouver laboratories to ensure the City's drinking water meets the standards and parameters outlined in the British Columbia Drinking Water Protection Act. Testing is based on the parameters outlined below. Detailed testing results based on these parameters are included in Appendices A through G.

### 1. Bacterial Parameters

The City of Richmond and Metro Vancouver conduct bacteriological tests for total coliform, fecal coliform and heterotrophic plate counts (HPC). The presence of these organisms in drinking water indicates that the water may be contaminated and may contain potentially harmful bacteria, viruses or parasites.

#### TOTAL COLIFORMS

Total coliform bacteria reproduce in water, soil or digestive systems of animals. The presence of total coliforms indicates water may have been contaminated or that the disinfection process is inadequate. The number, frequency and location of samples for total coliform testing will vary depending on the type and size of the system and jurisdictional requirements. Provincial standards state that no sample contain more than 10 total coliforms per 100 ml, and that 90% of samples must have zero coliform bacteria in a sample over a 30-day period.

#### FECAL COLIFORMS

Fecal coliforms are present in large numbers in the feces and intestinal tracts of humans and other warm-blooded animals, and can enter bodies of water and water systems through contamination by human and animal waste. Due to the high risk of diseases and parasites, provincial standards state there can be no detectable fecal coliforms per 100 ml sample.

#### HETEROTROPHIC PLATE COUNT

HPC tests measure the level of the heterotrophic microorganism population in the City's drinking water. HPC tests indicate the presence of nutrients that could facilitate the growth of harmful bacteria, and can be a sign of changes in water quality if levels are elevated during treatment and distribution. Higher than normal HPC levels inform operators that there is an unusual increase of stagnant water or low chlorine residuals in the water mains. By reducing the HPC levels through our flushing programs, the possibility of bacteriological growth is decreased because the pipes become an inhospitable environment for bacteria to thrive. The small amount of free chlorine residual in our water also disinfects and eliminates harmful substances within our distribution system.

### 2. Chemical Parameters

Testing is done for chemicals in the water to ensure the proper amount of chlorine is in the system, to confirm that by-products from the disinfection process do not remain in the water and to ensure that naturally occurring chemicals in the water are at acceptable levels.

#### CHLORINE RESIDUAL

Chlorine residual is a measurement of the free chlorine remaining in the distribution system at the point of delivery to the customer. Chlorine is added to our drinking water by Metro Vancouver as part of the disinfection process to prevent bacterial growth during distribution. When the source takes experience high turbidity (e.g., during a storm), Metro Vancouver will increase the chlorine that is added to the water at their plants to ensure that the water quality is maintained despite the higher-than-desired turbidity. Typically, the slightly higher concentration of free chlorine in the system dissipates by the time it reaches our system. Sometimes the higher concentration remains in the system and can cause a chlorine taste and smell in the water. Despite the increased chlorine, the water is still safe to drink.

There also needs to be a minimum level of chlorine residual to protect Richmond's water supply from bacteriological contamination or growth. The minimum parameter for free chlorine residual in the water is 0.2 mg/L. In recent years, the City has made great progress in improving chlorine residuals by executing our annual flushing program to clean and flush the water mains.

#### DISINFECTION BY-PRODUCTS

Disinfection by-products are potentially harmful compounds produced by the reaction of a water disinfectant (such as chlorine or ozone) with naturally occurring organic matter in water. Two common chlorination by-products are trihalomethanes (THMs) and haloacetic acids (HAAs).

THMs that are present in drinking water can enter the human body via multiple routes of exposure. These include

ingestion by consuming water and inhalation, and skin absorption from showering and bathing. Under the Guidelines for Canadian Drinking Water Quality (GCDWQ), the maximum acceptable concentration for THMs is 100 parts per billion (ppb). The maximum level for THMs is based on a running annual average of samples taken every three months. High levels on a particular day are not of concern unless they are consistently high over the latest four samples. Typically, THM levels will be highest in the summer and lowest in the winter months.

Under the GCDWQ, the maximum acceptable concentration for HAAs is 80 ppb. Like THMs, HAAs are also monitored quarterly and are calculated on a running annual average of samples taken every three months.

The City utilizes the Metro Vancouver laboratory to perform quarterly tests for HAAs and THMs. These were carried out at representative sampling sites in accordance with a joint Metro Vancouver and City of Richmond monitoring plan.

#### ACIDITY (PH VALUE)

The measurement of acidity is known as pH. A pH below 7.0 is considered acidic, above 7.0 is considered basic and 7.0 is neutral. It is recognized that acidic water will accelerate the corrosion of metal pipes, often causing blue-green staining in household fixtures.

The acidity of our water is controlled by Metro Vancouver. The Seymour-Capilano filtration plant includes pH adjustment and corrosion control in its treatment processes. It is expected that the pH of drinking water will rise in the coming years as the filtration plant reaches its full capacity. Since natural acidity in water corrodes metal pipes over time, the pH increase will extend the lifespan of water plumbing systems and enhance water quality.

#### METALS

The City's water quality program also includes testing for metals that can be present in natural water sources like copper, iron, lead and zinc.



### 3. Physical Parameters

The water in Richmond's distribution system is tested for turbidity and temperature on a weekly basis. Information is also collected on the taste and odour of Richmond's water by actively tracking water quality complaints.

#### TURBIDITY

Turbidity is a measure of water clarity and cloudiness in the water, and is caused by dissolved substances that are present in the water. Turbidity is measured in Nephelometric Turbidity Units (NTU). The guideline for turbidity should not exceed 5 NTUs in a distribution system providing that source water protection, monitoring and... water treatment requirements are met, including increased levels of residual chlorine. Turbidity is a concern because increased turbidity compromises the drinking water disinfection process and can allow microbes to grow or indicate that there is a presence of microbes in the system. In general, sites with elevated turbidity are located in sections of the distribution network where there is low demand on the water system or where dead-end water mains exist. The increase may be attributed to sediment disturbance in the distribution system.

#### TEMPERATURE

High temperatures in the distribution system can affect the amount of chlorine residual and can contribute to bacterial growth. Typically, the temperature of drinking water in the distribution system rises during summer months.

#### TASTE AND ODOUR

Taste and odour are monitored through customer complaints. If the water quality meets all the other parameters set out in this report, the taste and odour of the water should not change. Most of the time the different taste and odour will be the result of an increase in free chlorine, which is safe to drink. However, it's important for the City and Water Services staff to track and react to complaints because it could mean that contamination has occurred somewhere in the system.

Staff checking the water temperature before collecting a water sample.



## Appendix G | Water Sampling Sites

### MONDAY

RMD-250	6071 Azure Road
RMD-251	5951 McCallan Road
RMD-252	9751 Pendleton Road
RMD-253	11051 No. 3 Road
RMD-254	5300 No. 3 Road
RMD-255	6000 block Miller Road
RMD-256	1000 block McDonald Road
RMD-269	14951 Triangle Road
RMD-270	8200 Jones Road
RMD-271	3800 Cesna Drive
RMD-272	751 Catalina Crescent
RMD-273	Across from 8331 Fairfax Place
RMD-274	10920 Springwood Court

### WEDNESDAY

RMD-257	6640 Blundell Road
RMD-258	7000 block Dyke Road
RMD-259	10020 Amethyst Avenue
RMD-260	11111 Horseshoe Way
RMD-261	9911 Sidaway Road
RMD-262	13799 Commerce Parkway
RMD-263	12560 Cambie Road
RMD-264	13100 Mitchell Road
RMD-266	9380 General Currie Road
RMD-268	13800 No. 3 Road
RMD-277	Across from 11280 Twigg Place
RMD-278	6651 Fraserwood Place
RMD-279	Across from 20371 Westminster Highway

### FRIDAY

RMD-202	1500 Valmont Way
RMD-203	23260 Westminster Highway
RMD-204	3180 Granville Avenue
RMD-205	13851 Steveston Highway
RMD-206	4251 Moncton Street
RMD-208	13200 No. 4 Road
RMD-212	Across from 8600 Ryan Road
RMD-214	11720 Westminster Highway
RMD-216	11080 No. 2 Road
RMD-249	23000 block Dyke Road
RMD-267	17240 Fedoruk Road
RMD-275	5180 Smith Crescent
RMD-276	22271 Cochrane Drive
RMD-280	11500 McKenzie Road



Staff with a vial of water ready to be tested.

## Appendix H | Specific Emergency Response Plans

### Specific Emergency Response Plans

#### Positive Response for E. Coli or Fecal Coliform

In the event of possible E. coli or fecal coliform contamination, all steps to ensure public health and safety will be taken, including banning water usage if necessary. If a water sample tests positive for fecal coliform, the following response plan will occur:

- The City of Richmond's water quality staff, the Drinking Water Officer and the Medical Health Officer will be notified by the Metro Vancouver laboratory.
- Interim samples from the site will be examined. Interim samples are samples in the period between when the fecal positive sample was taken and when it was determined to be fecal positive.
- Arrangements will be made for the immediate collection of a repeat sample including, where possible, samples from upstream and downstream sources of the fecal-positive sample.
- Chlorine residual for the sample noted on the sampler's data sheet will be reviewed to determine if a localized loss of disinfectant occurred.
- Water Services staff will be contacted to determine if there was any loss of pressure or other unusual events that may have led to contaminants entering the system.

- The need for a boil-water advisory will be evaluated by the City, the Drinking Water Officer and the Medical Health Officer. If a boil water advisory is deemed necessary, the municipality will carry out various means to inform the public. Metro Vancouver will be informed of this public advisory.
- The City, in consultation with the Medical Health Officer, will determine the need and extent for a boil water advisory.
- The Metro Vancouver laboratory will initiate procedures to identify species of the fecal positive organism with standard biochemical tests.
- The Medical Health Officer will be contacted with the repeat sample results and the results of the species identification on the fecal positive sample when these tests are complete.

#### Chemical or Biological Contamination Response

In the event of chemical or biological contamination in source waters or the City's distribution system, the following actions will be taken by the City of Richmond and Metro Vancouver:

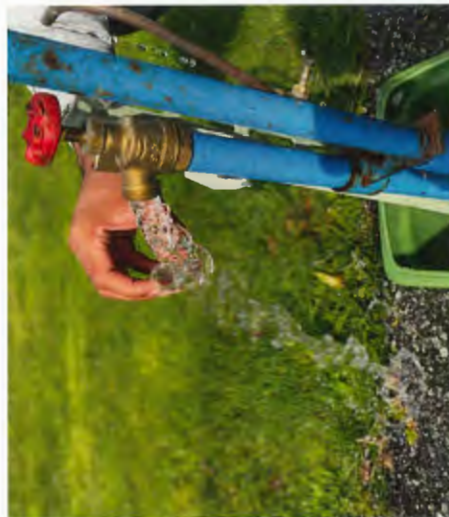
- Immediately notify Vancouver Coastal Health.
- Identify the chemical and any public health risk factors associated with its presence in potable water.
- Isolate the contaminated zone area and determine the level of contamination.
- Issue a public advisory in consultation with the Drinking Water Officer and Medical Health Officer.
- In the event of possible biological or chemical contamination, all steps to safety will be taken to ensure public health, including banning water usage if necessary.

#### Turbidity Response

Turbidity (cloudy water) occurs during periods of heavy rain at and surrounding Metro Vancouver water sources. The City of Richmond, in collaboration with Vancouver Coastal Health, developed a turbidity response plan, which considers the City's responsibility for due diligence without unreasonably constraining the water utility's ability to operate the system.

Should there be a turbidity event, the results will be assessed and staff will:

- begin a rigorous sampling program for microbiological activity and residual chlorine;
- monitor the City's supervisory control and data acquisition (SCADA) system with updates sent to Vancouver Coastal Health on a predetermined schedule;
- flush areas and re-test; and
- if necessary (in consultation with Vancouver Coastal Health), issue a public communication and issue a boil-water advisory to residents receiving turbid water.



Staff collecting a water sample in a vial for testing.



## Response to Interruption of Primary and/or Secondary Disinfection

Upon notification by Metro Vancouver Operations that an interruption in disinfection has occurred, City staff implement several response measures.

- Staff will monitor residual levels of chlorine at strategic locations in the Metro Vancouver supply area.
- The City's SCADA system will be monitored with updates sent to Vancouver Coastal Health on a predetermined schedule, as set by the health authority.
- In cases where chlorine residual is less than 0.2 ppm, City crews will flush the affected area until an acceptable level is achieved.

These actions will continue until disinfection is resumed and adequate levels of residual chlorine have been reached in the distribution system

## Response to Loss of Pressure Due to High Demand

Staff implement several response measures in the event of a pressure loss due to high demand.

- City staff will attempt to rectify the problem as soon as possible using various demand management techniques and by supplementing supply to problem areas.
- Metro Vancouver, the Drinking Water Officer and the Medical Health Officer will be notified of any water quality issues.
- City staff will perform chlorine residual tests at various locations to determine if adequate disinfectant is present in the distribution.

All water quality complaints from the public will be thoroughly investigated due to the potential for water contamination during low water pressure

## RESPONSE TO WATERMAIN BREAKS WITH SUSPECTED CONTAMINATION

- All watermain breaks where chemical or microbiological contamination of the system are suspected will be immediately reported to the Drinking Water Officer and the Medical Health Officer.
- The municipality will isolate the contaminated section from the rest of the distribution system. Once the watermain has been repaired, chlorine residual testing will be conducted at various locations affected by the main break.

If low chlorine residuals are found, necessary actions to increase the levels of free chlorine will be carried out. If bacterial contamination is suspected, water samples will be analyzed and appropriate action taken.

## Appendix I | References

1. Government of Canada – Canadian Drinking Water Guidelines  
[www.hc-sc.gc.ca/ewh-semt/water-eau/drink-potab/index\\_e.html](http://www.hc-sc.gc.ca/ewh-semt/water-eau/drink-potab/index_e.html)
2. BC Drinking Water Protection Act (2020)  
[www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/01009\\_01](http://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/01009_01)
3. BC Laws – Schedule A Water Quality Standard for Potable Water  
[www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/200\\_2003#ScheduleA](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/200_2003#ScheduleA)
4. Government of British Columbia – Source Drinking Water Quality Guidelines  
[www2.gov.bc.ca/assets/gov/environment/air-land-water/waterquality/water-quality-guidelines/approved-wqgs/drinking-water-and-recreation/source\\_drinking\\_water\\_quality\\_guidelines\\_bcnv.pdf](http://www2.gov.bc.ca/assets/gov/environment/air-land-water/waterquality/water-quality-guidelines/approved-wqgs/drinking-water-and-recreation/source_drinking_water_quality_guidelines_bcnv.pdf)
4. Government of British Columbia – Drinking Water Officers Guide  
[www2.gov.bc.ca/gov/content/environment/air-land-water/water-quality/drinking-water-quality/drinking-water-officers-guide](http://www2.gov.bc.ca/gov/content/environment/air-land-water/water-quality/drinking-water-quality/drinking-water-officers-guide)
5. Government of British Columbia – Legislation – Drinking Water Protection Act  
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6. Metro Vancouver – Water Services  
[metrovanvancouver.org/services/water](http://metrovanvancouver.org/services/water)
7. Metro Vancouver – Drinking Water Treatment Facilities  
[metrovanvancouver.org/services/water/water-treatment-facilities](http://metrovanvancouver.org/services/water/water-treatment-facilities)
8. Metro Vancouver – Coquitlam UV Disinfection Project  
[metrovanvancouver.org/services/water/Documents/coquitlam-ultraviolet-fact-sheet-update.pdf](http://metrovanvancouver.org/services/water/Documents/coquitlam-ultraviolet-fact-sheet-update.pdf)
9. Metro Vancouver – Seymour-Capilano Filtration Project  
[metrovanvancouver.org/services/water/Documents/seymour-capilano-filtration-plant-brochure-2016.pdf](http://metrovanvancouver.org/services/water/Documents/seymour-capilano-filtration-plant-brochure-2016.pdf)
10. Metro Vancouver – We Love Water  
[www.metrovanvancouver.org/welovewater/Pages/default.aspx](http://www.metrovanvancouver.org/welovewater/Pages/default.aspx)
11. City of Richmond – Hot Facts  
[www.richmond.ca/culture/discover-richmond/profile/demographics.htm](http://www.richmond.ca/culture/discover-richmond/profile/demographics.htm)

Issued June 2024





# City of Richmond

## Report to Committee

**To:** Community Safety Committee  
**From:** Mark Corrado  
Director, Community Bylaws and Licencing  
**Date:** May 14, 2024  
**File:** 09-5355-00/Vol 01  
**Re:** Review of Hours of Operation of Karaoke Clubs and Night Clubs

### Staff Recommendation

That the permitted hours of operation of Karaoke Clubs and Night Clubs remain unchanged as outlined in the staff report titled "Review of Hours of Operation of Karaoke Clubs and Night Clubs", dated May 14, 2024, from the Director, Community Bylaws and Licencing.

Mark Corrado  
Director, Community Bylaws and Licencing  
(604-204-8673)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  RCMP	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>  	<b>APPROVED BY CAO</b>  

## **Staff Report**

### **Origin**

At the February 26, 2024 Council meeting, the following was resolved:

*That staff review the material provided by the delegation and examine the hours of operation of karaoke clubs and night clubs and report back.*

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.*

### **Background**

There are currently ten licenced Karaoke businesses operating in the City. Karaoke Box Rooms are classified as Commercial Entertainment within the Assembly Use Group 3 category of the Business Licence Bylaw No. 7360. They are further regulated under Business Regulation Bylaw No. 7538 section 10.1 which states:

*"Every karaoke box room operator may only permit a karaoke room to be open for business from 8:00 a.m. of any calendar day to 2:30 a.m. of the next calendar day."*

Karaokes may also possess a food primary or liquor primary licence, which is issued by the Liquor Cannabis Regulation Branch (LCRB). This liquor licence also states the hours of permissible liquor service. The LCRB has issued a combined 411 food primary and liquor primary licences in the City of Richmond. Any request to the LCRB for a change to a liquor licence, such as an extension of liquor service hours, will trigger an automatic Staff and Council review. While the LCRB is the lead agency for the regulation and enforcement of liquor licencing, its Liquor Inspectors often conduct joint operations with City staff and the RCMP.

Night Clubs are also classified as Commercial Entertainment within the Assembly Use Group 3 category of the Business Licence Bylaw No. 7360. Night Clubs also require a Liquor Primary licence issued by the LCRB. All Liquor Primaries also fall within the purview of Council Policy 9400 which was adopted by Council on July 25, 2016. Council Policy 9400 Section 3(a) stipulates the following:

#### ***3. Permanent Changes to Liquor Licences***

*a. All applicants seeking approval to extend liquor hour service (new or amended) past 2:00 a.m. will not be supported by the City.*

Policy 9400 further restricts all rezoning applications new or relocated liquor primary clubs to be at least 500m from a school, park or community centre. The intent of this restriction is to reduce the potential for neighbourhood conflict (noise, disturbing the peace etc).



## Analysis

Prior to the introduction of Council Policy 9400, there were previous attempts to extend liquor service hours beyond 2:00 a.m. In the April 13, 2004 open staff report, titled “JP Malone’s Liquor Licence Application”<sup>1</sup>, from the Manager of Customer Service, the following issues and risks were cited by neighbourhood residents and key stakeholders such as Vancouver Coastal Health and the RCMP:

Table 1 Summary of Comments Re: JP Malone's Liquor Application

Resident's Concerns (40 Resident Letters)	Vancouver Coastal Health	RCMP
<ul style="list-style-type: none"> <li>Noise disturbance</li> <li>Traffic issues</li> <li>Vandalism</li> <li>Littering of beer bottles</li> <li>Negative impact on neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>Due to noise concerns extension of liquor service hours not recommended. (at the time VCH conducted noise call response)</li> </ul>	<ul style="list-style-type: none"> <li>Seized weapons</li> <li>Alcohol taken from the pub to the individuals' cars</li> <li>Intoxicated people getting into their cars</li> <li>Yelling and shouting when leaving the pub which led to noise complaints</li> <li>Patrons urinating in public after closing</li> <li>Evidence of fights amongst patrons</li> </ul>

As noted in the table above, liquor primaries may be subject to community conflict/concerns as well as health and safety issues. Given these issues, it is not surprising that 97% of the local residents surveyed in the JP Malone’s application were opposed to the extension of liquor service.

### Vancouver Liquor Policy Changes

In a letter (Attachment 1), the owner of the Zodiac Karaoke and Pub establishment cites the inability to compete with competitors in Vancouver. A further letter from the President and CEO of the British Columbia Restaurants and Food Services Association (Attachment 2) called for balance in the application of liquor policies across the region and again cited Vancouver’s new liquor policies changes.

These letters reference competition pressures in relation to increased recent liquor policy changes passed by Vancouver City Council in December 2023. These changes included:

*“removing distance requirements on all liquor establishment licences citywide including lifting the moratorium on new liquor establishments and seat expansions at existing establishments in the Granville Entertainment District [GED] and the Chinatown,*

<sup>1</sup> [https://citycouncil.richmond.ca/\\_\\_shared/assets/042604\\_item123411.pdf](https://citycouncil.richmond.ca/__shared/assets/042604_item123411.pdf)



*Gastown, Industrial, Thornton Park, and Victory Square areas as defined by the Liquor Policy for the Downtown Eastside.”*

In addition to the lifting of a moratorium on liquor distancing policy, Vancouver also aligned operating hours for Liquor Establishments between Drake Street and Georgia Street so that they operate under the same hours.<sup>2</sup> Select geographic areas such as the GED, allow for extended hours for service that run from 9:00 a.m. to 3:00 a.m. seven days a week. While Vancouver staff anticipated a positive impact in the form of ‘business flexibility and innovation’, they also noted the following risks:

*“Removal of the moratorium does risk increasing late night disorder, including gender based violence and public health harms from intoxication, all of which are significant concerns in the GED. Expanded opportunities for pubs and nightclubs must be accompanied by new and ongoing measures to protect public health and safety for residents and for visitors. Through the Granville Street Planning process staff will work with stakeholders to develop an equitable approach and recommendations to address public safety in the GED. Early recommendations that are being explored include a sobering space, drop-in service for survivors of gender based violence, and increased funding for evening street outreach.”*

However, unlike Vancouver, Richmond does not have designated entertainment zones for liquor primaries. As a result, any general extension of liquor service hours for liquor primaries would have a broader geographical impact and increased likelihood of neighbourhood conflict from the issues described above.

#### Regional Scan of other Municipalities

Staff conducted a scan of neighboring municipalities regarding their regulations on hours of liquor service operations. In reviewing liquor primary regulations for the cities of New Westminster, Surrey and Burnaby, it was found that the latest a liquor primary license holder may apply for extended hours is 2:00 a.m.

#### Case Study

The RCMP and Bylaws conducted a case study and determined that a considerable number of investigations occurred between 2022 and the first quarter of 2024 in relation to neighbourhood disturbances and other calls for service in relation to a liquor primary and Karaoke. The majority of these calls for service occurred late in the evening and a significant portion occurred around closing time between 12:00 a.m. and 2:00 a.m. Given the safety issues with persons who may be intoxicated, City Staff conduct their inspections as part of a joint-operation with specialized RCMP units and LCRB.

#### Community Impact

Given the high number of community safety related issues found in the recent past during their preliminary research and case study, Staff do not recommend extending the hours of operation or

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<sup>2</sup> <https://council.vancouver.ca/20231213/documents/cfsc1.pdf>

liquor service for Karaoke and Night clubs. Many of the calls for service were related to neighbourhood disturbances and it is likely that any proposal to extend hours would be met with significant neighbourhood opposition as shown in the case of JP Malone's. Moreover, as noted in the Vancouver staffing report, a significant service level increase for law enforcement related resources would likely be required.

### **Financial Impact**

No financial impact is anticipated, if the status quo remains. If, however, Liquor Primary service rules and operating times were to change, staff would report back on the service level increase that would likely be required.

### **Conclusion**

This report provides a review of existing bylaws and policies in relation to the hours of operation and liquor service for Karaoke and Night clubs. Given the potential for increased neighbourhood conflict and related community safety issues, no change to the existing bylaws and Council Policies is recommended.



Mark Corrado  
Director, Comm Bylaws and Licencing  
(604-204-8673)

MC:mc

Att. 1: Letter from Zodiac Karaoke and Pub Inc.

2: Letter from BCRFA

This is a letter addressing the City of Richmond,

We are a group of Richmond nightlife & pub establishments that are coming together as a community to propose for the city to grant an ongoing operations extension.

In recent announcements, all nightlife establishments within the Vancouver entertainment vicinity have been granted a 4AM licence. This has made it difficult for us Richmond business owners to compete.

We have begun a process with the city of Richmond to extend the business hours for our establishment from 2:00 AM last call to a 3:00 AM last call and 3:30 AM closing.

We are beginning this process for economic reasons. This will also allow us more time with a new liquor extension.

We feel that the entertainment model that most of us operate under is one that begins at a later hour than most other non Karaoke Liquor primary, or Food Primary Karaoke establishments.

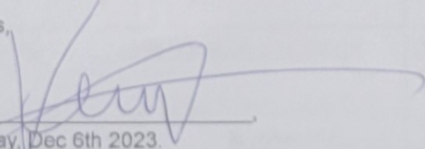
Given the nature of our business and industry, we find that it's also difficult to consider opening at an earlier time and closing up early as we have a late night culture to our industry. Most clients are used to the 3AM end time, now which is being extended in Vancouver till 4AM.

That additional two hours that we as business owners are not operating caused us to not only lose more customers to businesses based in Vancouver but also miss profit that we should be capable of earning, but losing to businesses who are allowed to stay open later than ours.

Please consider this community supported letter from owners within the pub & nightlife space to ask for later operating hours.

In this climate of high inflation, taxes and wages, we need some help from the City to help us have the same opportunities as everyone else throughout the city.

Warmest Regards,

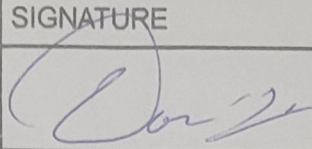
  
Signed Wednesday, Dec 6th 2023.

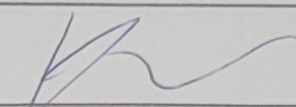
Jun Gang-Gu,

Zodiac Karaoke & Pub Inc.

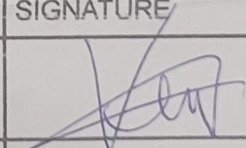
8191 Alexandra Road, Richmond B.C V6X 1C9

Supported By:

LEGAL NAME	BUSINESS ROLE	SIGNATURE
Don Lui	owner	
BUSINESS NAME	BUSINESS ADDRESS	DATE
Millennium Karaoke	4451 No. 3 Rd #201 Richmond	Dec. 14/23

LEGAL NAME	BUSINESS ROLE	SIGNATURE
Xunteng Sun	manager	
BUSINESS NAME	BUSINESS ADDRESS	DATE
Free Trues Club	180-8400 Alexandra Road. Richmond	Dec 14. 2023

LEGAL NAME	BUSINESS ROLE	SIGNATURE
Qi Yu zhang <sup>(22)</sup>	owner	赵齐宇
BUSINESS NAME	BUSINESS ADDRESS	DATE
No. 88 club	8500 Alexandra Rd Richmond	2023.12.12

LEGAL NAME	BUSINESS ROLE	SIGNATURE
Jun Gang Gu	owner	
BUSINESS NAME	BUSINESS ADDRESS	DATE
Zodiac Karaoke & pub Inc	8191 Alexandra Rd Richmond	Dec 12, 2023





January 24<sup>th</sup>. 2024

Re: Zodiac Karaoke Club extended hours request.

To whom it may concern,

Please accept this as our letter of support for the extension of business hours, from 2:00 a.m. until 3:00 am for the Zodiac Karaoke Club, located at 8191 Alexandra Rd, in Richmond, as well as other similar Richmond businesses.

The business of Karaoke Club and Nightclub (stand alone) have clientele that attend at later hours, putting them at an unfair disadvantage over restaurants and liquor primary establishments, which provide a Karaoke platform.

Karaoke and Nightclubs are not able to operate at the same time as restaurants and liquor primary establishments, as their clientele seek out this brand of entertainment at later hours.

With large investments and high overhead, these types of business models, in Richmond, are also adversely impacted by the recent changes to Vancouver's liquor policies.

We believe that liquor policies should be balanced throughout the region so as to not cause adverse effects on competitors in neighboring communities.

Yours truly

Ian Tostenson  
President/CEO

*The Voice of BC Restaurants*

[www.bcrfa.com](http://www.bcrfa.com)

600 - 890 West Pender Street, Vancouver, BC V6C 1J9 • T: 604.669.2239 • F: 604.687.1327





**To:** General Purposes Committee

**Date:** June 12, 2024

**From:** John Hopkins  
Director, Policy Planning

**File:** 08-4045-30-02/Vol 01

**Re:** **Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Zoning Bylaw Amendments**

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**Staff Recommendations**

1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579 be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579, 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 10579, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted;
5. That Building Regulation Bylaw 7230, Amendment Bylaw 10572 be introduced and given first, second and third reading;
6. That Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577 be introduced and given first, second and third reading;
7. That, subject to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, the Minister of Housing be provided with:
  - a. notification in writing of the bylaw amendments included in the report titled "Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District

Bylaw and Associated Zoning Bylaw Amendments” from the Director, Policy Planning dated June 12, 2024, as required to demonstrate compliance with Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023); and

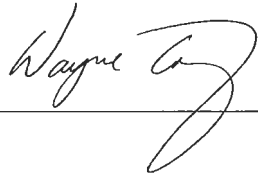


- b. the location of exempted properties and associated legislative provisions permitting the exemptions; and

8. That staff monitor the implementation of the bylaw amendments and report back to Council as further developments occur.



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

Att. 10

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Housing Office	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

In December 2023, the Province of British Columbia (the “Province”) made amendments to the *Local Government Act* in association with the Province’s “Homes for People Action Plan”. The amendments include Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act), which requires local governments to amend zoning bylaws in affected areas to permit small-scale multi-unit housing (SSMUH) development. Those affected areas include lots where current zoning does not permit the minimum number of units prescribed by the Province. Bill 44 mandates that, by June 30, 2024, local governments undertake the following:

- adopt zoning bylaw amendments to permit up to three, four or six units in eligible areas through pre-zoning; and
- adopt bylaw amendments to remove residential parking minimums for development on sites where Bill 44 permits up to six units (e.g., areas within 400 m of a frequent transit service bus stop that provides bus service every 15 minutes during the day).

If a community fails to fulfill requirements or meet deadlines, the Province may order compliance requirements that must be undertaken within 30 days of receiving notification. If non-compliance continues, the Province may enact bylaws on the jurisdiction’s behalf.

While the attached amendment bylaws intend to establish the best framework to facilitate SSMUH development in the Richmond context, the timelines set by the Province for SSMUH development are inadequate. It is anticipated that subsequent amendments will be required as the implementation approach is refined and opportunities and constraints associated with SSMUH development are better understood. This report summarizes proposed zoning bylaw amendments, and other associated bylaw amendments, to comply with terms mandated by the Province to pre-zone affected areas to permit SSMUH development by June 30, 2024.

The magnitude of change combined with the tight deadlines are unprecedented. The legislation has effectively reduced local autonomy in land use decision making and the tight deadlines have had impacts on the timing of several work program items including updating the Official Community Plan (OCP).

### Background

Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act) (“Bill 44”) requires that communities with more than 5,000 residents amend their zoning bylaws by June 30, 2024 to align with legislation that restricts local government’s ability to regulate on-site unit density in areas subject to the new legislation. This applies to all zones that do not permit the minimum number of units prescribed by the Province as of December 7, 2023, when Bill 44 received Royal Assent. The minimum number of housing units that must be permitted on a site through pre-zoning reflect parcel size and location criteria established by the Province as listed below:

- a minimum of three units must be permitted on residential lots that are up to 280 m<sup>2</sup> (3,013 ft<sup>2</sup>) or less;
- a minimum of four units must be permitted on residential lots that are greater than 280 m<sup>2</sup> (3,013 ft<sup>2</sup>); and

- a minimum of six units must be permitted on residential lots that are greater in area than 281 m<sup>2</sup> (3,024 ft<sup>2</sup>) when wholly or partly within 400 m (1,312 ft.) of a bus stop that has frequent transit service (e.g., 15 minute service) during the day.

To permit the minimum number of units prescribed by Bill 44, properties will be either pre-zoned to a new zoning district or current zoning will be amended. Attachment 1 maps the location of the 25,803 properties identified to be pre-zoned to a new zoning district to comply with Bill 44. The map also indicates the Steveston townsite area that is currently exempted from pre-zoning subject to the outcome of the City's application to the Province for an extension to the Bill 44 implementation deadline due to an ongoing sewer replacement project. The attached zoning bylaw amendment (Bylaw 10573) also includes amending 277 duplex-zoned properties to permit the minimum number of units on a site as prescribed by the Province. Attachment 2 maps the location of the affected duplex-zoned properties.

While redevelopment is subject to market demand, construction costs, and interest rates, the magnitude of change associated with the introduction of Bill 44 is significant. Compliance with Bill 44 could permit construction of more than 100,000 dwelling units at full build out. Although it is uncertain on how the housing market will respond to SSMUH development, the proposed increases in density, because of Bill 44, will have impacts to current plans to provide adequate servicing infrastructure and public amenities, including but not limited to, the following:

- Flood protection, water, sanitary sewer and road infrastructure;
- Parks, open space, and recreational and cultural facilities; and
- Schools, including both elementary and secondary schools.

Bill 44 also affects local government's authority related to:

- parking: for areas that are permitted up to six units on a lot, Bill 44 mandates that local governments must not prescribe any on-site residential parking minimums and instead allow market forces to dictate how much on-site parking is provided. Approximately 27 percent of properties in the City that are subject to Bill 44 are within the defined frequent transit service area and will be permitted to build up to six units on a property; however, as transit service becomes more frequent, areas where up to six units on a site may be developed will expand; and
- bonus density: the legislation prohibits local governments from using bonus density to achieve the minimum number of units, with one exception. Affordable housing density bonusing is permitted for one unit on sites where a minimum of six units is permitted.

In addition to complying with terms specified in the legislation, local government must consider guidelines published by the Province, "Provincial Policy Manual and Site Standards" ("Provincial Guidelines") when amending the zoning bylaw. The Provincial Guidelines include the following key intentions:

- increase housing supply in low-density residential areas;
- diversify housing stock in traditional single-family areas; and
- support development feasibility (e.g., more efficient development context, faster delivery of new housing, more predictable/attractive conditions for builders).

The attached zoning bylaw amendments (Bylaw 10573) have been prepared to meet the requirements of Bill 44, consider the Provincial Guidelines, and consider the Richmond context, including physical limitations to development (e.g., no basement due to floodplain, limited laneway network). The amendment bylaws also reflect the City's commitment to improving housing affordability and maintaining the elements that respond to local conditions.

The amendment bylaws prioritize rental housing and housing options for every stage of life (e.g., multi-generational housing, aging in place) and income level. Improving housing affordability is a key theme for the OCP update (i.e., build more affordable housing, build more housing choice, build more inclusive communities). While the OCP update is underway, due to changes in the regulatory context and the deadlines associated with implementing the Provincial bills, the developing directions in the OCP review are being re-examined and the timeline extended in order to reflect the impact of the new Provincial housing legislation.

The amendment bylaws establish a framework for SSMUH development to provide certainty for neighbourhood residents and builders. Attachment 3 includes an illustrated summary of the recommended built form regulations, which are based on the findings of the Modelling Study (Attachment 4). The Modelling Study considered the ability of various built forms to meet City objectives, which include preserving current built form and massing characteristics, minimizing parking impacts on the streetscape, maintaining tree preservation objectives using building setbacks, building family friendly units, and encouraging accessibility and visitability. The Modelling Study also compares the recommended built form with those suggested in the Provincial Guidelines. The recommended approach includes:

- preserving current regulations for development of a single-family dwelling with or without a secondary suite (except for an adjustment to garage size); and
- accommodating multiple units on a site in a form that is complementary to current built form and massing (i.e., building height, site coverage, front yard setback, a sloping roof form, provisions to interrupt a long exterior side wall, and rear yard setbacks are generally preserved).

The attached zoning bylaw amendments (Bylaw 10573) have been prepared to meet the requirements of Bill 44, consider the related Provincial Guidelines, and consider the Richmond context. The amendments are summarized in Attachment 5.

## **Analysis**

### **Bylaw Amendments: Required Compliance with Bill 44**

#### ***Pre-zone Properties to Permit SSMUH Development (Mandated Pre-zoning)***

Bill 44 mandates local governments to pre-zone affected properties to permit up to three, four or six units on a site. Limited exemptions apply including the following:

- land that is protected by bylaw as a heritage property;
- lots zoned for a minimum lot size of one acre;
- lots that are larger than one acre;
- lots without access to water and/or sanitary sewer services;



- lots included within a Transit Oriented Area (TOA) as prescribed by Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023) (“Bill 47”); and
- land subject to a hazardous condition that cannot be mitigated.

With the exception of a few properties that are within a TOA (e.g., areas within 800 m of a Canada Line station), there are no other exempted properties in Richmond that would qualify.

To comply with terms mandated by the Province that require local governments to amend zoning bylaws in affected areas to permit SSMUH development, the attached zoning amendment bylaw (Bylaw 10573) includes the following:

- a new zoning district, Small-Scale Multi-Unit Housing (RSM zone), together with a new definition for small-scale multi-unit housing for sites that currently permit single-family development with or without a secondary suite or coach house/granny flat; and
- amendments to current duplex zoning to permit the minimum number of units on a site as mandated by Bill 44.

A new zoning district provides clarity for residents, landowners and the developer by distinguishing RSM development from other forms of multi-unit housing that are already embedded in the Zoning Bylaw (e.g., townhouse, tri-plex, coach house, granny flat, duplex with/without suite, etc.), as identified in Attachment 1. Amending current duplex zones to permit SSMUH development is recommended in lieu of applying the RSM zone to preserve the current form of development for lots identified in Attachment 2.

The zoning bylaw amendments (Bylaw 10573) also include changes to one site-specific zone to incorporate Bill 44 while preserving an existing specialized use (i.e., a single-family dwelling and a shrine). Also consistent with Bill 44, SSMUH development may include a secondary suite as a dwelling unit that counts toward the maximum number of units permitted on a site. Secondary suites remain subject to and defined by conditions specified in the BC Building Code 2018 (“Building Code”).

#### *Development Cost Charges (DCCs) Amendment Bylaw*

Development Cost Charges (DCCs) Imposition Bylaw No. 9499, Amendment Bylaw 10577 is a response to the introduction of a newly defined form of housing (“SSMUH development”) to clarify its classification as part of the existing single-family rate category, which already applies to duplex development and developments with secondary suites. DCCs are monies that municipalities collect at the time of development to offset costs to the municipality that are a result of development. A clarification to the definitions section of the bylaw will permit the City to collect DCCs from SSMUH development when there is an associated subdivision. Staff are in the process of reviewing the impact of new legislation on existing financing tools such as updated DCCs, new amenity cost charges, and new reserve accounts for affordable housing and transportation demand management measures. A future staff report for Council’s consideration will include analysis of new or amended DCCs, introduction of amenity cost charges, and establish new reserve accounts for affordable housing and transportation demand management measures, including those that apply to SSMUH development.

### *Extension Application for Steveston Townsite*

Properties in Steveston townsite (area bound by Steveston Highway to the north, No. 1 Road to the east, Chatham Street to the south, and 7<sup>th</sup> Avenue to the west) are currently exempted from pre-zoning subject to the outcome of the City's application to the Province for a Category 1 and Category 2 extension to the compliance deadline (Attachment 1). The extension is required due to the ongoing Steveston sanitary sewer replacement program and the need to ensure infrastructure work is complete prior to allowing SSMUH development. The extension will also provide time to consult with the Steveston community on the potential impacts of Bill 44 to the historic character of the neighbourhood. If the Province approves the application, the approval will specify a Bill 44 compliance date for the 861 lots that are currently exempted, which can be no later than December 31, 2030.

### *Ownership and Tenure*

The RSM zone restricts tenure of additional dwelling units to rental. Rental use can be challenging to enforce; therefore, in addition to embedding rental tenure zoning and a prohibition on stratification in the RSM zone, an agreement may be registered on title as a condition of Building Permit to highlight zoning restrictions (e.g., no stratification). An amendment to Building Regulation Bylaw 7230 is attached (Bylaw 10572) which would authorize staff to secure such agreement(s) on title that highlights zoning specifications as a condition of building permit issuance. Specifying tenure for SSMUH development is consistent with City objectives to build more rental housing.

Embedding rental tenure requirements in the RSM zone is a response to the Richmond context. Areas subject to Bill 44 lack an adequate supply and diversity of rental housing options. Renter households make up 29 percent of residents in the City; however, these households face a lower vacancy rate (4.7% compared to 5.5% for the region) and a limited supply of purpose-built rental housing. While projections indicate the City will exceed its target to build 2,000 market rental units to 2026, there is an imbalance in rental housing supply options between the City Centre and areas characterized by single detached and duplex housing. SSMUH development is well suited to addressing this inequity.

A notable exception includes sites with current duplex zoning. To preserve current ownership options, which include stratification to create two strata lots, the attached zoning bylaw amendments include changes to current duplex zones to accommodate the minimum number of units that must be permitted to comply with Bill 44. No other changes are proposed (i.e., height, building envelope, setbacks remain unchanged). Affected zones include: Two-Unit Dwelling (RD1, RD2); Arterial Road Two-Unit Dwellings (RDA); Arterial Road Compact Two-Unit Dwellings (RCD); Site Specific Residential (Two-Unit Dwelling) Zones; Two-Unit Dwelling (ZD2) – Broadmoor; Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston); Two-Unit Dwelling (ZD5)-Steveston/Williams; Two Unit Dwelling (ZD7) – Francis Road (Blundell). Attachment 2 maps the location of affected lots.

### *Affordable Housing*

Bill 44 prohibits local governments from using bonus density to achieve the minimum on-site unit density set by the legislation, with one exception. Affordable housing density bonusing is permitted for one unit on sites where a minimum of six units is permitted (i.e., a developer may construct five units without providing an affordable housing contribution or, at the developer's discretion, construct six units including one additional affordable housing unit as defined by the local government). In accordance with the legislation, the RSM zone would secure construction of an affordable housing unit (i.e., low-end market rental unit) in development that includes six units with one unit being secured with a Housing Agreement registered on title. The zone also includes a cash in lieu of construction option. The contribution rate to the Affordable Housing Reserve Fund would be the same as the current townhouse rate (i.e., \$12/buildable square foot).

### *Floor Area Ratio (FAR)*

Bill 44 was introduced to increase housing supply by mandating the minimum number of units permitted on a site based on parcel size and proximity to rapid transit service. The Provincial Guidelines suggest approaches to encourage SSMUH development that include removing specified floor area ratio (FAR) for SSMUH development and reducing existing density permissions for single-family development. The guidelines also support smaller and by extension more affordable housing units and are silent regarding minimum unit sizes or unit types. The RSM zone considers these guidelines.

The RSM zone complies with Provincial requirements. Attachment 6 reflects the guiding principles and outcomes of minor amendments specific to density. Additional dwelling units can be accommodated by making efficient use of the existing building volume (e.g., provide more opportunity to make the attic space habitable) and applying a more flexible attitude toward how floor area is allocated in SSMUH development. These adjustments to the built form are based on the findings of the Modelling Study (Attachment 4) and are discussed in the Built Form section of this report. While a minor adjustment to the current garage exemption is embedded in the RSM zone, permitted density for development of a single-family dwelling with or without a secondary suite is fundamentally unchanged.

The RSM zone introduces a “flex space” allocation for development of two to six units (excluding a single-family dwelling with a secondary suite), which is a contemporary response to competing priorities (i.e., housing versus enclosed parking). The developer or homeowner will decide whether to assign the “flex space” (or portion of the space) to habitable space, enclosed parking or other ancillary uses. Currently, up to 50 m<sup>2</sup> (538 ft<sup>2</sup>) of enclosed parking is exempted from the total permitted FAR for each single-family dwelling or townhouse unit on a lot. The exemption represents a disproportionate amount of garage floor area and contributes to a garage centric appearance, especially on small or narrow lots. SSMUH development is subject to lower parking rates (which is discussed in the Parking and Access section of this report) and the Illustrated Built Form Regulations (Attachment 3) demonstrate that “flex space” does not preclude accommodating required on-site parking. “Flex space” provides an option to realize more habitable space and addresses the unintended consequences of uniformly exempting enclosed parking.

### *Built Form*

While Bill 44 is silent regarding built form, the Provincial Guidelines suggest a generally unrestricted building envelope and discourage excluding/limiting building forms as a way to establish favourable conditions for SSMUH development. Further, the Provincial Guidelines suggest relying on the Building Code to inform building setbacks, siting, lot coverage and height, and are silent regarding unit sizes and other livability specifications. The “Site Standards” outlined in the Provincial Guidelines have been considered.

Staff assessed the Provincial Guidelines alongside the findings from the Modelling Study (Attachment 4), to develop built form regulations. The Illustrated Built Form Regulations and Modelling Study (Attachments 3 and 4) highlight built form elements that are embedded in the RSM zone for the additional dwelling units mandated by the Province. They demonstrate that SSMUH development can be accommodated in a building volume that is complementary to City objectives (e.g., respect neighbourhood character and livability; preserve building height; minimize parking impacts on the streetscape; protect existing trees and green space; incorporate units with two or more bedrooms; encourage accessibility and visitability). The RSM zone does not specify a preferred building type; instead, the zone regulates massing with a three dimensional envelope, similar to the building envelope currently used to regulate single-family houses. A summary of these built form characteristics, which apply only to the additional dwelling units mandated by the Province, can be found in Attachment 7. No changes are suggested to built form regulations for development of a single-family dwelling with or without a secondary suite or sites subject to current duplex zoning.

While the built form specifications embedded in the RSM zone have been studied and modelled, the deadline to pre-zone properties to permit SSMUH development imposed by the Province has not provided adequate time to test the RSM zone to identify unintended consequences. Staff would expect further bylaw amendments as implementation proceeds. In addition to monitoring new development, staff recommend retaining a consultant to test the bylaw and consult with small homebuilders. The consultant will also be asked to suggest any required modifications that may be applied to the development of irregular lots (i.e., lots that are not rectangular) in order that the proposed Development Permit requirement may be waived, as discussed in the Development Permit section of this report. The findings will be summarized in a future Council report.

### *Development Permit*

While Bill 44 prohibits local governments from requiring a rezoning application to permit SSMUH development, jurisdictions retain authority to require a Development Permit. The Provincial Guidelines express concern that exercising the authority to require a Development Permit to manage form and character for SSMUH development may obstruct Provincial objectives to increase housing supply (e.g., time delays, costs, uncertainty). The guidelines discourage a Development Permit requirement and suggest local governments use an alternative to a Development Permit (e.g., develop voluntary design guidelines and/or template building plans), limit conditions when a Development Permit is required (e.g., environmentally sensitive area, hazard area) and expedite permit issuance (e.g., delegate authority to staff to issue a

permit). Consistent with the Provincial Guidelines, most SSMUH development will not require a Development Permit.

A Development Permit for SSMUH development will be required in the following circumstances:

- development in an environmentally sensitive area (current practice);
- development that encroaches into the rear yard setback area on a RSM zoned lot; and
- development of two to six units (excluding a single-family dwelling with a secondary suite) on an irregular shape lot (i.e., non-rectangular lot) on a RSM zoned lot.

The Development Permit requirement is applied to realize an appropriate design response in a more challenging context. Development in the rear yard may include accommodations to protect trees and may be affected by existing servicing right of ways (i.e., within the subject area, almost 40 percent of the City's tree canopy is located in the front and rear yard setback and servicing right of ways are commonly located along the rear property line). The RSM zone specifies permitted building encroachment into the rear yard setback (including remaining setbacks and building height) conditional to securing a Development Permit for form and character. The RSM zone also specifies permitted projections. An encroachment that exceeds the provisions in the zone would require a Development Variance Permit. The Provincial timelines for compliance were insufficient to complete studies for irregular shape lots; therefore, a Development Permit requirement is suggested until further testing (as discussed in the Built Form section of this report) can be completed. Approximately 18% of properties in the new RSM zone are an irregular lot. The Development Permit requirement does not preclude development; instead it provides a process to support an applicant who must address site-specific challenges associated with developing in an environmentally sensitive area, the rear yard setback, or on an irregular shape lot.

An amendment to the OCP, which specifies the development permit requirement for SSMUH development, is attached (Bylaw 10579). It clarifies a permit is required when SSMUH development encroaches into a required rear yard setback (including both building and parking) and for SSMUH development on an irregular shaped lot (excluding single-family development with or without a secondary suite). SSMUH specific development permit guidelines could not be completed in advance of the June 30, 2024 deadline mandated by the Province for implementation of Bill 44 and will be developed for Council's consideration alongside any amendments to the RSM zone recommended by a qualified professional. In the interim, the attached OCP amendment bylaw includes language to extend current guidelines for coach house/granny flat, duplex and tri-plex development to SSMUH development.

### *Subdivision*

The RSM zone intends to preserve the existing property subdivision pattern and does not encourage further subdivision. The Richmond context is characterized by its diversity of lot sizes and widths. Preserving this diversity is important to neighbourhood identity. Further, the Illustrated Built Form Regulations and Modelling Summary (Attachments 3 and 4) show that lot width is a fundamental factor influencing SSMUH development options. Maintaining Richmond's current lot sizes will contribute to more variation in the type and size of SSMUH units that are constructed (i.e., as compared to the more uniform lot sizes that would result if



subdivision was encouraged). In addition, property subdivision is contrary to City objectives in strategic areas (along arterial roads and around neighbourhood service centres) where consolidation is encouraged to facilitate higher density and a greater mix of land uses than mandated by Bill 44. As a result, the RSM zone intends to preserve existing lot widths and generally limit subdivision.

While Zoning Bylaw 8500 includes almost 50 standard and site-specific zoning districts that permit single-family and/or duplex use, approximately 84 percent of the lots affected by Bill 44 are zoned RS1/A, RS1/B or RS1/E. Further, the permitted form of development is generally consistent despite the large number of zoning districts. To simplify administration and regulations, the RSM zone groups lots into four sub-zones based on lot size (i.e., small, medium, large and extra large). The sub-zones reflect existing subdivision conditions (summarized in Table 1). Attachment 8 provides a key for the assignment of properties to the RSM Small, Medium, Large, or Extra Large sub-zone.

**Table 1: RSM Sub-Zones**

RSM Sub-zone	Minimum Lot Frontage	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area
<b>RSM/S (small)</b>				
Proposed – RSM/S	6 m (19 ft.)	9 m (29 ft.)	24 m (78 ft.)	270 m <sup>2</sup> (+/-3,000 ft <sup>2</sup> )
Existing – RS1/A (5% of lots)	6 m	9 m	24 m	270 m <sup>2</sup>
<b>RSM/M (medium)</b>				
Proposed – RSM/M	6 m (19 ft.)	12 m (39 ft.)	24 m (78 ft.)	360 m <sup>2</sup> (+/-4,000 ft <sup>2</sup> )
Existing – RS1/B (29% of lots)	6 m	12 m	24 m	360 m <sup>2</sup>
<b>RSM/L (large)</b>				
Proposed – RSM/L	7.5 m (24 ft.)	18 m (59 ft.)	24 m (78 ft.)	550 m <sup>2</sup> (+/-6,000 ft <sup>2</sup> )
Existing – RS1/E (50% of lots)	7.5 m	18 m	24 m	550 m <sup>2</sup>
<b>RSM/XL (extra large)</b>				
Proposed – RSM/XL	7.5 m (24 ft.)	18 m (50 ft.)	45 m (147 ft.)	828 m <sup>2</sup> (+/-8,912 ft <sup>2</sup> )
Existing – RS1/F (1.5% of lots)	7.5 m	18 m	45 m	828 m <sup>2</sup> (+/-8,912 ft <sup>2</sup> )

\*Note: colors correspond to RSM zoning categories in Attachment 1.

### *Parking and Access*

Bill 44 prohibits local governments from setting a minimum parking requirement for SSMUH development where up to six units are permitted. Elsewhere, local governments retain authority to set parking rates for SSMUH development provided the rates do not affect the feasibility of realizing the on-site density mandated by the Province. Further, the Provincial Guidelines encourage local governments to reduce or eliminate minimum on-site parking requirements, or set maximum parking rates to decrease housing costs for new development.

The zoning amendment bylaw (Bylaw 10573) includes on-site parking rates for SSMUH development that consider on-site capacity (i.e., how much of the site is assigned to vehicle

parking, opportunity to preserve green space), the availability of street parking (i.e., lot width and street design result in varying opportunities between driveways for on-street parking), and lot width.

The minimum parking rates are listed below:

- for a property with a frontage of less than 15 m (49 ft.): minimum 0.5 parking space/unit;
- for property with a frontage of 15 m (49 ft.) or greater: minimum 1.0 parking space/unit.
- No on-site parking requirement for development on a site where up to six units are permitted by Bill 44 (i.e., local governments are prohibited from requiring parking for SSMUH development that is located near a frequent transit network).

A maximum parking rate is not suggested at this time. Variables that affect on-site parking for multi-unit development include the following:

- lot width: the RSM zone prohibits parking in the front yard setback on wider lots to minimize the impact of on-site parking on the streetscape, as illustrated in Attachment 3; and
- assignment of “flex space”: the developer will decide whether to assign “flex space” (or portion of the space) to habitable space, enclosed parking or other ancillary uses.

The provisions listed above do not apply to development of a single-family dwelling with or without a secondary suite within the RSM zone.

Vehicle access affects building design and site planning, as well as safety. To minimize associated impacts, the bylaw amendments include the following:

- vehicle access to a property abutting an open lane is restricted to access from the lane;
- vehicle access for a corner lot is limited to one driveway;
- arterial road properties without an abutting lane are required to provide an on-site turnaround to address safety concerns associated with backing on to the roadway; and
- shared driveway access between developments, particularly properties that are located on an arterial road, are encouraged.

The attached parking and vehicle access zoning bylaw amendments satisfy Bill 44 requirements and consider the Provincial Guidelines.

### *Residential Permit Parking Program*

The new Provincial legislation changes the way local governments are expected to manage on-street parking. Provincial Guidelines recommend no to low on-site parking requirements and prohibit a parking requirement for development on a site where up to six units are permitted. Consequently, demand for street parking will increase. To address the potential spillover of parking from new SSMUH development, consideration of new parking regulations via a residential permit parking program will be considered to help reduce parking demand and effectively manage curbside space. Permit programs can help to better manage parking and street space by encouraging more people to park off-street, freeing up road space for those who need it while making provisions for who is allowed to park and where. Parking restrictions will also enable curb space to be converted to other uses such as for car share vehicle parking. This

will allow those residents without on-site parking to have access to a shared vehicle in their neighbourhood.

To facilitate a residential permit parking program, bylaw amendments to establish the framework to implement Residential Permit Parking zones to manage anticipated on-street parking demand would be required. Staff are working on this and will report back to Council with options for consideration later this year.

#### Mandated Compliance with Bill 44: Impacts to City Objectives Along Arterial Roads and Around Neighbourhood Service Centres

By complying with terms mandated by the Province, which include pre-zoning properties to permit SSMUH development, key City land use objectives may not be met in strategic areas along arterial roads and around neighbourhood service centres. In these areas, construction in accordance with Bill 44 represents under development and construction of SSMUH development on single lots is contrary to OCP and Area Plan objectives to encourage consolidations to facilitate larger scale development, and associated construction of affordable housing and market rental units, as well as minimizing driveway access points. Exclusive residential development is also contrary to policy objectives to balance between residential and non-residential land uses to support inclusive neighbourhoods where residents have easy access to shops and services.

While pre-zoning to permit SSMUH development will be in place, staff will continue to encourage rezoning to facilitate higher densities and a greater range of land uses in strategic locations (i.e., close to neighbourhood service centres and along arterial roads) where it is consistent with OCP and Area Plan objectives. Any application to exceed height and density specified in the proposed SSMUH zoning will be evaluated based on development specific merit and subject to Council's discretionary approval.

#### Mandated Compliance with Bill 44: Impacts to In-Stream Applications

Bill 44 does not prescribe a process or provide exemptions for in-stream development applications. Amendment Bylaw 10573 considers terms for in-stream rezoning, building permit and subdivision applications.

To comply with Provincial legislation, properties that are subject to Bill 44 will be assigned RSM zoning at the time Bylaw 10573 is adopted (see sub-zone assignment key included as Attachment 8). Attachment 9 lists the 24 in-stream applications proposing to rezone from single-family use to permit duplex development or single-family use with subdivision or a coach house that are currently pending final approval (i.e., third reading). These applications may proceed to Council for adoption to an equivalent RSM zone or an amended duplex zone as outlined in the attached zoning bylaw amendment (Bylaw 10573) or the applicant may withdraw the application to realize SSMUH development in accordance with the amended RSM zoning. The zoning bylaw amendment (Bylaw 10573) includes changes to a site-specific zone to accommodate an in-stream rezoning application that is at third reading (i.e., Single Detached (ZS14) – South McLennan (City Centre)).

Applicants with an instream application will receive notification from the City regarding the affect of Bill 44 on their in-stream application following adoption of the amendment bylaw.

### OCP Amendment Consultation

Staff have reviewed the proposed OCP amendment bylaw (Bylaw 10579) with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. Table 2 clarifies this recommendation.

**Table 2 – OCP Public Consultation Summary**

Stakeholder	Referral Comment
Provincial Agricultural Land Commission	No referral necessary, as they are not affected.
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary; as they are not affected
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups and Neighbours will have the opportunity to comment regarding the proposed OCP amendment at General Purposes Committee meeting, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

### Next Steps

The *Local Government Act* was amended to prohibit a local government from holding a public hearing on zoning bylaw amendments required to comply with the SSMUH legislation. To satisfy legislated terms (Section 464(4) and 467(1)), a public notice was published on the City's website and social media. In accordance with Provincial legislation, a public hearing will not be held related to Amendment Bylaw 10573.

All three readings of amendment Bylaw 10573, including Final Adoption, can be considered at the next regular Council meeting. Within 30 days following final adoption of these bylaws, there must be notification to the Minister of Housing of compliance with the requirements of Bill 44.

To support the public's understanding of the various changes, due to the Provincial housing bills, staff are proposing to distribute information via the following outlets:

- updates will be made to the City's website to provide information on the changes, including updates to the Richmond Interactive Map (RIM);
- social media platforms will be utilized to communicate the changes;
- bulletins will be prepared to aid the general public and development community in understanding the changes; and
- a minimum of four public meetings are to be scheduled in July throughout the City of Richmond to inform residents, builders and other stakeholders regarding the new bylaws and legislation. Dates, time and location will be released soon with updates on the City's website with notification sent through Lets Talk Richmond. Further, invitations to Richmond's Members of the Legislative Assembly (MLA) will be distributed given this is a Provincial initiative.

Staff will also continue to review the impacts of Bill 44 and other Provincial housing bills and bring forward applicable changes to Council for consideration, including:

- mandatory update to the City's Housing Needs Report by the end of 2024;
- incorporation of inclusionary zoning and density bonusing measures as a result of Bill 16 – Housing Statutes Amendment Act, 2024 ("Bill 16") by mid-2025. Bill 16 will impact the Village Centre Bonus (VCB) and T6 (density bonusing for community amenities) designations, while construction of low-end market rental (LEMR) would shift from a density bonus approach to an inclusionary zoning approach that is subject to financial feasibility accounting requirements set by legislation;
- mandatory updates to the City's OCP to align with the Provincial housing bills by the end of 2025; and
- updates to the City's development financing mechanisms as a result of Provincial changes, including DCCs, amenity cost charges, and reserve funds (transportation demand management and affordable housing).

Attachment 10 provides a detailed discussion of next steps. In addition, staff will monitor the implementation of the new Provincial bills and report to Council regularly.

## **Financial Impact**

Bill 44 significantly increases the build out capacity in affected neighbourhoods. Impacts on infrastructure and required upgrades, as well as impacts on parks, recreation and cultural facilities, and other amenities is under review. In the upcoming months, separate reports that consider these impacts and associated costs will be brought forward for Council's consideration. Costs associated with consultation and public information meetings, as discussed in the Next Steps section of this report would be paid for by existing budgets.

## **Conclusion**

In December 2023, the Province of British Columbia made amendments to the *Local Government Act* including adoption of Bill 44, which requires that, by June 30, 2024, local governments adopt zoning bylaw amendments to:



- permit up to three, four or six units in eligible areas (areas where zoning does not permit the minimum number of units prescribed by the Province) through pre-zoning; and
- remove residential parking minimums for development on sites in eligible areas within 400 m of a frequent transit service bus stop.

If a community fails to fulfill requirements or meet deadlines, for any of the bills, the Province may order compliance requirements (i.e., implementation of the Provincial Guidelines as new zoning requirements).

The zoning bylaw amendments (Bylaw 10573) attached to this report comply with legislated requirements and key objectives in the Provincial Guidelines. The amendment bylaws also intend to preserve City goals to build the right type of housing for the local context (e.g., prioritize rental housing, retain existing regulations for development of a single-family dwelling with or without a secondary suite, establish a built form framework that is compatible with the current neighbourhood context).

While the RSM zone suggests a made in Richmond response to Bill 44, it must accommodate the number of units permitted on a site based on parcel size and proximity to transit service, as mandated by the Province. Impacts on affected neighbourhoods include but are not limited to the following:

- changes to the built form (e.g., maximizing use of the existing building volume, facilitating habitable space in the attic, permitting up to two buildings on a property, etc.);
- challenges realizing the City's broader land use objectives to build inclusive communities (e.g., SSMUH represents under development along arterials and in neighbourhood service centres); and
- associated impacts on existing neighbourhoods (i.e., analysis of the impacts on servicing infrastructure, on-street parking and amenities are underway).

In order to comply with Provincial requirements, the following is recommended:

- a new zoning district for small-scale multi-unit housing and associated zoning bylaw amendments, including amending existing duplex zones to permit the minimum number of units on a site as mandated by Bill 44 (Richmond Zoning Bylaw 8500, Amendment Bylaw 10573), be introduced and given first, second and third reading, in addition to final adoption;
- authority to require registration of an agreement(s) on title to call attention to zoning restrictions as a condition of building permit issuance (Building Regulation Bylaw 7230, Amendment Bylaw 10572), be introduced and given first, second and third reading;
- modification of the definitions section to include small-scale multi-unit housing in the single-family rate category, (Development Cost Charges Imposition Bylaw 9499, Amendment Bylaw 10577), be introduced and given first, second and third reading; and
- limited conditions when a development permit is required for SSMUH development and associated interim design guidelines (Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579), be introduced and given first reading.

Subject to adoption of the zoning bylaw amendments, staff will submit the required confirmation of compliance with Bill 44 to the Minister of Housing. Staff also recommend reporting back to Council on the feasibility of small-scale multi-unit housing as further developments occur.



Diana Nikolic, MCIP  
Program Manager, Policy Planning  
(604-276-4040)

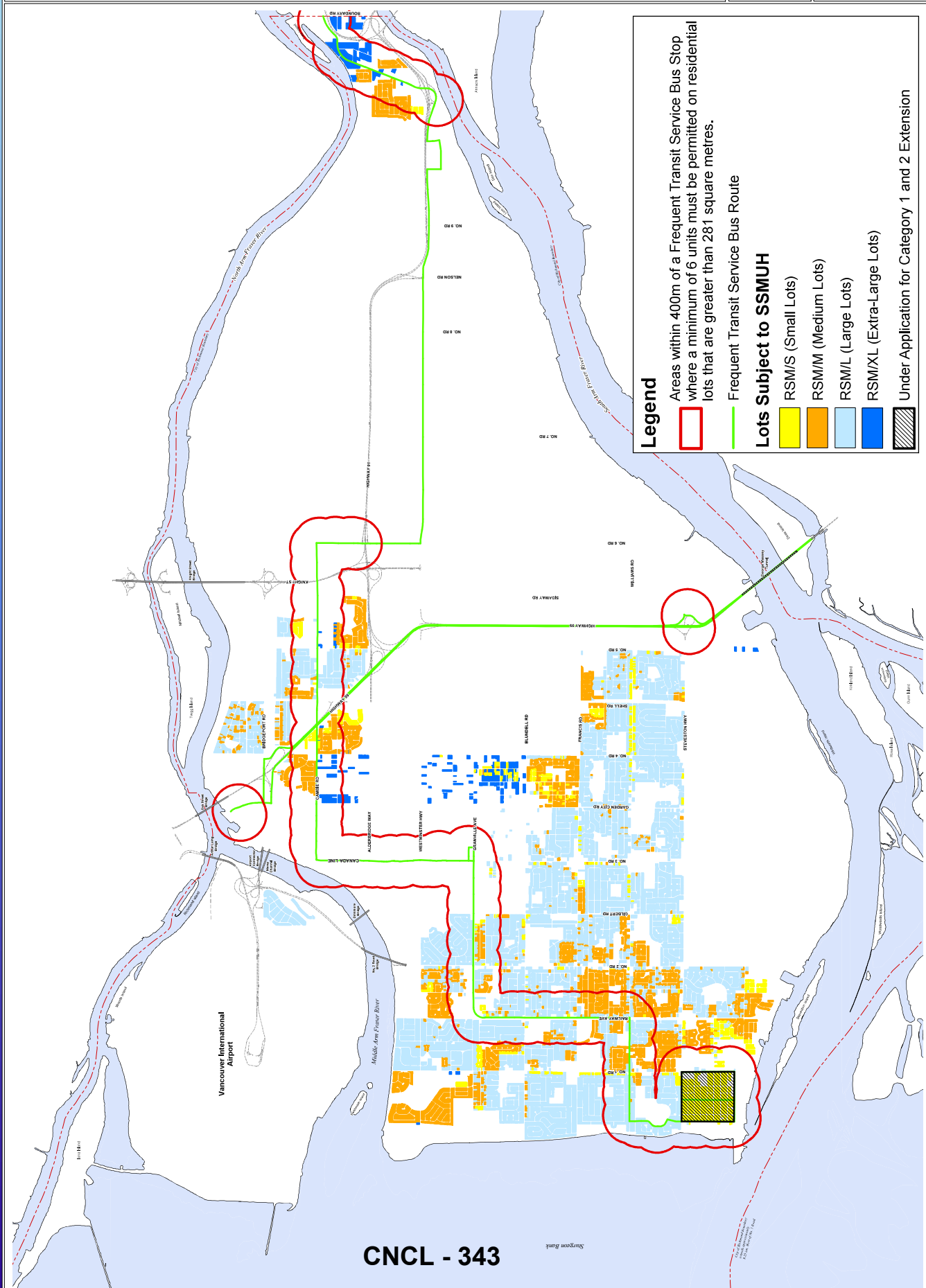


Suzanne Carter-Huffman  
Program Manager, Urban Design  
(604-276-4228)

DN:cas

- Attachment 1: Map: Lots to Be Zoned RSM
- Attachment 2: Map: Lots with Duplex Zoning to be Amended to Comply with Bill 44
- Attachment 3: Illustrated Built Form Regulations
- Attachment 4: Modelling Study
- Attachment 5: Summary of Bylaw Amendments
- Attachment 6: RSM Zone Density Framework
- Attachment 7: Built Form Summary
- Attachment 8: Sub-Zone Assignment Key
- Attachment 9: In-stream Rezoning Applications (third reading)
- Attachment 10: Upcoming Consultation and Reports to Council

# Lots to Be Zoned RSM



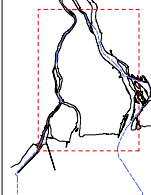
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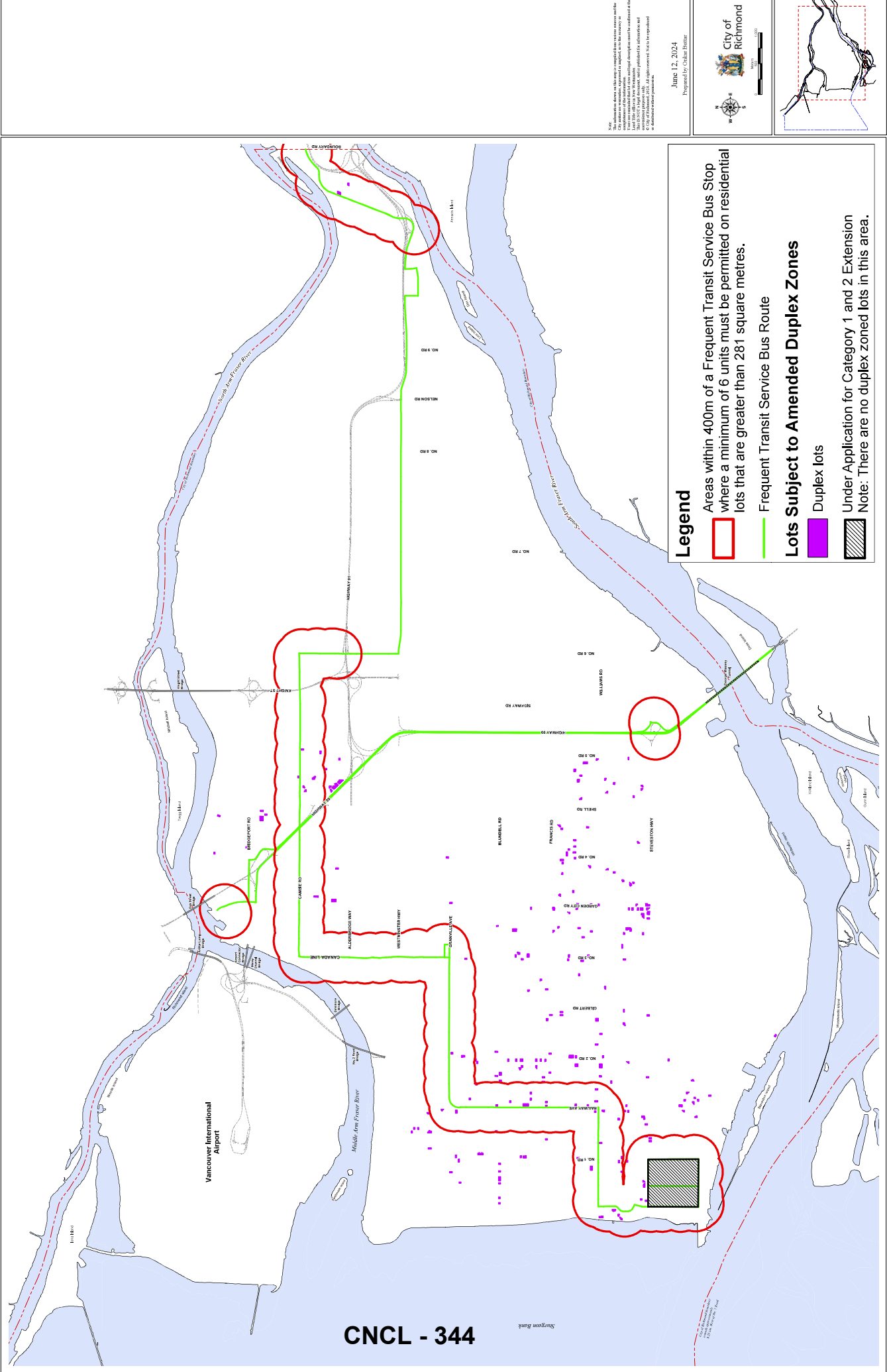
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June 12, 2024





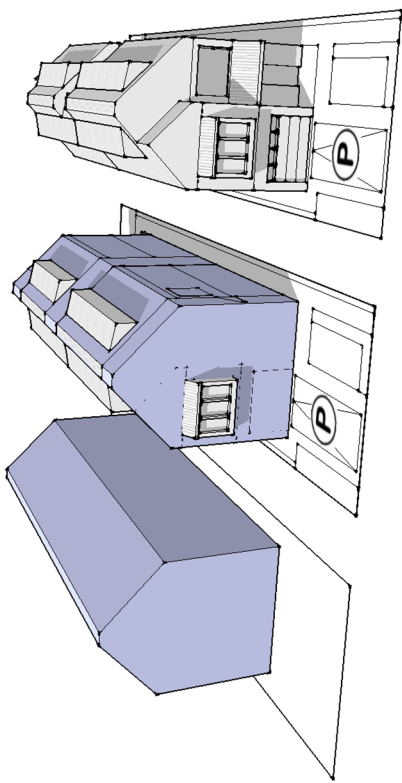
Lots with Duplex Zoning to be Amended to Comply with Bill 44



Built Form & Massing / Multi-Unit Development

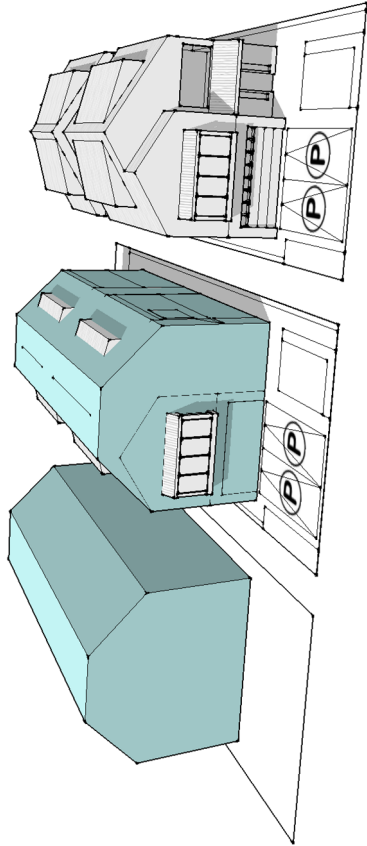
Richmond’s traditional Zoning Bylaw limits on single detached housing have contributed toward a distinct Richmond neighbourhood character. With the aim of ensuring a complementary form of development, the proposed multi-unit regulations (i) maintain key traditional requirements, such as maximum building height, (ii) simplify complicated ones, and (iii) revise requirements where this will help support more attractive small-scale multi-unit housing forms.

SMALL LOT ENVELOPE / 9 m wide minimum		
<div><div>A. HEIGHT</div><div>The proposed multi-unit regulations maintain existing maximum building heights:<ul style="list-style-type: none"><li>Principal building: Max. 9.0 m (7.5 m flat roof) &amp; 2 ½ storeys;</li><li>Rear yard infill building (street-access): Max. 4.0 m &amp; 1 storey; and</li><li>Rear yard infill building (lane-access): Max. 7.5 m (6.0 m flat roof) &amp; 2 storeys.</li></ul></div><div><div>B. SIDE YARD SETBACKS</div><div>The proposed multi-unit regulations increase side yard setbacks for larger lots:<ul style="list-style-type: none"><li>For lots less than 15 m wide: Min. 1.2 m interior side yard along both sides; and</li><li>For lots 15 m wide or wider: Min. 1.2 m along one side &amp; 4.0 m along the other side (except that part of the required 4.0 m side yard can be reduced to 1.2m if there is a corresponding side yard increase along the other side of the lot).</li></ul></div><div><div>C. VERTICAL ENVELOPES</div><div>The proposed multi-unit regulations do not apply the current “Lot Depth” envelope, which recesses the second floor and contributes to more prominent garages.</div><div>The proposed multi-unit regulations simplify the existing “Lot Width” envelope, which encourages sloped-roof forms, dormers and a smaller top storey:<ul style="list-style-type: none"><li>The envelope’s setbacks match the zoning side yards (not 1.2 m for all lots);</li><li>The envelope rises vertically to 6.0 m (instead of varying with lot width); and</li><li>The envelope slopes inward at 45° (instead of varying with lot width).</li></ul></div><div><div>D. HALF-STOREY</div><div>The proposed multi-unit regulations maintain the definition of “half-storey” as it applies to single detached dwellings (e.g., within the roof, no larger than 50% of the storey below, no balconies and no flat roofs), except that dormer setbacks are measured to the required side, front and rear yard setbacks (not to the building face).</div><div><div>E. CONTINUOUS WALL</div><div>The proposed multi-unit regulations maintain the existing maximum 55% uninterrupted wall length (based on lot depth) applicable to walls abutting an interior side yard.</div></div></div></div></div></div>	<div><div>Building envelope</div><ul style="list-style-type: none"><li>1.2 m interior side yards on both sides of the lot</li><li>45° slope starting at 6.0 m high</li><li>9.0 m max. height for a sloped roof (7.5 m for a flat roof)</li></ul></div> <div><div>Permitted projections</div><ul style="list-style-type: none"><li>Permitted front/rear yard projections include bay windows (0.6 m), porches and balconies (1.2 m) &amp; uncovered entry stairs (3.0 m).</li><li>Roof dormers are permitted if set back 1.2 m from the side yards &amp; 1.5 m from the front/rear yards.</li><li>For a street-access lot, 1 parking space may be in the front yard.</li></ul></div> <div><div>Potential built form</div><ul style="list-style-type: none"><li>For a street-access lot, development may typically comprise a single building with a front/back duplex-type arrangement.</li><li>For a lane-access lot, a courtyard layout with a rear yard infill building and landscaped mid-lot courtyard is possible (subject to a Development Permit).</li></ul></div>	

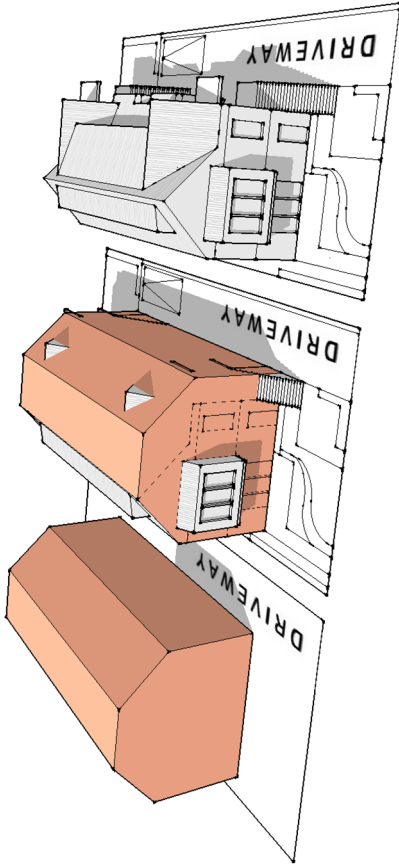




MEDIUM LOT ENVELOPE / 12 m wide minimum



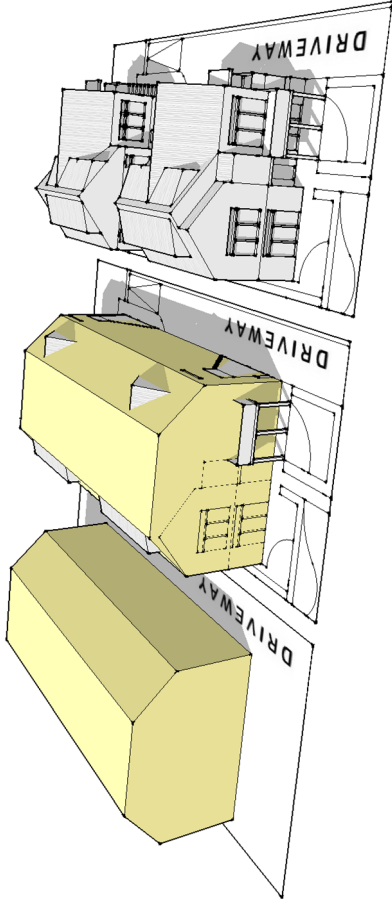
LARGE LOT ENVELOPE / 15 m wide minimum



Building envelope	Permitted projections	Potential built form
<ul style="list-style-type: none"><li>1.2 m interior side yards on both sides of the lot</li><li>45° slope starting at 6.0 m high</li><li>9.0 m max. height for a sloped roof (7.5 m for a flat roof)</li></ul>	<ul style="list-style-type: none"><li>Permitted front/rear yard projections include bay windows (0.6 m), porches and balconies (1.2 m) &amp; uncovered entry stairs (3.0 m).</li><li>Roof dormers are permitted if set back 1.2 m from the side yards &amp; 1.5 m from the front/rear yards.</li><li>For a street-access lot, 2 parking spaces may be in the front yard.</li></ul>	<ul style="list-style-type: none"><li>For a street-access lot, development may typically comprise a single building with a front/back duplex-type arrangement.</li><li>For a lane-access lot, a courtyard layout with a rear yard infill building and landscaped mid-lot courtyard is possible (subject to a Development Permit).</li></ul>

Building envelope	Permitted projections	Potential built form
<ul style="list-style-type: none"><li>1.2 m interior side yard along one side &amp; 4.0 m along the other, except that the 4.0 m setback may be reduced in part to 1.2 m if there is a corresponding increase in the setback along the lot's other side.</li><li>45° slope starting at 6.0 m high</li><li>9.0 m max. height for a sloped roof (7.5 m for a flat roof).</li></ul>	<ul style="list-style-type: none"><li>Permitted front/rear yard projections include bay windows (0.6 m), porches and balconies (1.2 m) &amp; uncovered entry stairs (3.0 m).</li><li>Roof dormers are permitted if set back 1.2 m from the side yards &amp; 1.5 m from the front/rear yards.</li><li>No parking may be in the front yard.</li></ul>	<ul style="list-style-type: none"><li>For a street-access lot, development may comprise a single building with a front/back duplex-type layout – OR – on deep lots, a courtyard arrangement with one front &amp; one rear building.</li><li>For a lane-access lot, a courtyard layout with a rear yard infill building and landscaped mid-lot courtyard is possible (subject to a Development Permit).</li></ul>

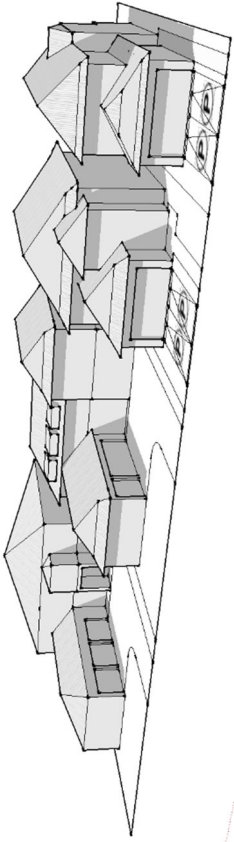
LARGE LOT ENVELOPE / 18 m wide minimum



SINGLE FAMILY HOUSES

Minor changes are proposed for *single-family houses with or without a secondary suite*.

1. **Living area:** No change in permitted floor area.
2. **Garage size:** The floor area exemption is reduced from 50 m<sup>2</sup> to 40 m<sup>2</sup> to accommodate parking for two cars with less bulk.
3. **Parking rate:** This is reduced in compliance with provincial guidelines (i.e. 0.5 spaces/unit for small lots; 1.0/unit for large lots; none required within 400 m of a bus stop with frequent transit service).
4. **Driveways:** No change, except a lot may have only 1 driveway &, if a lot abuts an open lane, vehicle access must be via the lane.
5. **Building height:** No change (i.e. 2 ½ storeys & 9 m for a sloped roof or 7.5 m for a flat roof).
6. **Building setbacks:** No change (i.e. 6 m front yard & variable side/rear yards based on lot size).
7. **Building envelope:** The current sloped roof form is maintained. Minor changes allow for more living space to be located over street-front garages.



Building envelope Permitted projections Potential built form

- 1.2 m interior side yard along one side & 4.0 m along the other, except that the 4.0 m setback may be reduced in part to 1.2 m if there is a corresponding increase in the setback along the lot's other side.
- Permitted front/rear yard projections include bay windows (0.6 m), porches and balconies (1.2 m) & uncovered entry stairs (3.0 m).
- Roof dormers are permitted if set back 1.2 m from the side yards & 1.5 m from the front/rear yards.
- No parking may be in the front yard.
- For a street-access lot, development may comprise a single building with a front/back duplex-type layout – OR – on deep lots, a courtyard arrangement with one front & one rear building.
- For a lane-access lot, a courtyard layout with a rear yard infill building and landscaped mid-lot courtyard is possible (subject to a Development Permit).
- 45° slope starting at 6.0 m high
- 9.0 m max. height for a sloped roof (7.5 m for a flat roof).

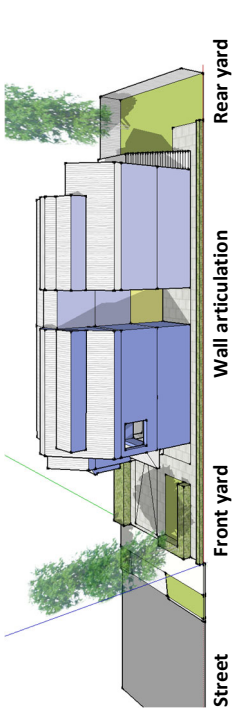
Yards, Building Separation & Unit Orientation / Multi-Unit Development

The proposed multi-unit regulations require 45% maximum lot coverage for buildings and all lots must have least two (2) landscaped yards, typically a 6.0 m front yard and 6.0 m rear yard. Where a rear yard infill building is permitted (subject to a Development Permit), a landscaped 6.0 m mid-lot courtyard is required. On deeper lots that provide both a 6.0 m mid-lot courtyard and 6.0 m rear yard, use of the courtyard may vary (e.g., auto-court and/or landscape). For all units, the main living areas (i.e., windows) shall be oriented towards a street, courtyard or lane (to limit side yard outlook and maximize daylighting).

A. SINGLE BUILDING

- **Front yard:** Min. 6.0 m, including at least 50% landscaping with live plant material
- **Continuous wall @ interior side yard:** Uninterrupted wall length shall not exceed 55% of lot depth.
- **Rear yard:** Min. 6.0 m

**Height:** Max. 9.0 m sloped roof (7.5 m flat roof) & 2 ½ storeys



B. COURTYARD ARRANGEMENT

- **Front yard:** Min. 6.0 m, including at least 50% landscaping with live plant material
- **Mid-lot courtyard:** Min. 6.0 m building separation between the front/rear principal buildings
- **Rear yard:** Min. 6.0 m

**Height:** Max. 9.0 m sloped roof (7.5 m flat roof) & 2 ½ storeys

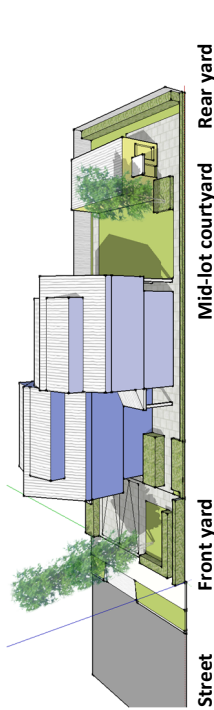


C. COURTYARD ARRANGEMENT + REAR YARD INFILL BUILDING / STREET ACCESS

- **Front yard:** Min. 6.0 m, including at least 50% landscaping with live plant material
- **Mid-lot courtyard:** Min. 6.0 m separation between front building & rear yard infill building
- **Rear yard:** Min. 3.0 m between the rear lot line & rear yard infill building

**Height @ front building:** Max. 9.0 m sloped roof (7.5 m flat roof) & 2 ½ storeys

**Height @ rear yard infill building:** Max. 4.0 m & 1 storey

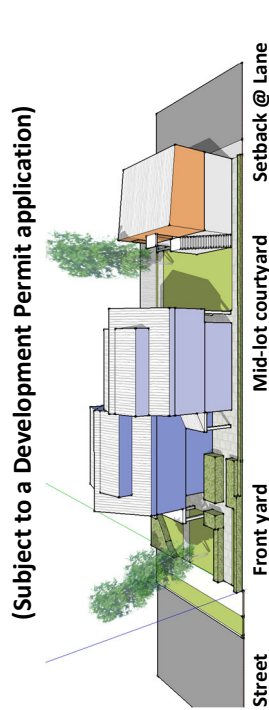


D. COURTYARD ARRANGEMENT + REAR YARD INFILL BUILDING / LANE ACCESS

- **Front yard:** Min. 6.0 m, including at least 50% landscaping with live plant material
- **Mid-lot courtyard:** Min. 6.0 m separation between front building & rear yard infill building
- **Lane setback:** Min. 1.2 m between the rear lot line & rear yard infill building

**Height @ front building:** Max. 9.0 m sloped roof (7.5 m flat roof) & 2 ½ storeys

**Height @ rear yard infill building:** Max. 7.5 m sloped roof (6.0 m flat roof) & 2 storeys





On-Site Parking Layouts /Multi-Unit Development

The proposed multi-unit regulations provide for three (3) on-site parking arrangements, which vary based on lot width and whether vehicle access is provided via a fronting street or rear lane. Parking is not permitted between a building and the fronting street, except for small and medium size street-access lots (as described below). Street-access lots are not permitted to locate parking within the rear yard. All covered parking, whether in enclosed garages or open carports, is included in the calculation of maximum permitted density (floor area) on the lot.

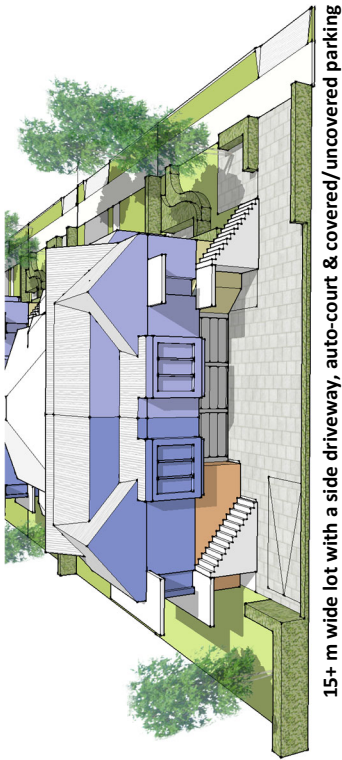
A. STREET ACCESS / Small & Medium Lots

- **Vehicle approach:** Only via a fronting street
- **Applicable lot width:** For lots less than 15.0 m wide
- **Layout:** Short driveway set perpendicular to the fronting road, with or without an associated enclosed garage (with a door) that is oriented to the street and set back no more than 8.0 m from the front lot line (i.e. to limit driveway length)
- **Driveway within the front yard setback:**
  - a) Width: Max. 3.0 m for lots <12 m wide & 6.0 m for lots 12.0 m to 15.0 m wide
  - b) # Parking spaces: Max. 1 for lots <12 m wide & 2 for lots 12.0 m to 15.0 m wide



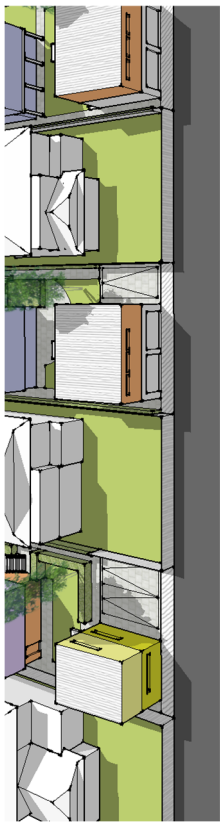
B. STREET ACCESS / Large Lot “Auto-Courts”

- **Vehicle approach:** Only via a fronting street
- **Applicable lot width:** For lots 15.0 m wide & greater
- **Layout:** Mid-lot auto-court (designed to accommodate on-site vehicle turn-around), accessed from the fronting street via a narrow driveway (max. 4.0 m wide) generally located within the lot’s wider side yard (i.e., 4.0 m side yard setback)
- **Driveway within the front yard setback:**
  - a) Width: Max. 4.0 m
  - b) # Parking spaces: Not permitted











C. LANE ACCESS / All Lot Sizes (Subject to a Development Permit)

- **Vehicle approach:** Only via a rear lane
- **Applicable lot width:** All lot widths
- **Layout:** Covered/uncovered parking arranged in a single row parallel to the lane (i.e. tandem parking is not permitted) with/without associated rear yard dwelling units
- **Driveway within the front yard setback:** Not permitted



## Small-Scale Multi-Unit Housing: Development Modelling Summary

The following section illustrates the potential development outcomes of the proposed SMU zoning bylaw and Provincial Guidelines. The development options take into account the variations in built form that occurs across Richmond's neighbourhoods, much of which is driven by lot width (frontage) and how that influences parking and streetscape design. The following table evaluates the two options against a set of key development objectives.

	Key Development Objectives	Options #1 Proposed SMU Bylaw	Option #2 Provincial Guidelines
1.	<b>Respect neighbourhood character and livability</b> <ul style="list-style-type: none"> <li>Respect existing height (2 ½ storeys and 9.0 m).</li> <li>Respect the intent of existing building envelopes.</li> <li>Respect Richmond's typical sloped-roof forms.</li> <li>Orient primary views away from neighbours.</li> </ul>	 <p>All lots can satisfy this objective.</p>	<p>All lots have increased height (i.e., 3 storeys and up to +/-13.7 m).</p>
2.	<b>Minimize parking impacts on the streetscape</b> <ul style="list-style-type: none"> <li>Ensure that increasing the number of units on a lot does not result in larger garages facing the street, more parking in front yards, or other visual impacts on streetscapes.</li> <li>Narrower driveway widths are encouraged to improve pedestrian safety, increase on-street parking and minimize traffic conflicts.</li> </ul>	 <p>All lots can satisfy this objective, <i>plus</i> larger street-access lots can reduce streetscape impacts by locating parking behind streetfront units.</p>	 <p>All lots can satisfy this objective, <i>plus</i> larger street-access lots can reduce streetscape impacts by locating parking behind streetfront units.</p>
3.	<b>Protect existing trees and green space</b> <ul style="list-style-type: none"> <li>Maintain existing front and rear yard setbacks (i.e., at least 6.0 m front and rear for principal buildings) and existing lot coverage (i.e., 45% maximum for buildings).</li> <li>Where lots have lane access, ensure that parking and laneway dwellings do not displace landscaped yard area.</li> </ul>	 <p>All lots can satisfy this objective, <i>plus</i> lane-access lots (i.e., with rear parking and/or laneway units) must provide a landscaped mid-lot courtyard to compensate for the loss of the rear yard.</p>	<p>All lots have reduced setbacks (3.0 m) and larger coverage (50%).</p>
4.	<b>Provide for family-friendly units</b> <ul style="list-style-type: none"> <li>Ensure that at least 40% of units have two or more bedrooms, as per the Official Community Plan policy for family-friendly housing.</li> </ul>	 <p>All lots can satisfy this objective.</p>	 <p>All lots can satisfy this objective.</p>
5.	<b>Encourage accessibility and visitability</b> <ul style="list-style-type: none"> <li>Provide at least one accessible unit at grade on each lot.</li> <li>Provide direct access to grade for all units (i.e., without passing through a shared lobby, stair or corridor).</li> </ul>	 <p>All lots can satisfy this objective.</p>	 <p>All lots can satisfy this objective.</p>



## Option #1: Proposed SMU Bylaw: 3-4-6 Units with Street Access

This modelling summary illustrates possible development scenarios for 3, 4 and 6 units – **applicable to lots without a rear lane** – that may be achievable under the proposed SMU zoning bylaw, taking into account lot sizes associated with the three proposed SMU sub-zones (i.e., “small”, “medium” and “large”).

SMU Sub-Zone	# Units	Lot Size for Modelling Purposes (m <sup>2</sup> )	Floor Area on the Lot (m <sup>2</sup> )				Average Unit Size <sup>(3)</sup> (m <sup>2</sup> )	Unit Types & Unit Mix <sup>(4)</sup>					Parking Modelled <sup>(5)</sup>		General Building Description <i>All units have direct access to grade</i>
			Unit FAR <sup>(1)</sup> (m <sup>2</sup> )	Flex Space <sup>(2)</sup> (m <sup>2</sup> )				Total Floor Area	Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>	FF Mix <sup>(5)</sup>	Rate per Unit	
S Small	3	280 9 m wide 31.1m deep	168	50	30	248	1	-	-	2	✓	0.7	2	Single building with a front/back duplex-type layout plus smaller units	
	4			50	30		2	-	1	1	✓	0.5	2		
	6			80	Nil		4	-	2	-	✓	0.2	1		
M Medium	3	360 12 m wide 30 m deep	216	30	50	296	-	1	-	2	✓	1.3	4	Single building with a front/back duplex-type layout plus smaller units	
	4			30	50		1	1	1	1	✓	1.0	4		
	6			80	Nil		2	2	2	-	✓	0.2	1		
L Large	3	450 15 m wide 30 m deep	270	50	30	350	-	1	-	2	✓	1.0	3	Single building with a front/back duplex-type layout plus smaller units	
	4			30	50		1	1	-	2	✓	1.0	4		
	6			50	30		4	-	-	2	✓	0.3	2		
	3	630 18 m wide 35 m deep	328	30	50	408	1	-	-	2	✓	1.3	4	Courtyard buildings, 1 front & 1 rear, each with 1 larger unit plus smaller units	
	4			30	50		2	-	-	2	✓	1.0	4		
	6			30	50		2	2	-	2	✓	0.5	3		

- (1) “Unit FAR” means the floor area permitted based on 0.60 FAR (floor area ratio), reduced to 0.3 FAR for parts of the lot greater than 464.5 m<sup>2</sup> in size, excluding permitted floor area exemptions (e.g., 10% of floor area for use as covered porches and similar outdoor spaces).
- (2) “Flex Space” means additional floor area permitted on the lot for any combination of “Units” (i.e. habitable space), “Parking” (inside a building or structure, including carports) and ancillary uses (e.g., bike storage), as determined at the discretion of the owner. The allocation of Flex Space for use as “Units” and “Parking” indicates what is shown in the model. The actual allocation of “Units” and “Parking” will be determined on a site-specific basis and could vary from on development to another.
- (3) “Average Unit Size” means the average derived from the number of dwelling units and “Total Floor Area”, excluding the portion the model uses for “Parking”.
- (4) “Unit Mix” is estimated based on the approximate minimum unit sizes indicated in the table.
- (5) “FF Mix” means whether the “Unit Mix” on the lot includes at least 2 dwelling units that have 2 or more bedrooms (i.e. as per Richmond’s OCP policy for 40% family-friendly units).
- (6) The proposed SMU zoning bylaw requires 0.5 spaces/unit for lots with less than 15 m of frontage, 1.0 space/unit for lots with greater frontages, and no minimum parking for lots located within 400 m of a “Prescribed Bus Stop”. In all cases, the “Parking Modelled” meets or exceeds the minimum SMU requirements.

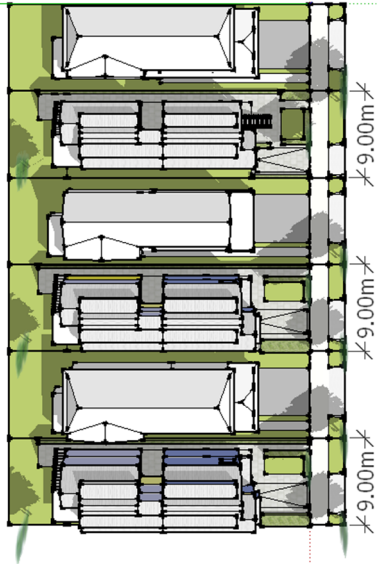
## Option #1: Proposed SMU Bylaw *with Street Access*

### SMALL LOT (S) – 9 m wide

- Floor area: 248 m<sup>2</sup> (includes indoor parking)
- Lot size: 280 m<sup>2</sup> (9 m wide x 31.1 m deep)
- Setbacks: 6.0 m @ front  
6.0 m @ rear  
1.2 m @ interior side yards
- Separation: N/A (single building)
- Height: 9.0 m (2 ½ storeys)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 45% buildings + 5% parking/driveway
- Parking: 1 or 2 spaces (max. 1 indoor + 1 outdoor)

Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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CNCL - 352



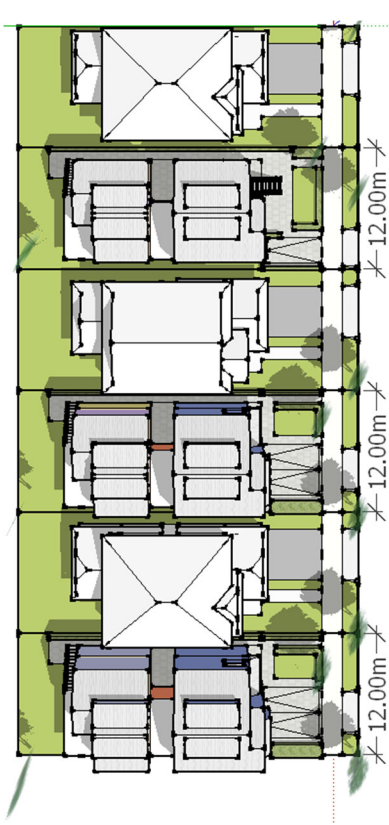
White buildings = Existing single detached units



## Option #1: Proposed SMU Bylaw *with Street Access*

### MEDIUM LOT (M) – 12 m wide

- Floor area: 296 m<sup>2</sup> (includes indoor parking)
- Lot size: 360 m<sup>2</sup> (12 m wide x 30 m deep)
- Setbacks: 6.0 m @ front  
6.0 m @ rear  
1.2 m @ interior side yards
- Separation: N/A (single building)
- Height: 9.0 m (2 ½ storeys)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 45% buildings + 10% parking/driveway
- Parking: 1 to 4 spaces (max. 2 indoor + 2 outdoor)



CNCL - 353

Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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3 units

4 units

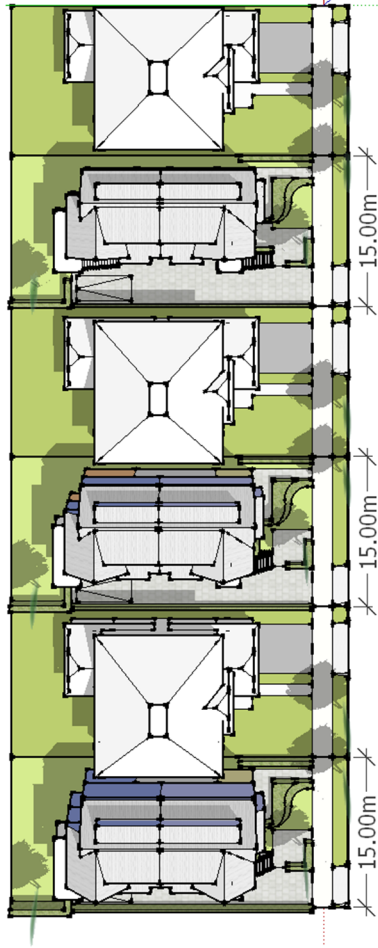
6 units



## Option #1: Proposed SMU Bylaw *with Street Access*

### LARGE LOT (L) – 15 m wide

- Floor area: 350 m<sup>2</sup> (includes indoor parking)
- Lot size: 450 m<sup>2</sup> (15 m wide x 30 m deep)
- Setbacks: 6.0 m @ front  
6.0 m @ rear
- Separation: 1.2 m & 4.0 m @ interior side yards
- Height: N/A (single building)  
9.0 m (2 ½ storeys)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 40% buildings + 20% parking/driveway
- Parking: 3 or 4 spaces (max. 3 indoor + 1 outdoor)



Studio	1BR	2BR	3BR+
25m <sup>2</sup>	50 m <sup>2</sup>	75 m <sup>2</sup>	100 m <sup>2</sup>

White buildings = Existing single detached units



## Option #1: Proposed SMU Bylaw with Street Access

### LARGE LOT (L) – 18 m wide

- Floor area: 408 m<sup>2</sup> (includes indoor parking)
- Lot size: 630 m<sup>2</sup> (18 m wide x 35 m deep)
- Setbacks: 6.0 m @ front  
6.0 m @ rear
- Separation: 1.2 m & 4.0 m @ interior side yards
- Height: 6.0 m (mid-lot “auto-court”)  
9.0 m (2 ½ storeys)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 35% buildings + 30% parking/driveway
- Parking: 3 or 4 spaces (max. 2 indoor + 2 outdoor)



Studio	1BR	2BR	3BR+
25m <sup>2</sup>	50 m <sup>2</sup>	75 m <sup>2</sup>	100 m <sup>2</sup>

White buildings = Existing single detached units





## Option #1: Proposed SMU Bylaw: 3-4-6 Units with Lane Access

This modelling summary illustrates possible development scenarios for 3, 4 and 6 units – **applicable to lots with a rear lane** – that may be achievable under the proposed SMU zoning bylaw, taking into account lot sizes associated with two of the three proposed SMU sub-zones (i.e., “small” and “medium”).

**Deeper Lane-Access Lot Sizes:** Rear yards are important for green space, tree canopy and livability. As such, parking (covered or uncovered), with or without associated dwelling units, may only be located within a rear yard (i.e., within 6 m of a lot’s rear property line) if a landscaped courtyard with a 6 m depth is provided in the middle of the lot. To accommodate both lane-access parking (with associated dwelling units) and a mid-lot courtyard, increased lot depth (i.e., minimum 35 m) is preferred.

While not illustrated here, the proposed SMU zoning bylaw provides lane-access “large” lot development. Options range from those shown for smaller lots (e.g., a 2-storey laneway building with a mid-lot courtyard) to options with larger rear buildings (e.g., similar to the “large” lot street-access courtyard model).

SMU Sub-Zone	# Units	Lot Size for Modelling Purposes (m <sup>2</sup> )	Floor Area on the Lot (m <sup>2</sup> )				Average Unit Size <sup>(3)</sup> (m <sup>2</sup> )	Unit Types & Unit Mix <sup>(4)</sup>					Parking Modelled		General Building Description <i>All units have direct access to grade</i>
			Unit FAR <sup>(1)</sup> (m <sup>2</sup> )	Flex Space <sup>(2)</sup> (m <sup>2</sup> )				Total Floor Area	Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>	FF Mix <sup>(5)</sup>	Rate per Unit <sup>(6)</sup>	
S Small	3	315 9 m wide 35 m deep	189	55	25	80	81	1	-	-	2	✓	0.7	2	Courtyard buildings, 1 front & 1 along the lane separated by a mid-lot courtyard
	4			55	25		61	1	1	1	1	✓	0.5	2	
	6			80	Nil		45	2	2	2	-	✓	0.2	1	
M Medium	3	420 12 m wide 35 m deep	252	35	45	80	95	-	1	-	2	✓	1.0	3	Courtyard buildings, 1 front & 1 along the lane separated by a mid-lot courtyard
	4			35	45		72	-	2	1	1	✓	0.8	3	
	6			55	25		51	2	2	2	-	✓	0.5	3	

- (1) “**Unit FAR**” means the floor area permitted based on 0.60 FAR (floor area ratio), reduced to 0.3 FAR for parts of the lot greater than 464.5 m<sup>2</sup> in size, excluding permitted floor area exemptions (e.g., 10% of floor area for use as covered porches and similar outdoor spaces).
- (2) “**Flex Space**” means additional floor area permitted on the lot for any combination of “Units” (i.e. habitable space), “Parking” (inside a building or structure, including carports) and ancillary uses (e.g., bike storage), as determined at the discretion of the owner. The allocation of Flex Space for use as “Units” and “Parking” indicates what is shown in the model. The actual allocation of “Units” and “Parking” will be determined on a site-specific basis and could vary from on development to another.
- (3) “**Average Unit Size**” means the average derived from the number of dwelling units and “Total Floor Area”, excluding the portion the model uses for “Parking”.
- (4) “**Unit Mix**” is estimated based on the approximate minimum unit sizes indicated in the table.
- (5) “**FF Mix**” means whether the “**Unit Mix**” on the lot includes at least 2 dwelling units that have 2 or more bedrooms (i.e. as per Richmond’s OCP policy for 40% family-friendly units).
- (6) The proposed SMU zoning bylaw requires 0.5 spaces/unit for lots with less than 15 m of frontage, 1.0 space/unit for lots with greater frontages, and no minimum parking for lots located within 400 m of a “Prescribed Bus Stop”. In all cases, the “**Parking Modelled**” meets or exceeds the minimum SMU requirements.

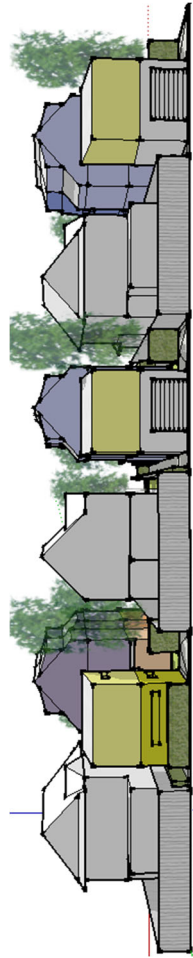
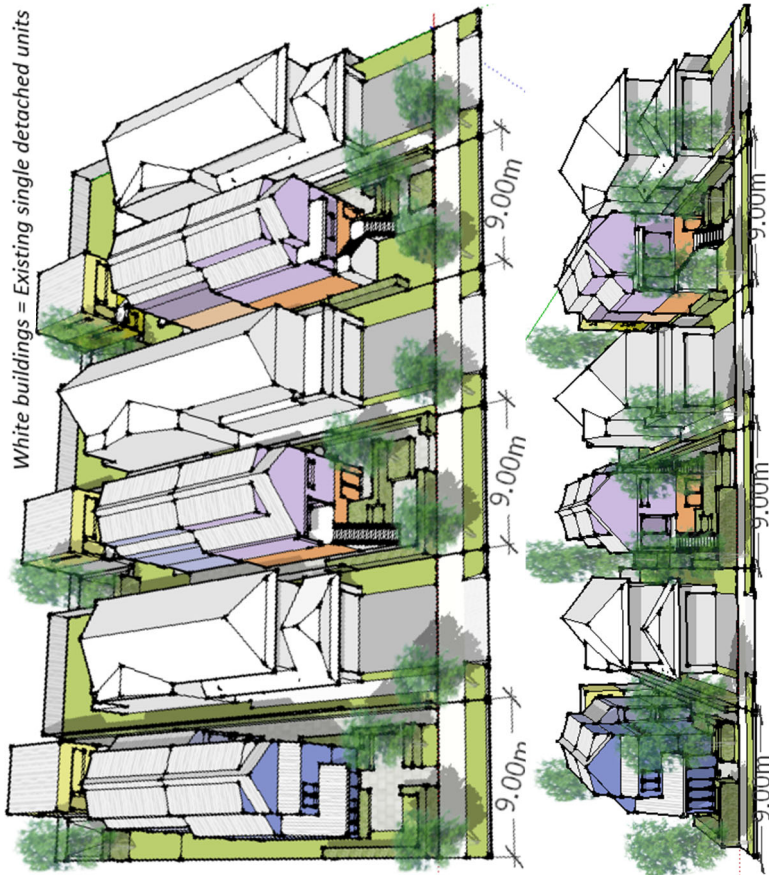
## Option #1: Proposed SMU Bylaw *with Lane Access*

### SMALL LOT (S) – 9 m wide

- Floor area: 269 m<sup>2</sup> (includes indoor parking)
- Lot size: 315 m<sup>2</sup> (9 m wide x 35 m deep)
- Setbacks: 6.0 m @ front  
1.2 m @ rear (along rear lane)  
1.2 m @ interior side yards
- Separation: 6.0 m (landscaped mid-lot courtyard)
- Height: 9.0 m / 2 ½ storeys (6.0 m / 2 storeys @ lane)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 45% buildings + 10% parking/driveway
- Parking: 1 or 2 spaces (max. 2 indoor + 2 outdoor)

	1BR	2BR	3BR+
Studio 25m <sup>2</sup>	50 m <sup>2</sup>	75 m <sup>2</sup>	100 m <sup>2</sup>

CNCL - 357



Lane / 6 units

4 units

3 units

Street / 3 units

4 units

6 units

## Option #1: Proposed SMU Bylaw with Lane Access

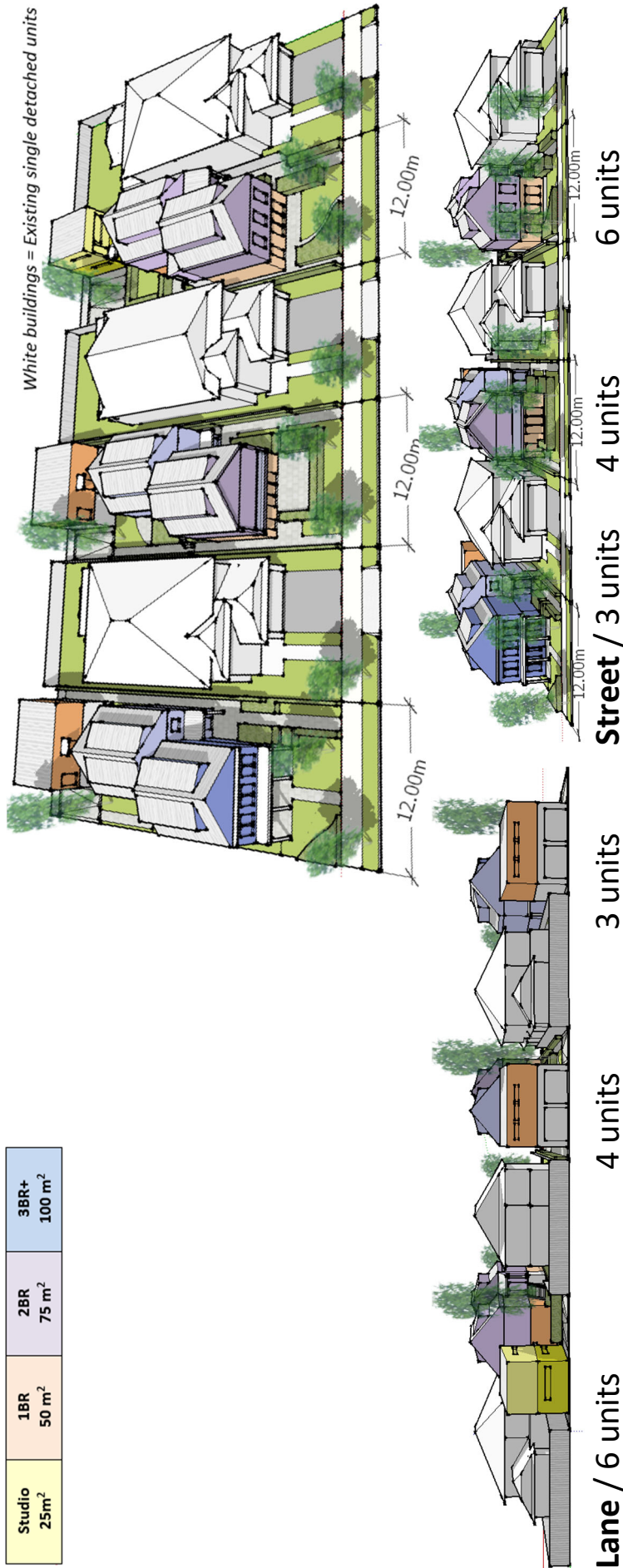
### MEDIUM LOT (M) – 12 m wide

- Floor area: 332 m<sup>2</sup> (includes indoor parking)
- Lot size: 420 m<sup>2</sup> (12 m wide x 35 m deep)
- Setbacks:
  - 6.0 m @ front
  - 1.2 m @ rear (along rear lane)
  - 1.2 m @ interior side yards
- Separation: 6.0 m (landscaped mid-lot courtyard)
- Height: 9.0 m / 2 ½ storeys (6.0 m / 2 storeys @ lane)
- Envelope: **Simplified** Vertical Lot Width Envelope
- Lot coverage: 45% buildings + 10% parking/driveway
- Parking: 3 spaces (1 or 2 indoor spaces)



Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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CNCL - 358





## Option #2: Provincial Guidelines

The Province's building envelope provides for a maximum of 50% lot coverage and 3 storeys, inclusive of all habitable floor area, uninhabitable areas (e.g., indoor parking, garbage and storage), covered outdoor areas, over-height indoor spaces (e.g., stairs and foyers) and building articulations (e.g., roof forms).

Lot Type	# Units	Lot Size	Provincial Building Envelope Floor Area <sup>(1)</sup> (m <sup>2</sup> )	Floor Area on the Lot (m <sup>2</sup> )			Average Unit Size <sup>(3)</sup> (m <sup>2</sup> )	Unit Mix <sup>(4)</sup>					Parking Provided		General Building Description <i>All units have direct access to grade</i>
				Units	Indoor Parking <sup>(2)</sup>	Total Indoor Area <sup>(2)</sup>		Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>	FF Mix <sup>(5)</sup>	Rate per Unit <sup>(6)</sup>	# Spaces	
SMALL	3	280 m <sup>2</sup> 9 m wide 31.1 m deep	420	358 (91%)	35 (9%) (1 car)	393 (100%)	119	-	-	1	2	✓	1.0	3	Single building with a front/back duplex-type layout plus smaller units
	98						1	1	-	2	✓	0.75			
	66						3	-	3	-	✓	0.5			
MEDIUM	3	360 m <sup>2</sup> 12 m wide 30 m deep	540	454 (92%)	41 (8%) (2 cars)	495 (100%)	151	-	-	-	3	✓	1.33	4	Single building with a front/back duplex-type layout plus smaller units
	114						-	1	2	2	✓	1.0			
	76						-	1	5	-	✓	0.67			
LARGE	4	540 m <sup>2</sup> 18 m wide 30 m deep	810	578 (86%)	95 (14%) (4 cars)	673 (100%)	145	-	-	-	4	✓	1.0	4	Courtyard buildings, 1 front & 1 rear, each with 1 larger unit plus smaller units
	96						2	-	-	4	✓	0.67			
EXTRA LARGE	4	700 m <sup>2</sup> 20 m wide 35 m deep	1,050	810 (82%)	177 (18%) (8 cars)	987 (100%)	203	-	-	-	4	✓	2.0	8	Courtyard buildings, side-by-side, each with 2 larger units plus a smaller unit
	135						-	2	-	4	✓	1.33			

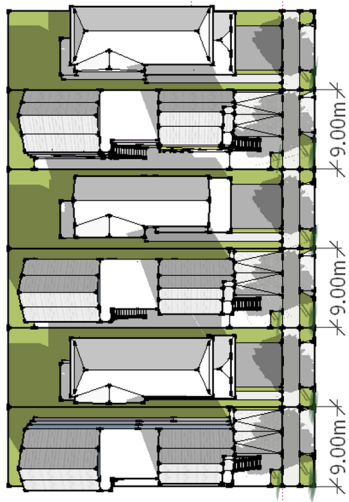
"ADU" (i.e., accessory dwelling unit) means a small unit that could be an independent unit or a Secondary Suite (i.e., accessory to a larger unit on the lot).

- (1) "Provincial Building Envelope Floor Area" means the floor area that could theoretically be achieved under the Province's regulations (i.e., 3 storeys and 50% lot coverage), inclusive of all indoor uses (e.g., dwelling units, storage and mechanical), building projections (e.g., balconies), over-height indoor spaces (e.g., stairs), covered outdoor areas, and indoor parking.
- (2) "Indoor Parking" (i.e., garage or carport) shown in the model is included in the calculation of "Total Indoor Area" and "Provincial Building Envelope Floor Area".
- (3) "Average Unit Size" means the average derived from the "Dwelling Unit" floor area and the "# Units" on the lot.
- (4) "Unit Mix" is estimated based on the minimum unit sizes indicated in the table.
- (5) "FF Mix" means whether the "Unit Mix" on the lot satisfies Richmond's OCP policy for the provision of family-friendly units (i.e., 40% of units with 2 bedrooms or more).
- (6) "Rate per Unit" for "Parking Provided" means the rate derived from the "# Spaces" (including indoor and outdoor parking) and the "# Units" on the lot.

## Option #2: Provincial Guidelines

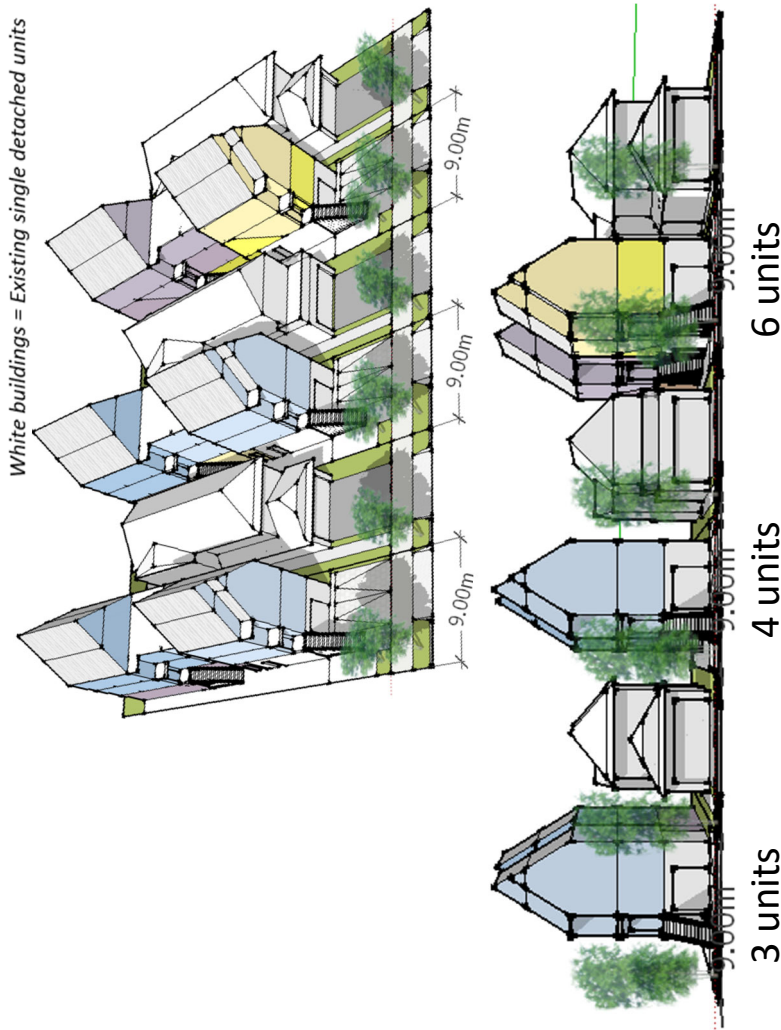
### SMALL LOT

- Floor area: 393 m<sup>2</sup> (including indoor parking)
- Lot size: 280 m<sup>2</sup> (9 m wide x 31.1 m deep)
- Setbacks: 6.0 m @ front (exclusive of projections)  
3.0 m @ rear
- Separation: 1.2 m & 2.0 m @ interior side yards
- Height: N/A (Only one building per lot)
- Envelope: 13.7 m (i.e., 11.0 m to mid-pitch)
- Lot coverage: N/A (Richmond's envelopes do not apply)
- Parking: +/-50% buildings + 11% parking/driveway  
3 spaces (1 indoor + 2 in driveway)



Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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CNCL - 360

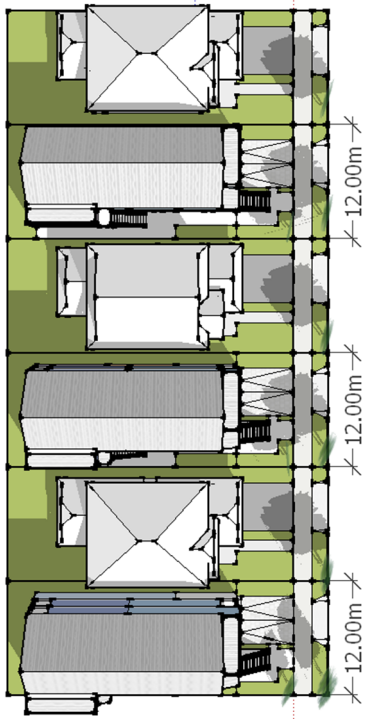




## Option #2: Provincial Guidelines

### MEDIUM LOT

- Floor area: 495 m<sup>2</sup> (including indoor parking)
- Lot size: 360 m<sup>2</sup> (12 m wide x 30 m deep)
- Setbacks: 6.0 m @ front (exclusive of projections)  
3.0 m @ rear
- Separation: 1.2 m & 3.0 m @ interior side yards
- Height: N/A (Only one building per lot)
- Envelope: 13.7 m (i.e., 11.0 m to mid-pitch)
- Lot coverage: N/A (Richmond's envelopes do not apply)
- Parking: +/-50% buildings + 9% parking/driveway  
4 spaces (2 indoor + 2 in driveway)



Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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CNCL - 361

White buildings = Existing single detached units



## Option #2: Provincial Guidelines

### LARGE LOT

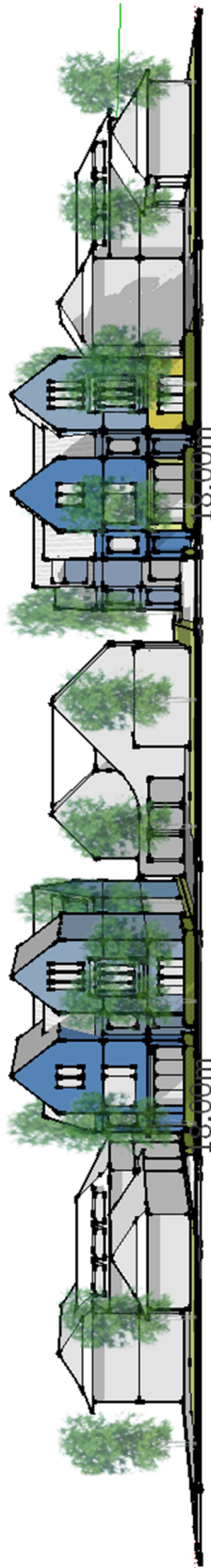
- Floor area: 673 m<sup>2</sup> (including indoor parking)
- Lot size: 540 m<sup>2</sup> (18 m wide x 30 m deep)
- Setbacks: 3.0 m @ front (exclusive of projections)  
3.0 m @ rear
- Separation: 1.2 m & 4.5 m @ interior side yards
- Height: N/A (Only one building per lot)
- Envelope: 11.2 m (i.e., 9.7 m to mid-pitch)
- Lot coverage: N/A (Richmond's envelopes do not apply)
- Parking: +/-50% buildings + 22% driveway  
4 spaces (All indoor spaces)



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Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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White buildings = Existing single detached units



4 units

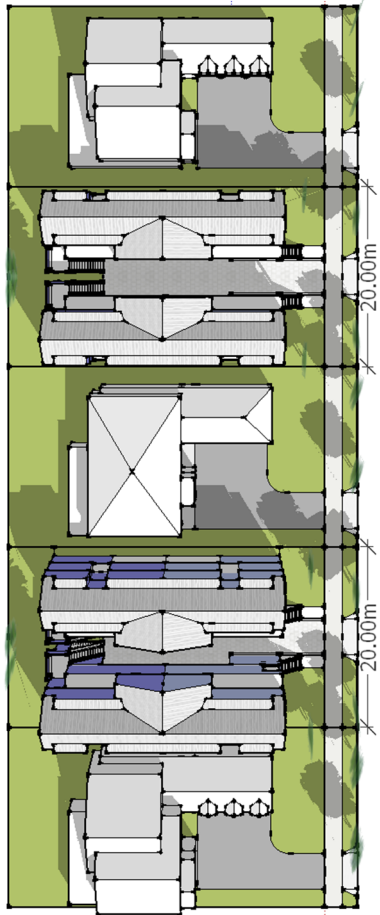
6 units



## Option #2: Provincial Guidelines

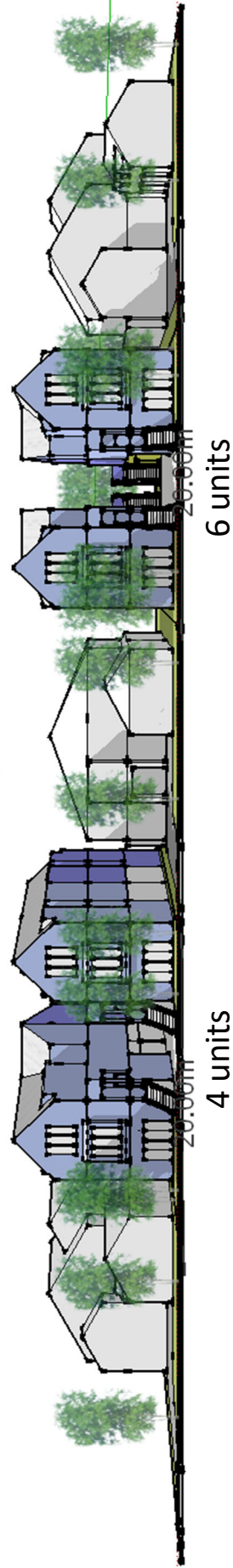
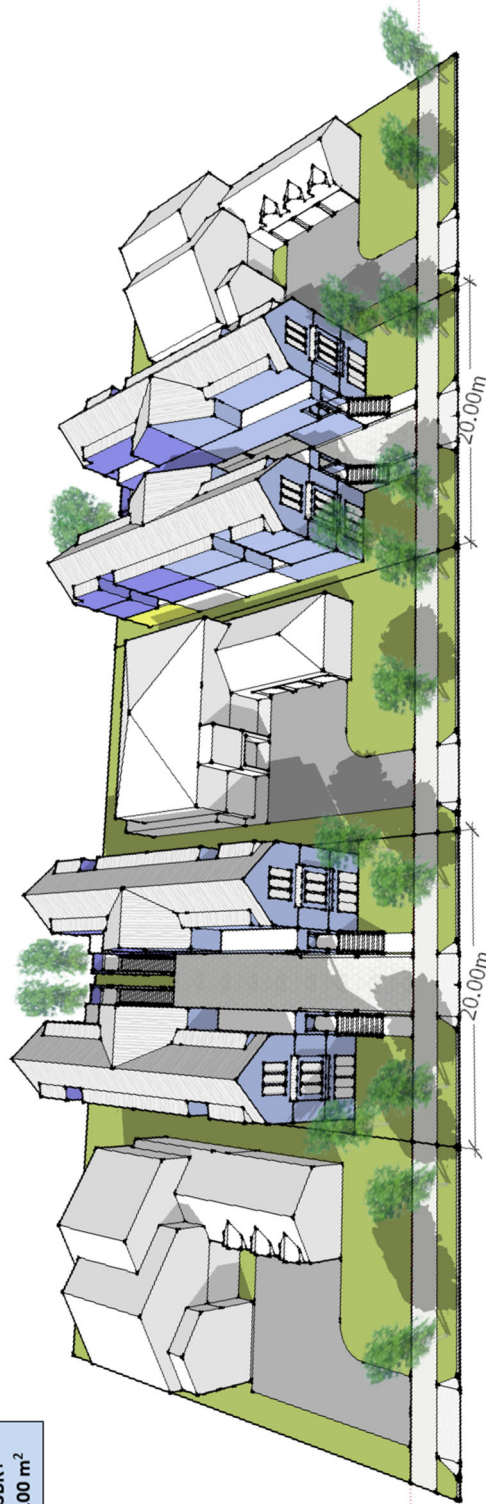
### EXTRA-LARGE LOT

- Floor area: 987 m<sup>2</sup> (including indoor parking)
- Lot size: 700 m<sup>2</sup> (20 m wide x 35 m deep)
- Setbacks: 5.0 m @ front (exclusive of projections)  
5.0 m @ rear  
1.0 m @ interior side yards
- Separation: 4.0 m (Shared driveway)
- Height: 11.2 m (i.e., 9.7 m to mid-pitch)
- Envelope: N/A (Richmond's envelopes do not apply)
- Lot coverage: +/-50% buildings + 14% driveway
- Parking: 8 spaces (All indoor spaces)



White buildings = Existing single detached units

Studio 25m <sup>2</sup>	1BR 50 m <sup>2</sup>	2BR 75 m <sup>2</sup>	3BR+ 100 m <sup>2</sup>
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6 units

4 units

## **Richmond Zoning Bylaw 8500 Amendment Bylaw 10573 (Small-Scale Multi-Unit Housing)**

### **Amendments to Section 1, Administration**

- Insert specifications for in-stream rezoning and subdivision applications.

### **Amendments to Section 3, Use and Terms Definitions**

- Insert new defined terms for SSMUH development including the following: flex space, small-scale multi-unit housing, and prescribed bus stop.
  - Consistent with Provincial Guidelines, SSMUH development is defined as an arrangement of individual dwelling units above, below or beside each other, and may include detached dwelling units.
- Modify the definition of “continuous wall” for SSMUH development to maintain current intentions to require an interruption in the building wall based on the length of the wall and the depth of the lot.
- Except for development of a single-family dwelling with or without a secondary suite:
  - Modify the definition for “half-storey” for SSMUH development to increase the feasibility of constructing habitable space in the attic (e.g., through the use of dormers) while preserving the current sloped roof form.
  - Modify affected defined terms to include its application to SSMUH development (e.g., residential vertical lot width envelope, continuous wall).

### **Amendments to Section 4, General Development Regulations**

- Except for development of a single-family dwelling with or without a secondary suite, modify and insert new residential vertical lot width envelope specifications for SSMUH development to simplify building volume calculations and incorporate provisions to increase the feasibility of constructing habitable space in the attic.
- Insert new instructions for the calculation of density for SSMUH development, generally as currently applied to single-family houses.
- Insert a new section, which does not apply to development of a single-family dwelling with or without a secondary suite, including provisions for the following:
  - Subject to a development permit, a building may encroach into the rear yard setback subject to complying with specified terms (restricted building heights, minimum setback from the lane/property line, parking restriction, preservation of outdoor space between buildings, etc.);
  - Specifications related to projections when development includes two buildings (e.g., cumulative 20% projection into the required building separation); and
  - General updates to projection provisions (e.g., specify the permitted encroachment for porches and balconies, uncovered stairs, chimneys, ground level electrical, and landscape structures, etc.).

### **Amendments to Section 5, Specific Use Regulations**

- Amend specifications for a secondary suite to include its application to SSMUH development.
- Clarify that SSMUH development that fronts an arterial road is not required to provide additional on-site parking space for each on-site secondary suite (over and above the basic SSMUH parking rate).
- Insert new language to limit bed and breakfast use to a maximum of one dwelling unit in a SSMUH development.
- Insert new language to limit a minor community care facility to a maximum of one dwelling unit in SSMUH development.
- Insert a new sub-section for contribution rates to the affordable housing reserve for SSMUH development that provides cash in lieu of construction where affordable housing density bonusing is permitted for one unit on sites where a minimum of six units is permitted.

### Amendments to Section 6, Landscaping and Screening

- Amend language to apply current landscaping specifications to SSMUH development.

### Amendments to Section 7, Parking and Loading

- Insert new parking rates that apply to SSMUH development and include terms for access via an arterial road or abutting lane.

### Amendments to Section 8, Standard Residential Zones

- Amend the following duplex zones to update the minimum number of units permitted on a lot to comply with Bill 44, maintain the ability to stratify two units, and apply SSMUH parking rates: RD1, RD2, RCD, RDA, ZD2, ZD4, ZD5, ZD7.
- Introduce a new zoning district to permit SSMUH development. The new zoning district is characterized by the following:
  - Maintain secondary uses typical in single-family and duplex zones.
  - Apply rental tenure and subdivision/stratification restrictions.
  - Adjust the density framework to include the following:
    - preserve current regulations for development of a single-family dwelling with or without a secondary suite (except for a reduction in garage size);
    - consolidate and simplify current zoning districts;
    - address illegal conversion of exempted garage area to habitable space; and
    - use “flex space” to provide an option to prioritize habitable floor area to facilitate better SSMUH development without significant changes to permitted floor area.

# units	Floor area	“flex space” or garage exclusion	Change summary
Single- family dwelling with or without a secondary suite	0.55 FAR applied to a maximum 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) of the lot area, 0.3 FAR applied to the balance of the lot area in excess of 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> )	40 m <sup>2</sup> (430 ft <sup>2</sup> ) garage exclusion	<ul style="list-style-type: none"><li>• No change to current floor area (i.e., maintain floor area permitted in RS1 zone).</li><li>• Amended garage exemption amended (i.e., 40 m<sup>2</sup> can accommodate 2 parking spaces and addresses illegal conversion of garage space to habitable area).</li><li>• Preserves current conditions for renovations and instream permits.</li></ul>
2 units (e.g., duplex, single-family dwelling with coach house)	0.6 FAR applied to a maximum 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) of the lot area, 0.3 FAR applied to the balance of the lot area in excess of 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> )	50 m <sup>2</sup> (538 ft <sup>2</sup> ) “flex space”	<ul style="list-style-type: none"><li>• Administrative update to reflect the density permitted in current zoning for select single-family and duplex development (to level the playing field between small and larger lots, to support changing housing needs such as multi-generational housing, aging in place, etc.).</li><li>• Current garage exemption converted to “flex space” to encourage allocating existing floor area to habitable space and/or retrofit existing building volume to accommodate a second unit.</li></ul>
3, 4 or 6 units	0.6 FAR for up to	80 m <sup>2</sup> (861	<ul style="list-style-type: none"><li>• In response to City objectives to secure</li></ul>



(Attachment 4 includes building models)	464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> ) of lot area, 0.3 FAR applied to the balance of the lot area in excess of 464.5 m <sup>2</sup> (5,000 ft <sup>2</sup> )	ft <sup>2</sup> ) “flex space”	family oriented housing in multi-unit housing, 30 m <sup>2</sup> (322 ft <sup>2</sup> ) of additional “flex space”, conditional to including at least 2 units with 2 or more bedrooms in the development.
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- Maintain lot coverage for buildings, non-porous surfaces, and live planting as per current zoning requirements for a single-family dwelling.
- Apply side yard setback requirements based on lot width to facilitate parking, mitigate parking impacts on the streetscape and provide landscaped space in the front yard. No change to setbacks for development of a single-family dwelling with or without a secondary suite.
- Standardize 6 m (19 ft.) rear yard setback for development with multiple units. (Conditions for development that encroaches into the rear yard setback are outlined in general provisions for projections.) Staggered rear yard setback is maintained for development of a single-family dwelling with or without a secondary suite.
- Apply front and rear setbacks and building separation requirements to protect current yard arrangements and where applicable, provide a landscaped mid-lot courtyard as additional open space or as a replacement for a rear yard (e.g., where a rear yard in-fill building is permitted along a lane frontage).
- Specify setbacks for waste and recycling bins.
- Maintain current building height (i.e., 2 ½ storeys and 9 m {29.5 ft.}) and incorporate provisions to facilitate habitable space in the attic. For development of a single-family dwelling with or without a secondary suite, no change to height, residential vertical lot width or half storey provisions.
- Standardize height for an accessory building (i.e., 10 m<sup>2</sup> (107 ft<sup>2</sup>) building that does not require a building permit).
- Simplify sub-zones for subdivision standards (i.e., small, medium, large, extra large).
- Establish a minimum on-site outdoor open space requirement per unit (i.e., 6 m<sup>2</sup> (65 ft<sup>2</sup>)/dwelling unit), which may be provided in some combination of private and/or shared space.
- Apply on-site vehicle parking specifications to multi-unit development to reduce the impact of on-site parking on the streetscape including:
  - When lot width is less than 12 m (39 ft.): 1 parking space is permitted in the front or exterior side yard and the maximum driveway width is 3 (9 ft.).
  - When lot width is greater than 12 m (39 ft.) and less than 15 m (49 ft.): 2 side-by-side parking spaces are permitted in the front yard and the maximum driveway width is 6 m (19 ft.).
  - When lot width is 15 m (49 ft.) or greater: no parking spaces are permitted in the front yard or exterior side yard but a 4 m (13 ft.) wide driveway is permitted.
  - No change to permitted location of on-site parking for development of a single-family dwelling with or without a secondary suite (i.e., side-by-side parking is permitted in the front yard for all properties).
- Limit the maximum number of buildings on a lot to three, including two principal buildings and one detached accessory building limited to 10 m<sup>2</sup> (107 ft<sup>2</sup>) or less.
- Restrict the development of units with only windows orientated to an interior side yard.
- Insert specifications for in-stream building permit applications

#### **Amendments to Section 15.5 Single Detached Shrine (ZS5) - Steveston**

- Permit SSMUH development for a site subject to Bill 44 that is subject to site-specific zoning that permits residential use and limited shrine use.

#### **Amendments to Section 15.14 Single Detached (ZS14) – South McLennan (City Centre)**

- Permit SSMUH development for a site with an in-stream rezoning application.

#### **Building Regulation Bylaw No. 7230 Amendment Bylaw 10572**

Amendment Bylaw 10572 secures authority to require the owner to register an agreement on title to call attention to zoning restrictions, including prohibition of stratification, as a building permit condition.

#### **Development Cost Charges Imposition Bylaw No. 9499 Amendment Bylaw 10577**

Amendment Bylaw 10577 clarifies the definitions section to include a recoverable value for small-scale, multi-unit housing.

#### **Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10579**

OCP amendment Bylaw 10579 includes amendments to:

- Require a development permit for SSMUH development on an irregular shaped lot (i.e., not rectangular) and for SSMUH development that encroaches into a required rear yard (e.g., building, parking, related feature).
- Require a development permit for development of a new building(s) or a building addition  $\leq 100 \text{ m}^2$  (1,076 ft<sup>2</sup>) when SSMUH development is proposed on an irregular shaped lot.
- Clarify that complementary and high quality design standards that apply to coach house/granny flats extends to rear yard infill SSMUH development.
- Clarify that guidelines for duplexes and triplexes extend to SSMUH development generally, which may include up to 3, 4 or 6 units.

# units	Floor area	"flex space"	Characteristics and Rationale
Single- family dwelling with or without a secondary suite	No change	No	<ul style="list-style-type: none"> <li>No change to current floor area (i.e., maintain floor area permitted in RS1 zone).</li> <li>Garage exemption amended to reflect a suitable parking area for two vehicles (i.e., 40 m<sup>2</sup> {430 ft<sup>2</sup>} can accommodate two parking spaces and addresses concerns related to illegal conversion of garage space to habitable area).</li> <li>Reducing permitted floor area, as suggested in the Provincial Guidelines, would affect renovations and instream permits and is not recommend.</li> </ul>
2 units, excluding a single-family dwelling with a secondary suite (e.g., duplex building form)	Administrative update	Yes	<ul style="list-style-type: none"> <li>Density is adjusted (from 0.55 to 0.6 FAR) for lot area to 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) to reflect current zoning for select single-family and duplex development that may include a community contribution to achieve the following: <ul style="list-style-type: none"> <li>improve the feasibility of including a second unit on a small lot (i.e., address unequal opportunity between small and larger lots); and</li> <li>increase the ability to adapt to housing needs over time (multi-generational housing, aging in place, etc.).</li> </ul> </li> <li>Reassign garage exemption to "flex space" to encourage allocating existing floor area to habitable space, retrofit existing building volume or build a second building to accommodate an additional unit.</li> </ul>
3, 4 or 6 units (Attachment 3 includes illustrated built forms)	As for 2 units + 30 m <sup>2</sup> (320 ft <sup>2</sup> ) of additional "flex space"	Yes	<ul style="list-style-type: none"> <li>In response to City objectives to secure family oriented housing in multi-unit housing, 30 m<sup>2</sup> (320 ft<sup>2</sup>) of additional "flex space", conditional to including at least two units with two or more bedrooms in the development.</li> <li>Changes to other zoning bylaw provisions (discussed in the Built Form section of this report and Attachment 8), make the attic space habitable; thereby, creating more habitable space generally within the current building volume.</li> </ul>

The following built form specifications apply to the additional dwelling units mandated by the Province and are illustrated in Attachment 3

### Height

- Maximum building height (9 m {29 ft.}) and 2½ storey building form is maintained; however, changes to the vertical envelope and dormer inset improve the functionality of the upper floor space.
- While development of a half storey (over the second storey) is permitted in current zoning, few builders choose to include habitable space in the attic. The RSM zone improves the practicality of constructing the upper half storey while maintaining current building heights and minimal change to the roof form (e.g., steeper roof slope on large lots but building height remains fixed at 9 m {29 ft.}).
- A flat roof design would be subject to a lower permitted building height (i.e., 7.5 m {24 ft.}, as per current single detached zoning), which is suitable for a maximum of two storeys).
- Permitted height for buildings in the rear yard reflect current regulations and would be subject to a development permit (i.e., no lane access: 4 m height and one storey building; lane access: 6 m to 7.5 m height and two storey building).

### Upper storey massing

- The “vertical lot width envelope” is simplified to maintain a sloped roof form, while creating more useable attic space and removes the current requirement to set the building back, which contributes to garage projections (i.e., due to a required building setback above the ground floor), is not applicable to SSMUH development.

### Side yard setbacks & on-site parking

- Where a lot has access to a lane, all vehicle access shall be via the lane and no parking is permitted in the front or side yards. Where lane-access parking/garage displaces a rear yard, the rear yard shall be replaced with a mid-lot landscaped courtyard.
- Where a lot does not have lane access:
  - Smaller multi-unit lots and single-family houses (with or without secondary suites) are permitted limited parking within a front yard driveway; or
  - Larger multi-unit development is required to provide a wide side yard setback (4 m {13 ft.}) capable of accommodating a driveway along one side of the lot, to help mitigate the visual impact of on-site parking (e.g., driveways and garages) on the streetscape and increase the opportunity for more meaningful outdoor space in the front yard.

### Building separation and outdoor space

- Where two buildings are constructed on a lot, development must include at least two landscaped yards including a 6 m (19 ft.) landscaped front yard and either a 6 m (19 ft.) landscaped rear yard or a 6 m (19ft.) landscaped mid-lot courtyard.
- Either the current front and rear yard are preserved or development must include a replacement yard (i.e., within the minimum 6 m {19 ft.} separation between buildings), which regulates where a building/buildings are located on-site).
- Other landscaping provisions remain consistent with current zoning, including live landscaping requirements.
- A flexible approach to building siting also maximizes opportunities for tree preservation.
- Each unit must provide a minimum 6 m<sup>2</sup> (65 ft<sup>2</sup>) of outdoor open space per dwelling unit.

### Impacts on adjacencies

- Required inward articulation of a long building wall is specified to prevent construction of a long wall along a side yard interface in response to concerns related to privacy, sunlight penetration and shadowing.
- For all units, the orientation of main living areas are to be towards a street, courtyard or lane to maximize daylight opportunities and minimize outlook towards neighbouring properties.

## Sub-Zone Assignment Key

RSM/S (Small)	RSM/M (Medium)	RSM/L (Large)	RSM/XL (Extra Large)
RC1	RCH2	RE1	AG1
RC2	RS1/B	RS1/D	RS1/F
RCH	RS1/C	RS1/E	
RCH1	RS1/J	RS1/H	
RS1/A	RS2/B	RS2/D	
RS1/K	RS2/C	RS2/E	
RS2/A	ZS15	ZS16	
RS2/K	ZS2	ZS20	
RS10	ZS3	ZS26	
RS14	ZS21	ZS28	
ZS4	ZS30		
ZS7			
ZS8			
ZS10			
ZS14*			
ZS17			
ZS18			
ZS19			
ZS23			
ZS24			
ZS25			
ZS31			

Note: column colors correspond to RSM zoning categories in Attachment 1.

\*While the zoning for sites currently zoned ZS14 will be amended to RSM/S, the ZS14 zone will be amended to embed provisions for SSMUH to accommodate an in-stream rezoning application.



In-stream Rezoning Applications (3<sup>rd</sup> reading)

Rezoning Application	Address	Bylaw Number
23 014545	9371 Dolphin Avenue	10485
22 010976	11831 and 11833 Seabrook Crescent	10510
22 026766	3300 Granville Avenue	10495
22 011080	10511 Lassam Road	10513
22 009258	10851/10871 Bird Road	10425
22 011063	10840 Bonavista Gate	10497
22 009404	12260 & 12288 Woodhead Road	10449
22 021110	7560 Ash Street	10526
22 019002	10111/10113 No 5 Road	10475
22 009258	10851/10871 Bird Road	10425
21 938395	2200 McLennan Avenue	10409
21 936290	11720 Williams Road	10359
21 945951	7520 Ash Street	10472
21 938616	11760 Williams Road	10391
21 940333	8691 Heather Street	10416
21 932253	6340 Granville Avenue	10388
21 926304	8220 Gilbert Rd	10428
20 891129	6660 Francis Rd	10529
20 904781	10200 Caithcart Rd	10521
19 878165	6531 Francis Rd	10332
17 791280	8180 Heather St	10433
17 775025	6740 & 6780 FRANCIS RD	10271, 10277
17 777739	8491 No 4 Road	10455, 10456
19 873781	11240 Williams Road	10248

2024-2025	Upcoming Consultation and Reports to Council
Second quarter of 2024	<p>June 1, 2024: Submission deadline for Council authorized request for an extension related to infrastructure.</p> <ul style="list-style-type: none"> <li>Category 1 and Category 2 extension applications submitted to the Province (complete). Pending response from Province.</li> </ul>
	<p>Mandated June 30, 2024 compliance deadline:</p> <ul style="list-style-type: none"> <li>Pre-zone properties to permit SSMUH development.</li> <li>Adopt bylaw amendments to remove residential parking minimums for SSMUH development within 400 m of a frequent transit service bus stop.</li> <li>Designate the City's TOA.</li> <li>Exempt residential use in TOAs from the requirement to provide off-street vehicle parking spaces (accessible parking requirements may continue to apply).</li> </ul>
Third quarter of 2024	<p>Public consultation to support public understanding of the changes resulting from new Provincial legislation and the City's extension application for Steveston townsite, and related to the OCP update.</p> <p>Staff report seeking Council direction regarding options for a potential residential parking permit program to manage the anticipated increased on-street parking demand generated by SSMUH development.</p> <p>Staff report to Council outlining an updated OCP schedule and work plan.</p>
Second quarter of 2025	<p>Mandated June 30, 2025 compliance deadline:</p> <ul style="list-style-type: none"> <li>Transition from securing affordable housing using density bonusing (current program) to using inclusionary zoning.</li> </ul>
	<p>Staff report seeking Council direction in:</p> <ul style="list-style-type: none"> <li>Establishing the updated Development Cost Charges (DCCs) and the new amenity cost charges (ACCs); and</li> <li>Establishing all the required reserve accounts for DCCs, ACCs, affordable housing and transportation demand management.</li> </ul>
Fourth quarter of 2025	<p>Mandated December 31, 2025 compliance deadline:</p> <ul style="list-style-type: none"> <li>Complete revised Housing Needs Report (HNR) using a standardized method set by the Province but not yet provided.</li> <li>Amend OCP and zoning bylaw to reflect findings of the HNR and align with the newly designated TOA.</li> </ul>



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**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 10579  
(Small-Scale Multi-Unit Housing)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended in Section 14.0 Development Permit Guidelines by:

- 1.1. In Section 14.1.5 Development Permit Area Designations, inserting a new bullet at the head of the list of bullets as follows:

“- intensive residential areas where small-scale multi-unit housing development is permitted on irregularly-shaped lots (i.e., not rectangular) or involves a building, parking or related features encroaching, in whole or in part, into a required rear yard setback;”

- 1.2. In Section 14.1.6 Development Permit Area Exemptions, replacing the fifth bullet with the following:

“- new buildings or building additions of 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) or less, excluding small-scale multi-unit housing development on irregularly-shaped lots (i.e., not rectangular);”

- 1.3. In Section 14.3.A, replacing the title and opening paragraph with the following:

**“A. REAR YARD INFILL DEVELOPMENT**

The intent is to ensure that granny flats and coach houses (which for the purpose of these guidelines shall be understood to include other rear yard infill housing types), achieve a high quality of design and complement the form and character of existing neighbourhoods in the following intensive residential areas:

- Edgemere; and
- small-scale multi-unit housing areas.”

- 1.4. In Section 14.3.B, replacing the title and opening paragraph with the following:

**“B. MULTI-PLEX DEVELOPMENT**

The intent is to ensure that duplex and triplex development (which for the purpose of these guidelines shall be understood to include house-plexes and other small multiple-unit housing types), achieves a high quality of design and incorporates

appropriate building and landscape articulation and character in the following intensive residential areas:

- lots along arterial roads; and
- small-scale multi-unit areas.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10579**”.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10573  
(Small-Scale Multi-Unit Housing)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 1 Administration by inserting the following after Section 1.11:

**“Section 1.12 Applications in Progress (Small Scale Multi-Unit Housing)**

1.12.1 Any zoning amendment bylaw which has received first, second or third reading, and which has not been adopted, prior to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573 shall be considered an application in progress and will continue to be processed.

1.12.2 Any zoning amendment bylaw to which Section 1.12.1 applies will, when finally adopted, be interpreted in accordance with the Table of Equivalencies in Section 1.12.3.

1.12.3 Table of Equivalencies

<b>Prior to the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573</b>	<b>After the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573</b>
RS2/A, RS2/K, RC2, ZS31	RSM/S
RS2/B, RS2/C	RSM/M
RS1/E, RS2/E	RSM/L “

2. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 3.4 Use and Term Definitions by:

2.1. Inserting, in alphabetical order, the following:

**“Flex space**

means, for **small-scale multi-unit housing** only, a portion of **floor area** permitted within a **building** for use as **habitable space, enclosed parking, ancillary** uses or some combination of those **uses**.

**Housing, small-scale multi-unit**

means a **building** or group of **buildings** on a **lot** designed to accommodate one or more households in separate ground-oriented **dwelling units**, each having a separate exterior entrance directly accessible from a **road** or a common



**open space** (i.e. without passing through a common lobby or corridor), and which may share walls with adjacent **dwelling units**, may be arranged above, below or beside each other, and may include detached **dwelling units**.

**Prescribed bus stop**

means a planned or existing bus stop served by at least one bus route with an average frequency of 15 minutes or less on weekdays (between 7 am and 7 pm) and weekends (between 10 am and 6 pm), as determined to the satisfaction of the City.”

2.2. Replacing the definition of “**continuous wall**” with the following:

**“Continuous wall**

means an exterior wall of a **building** containing **single detached housing, two-unit housing or small-scale multi-unit housing**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.”

2.3. Inserting at the end of the definition for “**storey, half (½)**”, the following:

**“For housing, small-scale multi-unit:**

- a) no **balcony** or deck is permitted on a **storey, half (½)**;
- b) the **habitable space** is situated wholly under the framing of the roof;
- c) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- d) roof framing proposed to contain a **storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof or a mansard roof);
- e) gable end dormers and shed dormers are permitted provided that:
  - i. the dormer roof slope is a minimum of 2.5:12;
  - ii. the dormer roof ridge is no higher than 0.5 m below the roof ridge of the main roof; and
  - iii. the exterior dormer wall is set back at least 1.5 m from a required **front yard** or **rear yard** and at least 1.2 m from a required **exterior side yard** or **interior side yard**.”

- 2.4. Replacing the definition for “**residential vertical lot width envelope**” with the following:

**“residential vertical lot width envelope** means the vertical envelope within which **single detached housing, two-unit housing, three-unit housing** or **small-scale multi-unit housing** must be contained, as calculated in accordance with Section 4.18”.

3. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 4 General Development Regulations by:

- 3.1. Replacing Section 4.18.1 with the following:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit:

- a) **single detached housing, two-unit housing** or **three-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4; and
- b) **small-scale multi-unit housing** shall be calculated in accordance with:
  - i. Sections 4.18.2 to 4.18.4 for **development** involving one **dwelling unit** or two **dwelling units** where one **dwelling unit** is a **secondary suite**; or
  - ii. Section 4.18.5 for all other **development** involving **small-scale multi-unit housing**.”

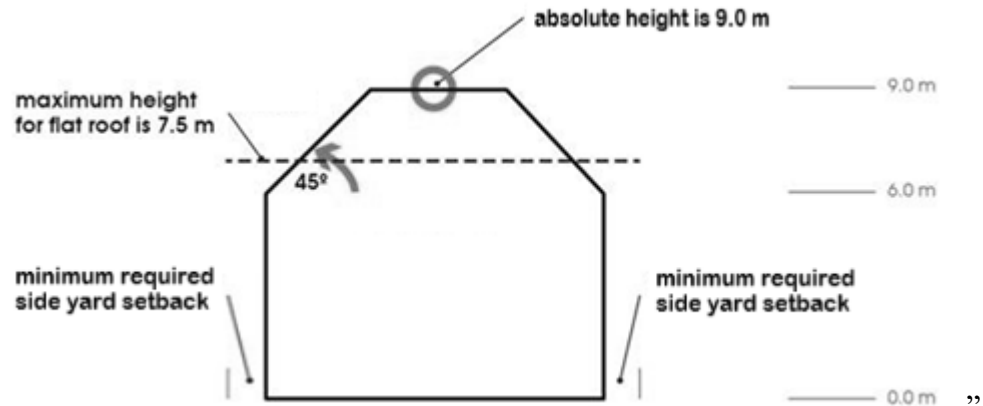
- 3.2. In Section 4.18.2a), replacing “for **single detached housing, two-unit housing** and **three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing** and **small-scale multi-unit housing**”.

- 3.3. In Section 4.18.3a), replacing “for **single detached housing, two-unit housing** and **three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing** and **small-scale multi-unit housing**”.

- 3.4. In Section 4.18.4a), replacing “for **single detached housing, two-unit housing** and **three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing** and **small-scale multi-unit housing**”.

- 3.5. Inserting the following after Section 4.18.4:

“4.18.5 Subject to Section 4.18.1b), for **small-scale multi-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to each side **lot line**, and formed by planes rising vertically at the minimum required **side yard setback** to a height of 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m planes to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



3.6. Inserting a new section 4.3A, in numerical order after section 4.3, for density calculations for small-scale multi-unit housing zones, as follows:

**“4.3A Calculation of Density in Small-Scale Multi-Unit Housing Zones**

4.3A.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of a **principal building** which are always open on two or more sides and are never enclosed;
- b) one **accessory building** which is less than 10.0 m<sup>2</sup>; and
- c) either:
  - i) up to a maximum of 2.35 m<sup>2</sup> per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within a **principal building**; or
  - ii) 10% of the maximum permitted **floor area ratio**, up to a maximum of 46 m<sup>2</sup>, for a **Certified Passive House** and additional **floor area** up to 5.0 m<sup>2</sup> for mechanical equipment related to the **Certified Passive House**.

4.3A.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**, except the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m<sup>2</sup> of **floor area** per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes.”

- 3.7. Inserting a new section 4.8A, in numerical order after section 4.8, for yard projections for small-scale multi-unit housing zones, as follows:

**“4.8A Projections into Yards in Small-Scale Multi-Unit Housing Zones**

- 4.8A.1 The following projections shall be permitted in **zones** that permit **small-scale multi-unit housing**. These projections apply to **small-scale multi-unit housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.8A.2 **Porches** and **balconies** which form part of a **principal building** may project into a **front yard**, **exterior side yard** and **rear yard** for a distance of 1.2 m.
- 4.8A.3 **Bay windows** which form part of a **principal building** may project into a required **front yard**, **exterior side yard** and **rear yard** for a distance of 0.6 m.
- 4.8A.4 Uncovered stairs may project into a **front yard**, **side yard** and **rear yard** for a distance of 50% of the required **yard**, but shall be no closer than 1.2 m to any interior **side lot line**.
- 4.8A.5 Fireplaces and chimneys, whether enclosed or unenclosed, which form part of a **principal building** may project into any **yard** for a distance of 0.3 m.
- 4.8A.6 Ground-level electrical closets and **building** elements that support sustainability objectives, such as solar panels, solar hot water heating systems and rainwater collection systems, may project into the **side yard** and **rear yard** for a distance of 0.3 m.
- 4.8A.7 **Porches**, **balconies**, **bay windows**, uncovered stairs and a detached **accessory building** with a **floor area** not exceeding 10 m<sup>2</sup> may be located within a required **building separation**, in whole or in part, but shall reduce the total **building separation** by no more than 20%.
- 4.8A.8 Gateways, pergolas and similar landscape **structures** that do not form part of a **principal building** may be located within the **setbacks** but shall be no closer to a **lot line** than 1.0 m.
- 4.8A.9 Where specified by a development permit approved by the **City**, a **principal building** may be located within the **rear yard**, in whole or in part, where:
- a) the **lot** does not **abut** a **lane**, provided:
    - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m;
    - ii) the rear **principal building** is set back at least 3.0 m from the **rear lot line**, at least 4.0 m from any exterior **side lot line** and at least 1.2 m from any interior **side lot line**;

- iii) the maximum **height** of the rear **principal building** is one **storey** and 4.0 m; and
      - iv) no driveway or parking **use**, whether covered or uncovered, is located within the **rear yard** or the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; or
    - b) the **lot abuts** a lane giving **vehicle access** to and from the rear of the **lot**, provided:
      - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m;
      - ii) the rear **principal building** is set back at least 1.2 m from the **rear lot line** and any interior **side lot line** and at least 4.0 m from any exterior **side lot line**;
      - iii) the maximum **height** of the rear **principal building** is two **storeys** and 7.5 m measured from **finished site grade** to the roof ridge for a **building** with a pitched roof or 6.0 m for a **building** with a flat roof, but shall not exceed the **residential vertical lot width envelope**;
      - iv) no driveway or parking **use**, whether covered or uncovered, is located within the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; and
      - v) **parking spaces**, whether covered or uncovered, are fully located within 8.0 m of the **rear lot line** and are set back at least 4.0 m from the exterior **side lot line** and at least 0.3 m from the interior **side lot line**.”
4. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 5 Specific Use Regulations by:
- 4.1. Replacing Section 5.4.1a) with the following:
- “a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing**, completely contained within the same **dwelling unit** in **small-scale multi-unit housing**, or completely contained within the same **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**, and not in a **detached accessory building**.”



4.2. Replacing Section 5.4.1b) with the following:

- “b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing**, per **dwelling unit** in **small-scale multi-unit housing**, or per **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**;

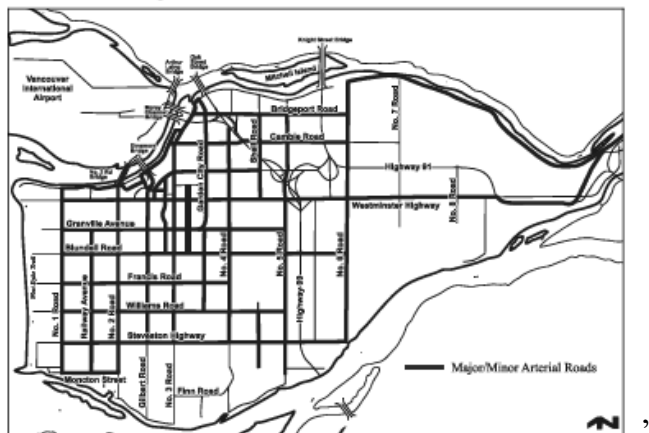
4.3. Replacing Section 5.4.1f) with the following:

- “f) the **secondary suite** must have a minimum **floor area** of at least 25.0 m<sup>2</sup> in **town housing** and **small-scale multi-unit housing**;

4.4. Replacing Section 5.4.1m) with the following:

- “m) in **zones** that permit **single detached housing**, **two-unit housing**, **three-unit housing** or **town housing**, where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite** (except where the minimum number of **parking spaces** required is subject to the requirements for **small-scale multi-unit housing**);

Diagram 1: **Arterial Roads** where Additional On-Site **Parking Space** Required for **Secondary Suites** in **Zones** that Permit **Single Detached Housing**, **Two-Unit Housing**, **Three-Unit Housing** or **Town Housing**



4.5. Replacing Section 5.4.1p) with the following:

- “p) internal access must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated **dwelling unit** in **two-unit housing**, **three-unit housing**, **town housing** and **small-scale multi-unit housing**, except for a locked door; and”

4.6. Replacing Section 5.5.1 with the following:

- “5.5.1 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or in a **small-scale multi-unit housing dwelling unit** where the **lot** contains a maximum of one **dwelling unit**;

4.7. Replacing Section 5.5.3 with the following:

“5.5.3 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** that is the **principal residence** of the **operator**, where the **operator** is an individual and not a corporation.”

4.8. Replacing Section 5.5.3A with the following:

“5.5.3A A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** where the **operator** is the **individual registered owner** of the **dwelling** or the **individual registered owner’s family member**.”

4.9. Replacing Section 5.5.5A with the following:

“5.5.5A **Bed and breakfast use** of a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** is limited to accommodation of a maximum of **6 guests** at one time.”

4.10. Replacing Section 5.6.3 with the following:

“5.6.3 In the case of **two-unit housing** and **small-scale multi-unit housing**, a **minor community care facility** shall be permitted in a maximum of one **dwelling unit** on a **lot** (e.g., not in both **dwelling units** on both sides of a duplex).”

4.11. Inserting a new Section 5.15.1(e), following the list in Section 5.15.1d)ii), as follows:

“5.15.1.e) Where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RSM/S	\$12.00
RSM/M	\$12.00
RSM/L	\$12.00
RSM/XL	\$12.00

.”

5. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 6.4 Landscape Requirements in Residential Zones by:

5.1. Replacing the opening phrase in Section 6.4.1 with the following:

“In the **residential zones** and **site specific zones** that govern **single detached housing** and **small-scale multi-unit housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:”

5.2. Replacing Section 6.4.2a) with the following:

- “a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions** or **small-scale multi-unit housing subdivisions**;

5.3. Replacing Section 6.4.4 with the following:

- “6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** or **small-scale multi-unit housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees — one (1) in the required **front yard** and one (1) in the required **rear yard** — must be planted as part of a building permit.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 7, Parking and Loading:

6.1. By inserting a new Section 7.5.3A, after Section 7.5.3, as follows:

“7.5.3A Notwithstanding Section 7.5.3, for **small-scale multi-unit housing**, the following **vehicle access** is required to the satisfaction of the Director, Transportation:

- a) Where a **lot** abuts an existing **lane**, **vehicle access** to and from the **lot** is prohibited along a **road** abutting the **front lot line** or exterior **side lot line** (i.e. all **vehicle access** shall be to and from the **lane**); or
- b) Where a **lot** does not **abut** an existing **lane** and:
  - i) all **roads abutting** the **lot** are **arterial roads**, a maximum of one **vehicle access** to the **lot** shall be permitted, a **vehicle** turnaround area shall be located on-site and backing of **vehicles** into the **arterial road** is prohibited; or
  - ii) the **lot abuts** at least one **road** that is not an **arterial road**, **vehicle access** to and from the **lot** shall be located only along the non-**arterial road** and a maximum of one **vehicle access** to the **lot** shall be permitted.”

6.2. In Section 7.5.6a), by inserting a new bullet following 7.5.6a)i) as follows and renumbering the subsequent bullets accordingly:

- “ii) **housing, small-scale multi-unit**;

6.3. In Section 7.5.11, in the table heading, by replacing “**Town Housing, Apartment Housing, Mixed Commercial/Residential Uses, Affordable Housing Units**” with the following:

“**Town Housing, Apartment Housing, Mixed Residential/Commercial Use, Affordable Housing Units and Small-Scale Multi-Unit Housing**”.

6.4. In Section 7.7 Parking Spaces Required, by:

6.4.1. Replacing the title of Table 7.7.2.1 with the following:

**“Table 7.7.2.1 Residential Use Parking Requirements (Excluding Small-Scale Multi-Unit Housing Parking Requirements)”**; and

6.4.2. Inserting a new table following Table 7.7.2.1, as amended, as follows and renumbering the subsequent tables accordingly:

**“Table 7.7.2.2 Small-Scale Multi-Unit Housing Parking Requirements**

Site Location	Lot Frontage	Minimum Number of <b>Parking Spaces</b> Required per Dwelling Unit	
		Basic Requirement	Visitor Parking Requirement
Greater than 400 m from a <b>prescribed bus stop</b>	Less than 15 m	0.5 space	Not applicable
	15 m or greater	1.0 space	Not applicable
Within 400 m of a <b>prescribed bus stop</b>	Not applicable	Not applicable	Not applicable

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Standard Zones, Section 8 Residential Zones:

7.1. At Section 8.4 Two-Unit Dwellings (RD1, RD2), as follows:

7.1.1. By replacing 8.4.1 Purpose with the following:

**“8.4.1 Purpose**

The **zone** provides for **two-unit housing**, together with compatible **uses**. The **zone** is divided into two sub-zones: RD1 for **development** that is **accessed** by **vehicles** by way of the **front yard**; and, RD2 for **development** that is **accessed** by **vehicles** from a **lane** by way of the **rear yard**.”

7.1.2. By replacing 8.4.4 Permitted Density with the following:

**“8.4.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is not located in a **Transit-Oriented Area**;
  - b) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - c) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and

- d) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
  - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
  - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

2. The maximum **floor area ratio**:

- a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>; or
- b) for all other **development** is 0.55 applied to a maximum of 929.0 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 929.0 m<sup>2</sup>.

3. Notwithstanding Section 8.4.4.2, for **development** involving a **lot** located within a **Transit-Oriented Area**, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:

- a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
- b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses** which **floor area** cannot be used for **habitable space**.”

7.1.3. By inserting the following after Section 8.4.8.2:

- “3. No **subdivision** to create an **air space parcel** is permitted.
- 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”



7.1.4. By replacing Section 8.4.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.
2. Notwithstanding Section 8.4.10.1, **development** involving a **lot** located within a **Transit-Oriented Area** shall be subject to Section 7.9A Provision of Parking in **Transit-Oriented Areas (TOA)**.”

7.2. At Section 8.16 Arterial Road T8.4.10.1 two-Unit Dwellings (RDA), as follows:

7.2.1. By replacing 8.16.1 Purpose with the following:

**“8.16.1 Purpose**

The **zone** provides for **two-unit housing** fronting an **arterial road**, together with compatible **uses**.”

7.2.2. By replacing 8.16.4 Permitted Density with the following:

**“8.16.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area** is the lesser of:
  - a) the **floor area** calculated using the **floor area ratio** of 0.6; and
  - b) 334.5.0 m<sup>2</sup>.

3. A **dwelling unit** must not exceed a maximum **floor area** of 183.9 m<sup>2</sup>.
  5. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
    - a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
    - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
    - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses** which **floor area** cannot be used for **habitable space**.”
- 7.2.3. By inserting the following after Section 8.16.8.3:
- “4. No **subdivision** to create an **air space parcel** is permitted.
  5. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”
- 7.2.4. By replacing 8.16.10 On-Site Parking with the following:
- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
    - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
    - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
    - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
    - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and

- e) where visitor parking is provided on a **lot**:
  - i. the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
  - ii. each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

7.3. At Section 8.18 Arterial Road Compact Two-Unit Dwellings (RCD), as follows:

7.3.1. By replacing 8.18.1 Purpose with the following:

**“8.18.1 Purpose**

The **zone** provides for **two-unit housing** fronting an **arterial road**, together with compatible **uses**.”

7.3.2. In Section 8.18.23 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

7.3.3. By replacing 8.18.4 Permitted Density with the following:

**“8.18.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.

3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
- a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
  - c) notwithstanding Section 4.3.3.a), a maximum of 25.0 m<sup>2</sup> per **dwelling unit** for on-site parking purposes, to a maximum of 50.0 m<sup>2</sup> per **lot**, which **floor area** cannot be used for **habitable space**.”

7.3.4. By inserting the following after Section 8.18.8.1:

- “2. No **subdivision** to create an **air space parcel** is permitted.
- 3. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

7.3.5. By replacing 8.18.10 On-Site Parking with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
  - c) for the purpose of this **zone** only, a driveway shall mean any **non-porous surface** on the **lot** that is used to provide space for **vehicle parking** or **vehicle access** to or from a public **road** or **lane**, and the maximum driveway width shall be 6.0 m.”

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Standard Zones, Section 8 Residential Zones, by inserting a new section 8.19, after section 8.18, as follows:

**“8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL)”**

**8.19.1 Purpose**

The **zone** provides for **small-scale multi-unit housing** and compatible **secondary uses**. The **zone** provides a **density bonus** for **development** involving six **dwelling units** to help achieve the **City’s affordable housing** objectives. **Subdivision** standards vary by sub-zone (RSM/S, RSM/M, RSM/L and RSM/XL).

**8.19.2 Permitted Uses**

- **housing, small-scale multi-unit**

**8.19.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**8.19.4 Residential Rental Tenure**

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. Notwithstanding Section 8.19.4.1, all **dwelling units** on the **lot** except one **dwelling unit** shall be used for **residential rental tenure** only.

**8.19.5 Permitted Density**

1. The maximum **density** per **lot** is:
  - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m<sup>2</sup> or less; and
  - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m<sup>2</sup>.
2. Notwithstanding Section 8.19.5.1b), the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or



- ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 3. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 40.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
- 4. Notwithstanding, Section 8.19.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
- 5. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### **8.19.6 Permitted Lot Coverage**

- 1. The maximum **lot coverage** for **buildings** is 45%.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
- 3. 20% of the **lot** is restricted to **landscaping** with live plant material.

#### **8.19.7 Yards & Setbacks**

- 1. The minimum **front yard** is 6.0 m.
- 2. The minimum **interior side yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is:
    - i. 2.0 m for **lots** with a **lot width** of 20.0 m or greater;
    - ii. 1.8 m for **lots** with a **lot width** of 18.0 m or greater, but less than 20.0 m; or
    - iii. 1.2 m for **lots** with a **lot width** of less than 18.0 m; or

- b) for all other **development** involving **small-scale multi-unit housing** is:
    - i. 1.2 m for **lots** with a **lot width** of less than 15.0 m; or
    - ii. 1.2 m along one **side lot line** and 4.0 m along the **lot's** other **side lot line** for **lots** with a **lot width** of 15.0 m or greater, except that a **principal building** may encroach into the required 4.0 m **side yard** provided that:
      - a **principal building** does not encroach into a required **exterior side yard**;
      - a **principal building** encroaches into the required **interior side yard** in one location only and any such **building** encroachment is no closer than 1.2 m to the **side lot line**;
      - the minimum required **interior side yard** is increased from 1.2 m to 4.0 m in a corresponding location on the opposite side of the **lot**; and
      - for a **lot** that does not **abut** a **lane**, the **building** encroachment does not prevent use of the **side yard** for **vehicle access** to and from a **road** to the satisfaction of the Director, Transportation.
3. The minimum **exterior side yard**:
- a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 3.0 m;
  - b) for all other **development** involving **small-scale multi-unit housing** is:
    - i. 3.0 m for **lots** with a **lot width** of less than 15.0 m; or
    - ii. 4.0 m for **lots** with a **lot width** of 15.0 m or greater.
4. The minimum **rear yard**:
- a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.
5. An **accessory building** is not permitted in the **front yard**, **interior side yard** or **exterior side yard**.
6. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** or exterior **side lot line** and a minimum of 1.2 m from a **lot line** that **abuts** a **lane**.

### 8.19.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 8.19.8.1, roof dormers may project beyond the **residential vertical lot width envelope**, but no further than what is permitted for a **storey, half (½)**.
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

### 8.19.9 Subdivision Provisions/Minimum Lot Size

1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
2. No **subdivision** to create an **air space parcel** or **strata lot** is permitted.
3. The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**.

<b>Zone</b>	<b>Minimum frontage</b>	<b>Minimum lot width</b>	<b>Minimum lot depth</b>	<b>Minimum lot area</b>
RSM/S	6.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>
RSM/M	6.0 m	12.0 m	24.0 m	360.0 m <sup>2</sup>
RSM/L	7.5 m	18.0 m	24.0 m	550.0 m <sup>2</sup>
RSM/XL	7.5 m	18.0 m	45.0 m	828.0 m <sup>2</sup>

### 8.19.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
  - a) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies**, decks, gardens and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m<sup>2</sup> per **dwelling unit**.

### 8.19.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that where **vehicle access** to and from the **lot** is:
  - a) by way of a **lane**, no **parking spaces** or driveway are permitted within the **front yard** or **exterior side yard**;

- b) by way of an **arterial road**, no **parking spaces** are permitted within the **front yard** or **exterior side yard**; or
- c) by way of a **road** other than a **lane** or **arterial road**:
  - i. for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, two **parking spaces** in a side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**; or
  - ii. for all other **development** involving **small-scale multi-unit housing**, where the **lot width** of the **lot** is:
    - less than 12.0 m, one **parking space** is permitted in the **front yard** or **exterior side yard** provided it is accommodated in an uncovered driveway with a maximum width of 3.0 m arranged perpendicular to the **road**;
    - 12.0 m or greater, but less than 15.0 m, two **parking spaces** in a side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**; or
    - 15.0 m or greater, one uncovered driveway with a maximum width of 4.0 m arranged perpendicular to the **road** is permitted in the **front yard** or **exterior side yard**, but **parking spaces** are not permitted within the **front yard** or **exterior side yard**.
- d) For the purposes of this **zone** only, a driveway is any surface on the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

#### 8.19.12 Other Regulations

1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on a **lot**.
2. No **dwelling unit** shall only have windows oriented to **interior side yards**.
3. For each **dwelling unit** on a **lot**, the primary window orientation of the main living area (i.e. living, dining and kitchen) shall be towards the **front yard**, **rear yard**, **exterior side yard**, **lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**.
4. No **building** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 15 Site Specific Residential (Single Detached) Zones by:

- 9.1. Replacing the title of Section 15 Site Specific Residential (Single Detached) Zones with the following:

“Section 15 Site Specific Residential (**Single Detached and Small-Scale Multi-Unit Housing**) Zones”.

- 9.2. Replacing Section 15.5 Single Detached Shrine (ZS5) – Steveston, with the following:

**15.5 Small-Scale Multi-Unit Housing and Shrine (ZS5) - Steveston**

**15.5.1 Purpose**

The **zone** provides for **small-scale multi-unit housing** which includes a **shrine**.

**15.5.2 Permitted Uses**

- **housing, small-scale multi-unit**

**15.5.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **shrine**

**15.5.4 Residential Rental Tenure**

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. Notwithstanding Section 15.5.4.1, all **dwelling units** on the **lot** except one **dwelling unit** shall be used for **residential rental tenure** only.

**15.5.5 Permitted Density**

1. A maximum of one **shrine** is permitted on the **lot**, and the **shrine** in question shall be located entirely within the **first storey** of the **principal building** and limited to a maximum of 45% of the **floor area** of the **principal building**.
2. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or



- ii. prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 3. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 40.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
- 4. Notwithstanding Section 15.5.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
- 5. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 15.5.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** for **buildings** is 45%.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
- 3. 20% of the **lot** is restricted to **landscaping** with live plant material.

#### 15.5.7 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. The minimum **side yard** is 1.2 m.
- 3. The minimum **rear yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall

of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or

b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.

4. An **accessory building** is not permitted in the **front yard** or **side yard**.
5. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** and a minimum of 1.2 m from a **lot line** that **abuts a lane**.

#### 15.5.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 15.5.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.”
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

#### 15.5.9 Subdivision Provisions/Minimum Lot Size

1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
2. No **subdivision** to create an **air space parcel** or **strata lot** is permitted.
3. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
14.0 m	14.0 m	40.0 m	550.0 m <sup>2</sup>

#### 15.5.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
  - a) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies, decks, gardens** and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m<sup>2</sup> per **dwelling unit**.

### 15.5.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) all **vehicle access** shall be to and from the **lane** that **abuts** the **rear lot line**; and
  - b) no **parking spaces** or driveway are permitted within the **front yard**.

### 15.5.12 Other Regulations

1. For **development** involving **shrine use**:
  - a) a **shrine** is permitted only where the **lot** contains a maximum of one **dwelling unit**; and
  - b) there shall be no exterior indication of any use other than **small-scale multi-unit housing** except for a single unilluminated sign not exceeding in area 0.37 m<sup>2</sup> with a maximum **height** of 0.6 m from **finished site grade**. The permitted sign copy shall read “Buddhist Churches of Canada” and the sign shall be located in the southwest corner of the property.
2. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
3. The primary window orientation of each **dwelling unit**’s main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
4. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
- 9.3. Replacing Section 15.14 Single Detached (ZS14) – South McLennan (City Centre) with the following:

**“15.14 Small-Scale Multi-Unit Housing (ZS14) – South McLennan (City Centre)”.**

**15.14.1 Purpose**

The **zone** provides for **small-scale multi-unit housing** and compatible **uses** in South McLennan (**City Centre**).”

**15.14.2 Permitted Uses**

- **housing, small-scale multi-unit**

**15.14.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**15.14.4 Residential Rental Tenure**

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. Notwithstanding Section 15.14.4.1, all **dwelling units** on the **lot** except one **dwelling unit** shall be used for **residential rental tenure** only.

**15.14.5 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with:
    - i. 50.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; and
    - ii. 10% of the total **floor area** calculated for the **lot** in question, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided that:

- this **floor area** is located directly above a **garage**;
  - this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
  - the distance from the floor to the ceiling is no higher than 2.5 m measured vertically; or
- b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
3. Notwithstanding Section 15.14.5.2.b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
4. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 15.14.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot** is restricted to **landscaping** with live plant material.

#### 15.14.7 Yards & Setbacks

1. The minimum **front yard** is:
  - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the building width; and
  - b) 6.0 m for **buildings** and **structures**.
2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.



5. There is no **side yard** requirement for an **accessory building** that has a **floor area** of 10.0 m<sup>2</sup> or less.
6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 4.0 m, the **rear yard** is 1.2 m.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** with a **floor area** of 10.0 m<sup>2</sup> or less, may be located within the **rear yard** but no closer than:
  - a) 6.0 m to a **lot line abutting** a public road; or
  - b) 0.6 m to any other **lot line**.

#### 15.14.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 15.14.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.”
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

#### 15.14.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
  - a) the minimum **lot width** for **corner lots** is 13.0 m;
  - b) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot width** is 18.0 m; and
  - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m<sup>2</sup>.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	11.3m	24.0 m	320.0 m <sup>2</sup>

#### 15.14.10 Landscape & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

2. A **fence** shall not be located within 6.0 m of a **road** unless:
  - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
  - b) the maximum **fence height** is 0.9 m, which **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
    - i. the point at which the **fence** intersects the ground; or
    - ii. the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

#### 15.14.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

#### 15.14.12 Other Regulations

1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 16 Site Specific Residential (Two Unit Dwelling) Zones:

10.1. At Section 16.1 Heritage Two Unit Dwelling (ZD1) – London Landing (Steveston), as follows:

10.1.1. By replacing 16.1.1 Purpose with the following:

**“16.1.1 Purpose**

The **zone** provides for a heritage-style two-unit **dwelling**, together with compatible **uses**.”

10.1.2. In Section 16.1.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.1.3. By replacing 16.1.4 Permitted Density with the following:

**“16.1.4 Permitted Density**

1. The maximum **density** is four **dwelling units**.
2. The maximum **floor area ratio** is 1.0.
3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), a maximum of 0.24 **floor area ratio** exclusively for covered areas of the **principal building** which are open on one or more sides and never enclosed;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - c) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.”

10.1.4. By inserting the following after Section 16.1.8.2:

- “3. No **subdivision** to create an **air space parcel** is permitted.
4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.1.5. By replacing 16.1.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:

- a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.”

10.1.6. By replacing 16.1.11 with the following:

**“16.1.11 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut a lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.2. At Section 16.2 Two Unit Dwellings (ZD2) – Broadmoor, as follows:

10.2.1. By replacing 16.2.1 Purpose with the following:

**“16.1.1 Purpose**

The **zone** provides for **two-unit housing** at 10351 and 10357 Leonard Road only, together with compatible **uses**.”

10.2.2. In Section 16.2.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.2.3. By replacing 16.2.4 Permitted Density, with the following:

**“16.2.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and

- c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
  - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
  - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 2. The maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
- 3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses**<sup>2</sup>.”
- 10.2.4. By inserting the following after Section 16.2.8.2:
  - “3. No **subdivision** to create an **air space parcel** is permitted.
  - 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”
- 10.2.5. By replacing 16.1.10.1 with the following:
  - “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
    - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**; and
    - b) portions of the **principal building** and **accessory buildings** of 10.0 m<sup>2</sup> or more used for on-site parking and located within 20.0 m of a **front lot line** shall be limited to two **parking spaces**.”



10.2.6. By replacing 16.2.11 with the following:

**“16.2.11 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.3. At Section 16.4 Heritage Two Unit Dwelling (ZD4) – London Landing (Steveston), as follows:

10.3.1. By replacing 16.4.1 Purpose with the following:

**“16.4.1 Purpose**

The **zone** provides for a heritage-style two-unit **dwelling**, together with compatible **uses**.”

10.3.2. In Section 16.4.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.3.3. Replacing 16.4.4 Permitted Density, as follows:

**“16.4.4 Permitted Density**

1. The maximum **density** is four **dwelling units**.
2. The maximum **floor area ratio** is 0.7.
3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), a maximum of 0.1 **floor area ratio** exclusively for covered areas of the **principal building** which are open on one or more sides and never enclosed;

- b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit of floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- c) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking uses.”

10.3.4. By inserting the following after Section 16.4.8.2:

- “3. No **subdivision** to create an **air space parcel** is permitted.
- 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.3.5. By replacing 16.4.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.”

10.3.6. By replacing 16.4.11 with the following:

**“16.4.11 Other Regulations**

- 1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
- 2. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
- 3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.4. At Section 16.5 Two Unit Dwelling (ZD5) – Steveston/Williams, as follows:

- 10.4.1. In Section 16.5.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.4.2. By replacing 16.5.4 Permitted Density, with the following:

**“16.5.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. The maximum **floor area** of a **dwelling unit** must not exceed 167.22 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - b) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.”

10.4.3. By inserting the following after Section 16.5.8.4:

- “5. No **subdivision** to create an **air space parcel** is permitted.
6. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.4.4. By replacing 16.5.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) where a driveway access is on an **arterial road**, the driveway width shall be 6.0 m for a driveway access servicing two or more units; and
  - c) where visitor parking is provided on a **lot**, each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

10.4.5. By replacing 16.5.11 with the following:

**“16.5.11 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.5. At Section 16.7 Two Unit Dwelling (ZD7) – Francis Road (Blundell), as follows:

10.5.1. By replacing 16.8.4 Permitted Density, with the following:

**“16.8.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:

- a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6.
3. The maximum **floor area** of a **dwelling unit** must not exceed 183.9 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
- a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes;
  - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.”
- 10.5.2. By inserting the following after Section 16.8.8.3:
- “4. No **subdivision** to create an **air space parcel** is permitted.
  - 5. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”



10.5.3. By replacing 16.8.10 On-Site Parking with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
- a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
  - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
  - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
  - e) where visitor parking is provided on a **lot**:
    - i. the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
    - ii. each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

10.5.4. By replacing 16.8.11 with the following:

**“16.8.11 Other Regulations**

- 1. A maximum of two **buildings** with a **floor area** greater than 10 m<sup>2</sup> are permitted on the **lot**.
- 2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
- 3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.

4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
11. Notwithstanding anything to the contrary in this bylaw and Zoning Bylaw 8500, for **lots** where, in respect of **single detached housing** and any **secondary uses** permitted at the time of building permit application or issuance, including **secondary suites**:
  - 11.1. A complete building permit application has been submitted to the **City** prior to adoption of this bylaw, and such building permit is issued by the City to the **owner** within a year of that date of bylaw adoption; or
  - 11.2. A building permit has been issued prior to adoption of this bylaw,then in respect of **small-scale multi unit housing**, constructed in accordance with the building permit referred to in the above section, on such a **lot** that contains one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, and is subject to the **Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L) zone** following adoption of this bylaw:
  - 11.3. The maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating **accessory buildings** and on-site parking, which additional **floor area** cannot be used for **habitable space**; and
  - 11.4. For the purposes of Section 11 of this bylaw all defined terms have the same meanings as set out in Zoning Bylaw 8500.
12. 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 areas and by designating them:
  - 12.1. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/S)**”

That area shown as yellow on “Schedule A attached to and forming part of Bylaw 10573”;
  - 12.2. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)**”

That area shown as orange on “Schedule A attached to and forming part of Bylaw 10573”;
  - 12.3. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)**”

That area shown as light blue on “Schedule A attached to and forming part of Bylaw 10573”; and
  - 12.4. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)**”

That area shown as dark blue on “Schedule A attached to and forming part of Bylaw 10573”.

13. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10573”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

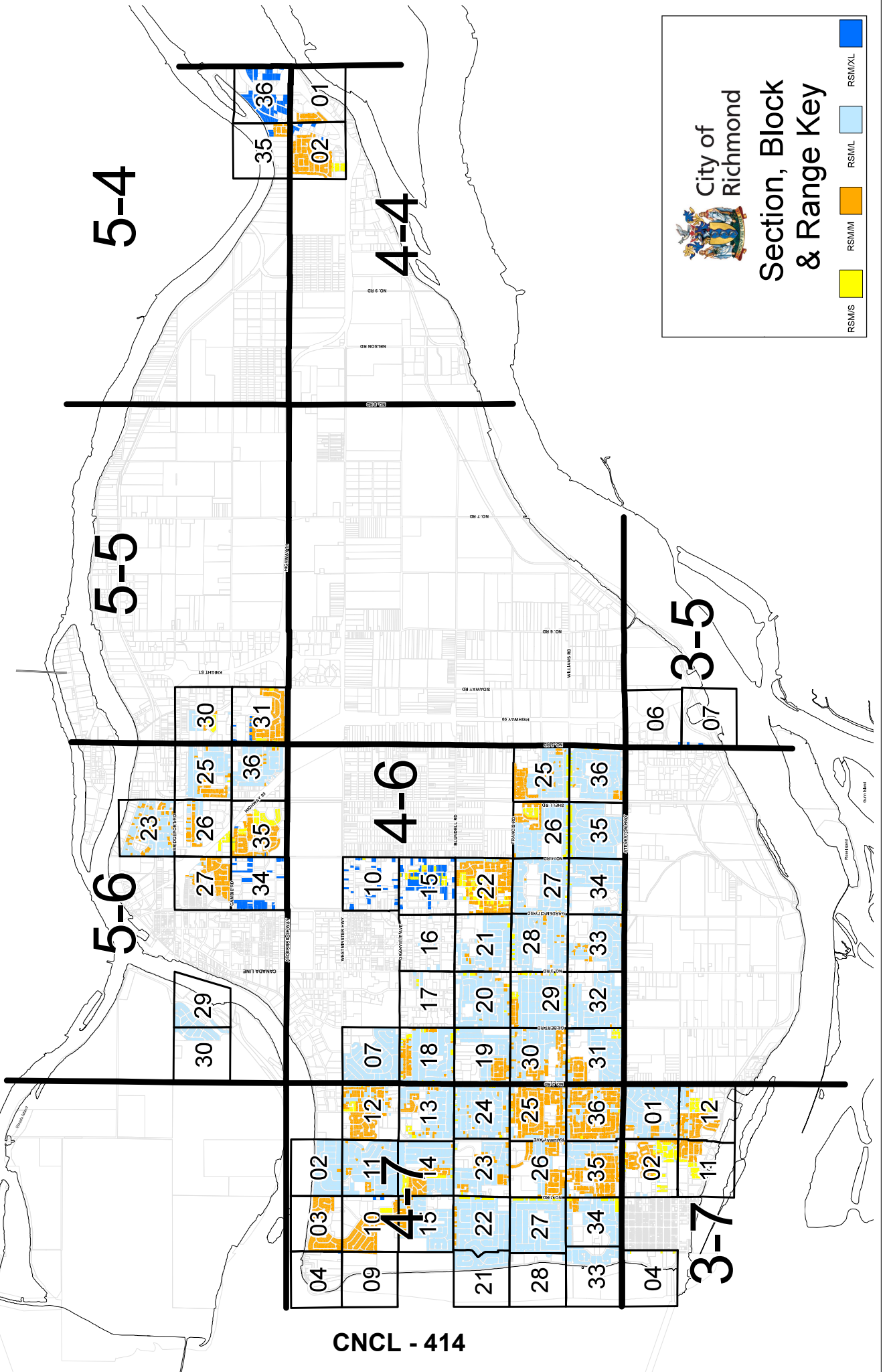
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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor  BRB

\_\_\_\_\_  
MAYOR

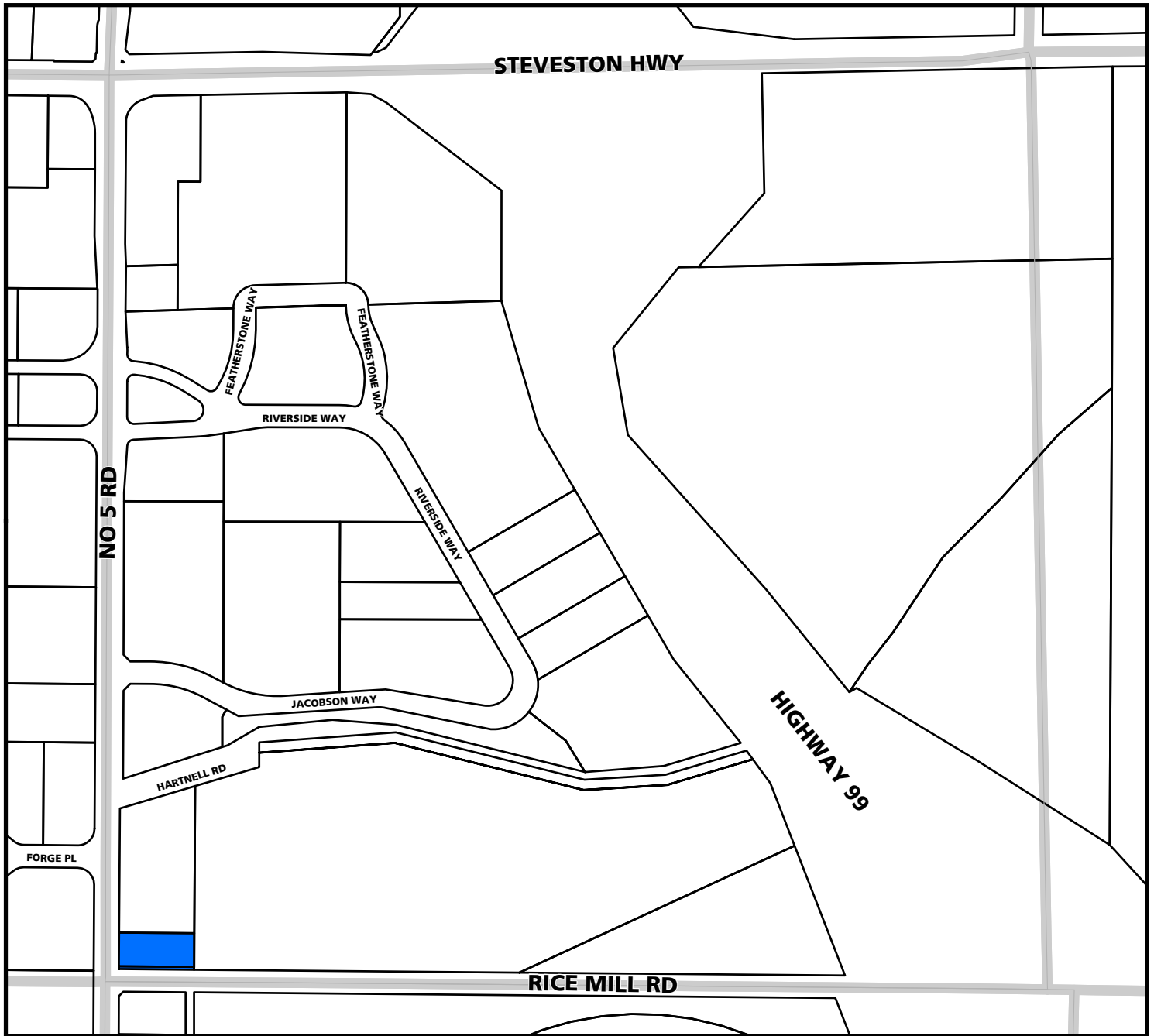
\_\_\_\_\_  
CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw 10573”





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 6,3-5**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 415**

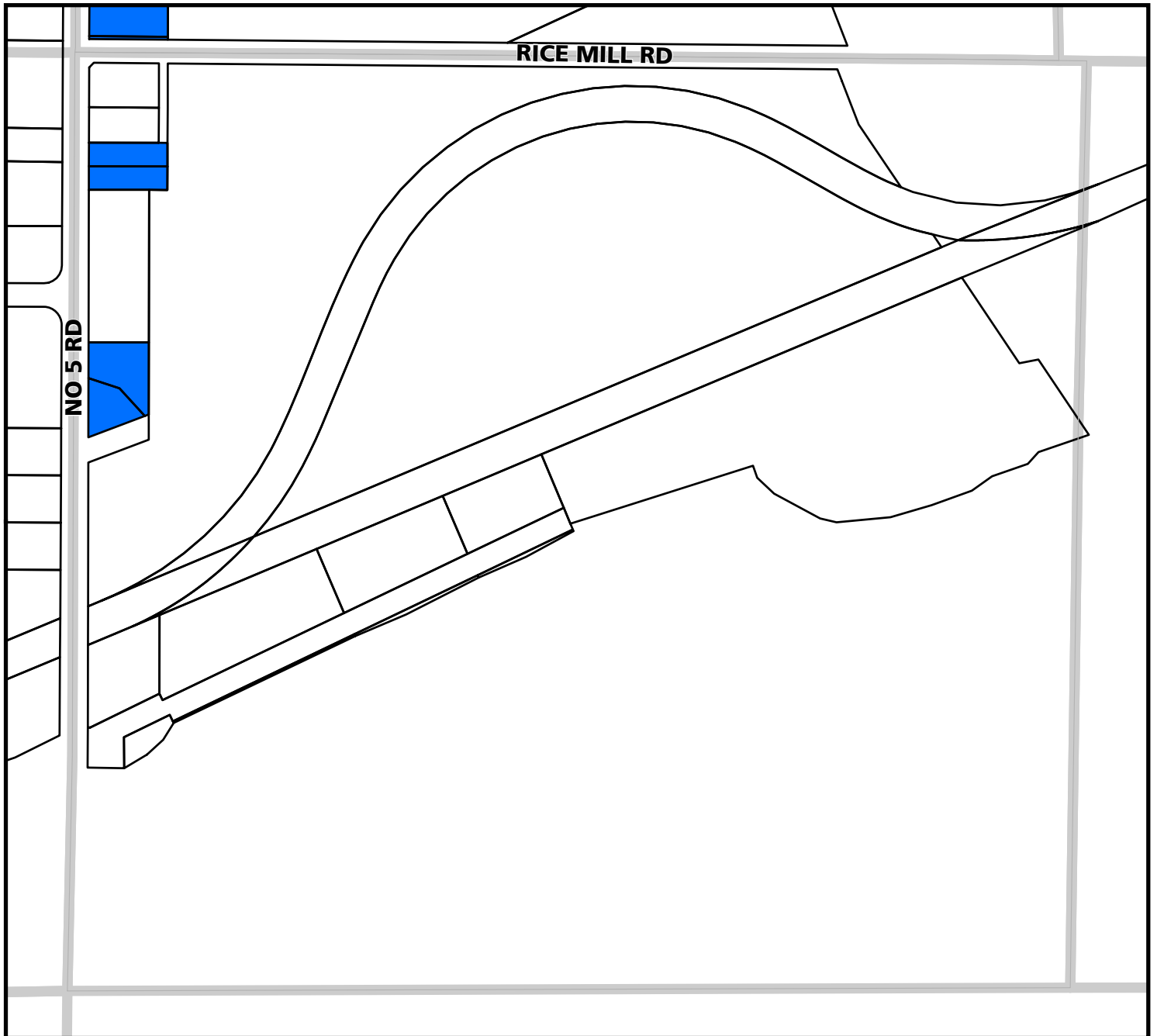
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 7,3-5**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

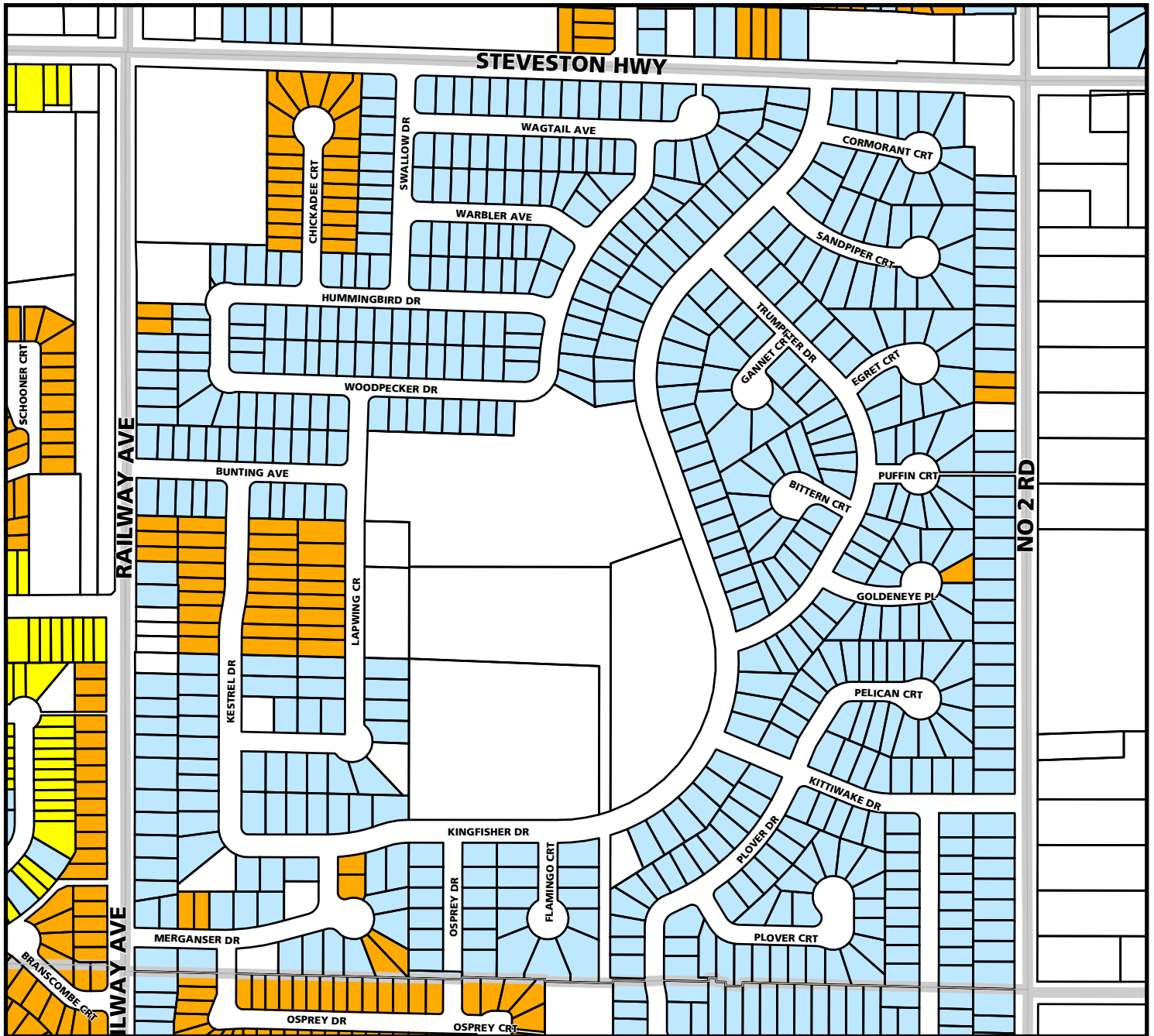
**CNCL - 416**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 1,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 417

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 2,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 418

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 4,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 419**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 11,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 420

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 12,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

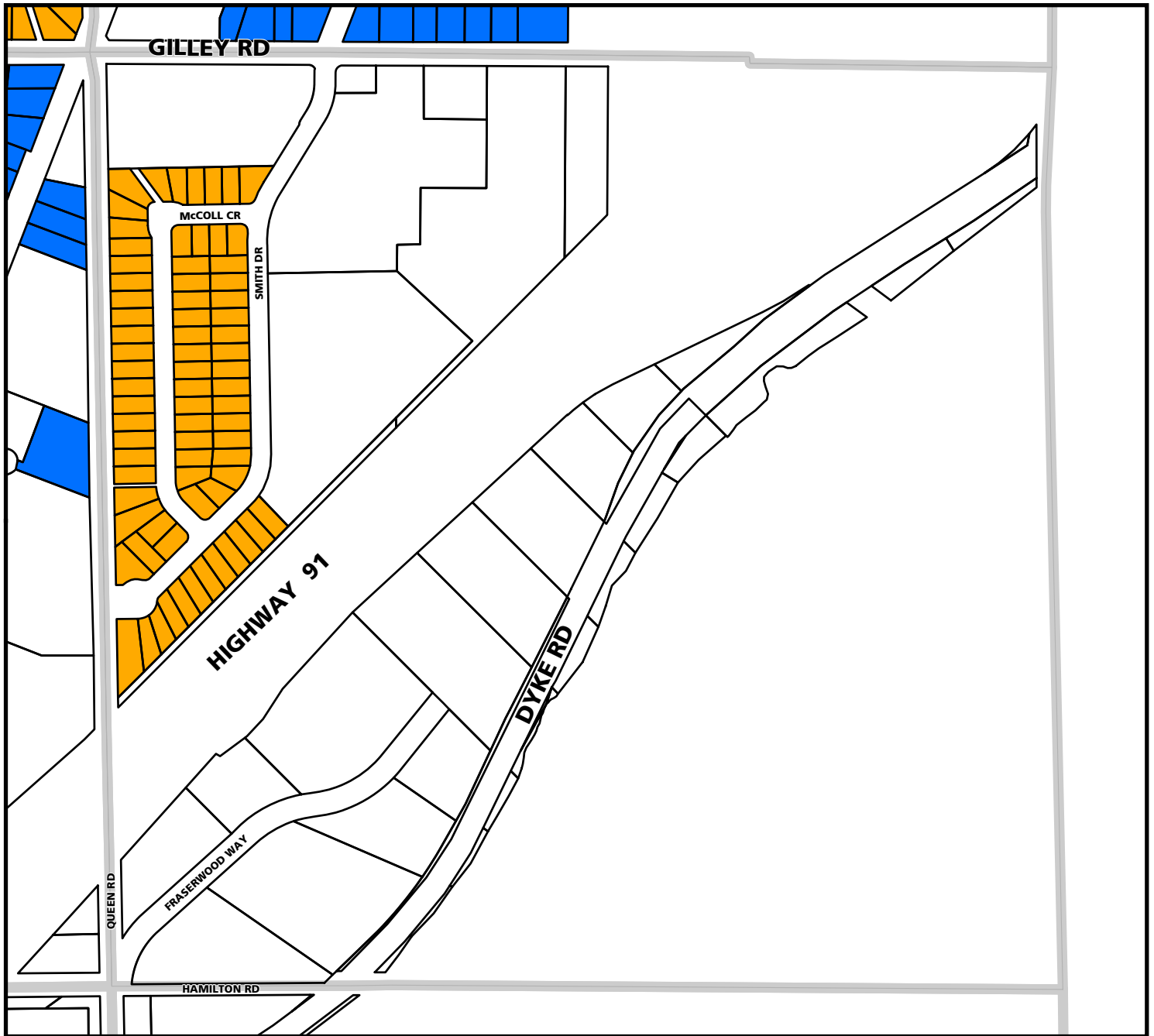
CNCL - 421

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 1,4-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

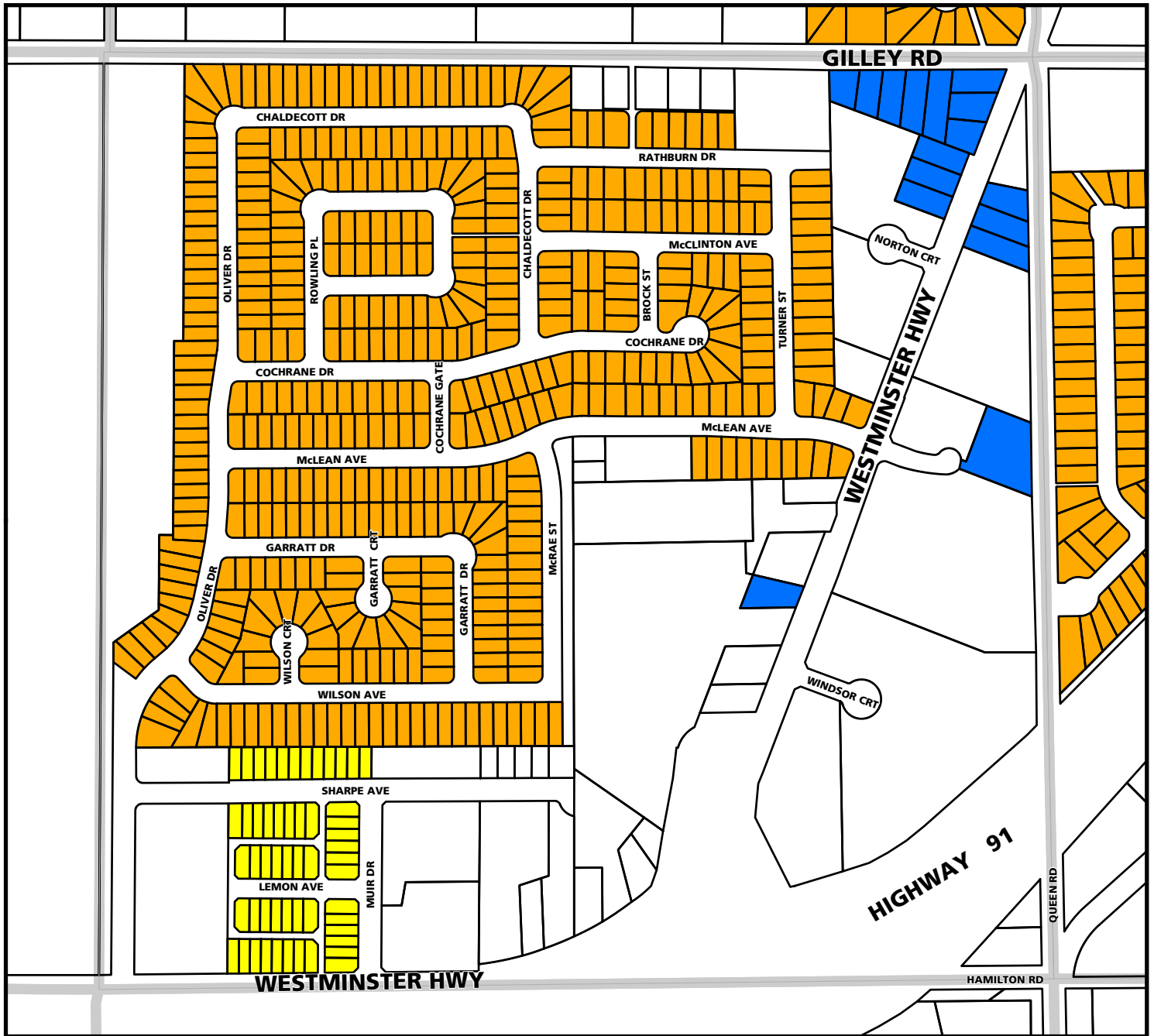
CNCL - 422

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 2,4-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

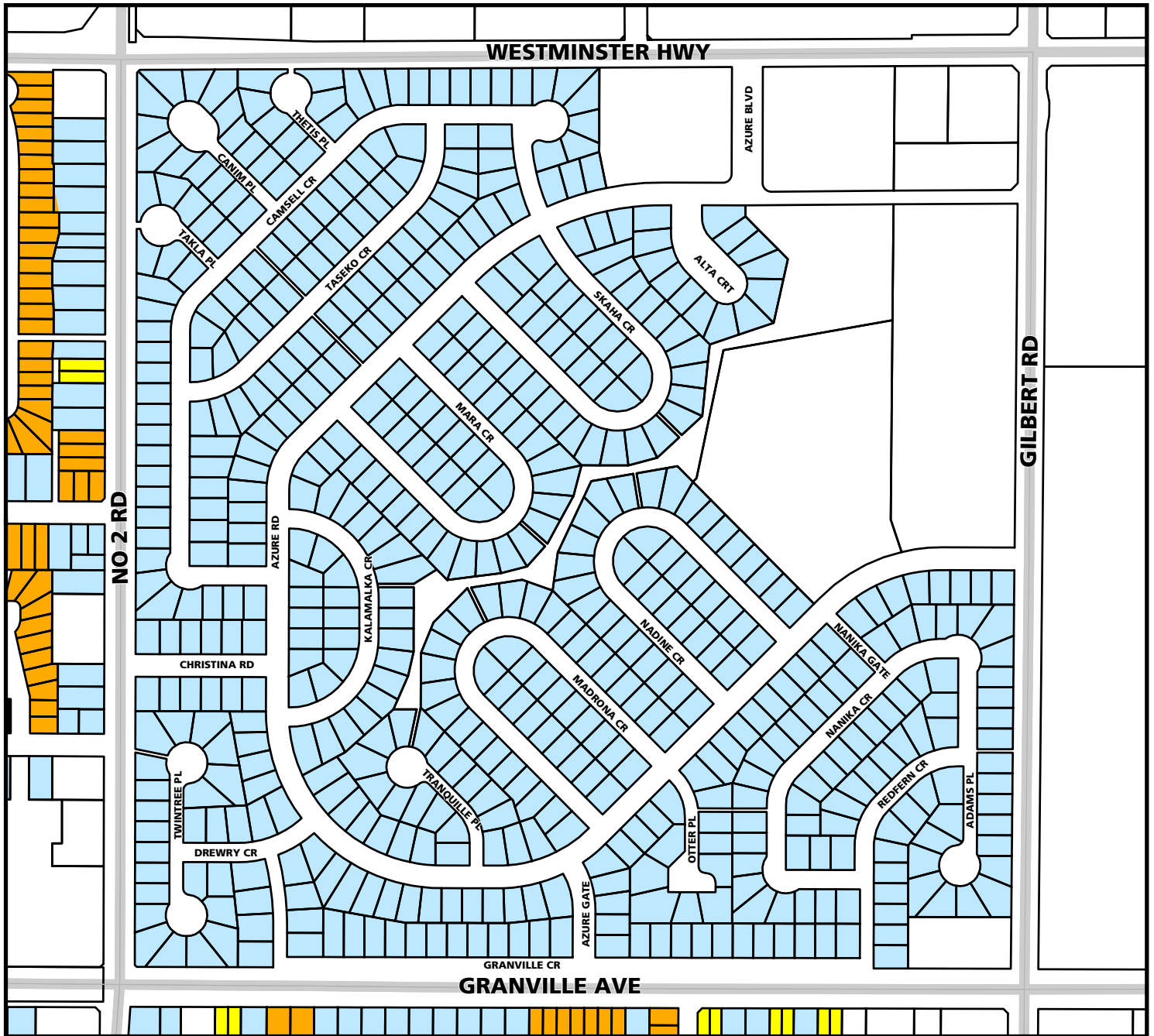
CNCL - 423

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 7,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 424

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 10,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 425**

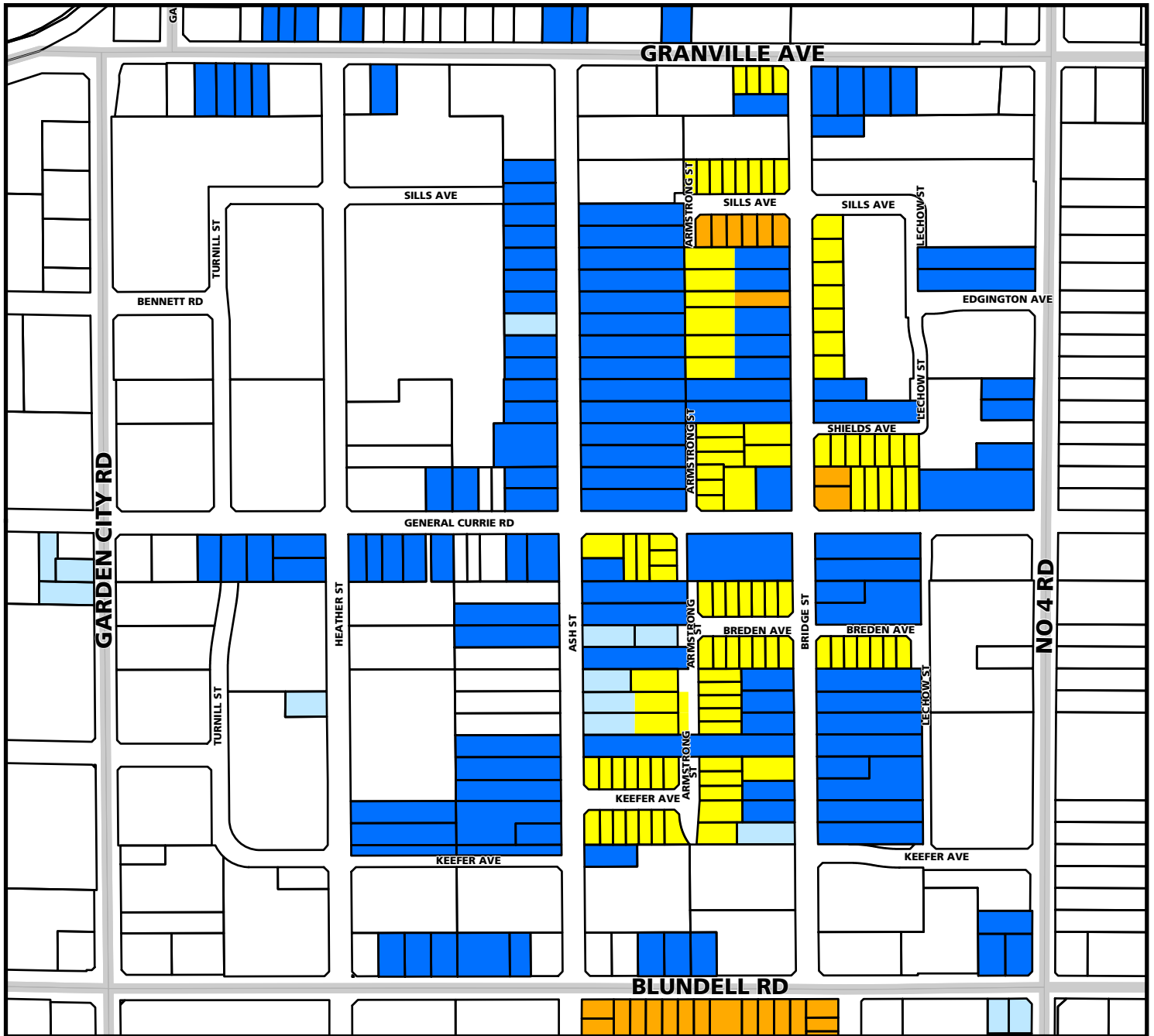
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 15,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 426

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 16,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

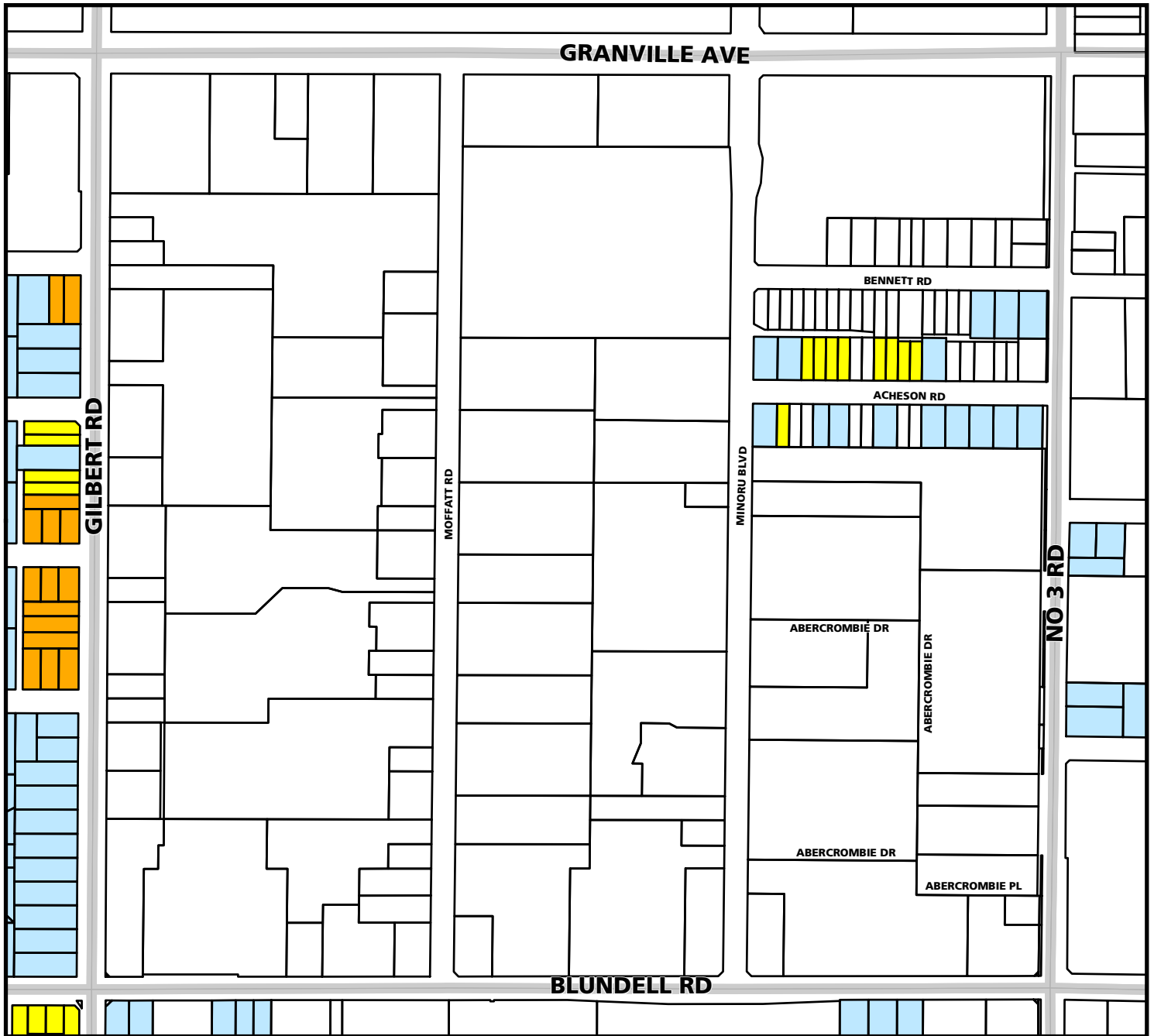
CNCL - 427

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 17,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

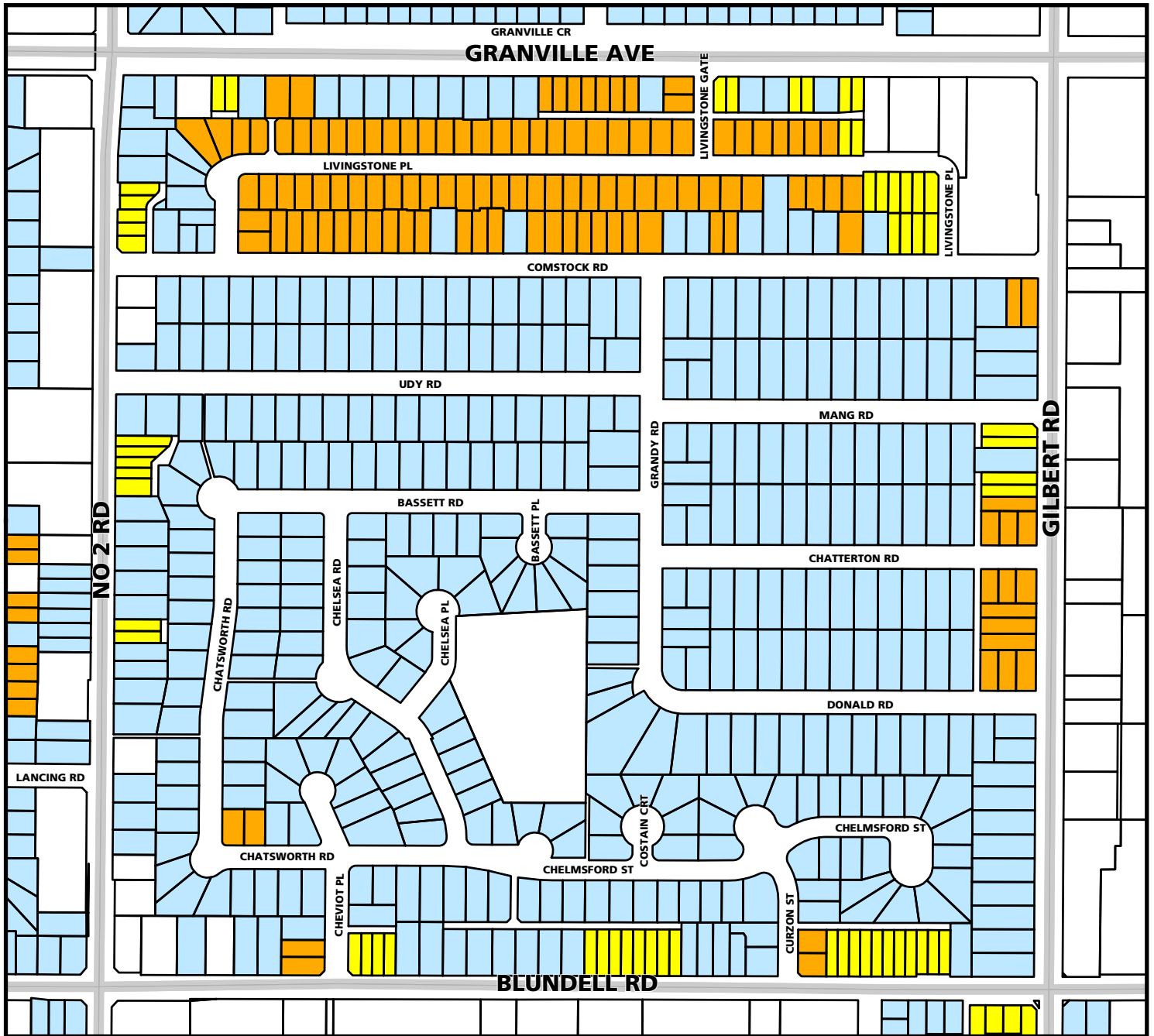
**CNCL - 428**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 18,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

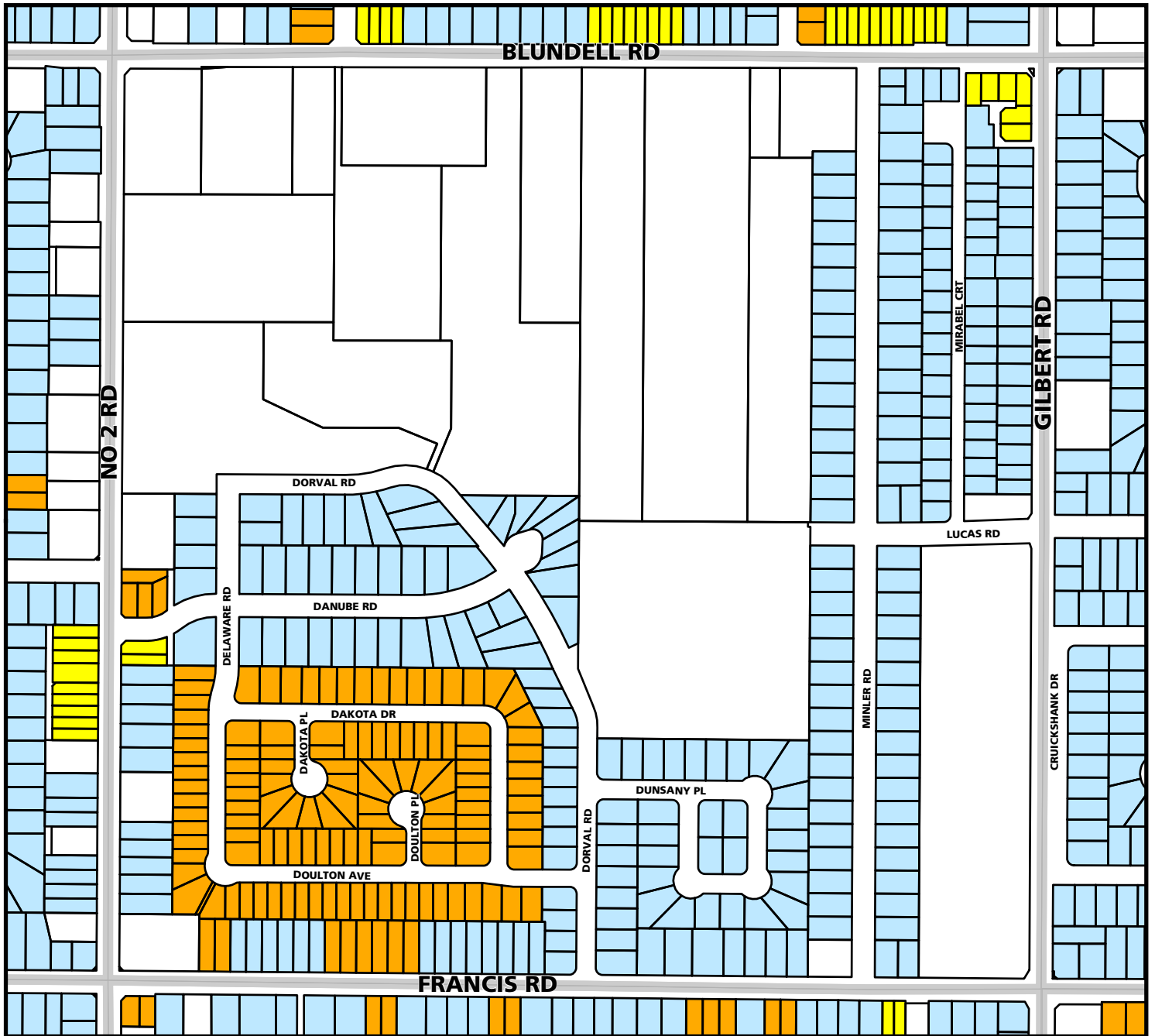
CNCL - 429

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 19,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

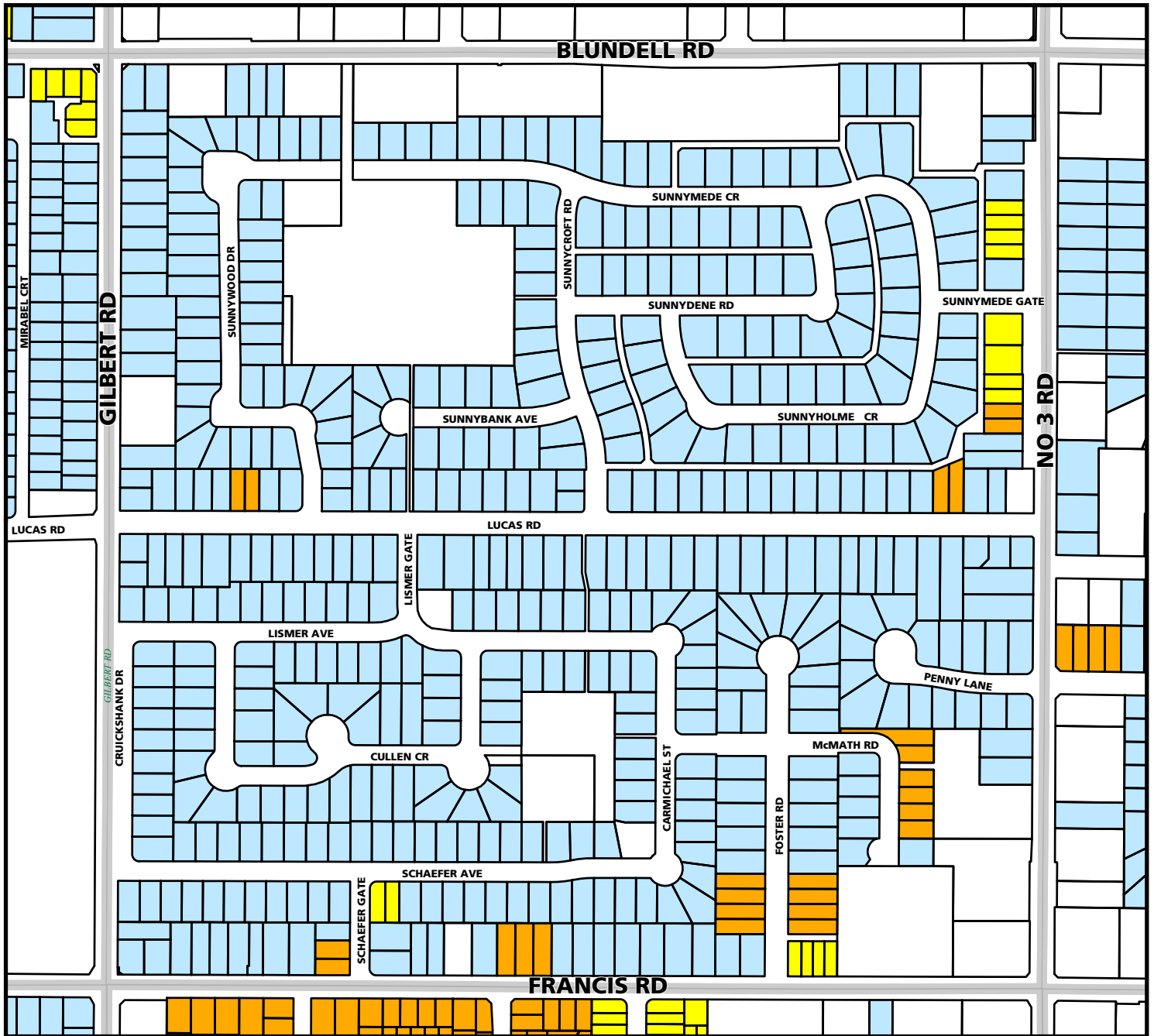
CNCL - 430

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 20,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 431

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 21,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 432

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 22,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 433

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 25,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

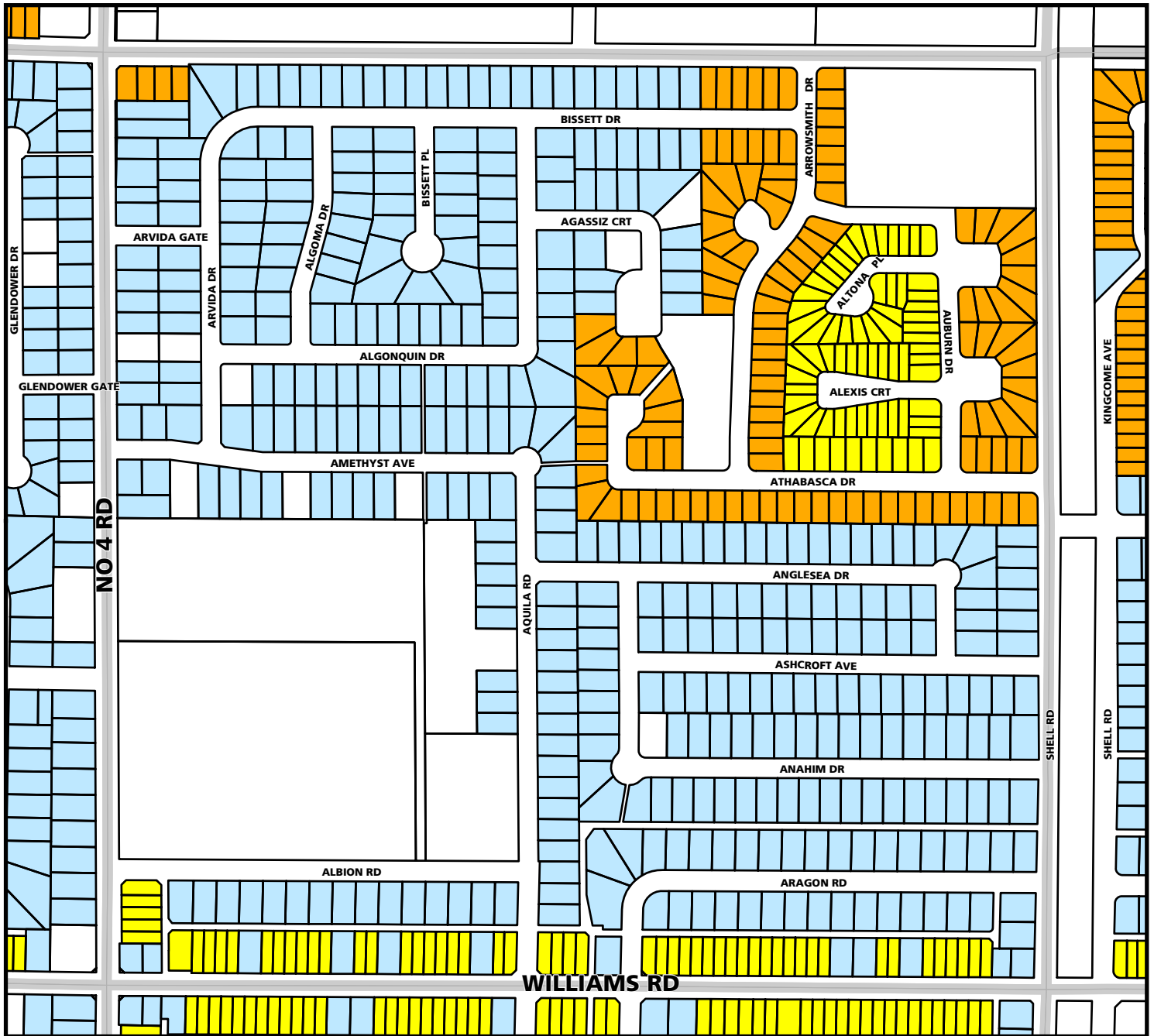
**CNCL - 434**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 26,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

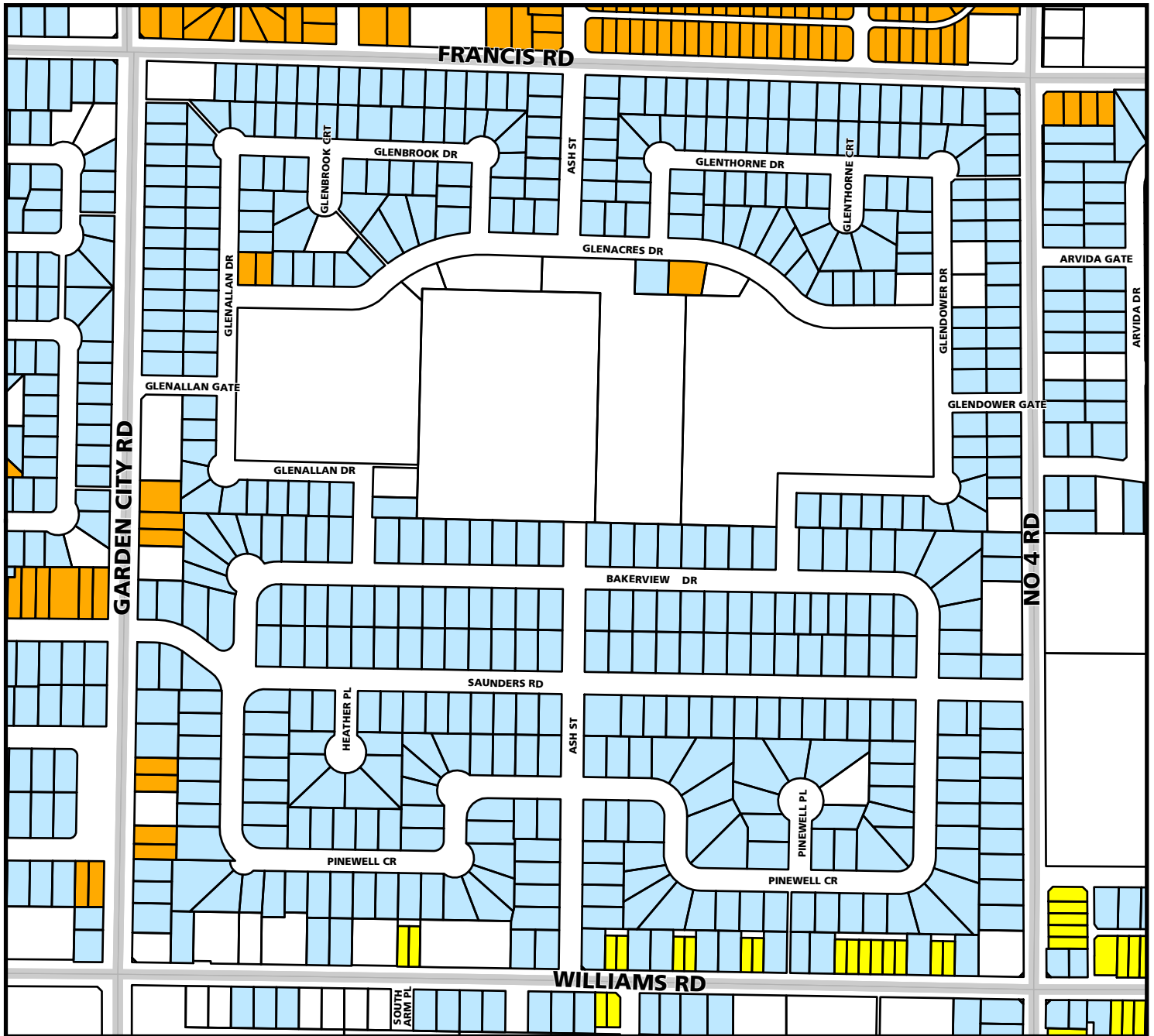
**CNCL - 435**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 27,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 436

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 28,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 437

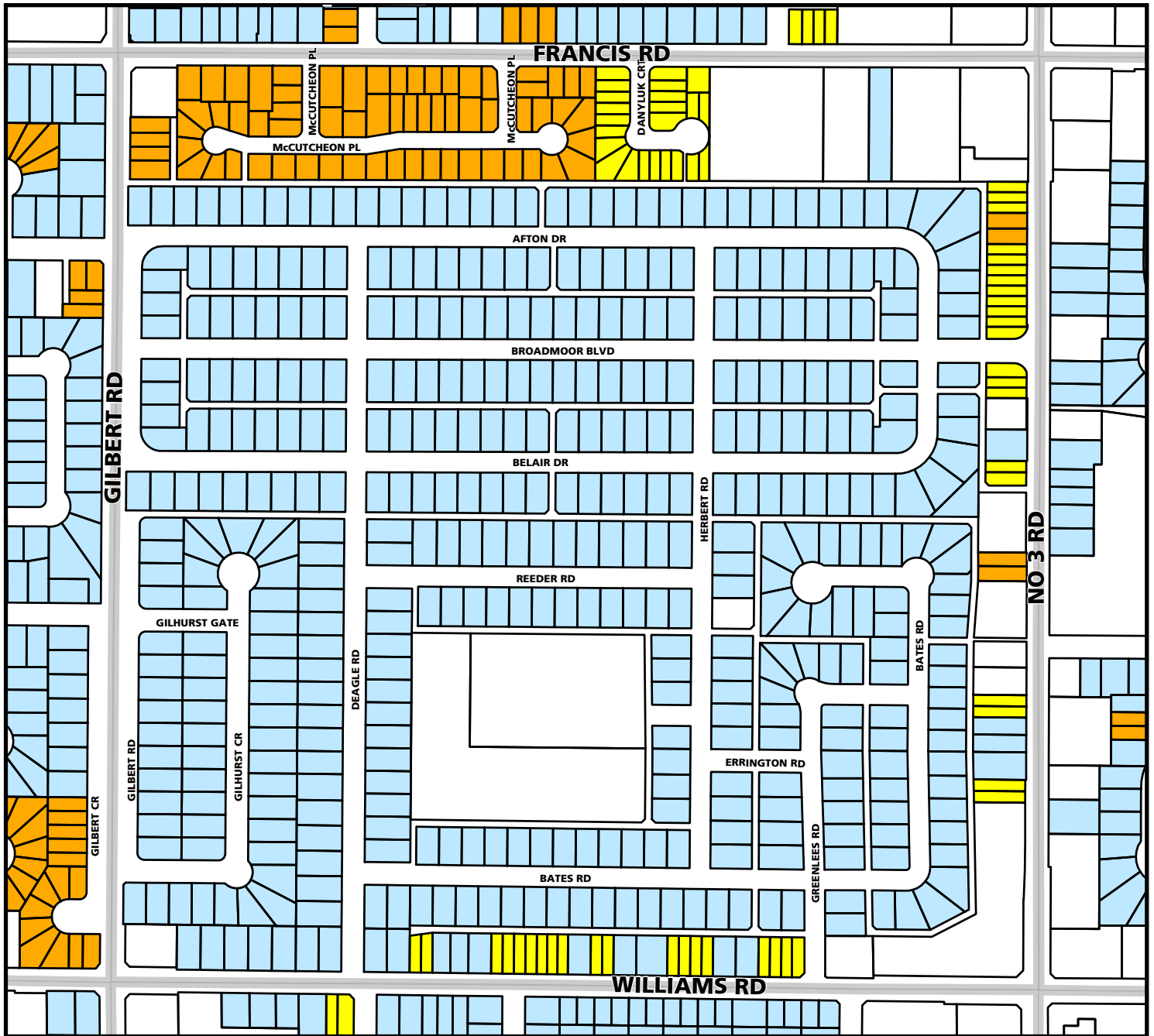
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 29,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

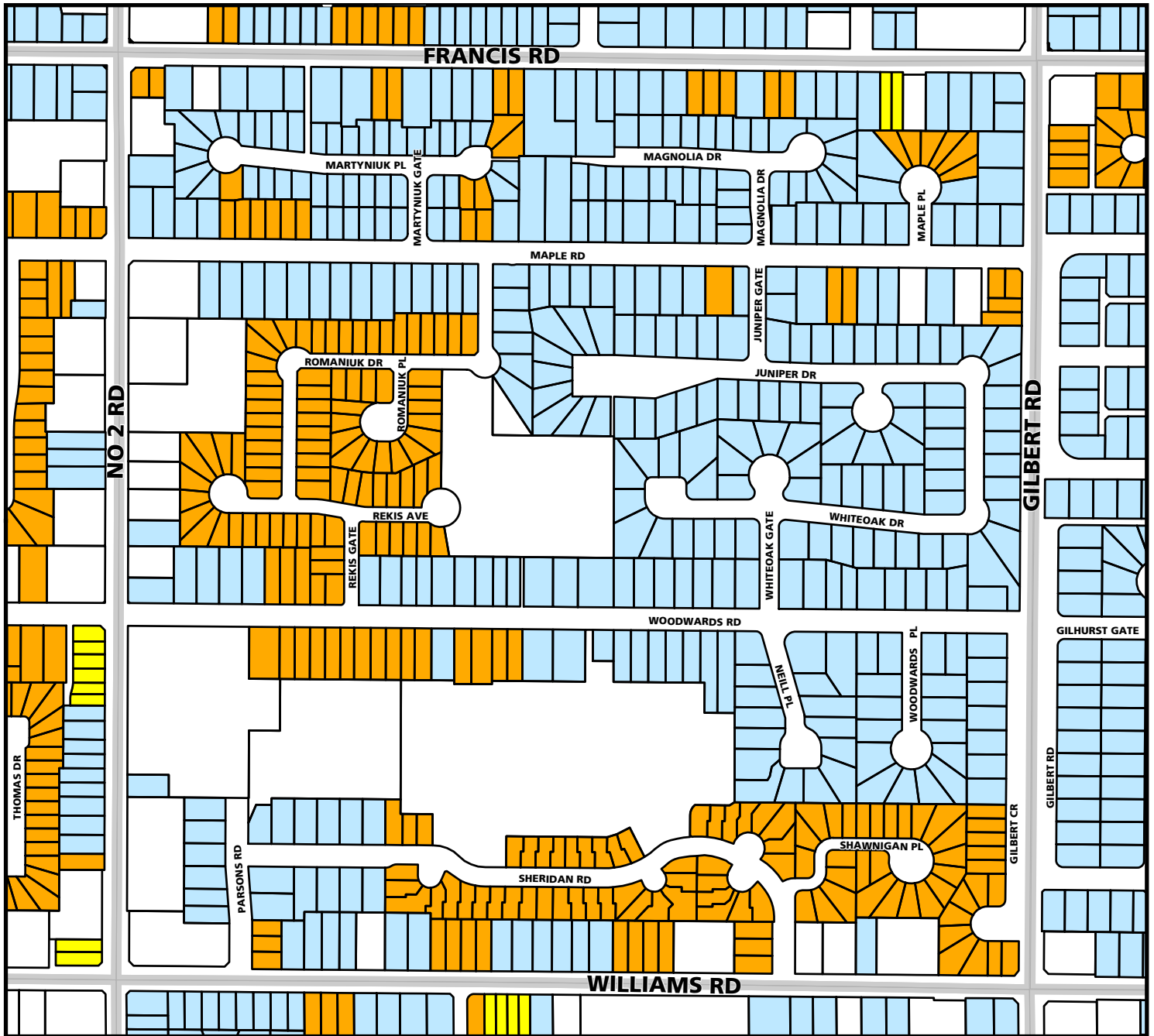
CNCL - 438

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 30,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

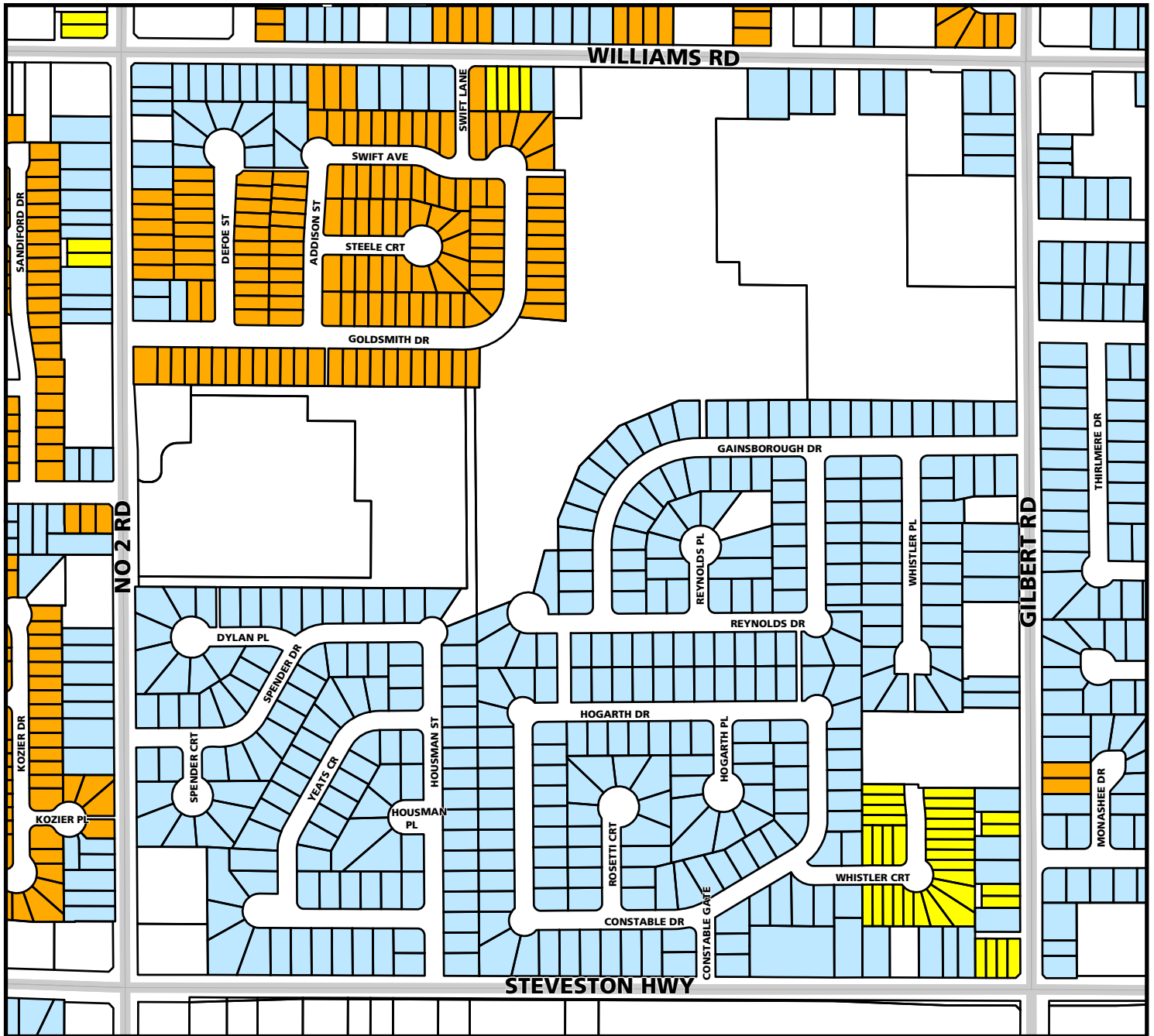
CNCL - 439

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 31,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 440

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 32,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 441

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 33,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

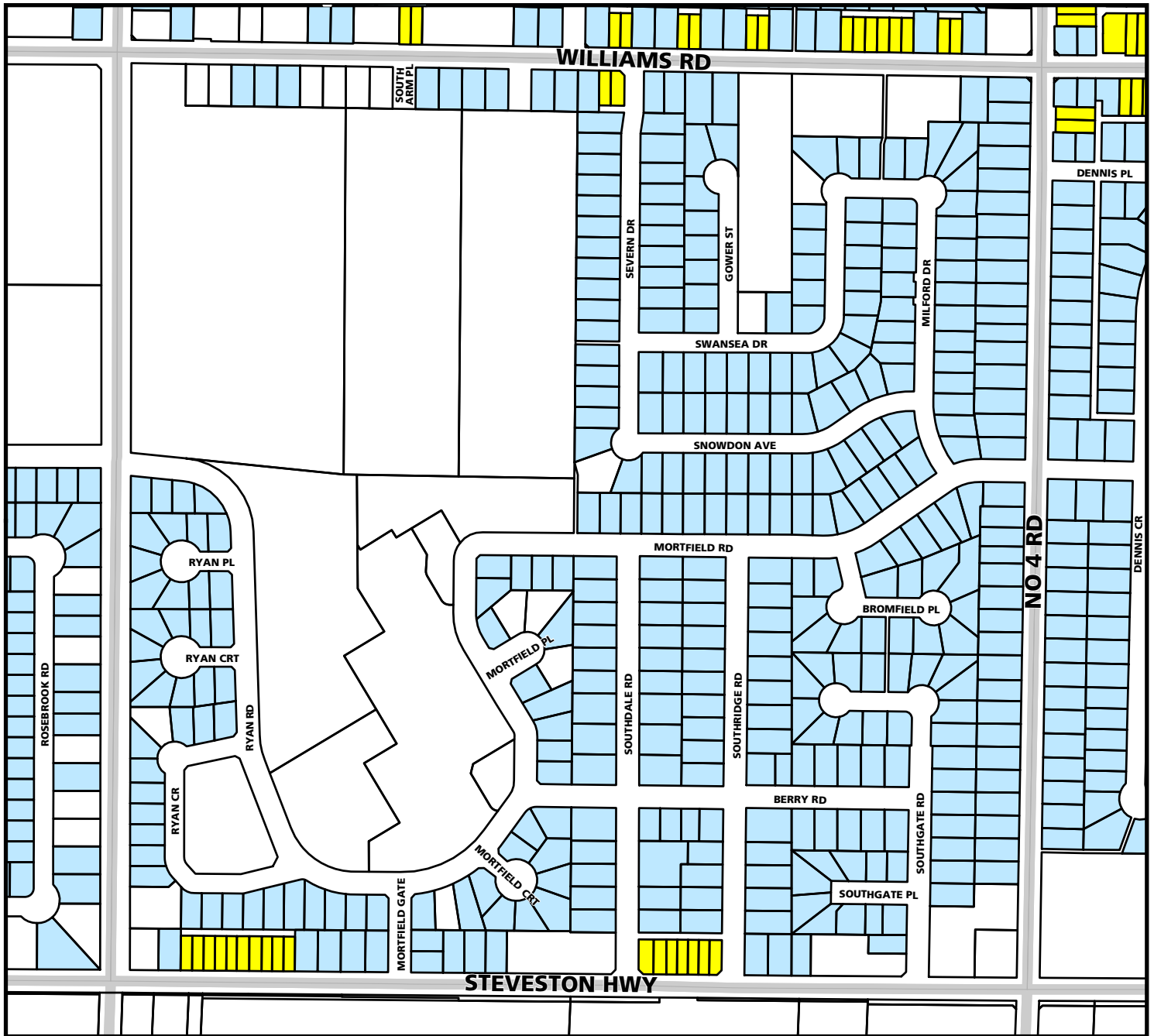
CNCL - 442

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 34,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 443

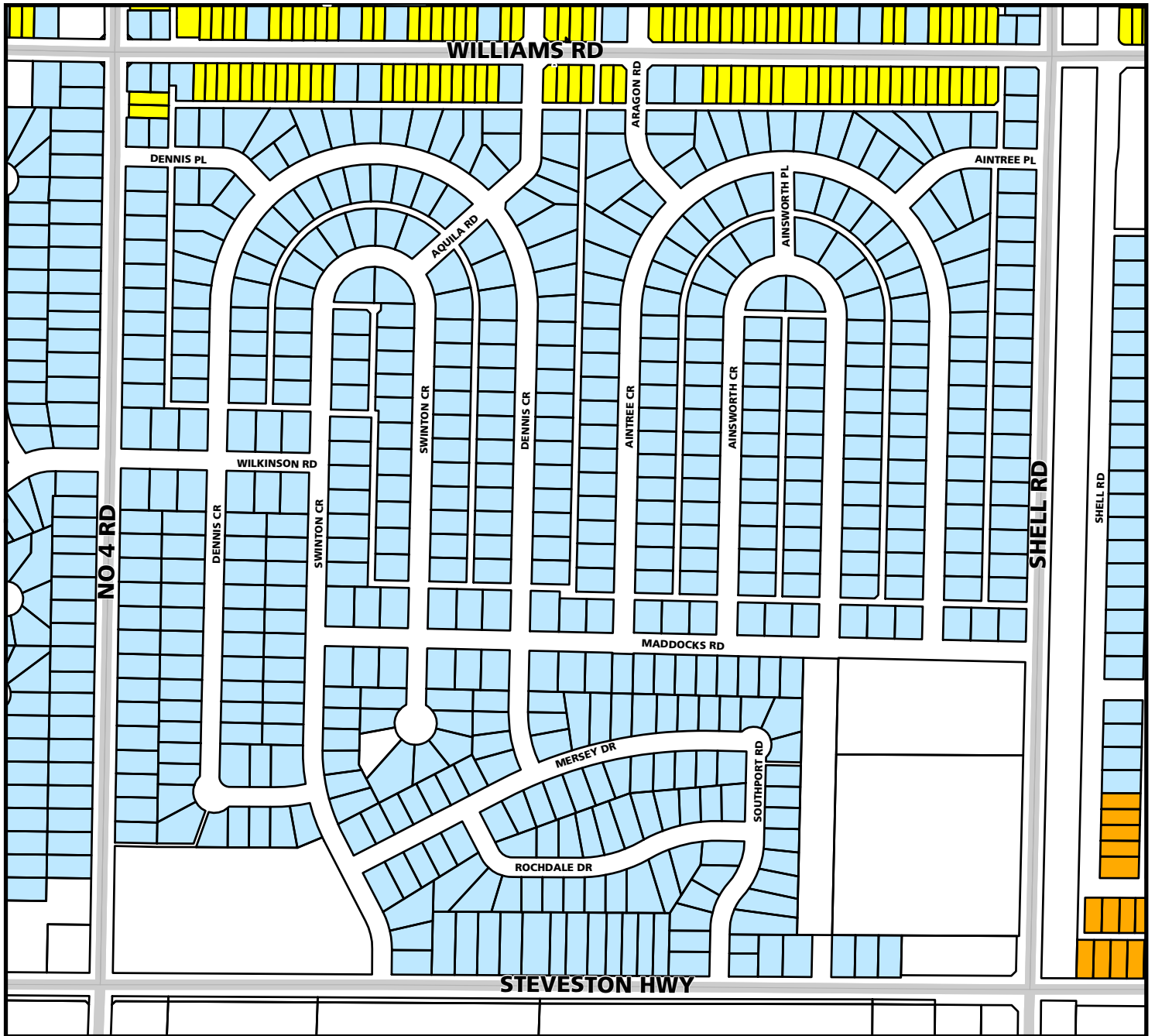
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

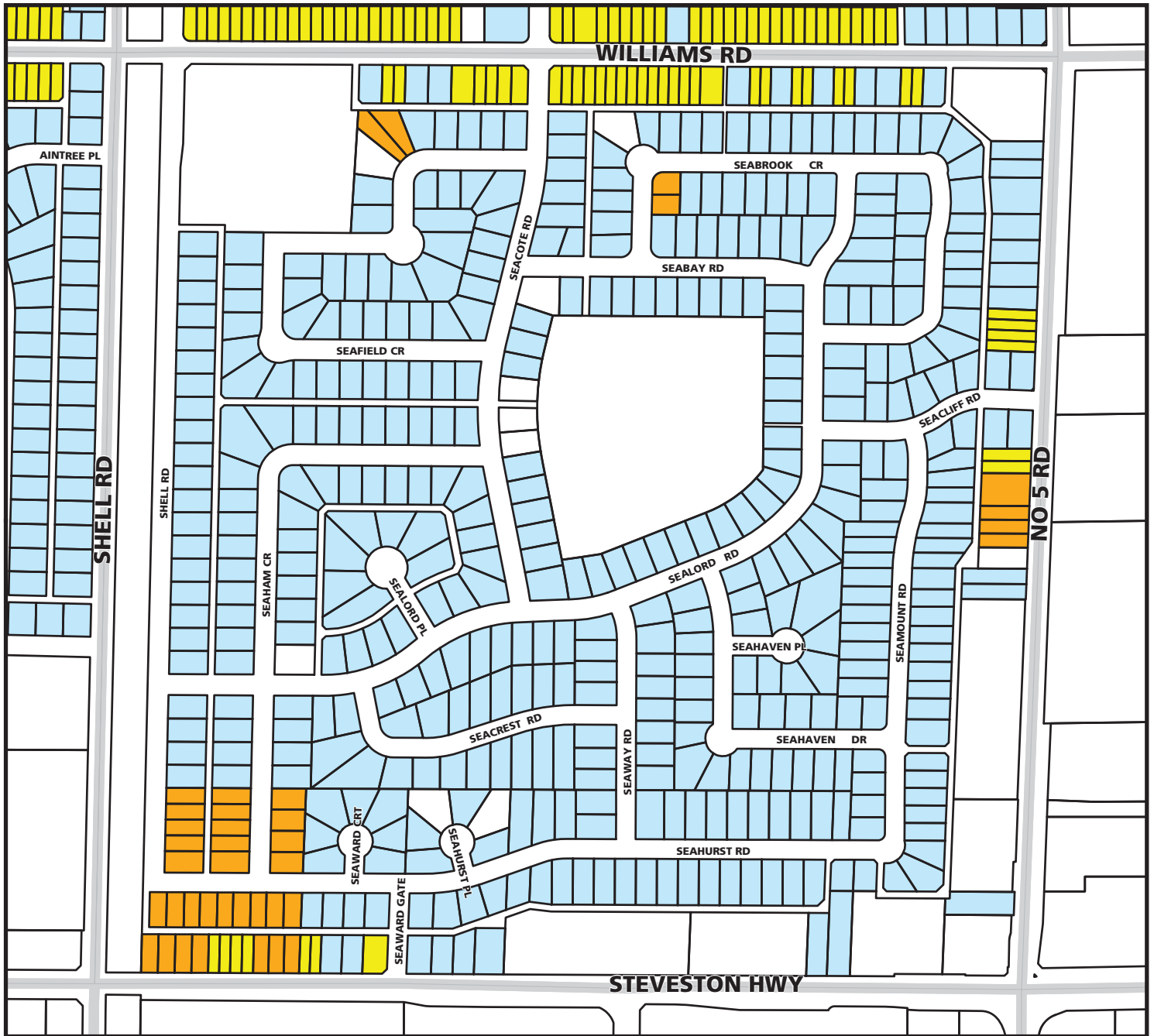
**CNCL - 444**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

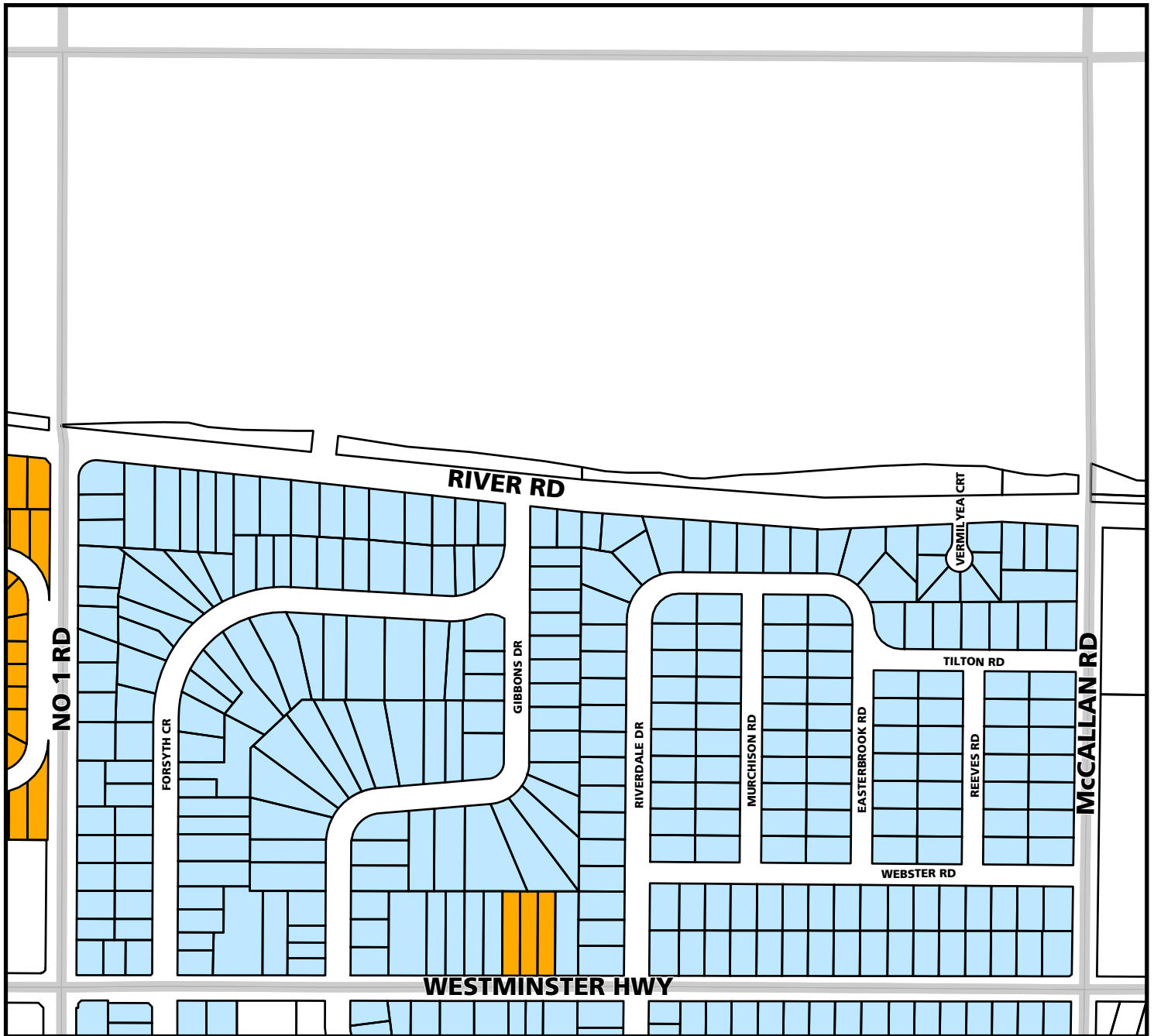
**CNCL - 445**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 2,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

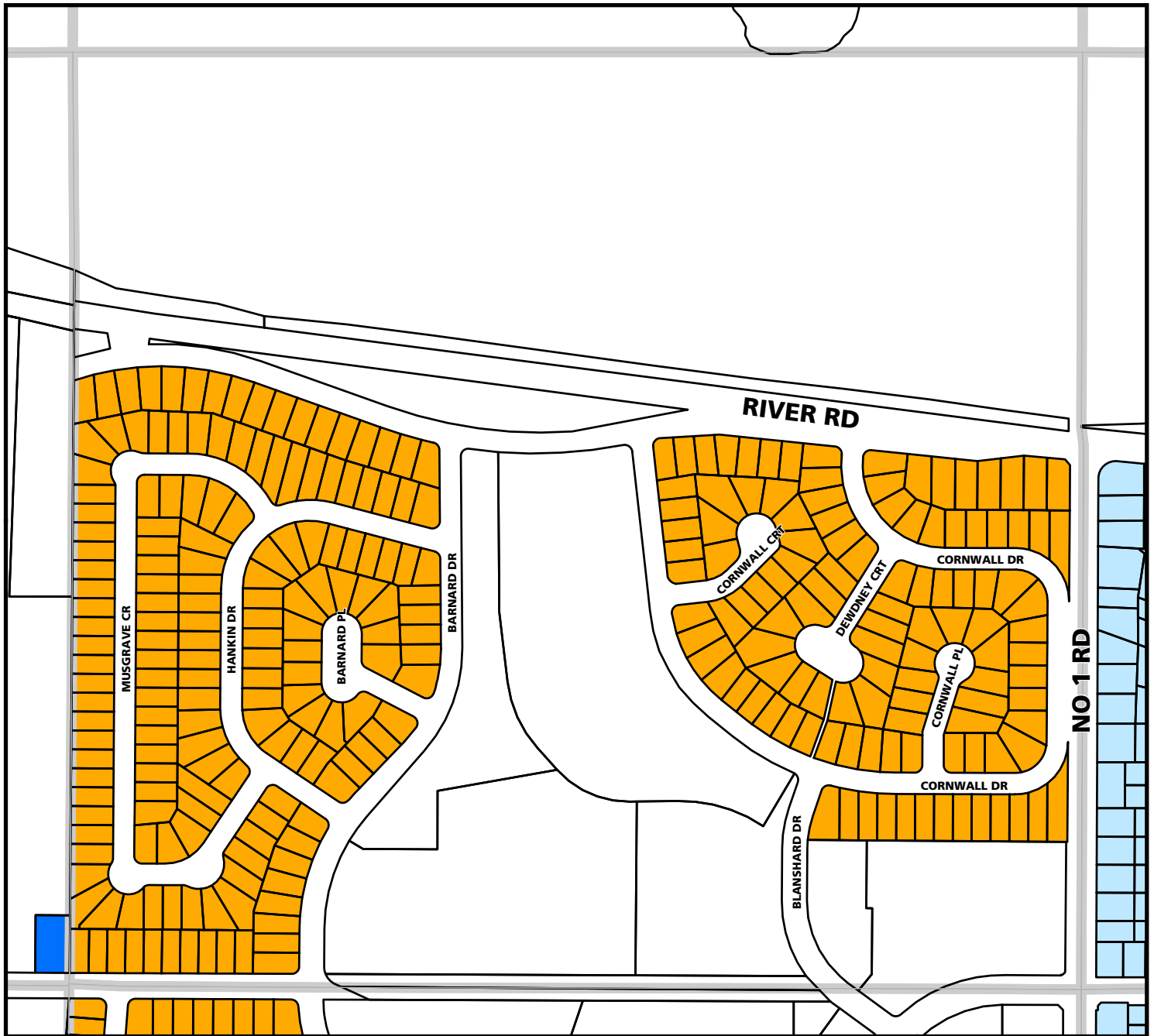
**CNCL - 446**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 3,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

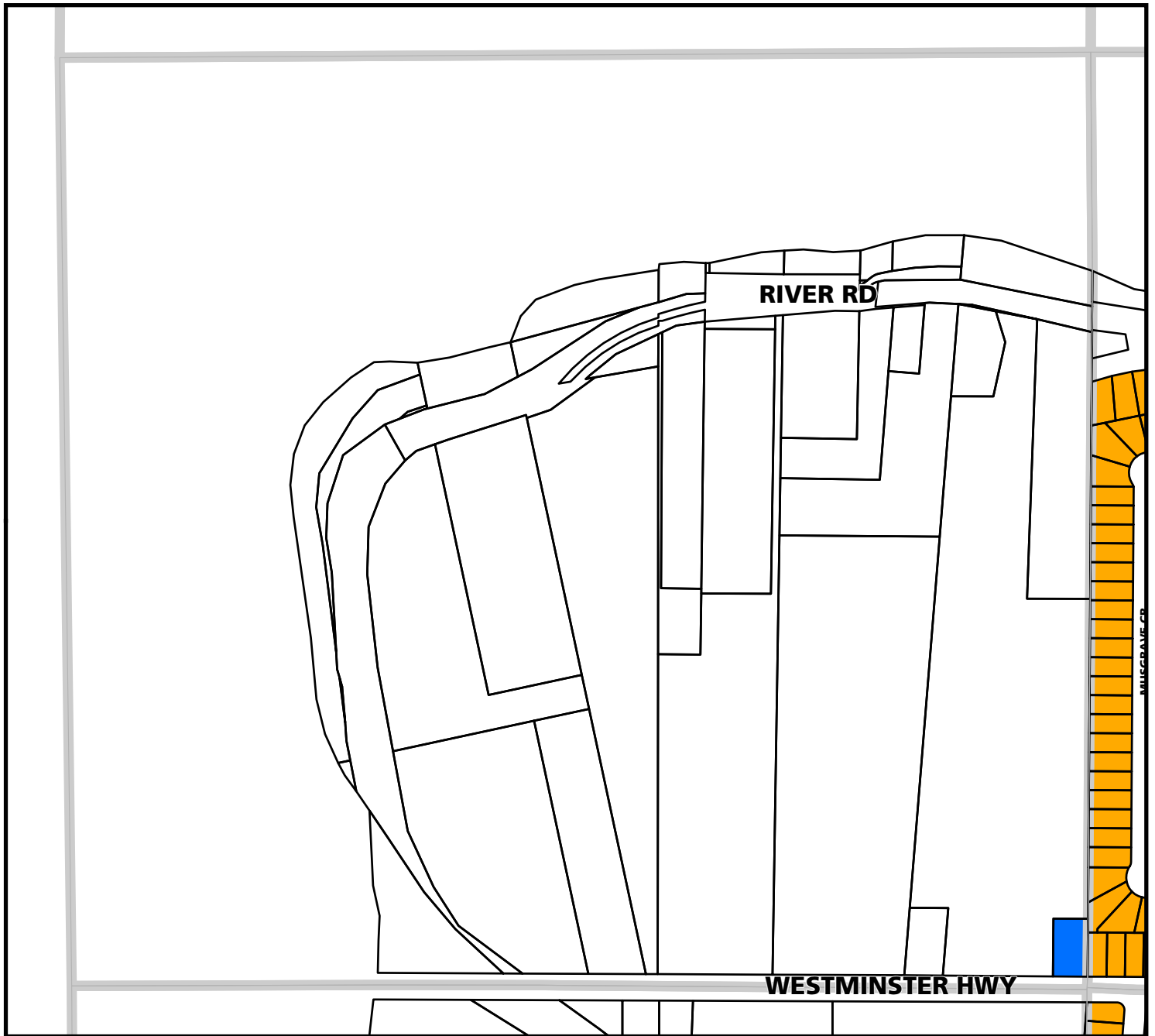
**CNCL - 447**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 4,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

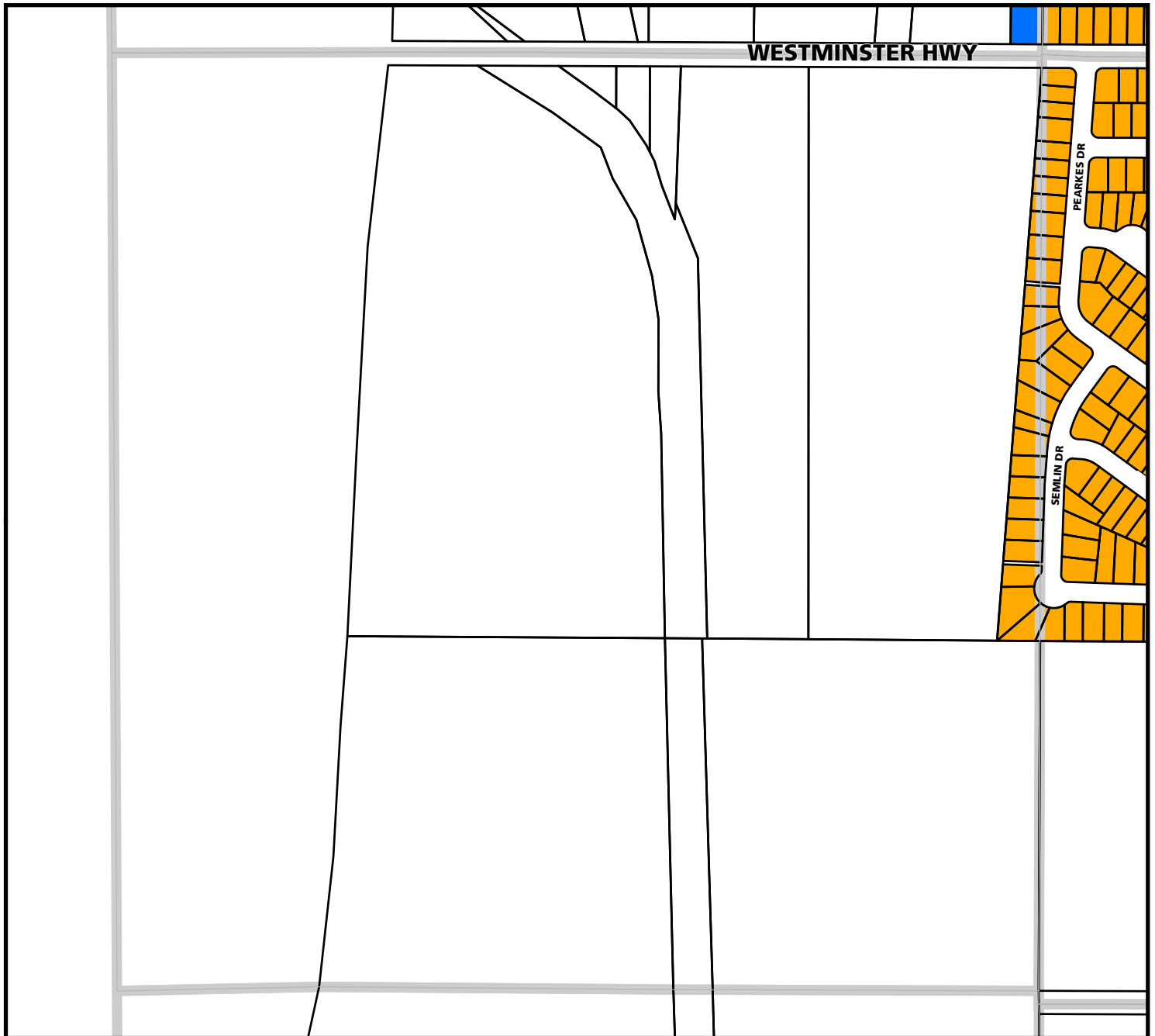
**CNCL - 448**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 9,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 449**

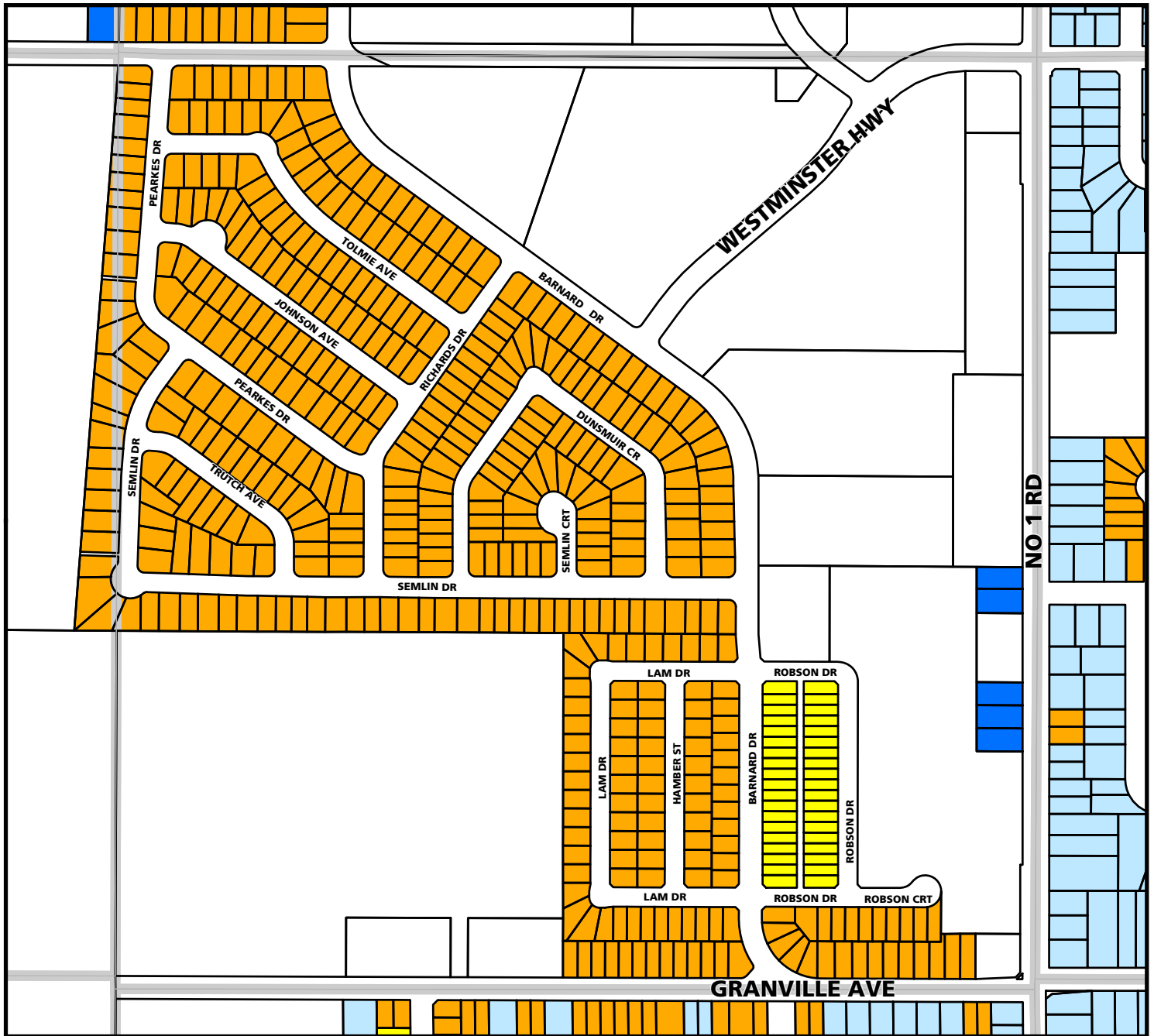
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 10,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

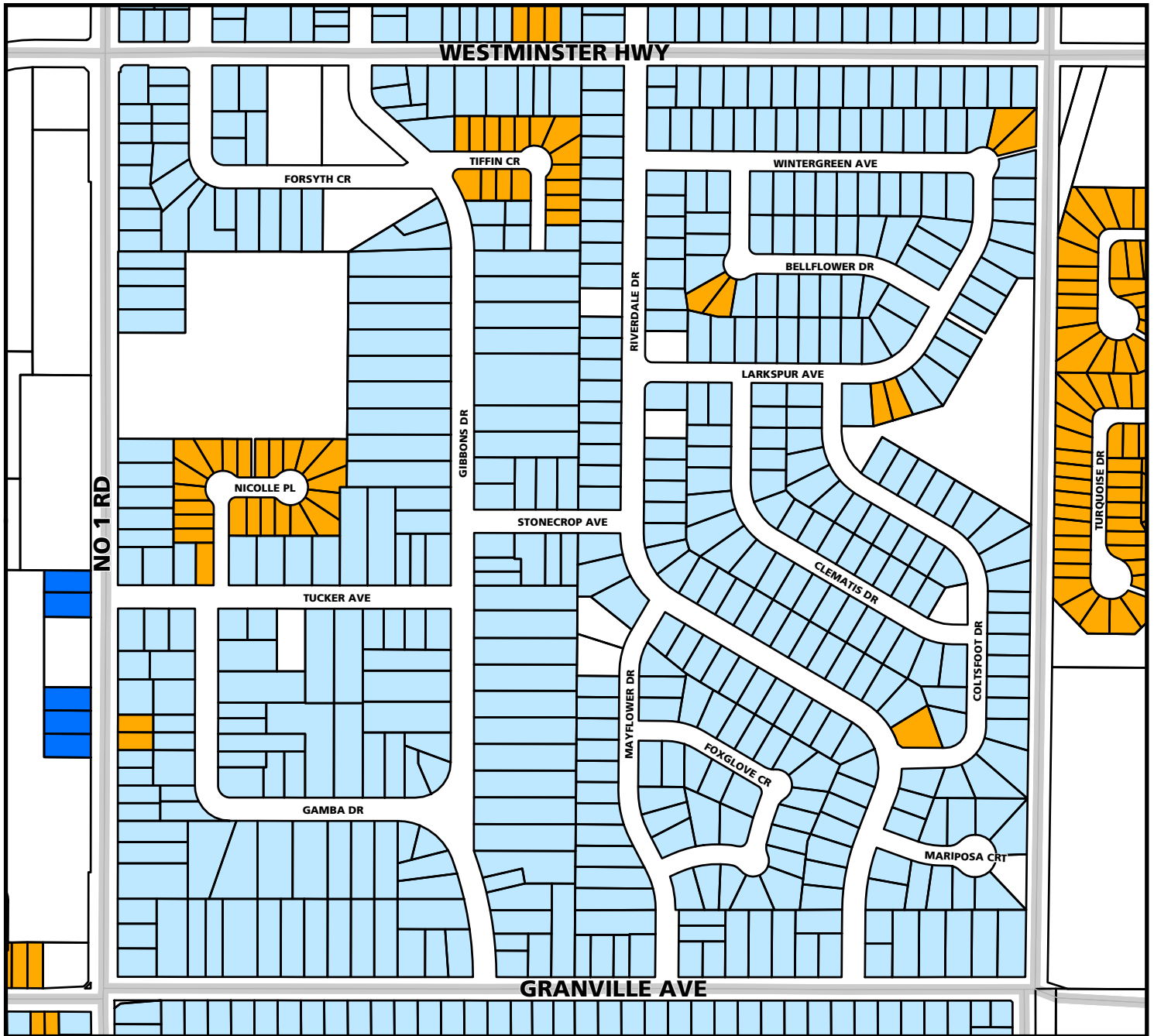
**CNCL - 450**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S		RSM/M		RSM/L		RSM/XL	
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## Section 11,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

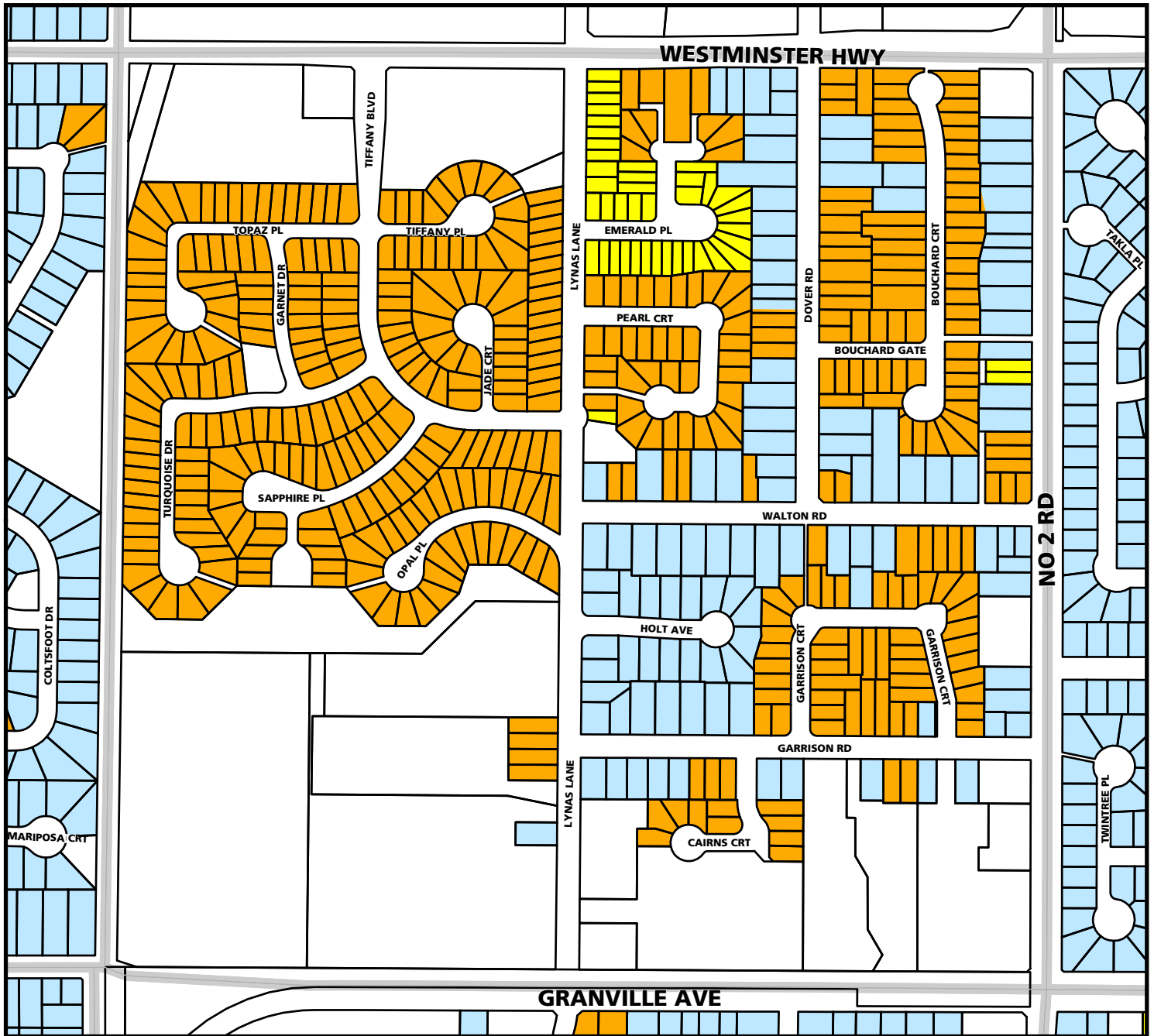
CNCL - 451

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 12,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

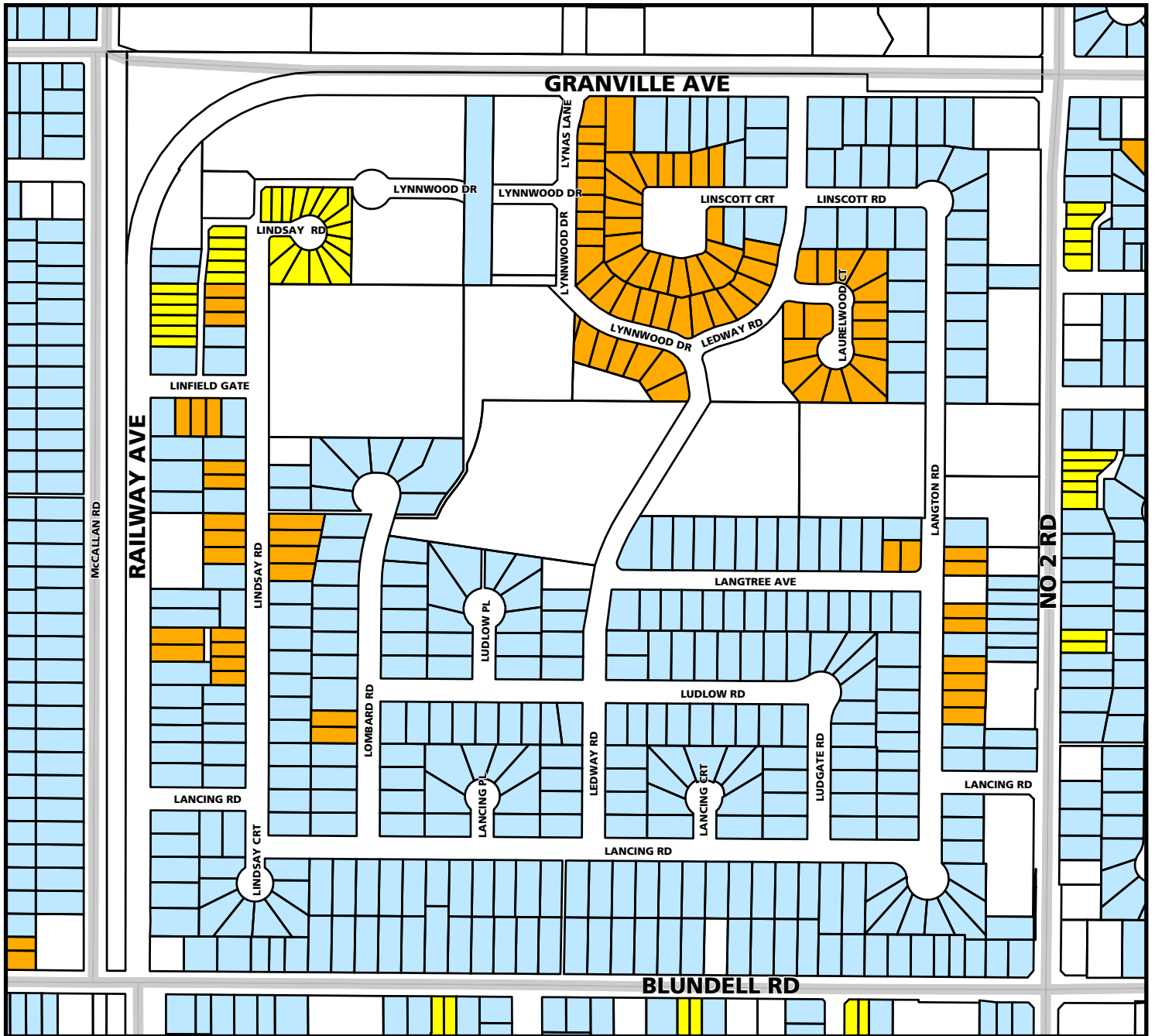
CNCL - 452

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 13,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

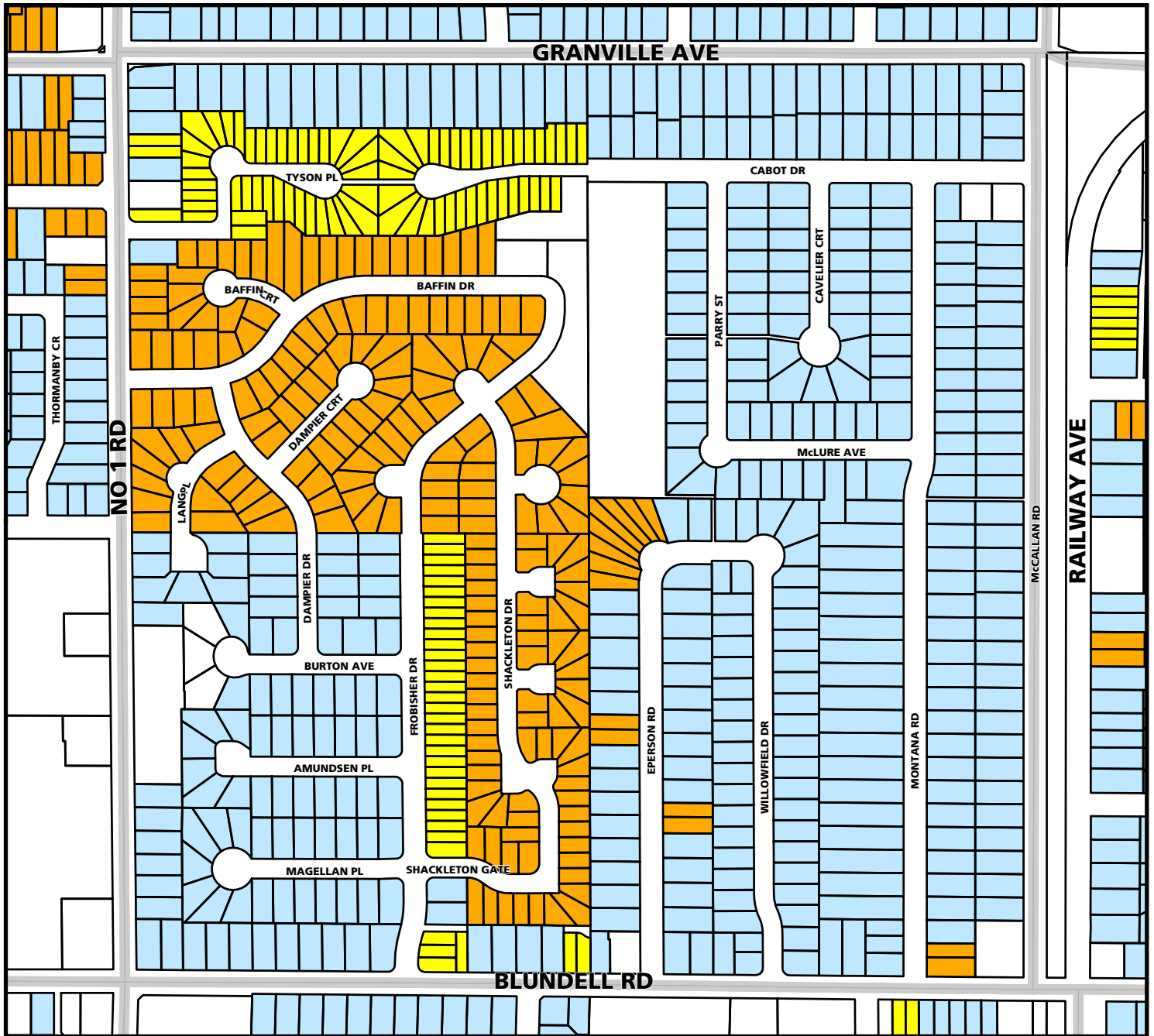
CNCL - 453

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 14,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 454

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 15,4-7

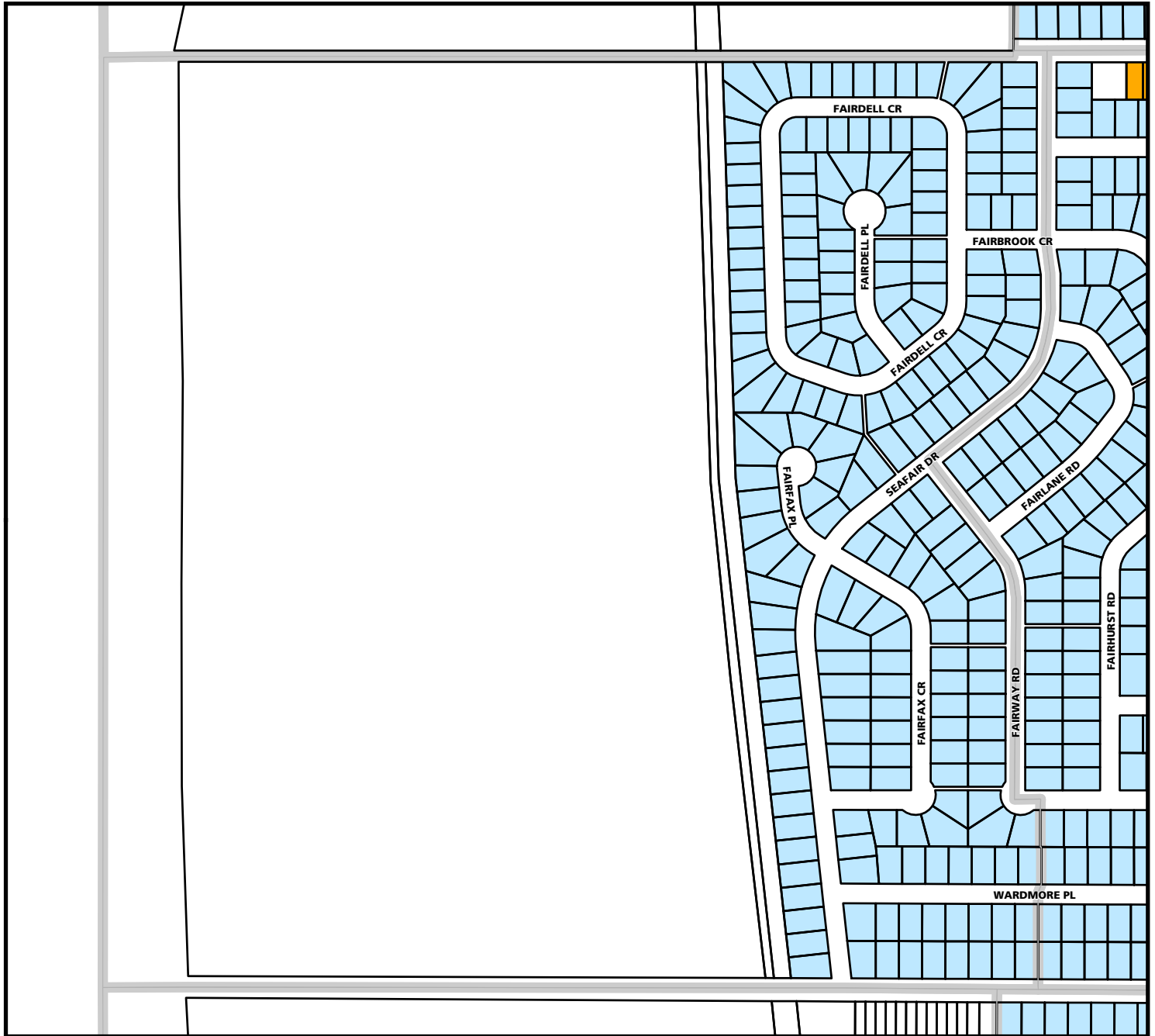
SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 455

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



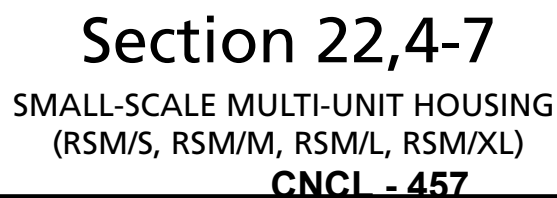
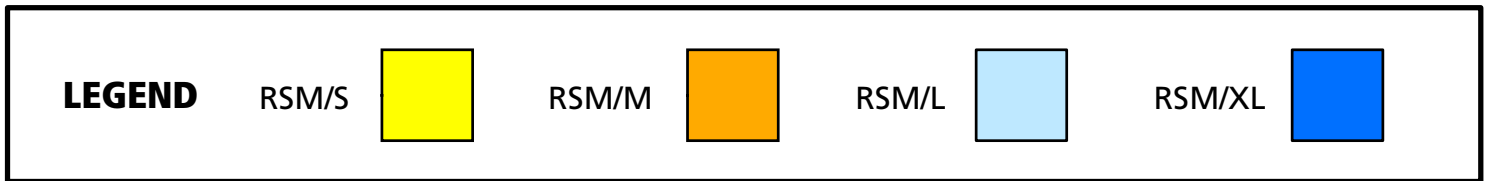
**Section 21,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 456**

Original date: 05/28/24  
Revision Date: 06/11/24

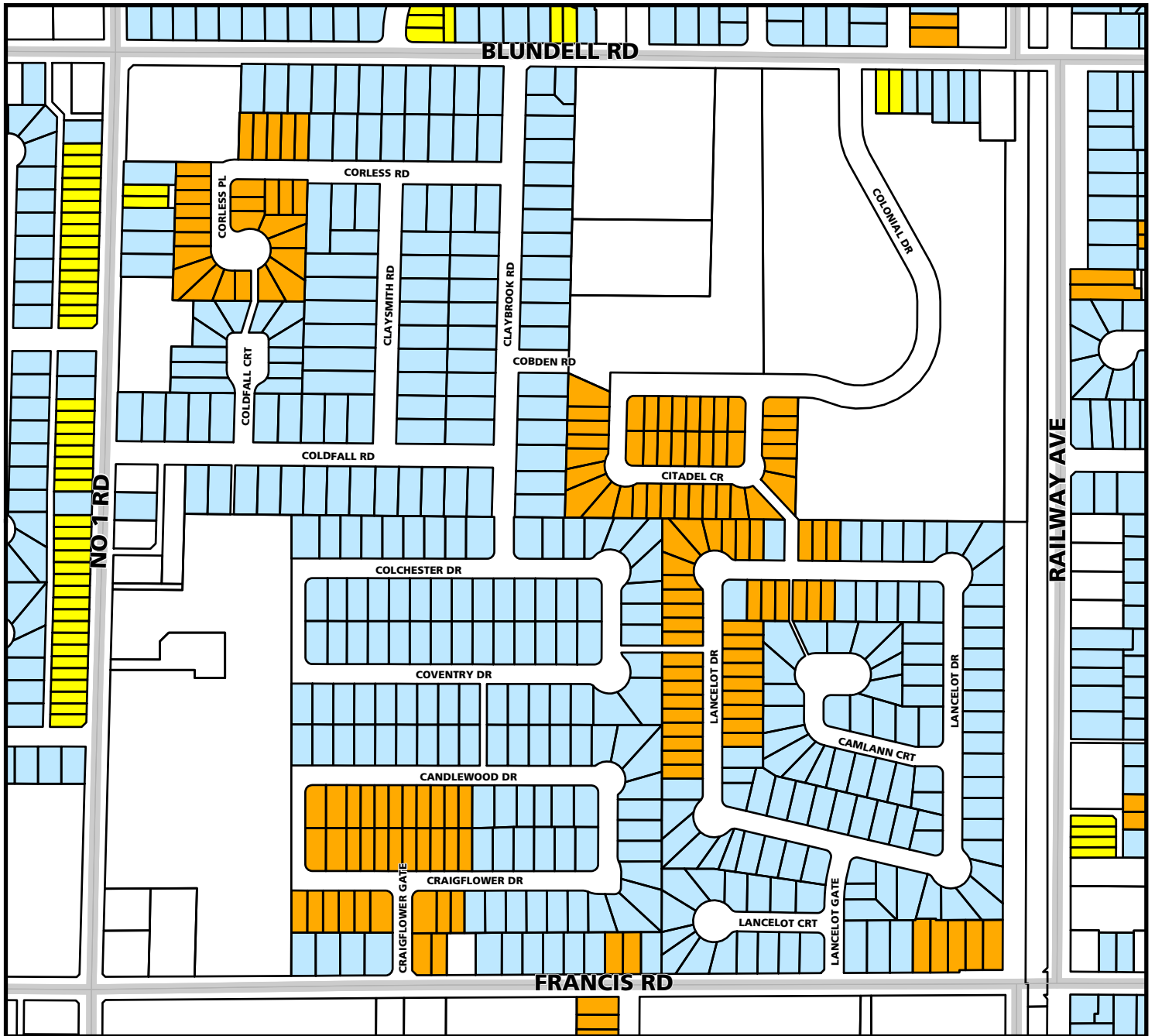
Note: Dimensions are in METRES



Original date: 05/28/24  
Revision Date: 06/11/24  
Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 23,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

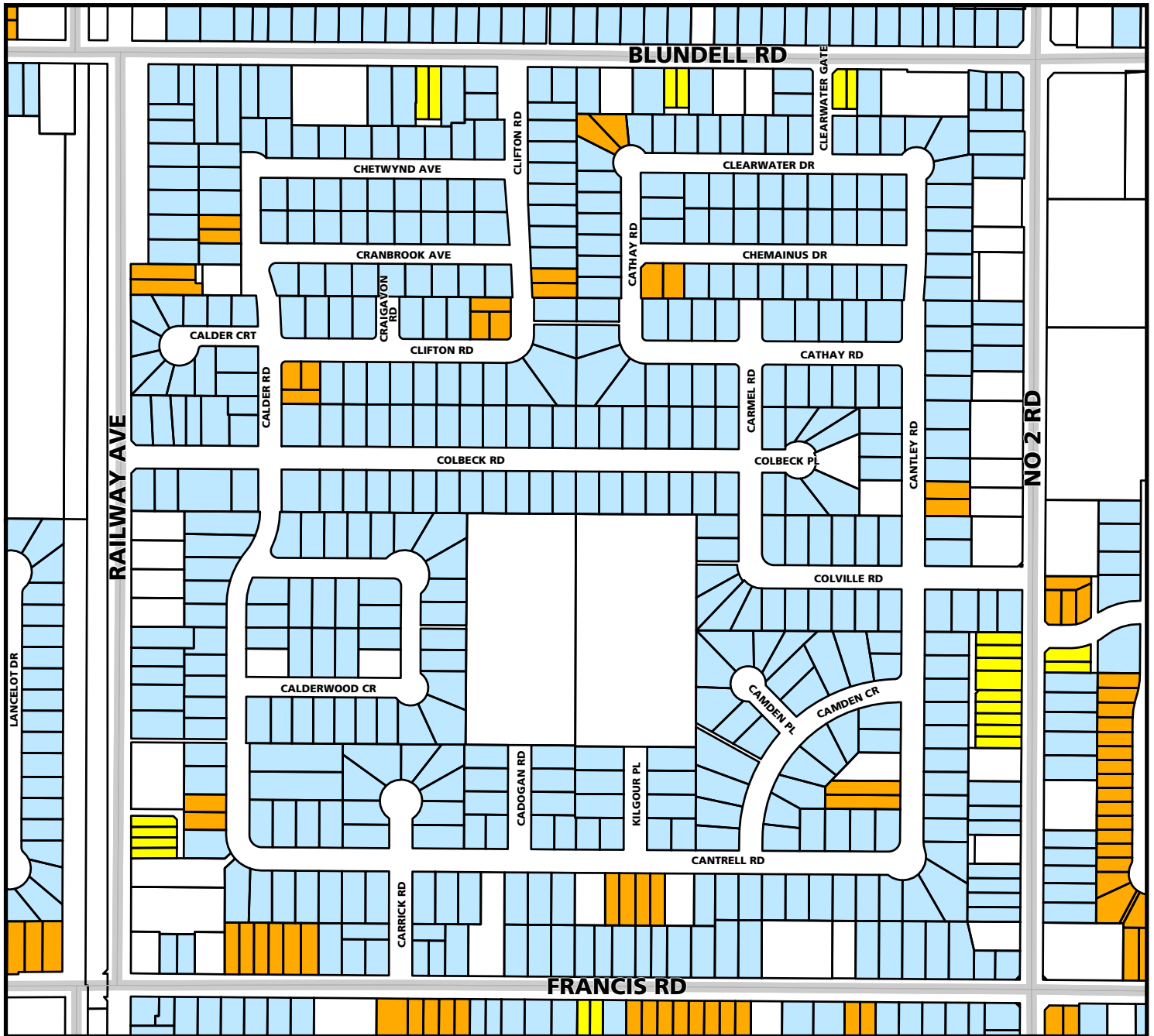
CNCL - 458

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 24,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

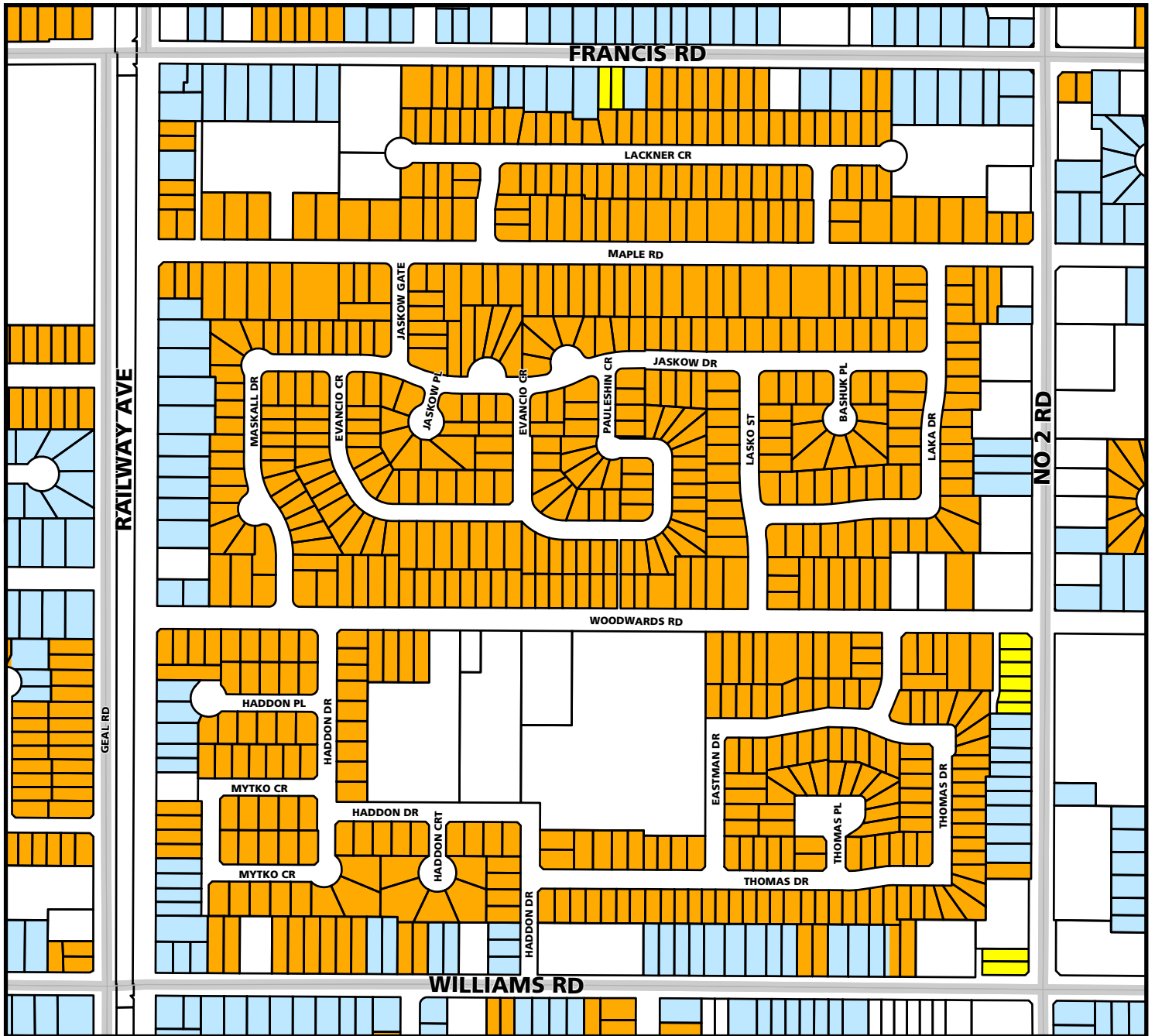
CNCL - 459

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 25,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

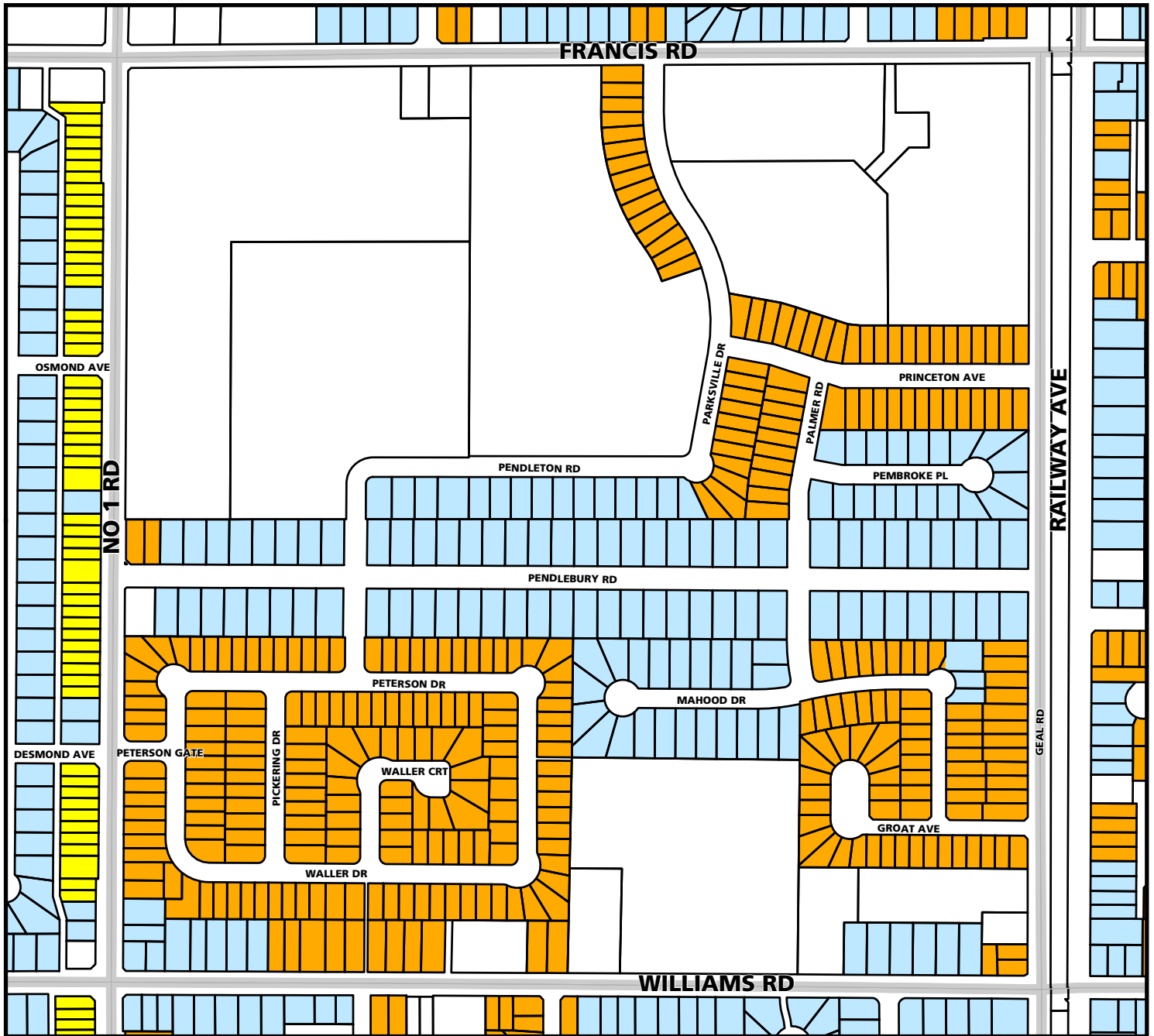
CNCL - 460

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 26,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 461

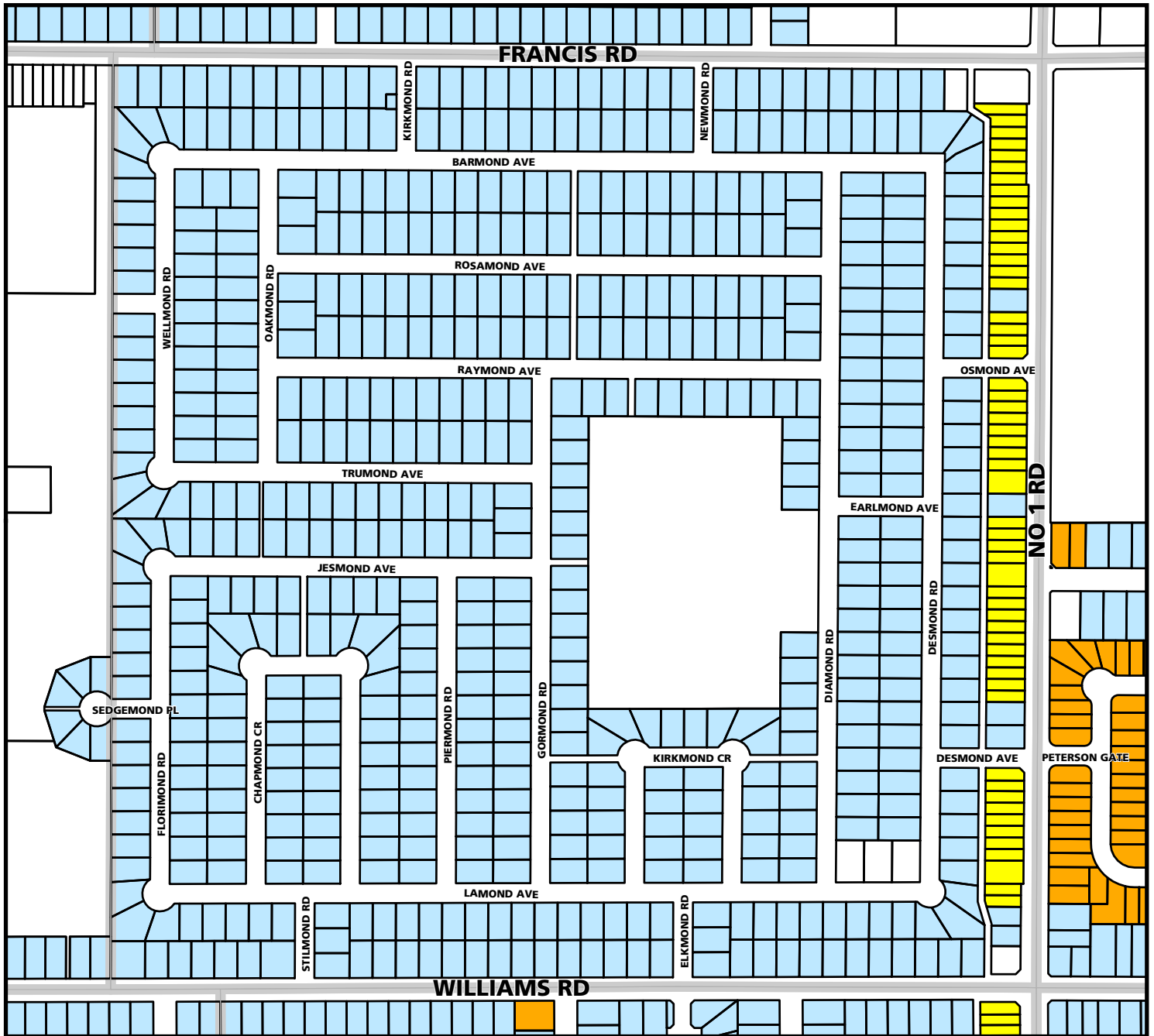
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



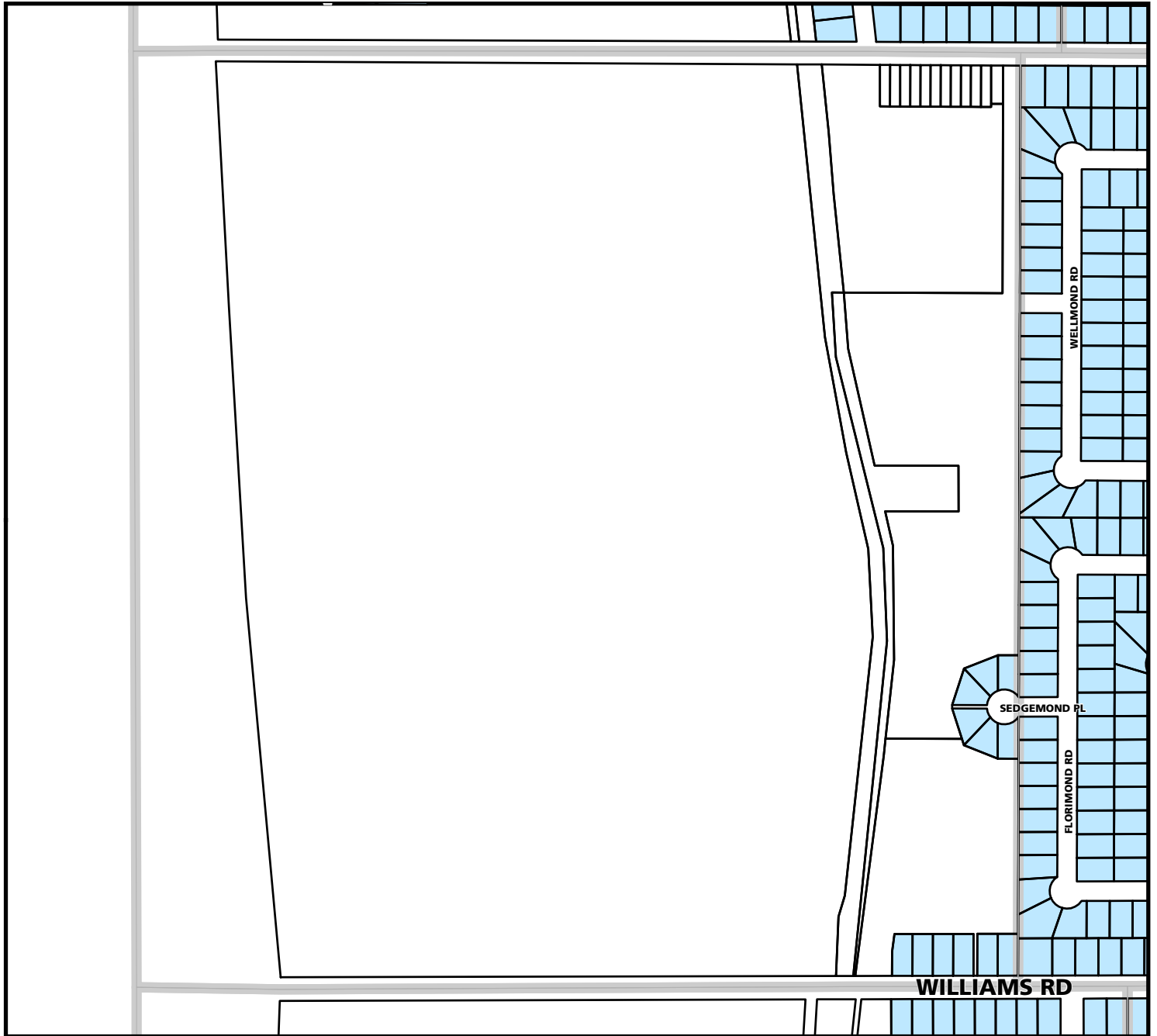
## Section 27,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 462

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 28,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

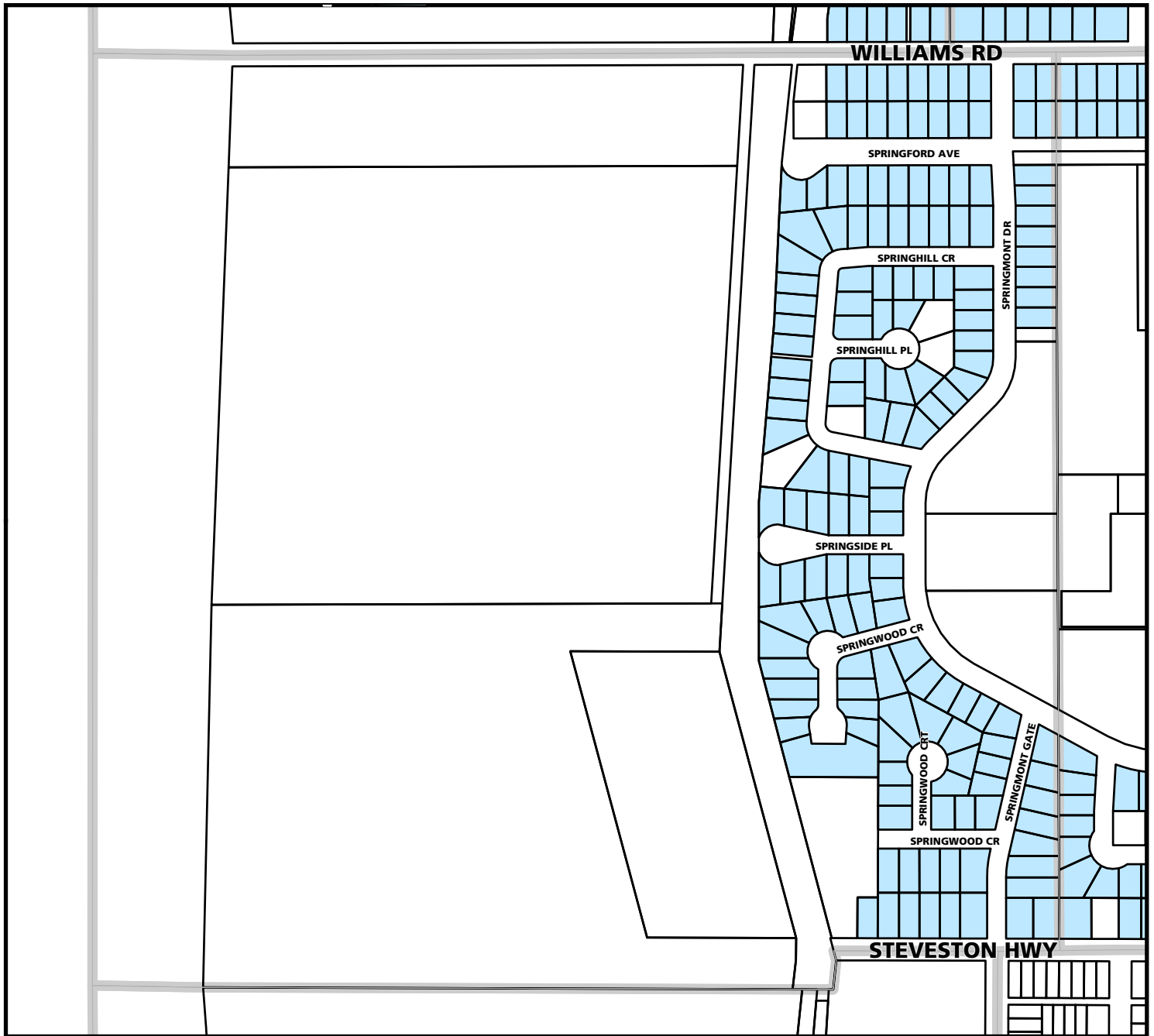
**CNCL - 463**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 33,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

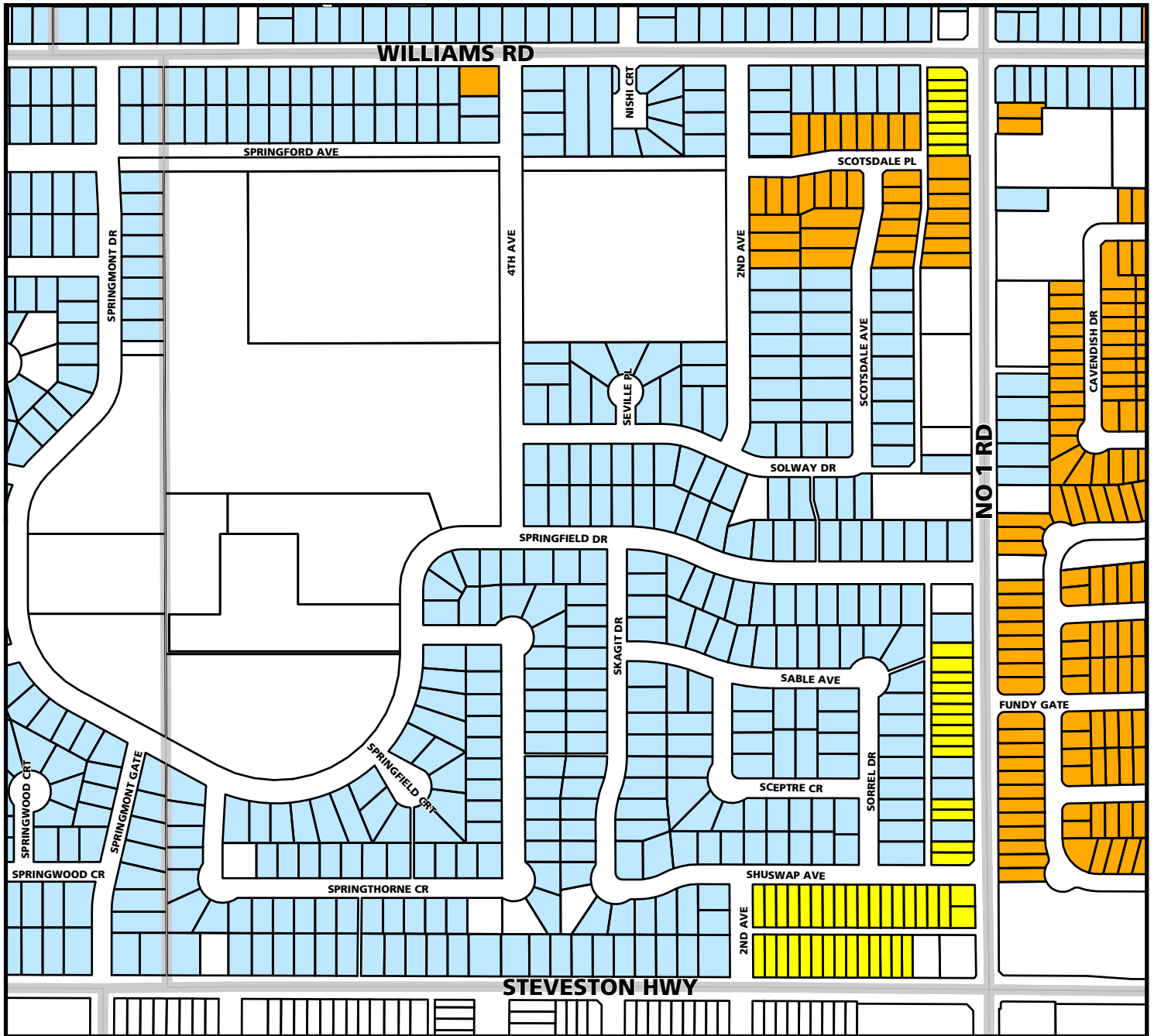
**CNCL - 464**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 34,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

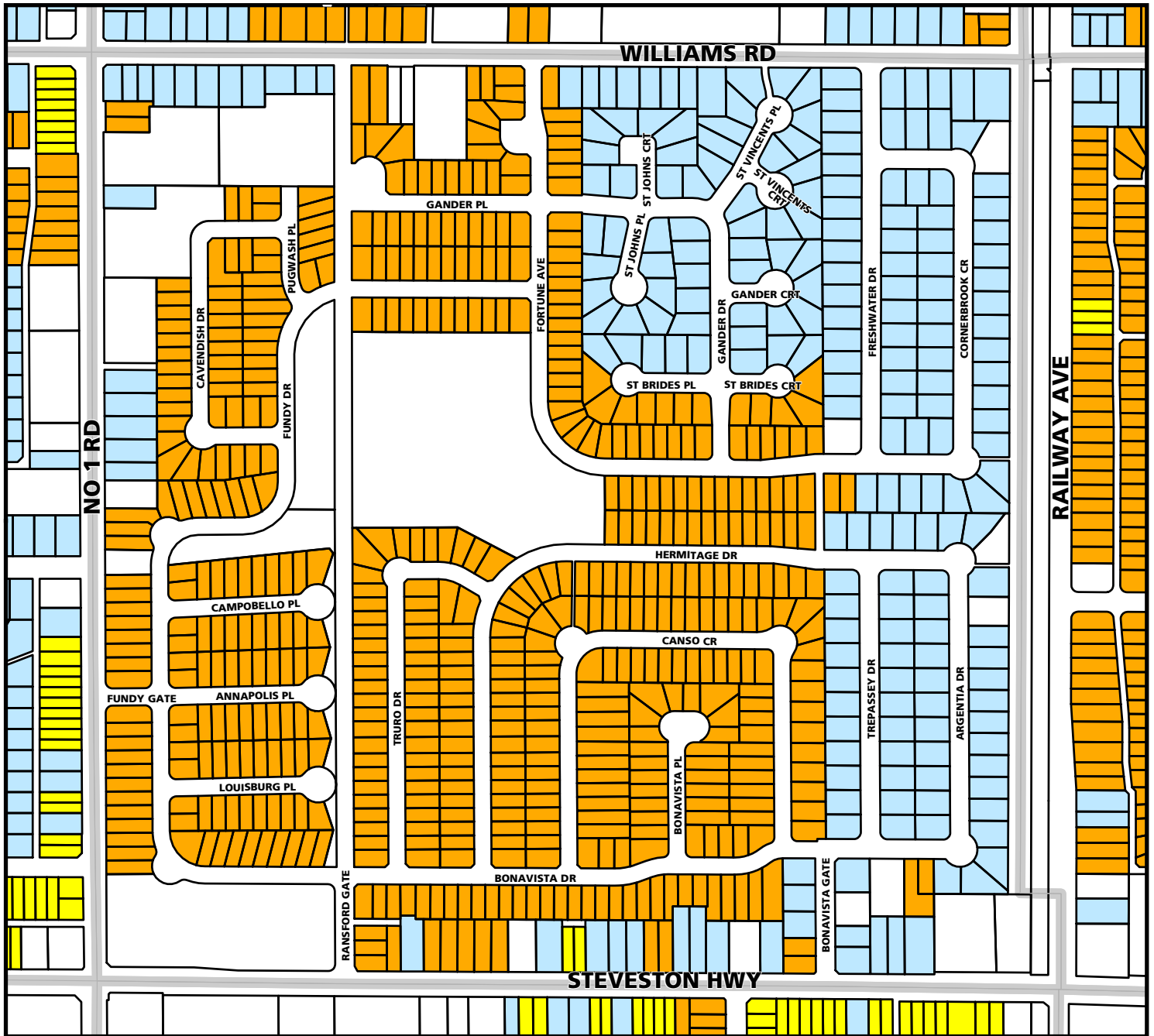
CNCL - 465

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

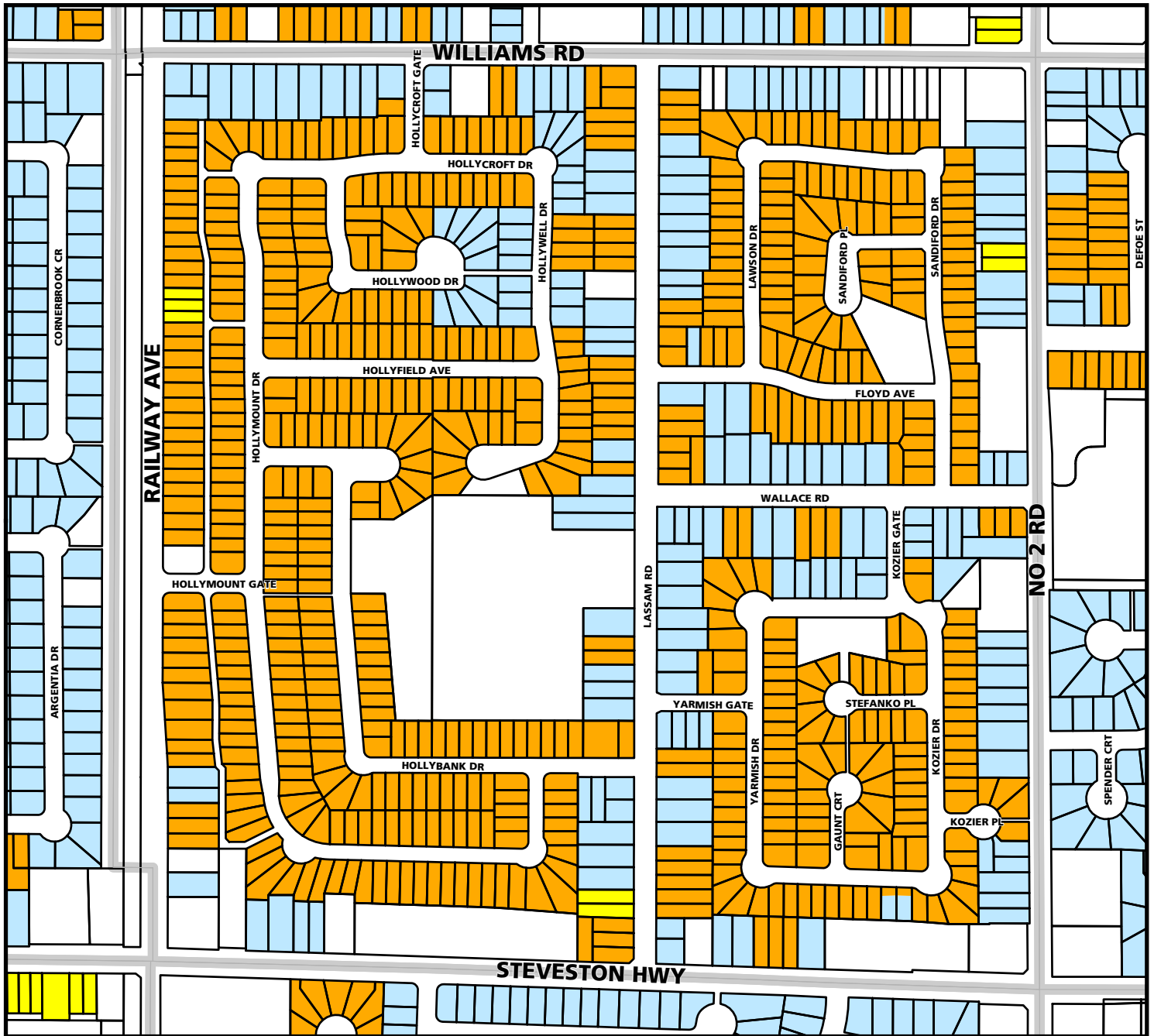
CNCL - 466

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 467

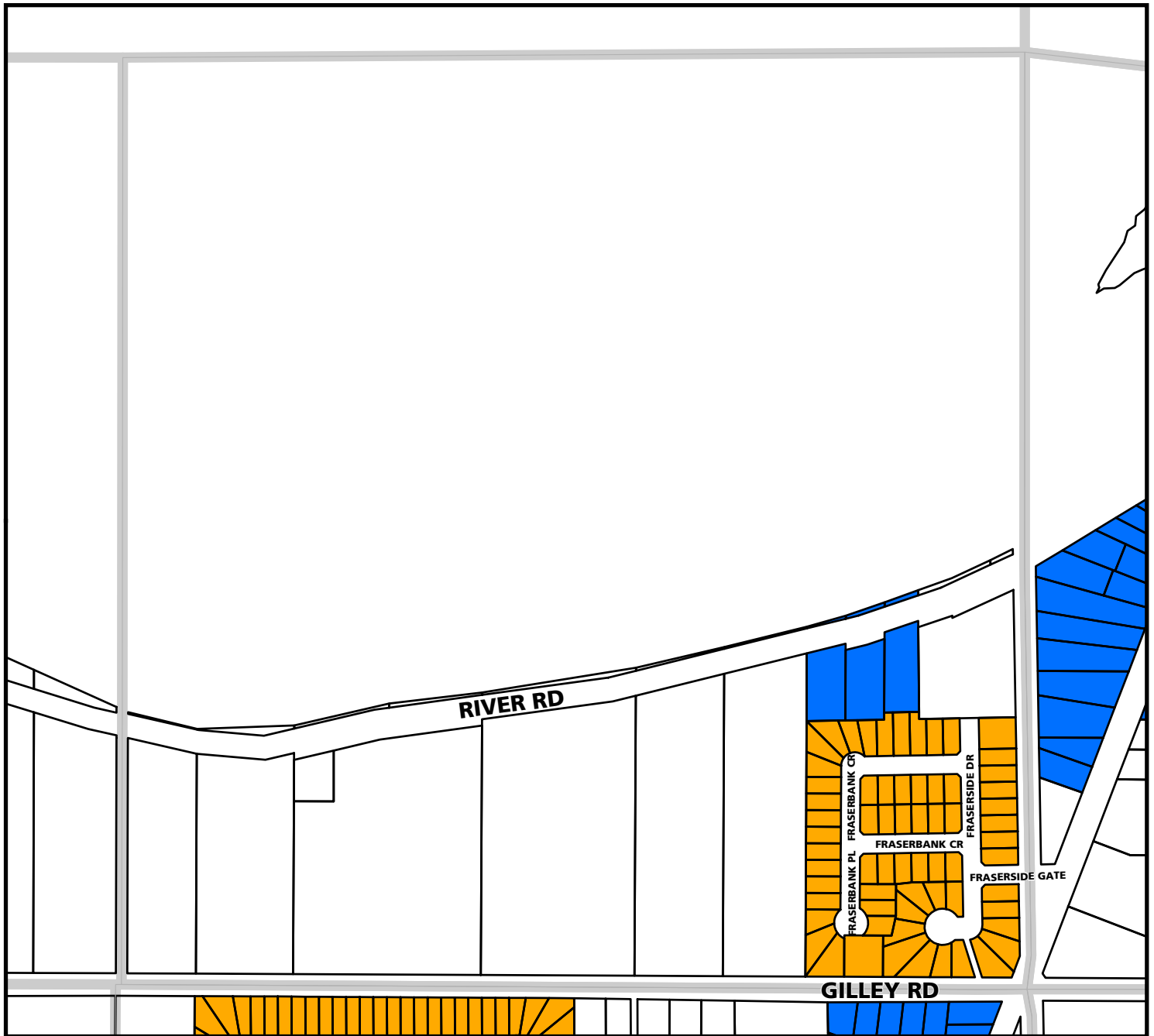
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,5-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 468**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,5-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

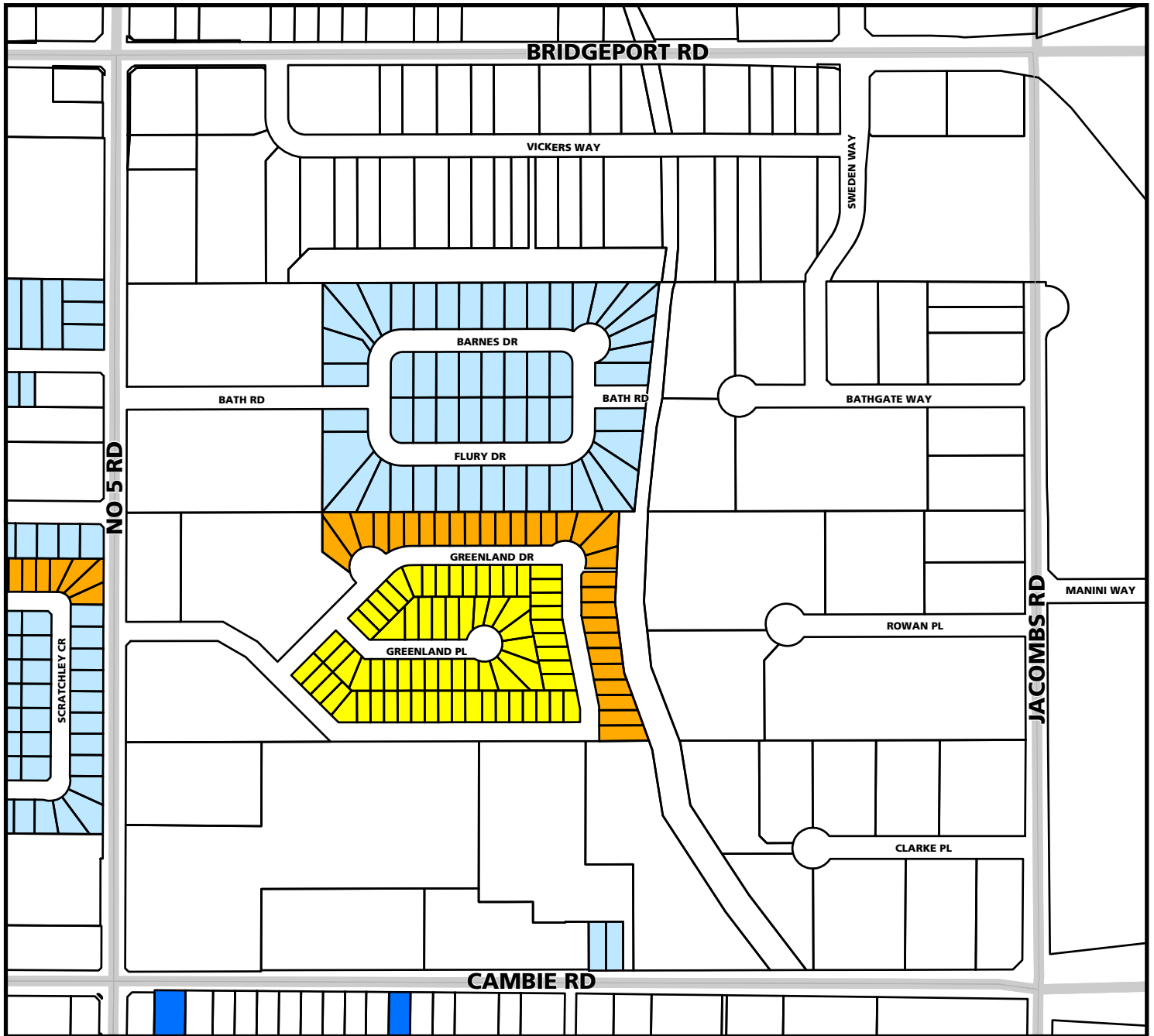
**CNCL - 469**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 30,5-5

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

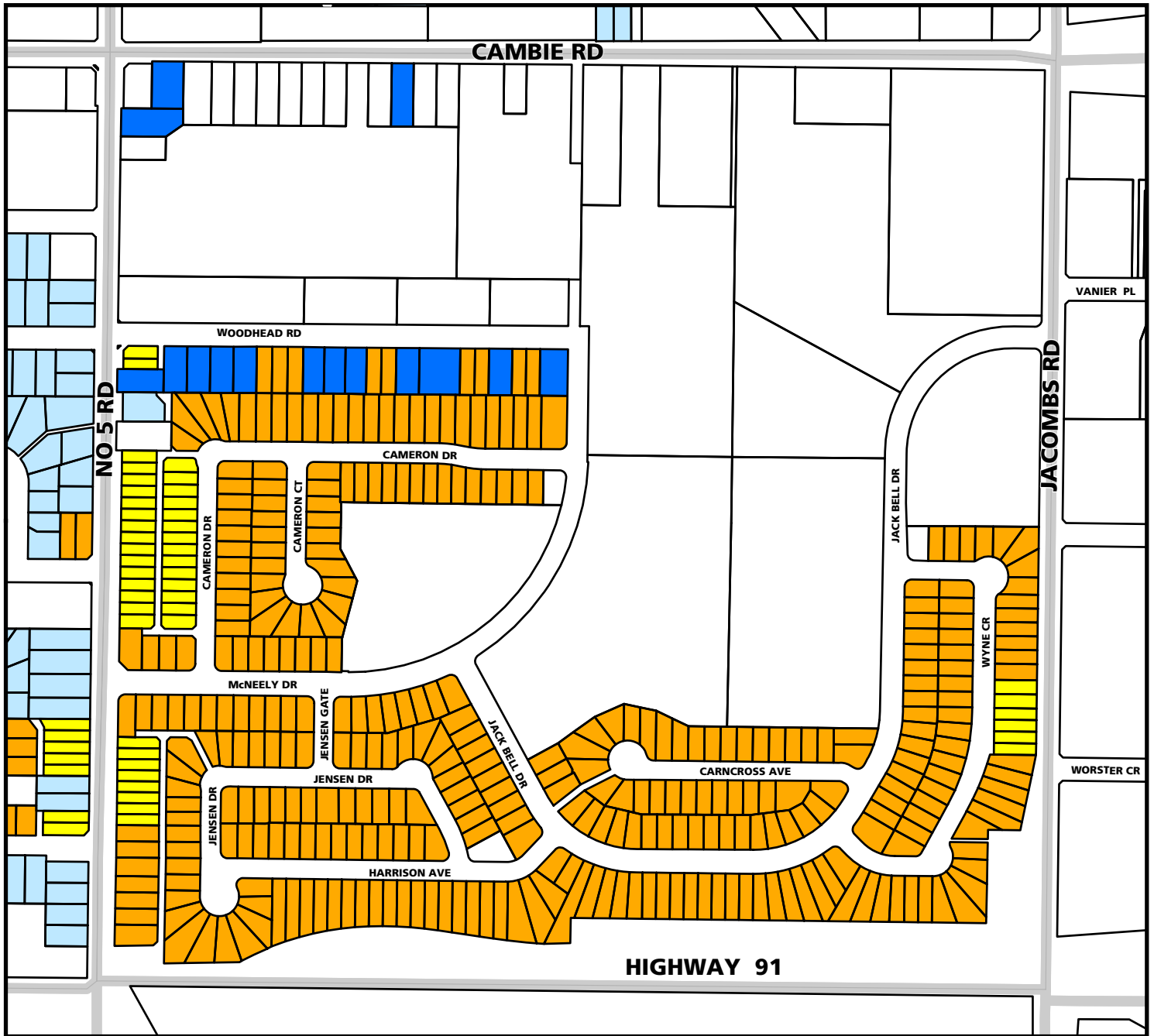
CNCL - 470

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 31,5-5

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 471

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



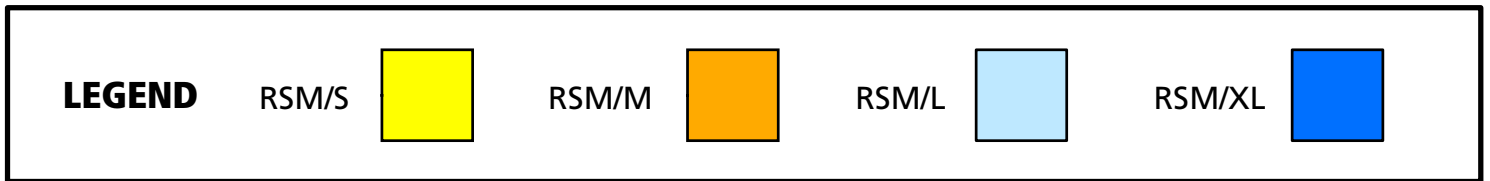
## Section 23,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 472

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



## SMALL-SCALE MULTI-UNIT HOUSING (RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 473**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 26,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

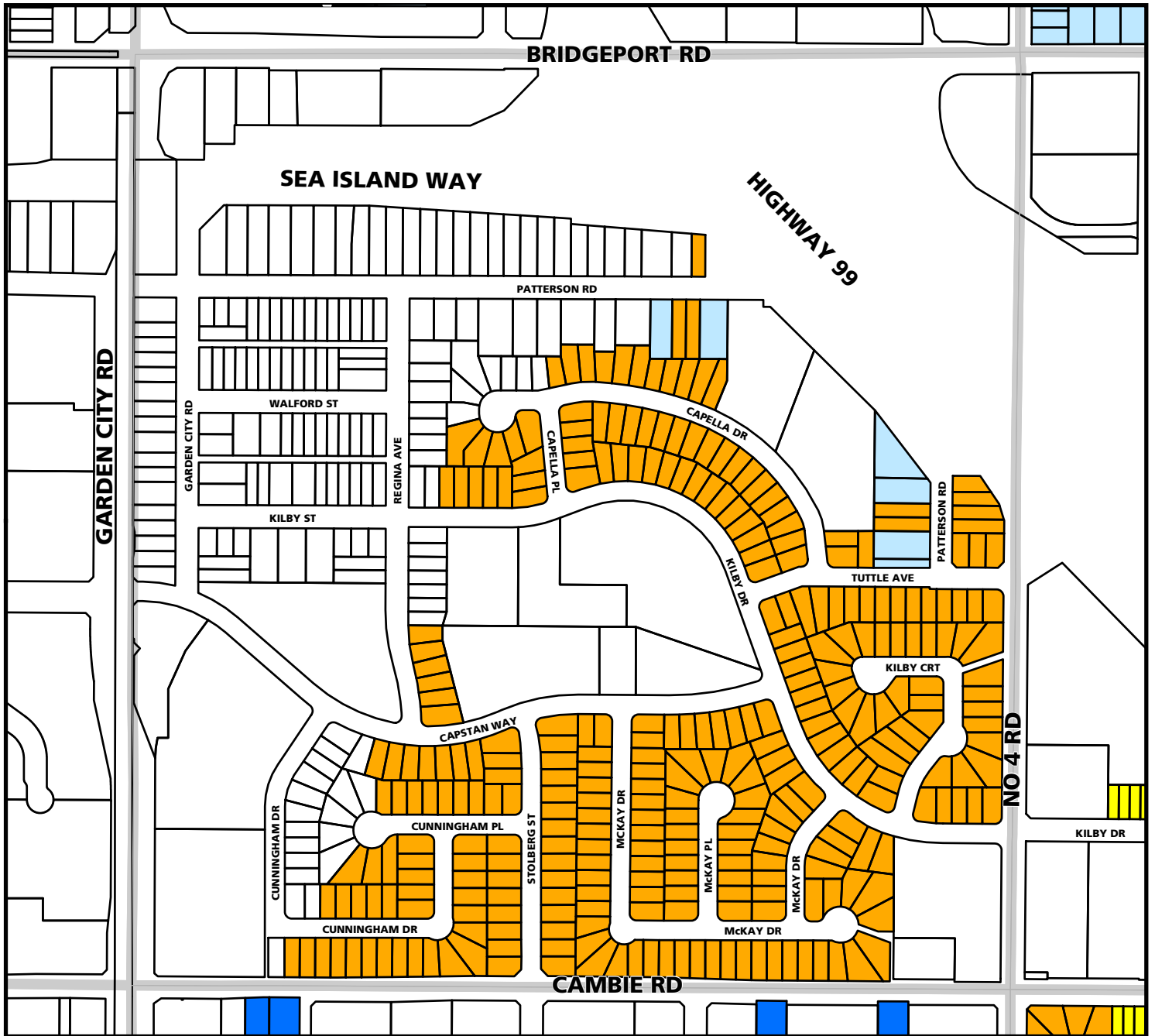
CNCL - 474

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 27,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

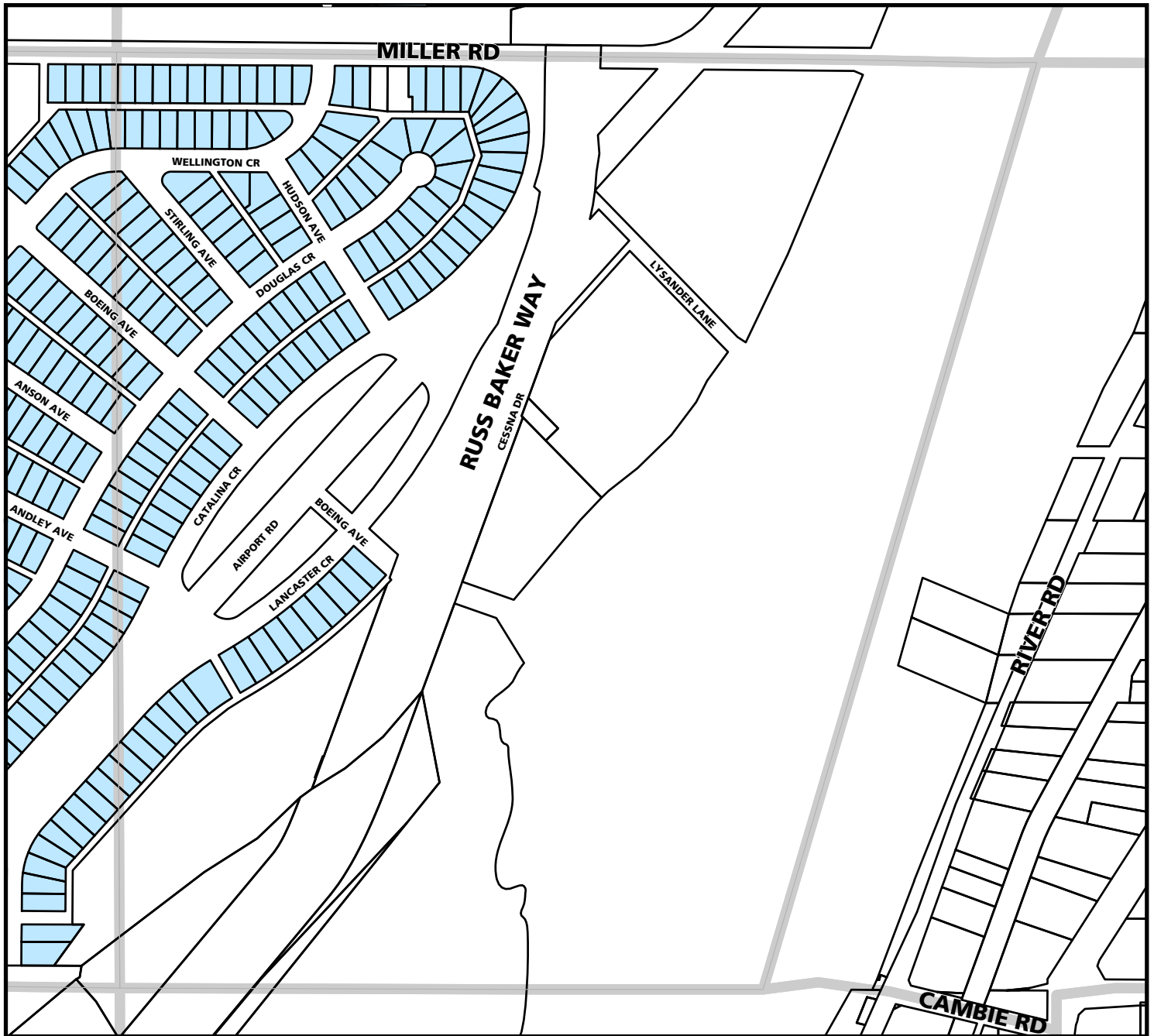
CNCL - 475

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



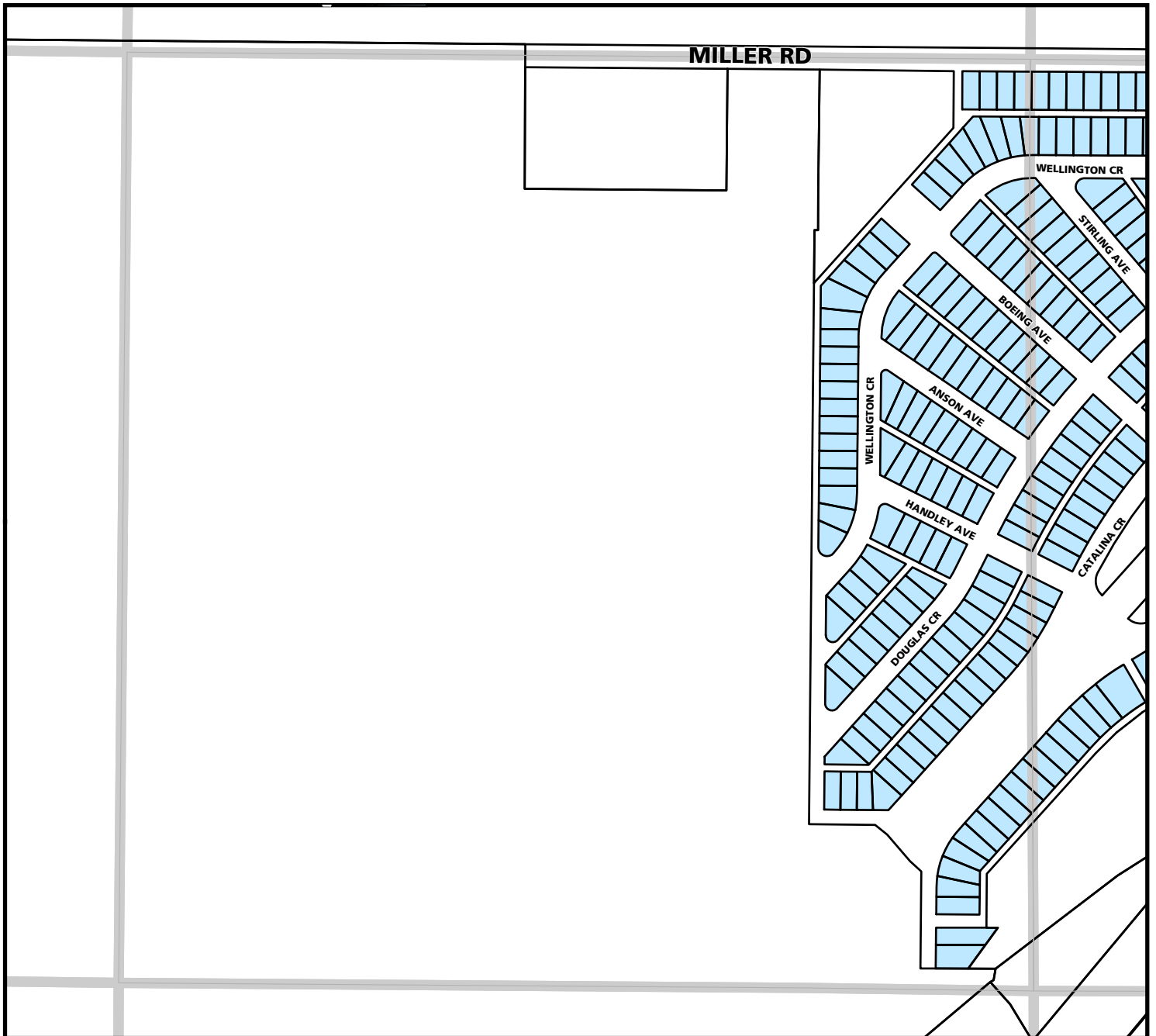
## Section 29,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 476**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 30,5-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

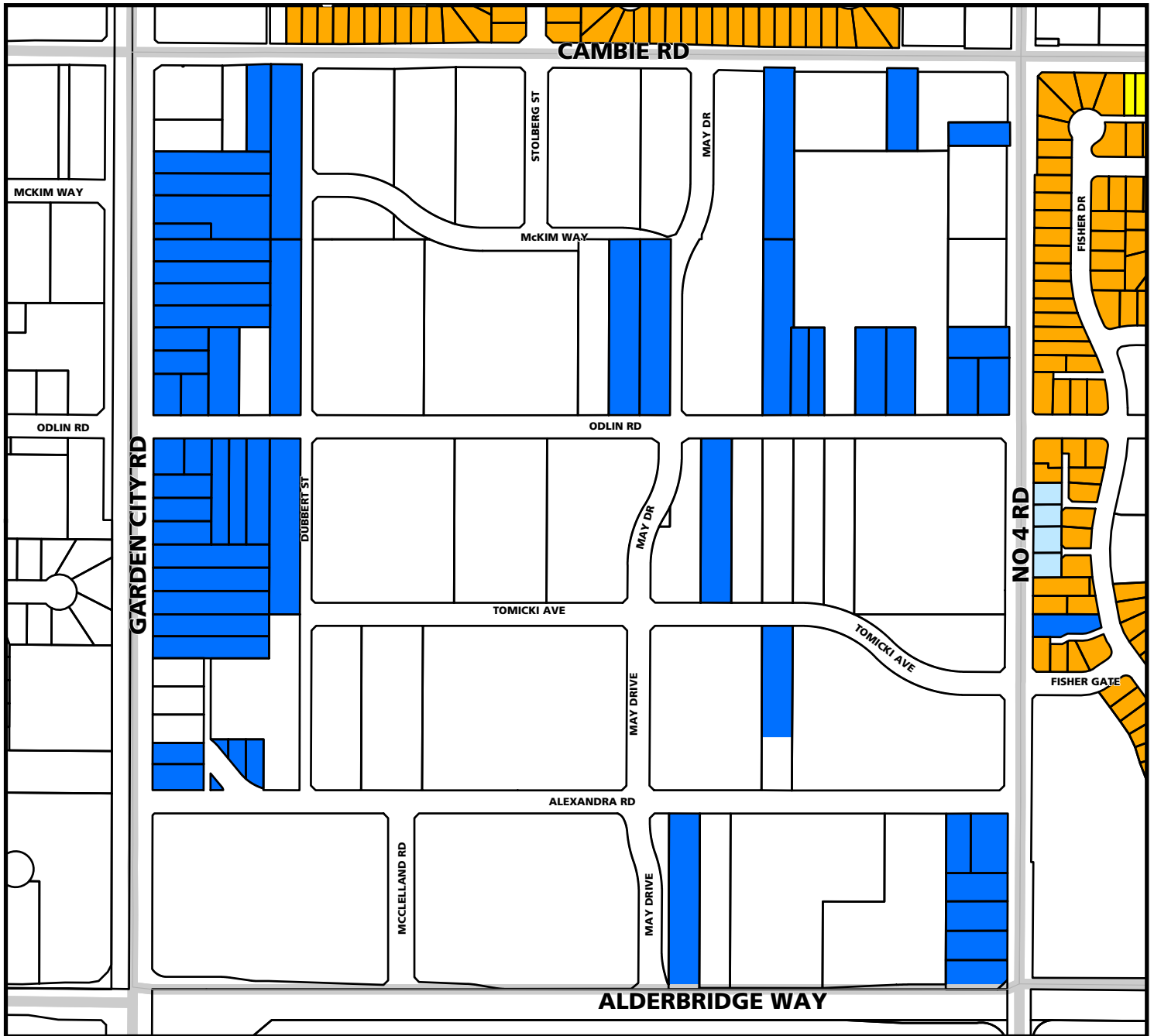
**CNCL - 477**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 34,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

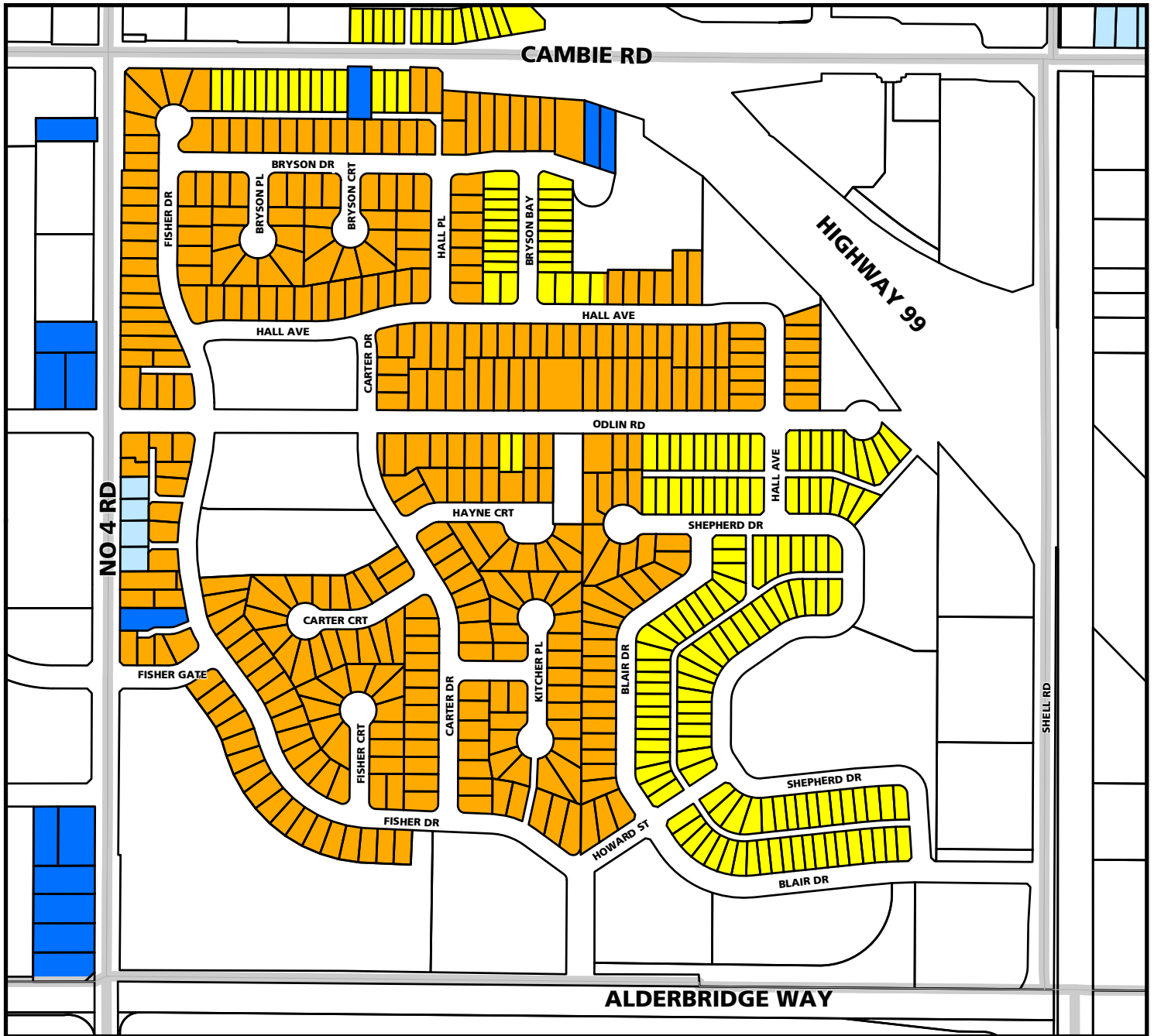
CNCL - 478

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,5-6

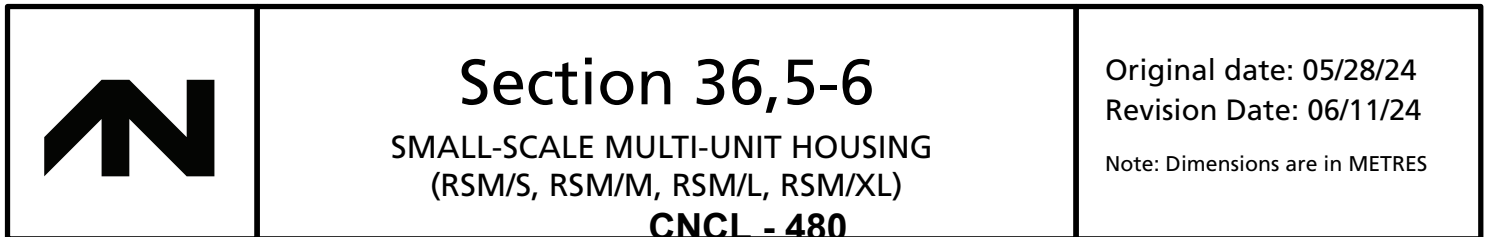
SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 479

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES







**Building Regulation Bylaw No. 7230  
Amendment Bylaw 10572**

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

1. Building Regulation Bylaw No. 7230, as amended, is further amended, by adding the following after section 5.8.2:  
  
“5.8.3 Notwithstanding the other provisions in this bylaw, the Director, Building Approvals, may as a condition of the issuance of a **building permit** require the **owner** to execute, and register against title to the **parcel**, an agreement in favour of the **City**, including but not limited to covenants and a housing agreements, to secure compliance with zoning requirements and restrictions such as the prohibition of stratification and the prohibition of the conversion of parking floor area to habitable floor area”.
2. This Bylaw may be cited as “**Richmond Regulation Bylaw No. 7230, Amendment Bylaw 10572**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,  
AMENDMENT BYLAW NO. 10577**

The Council of the City of Richmond enacts as follows:

1. **Development Cost Charges Imposition Bylaw No. 9499**, as amended, is further amended by adding the following to the definition of “single family”:

“This rate also applies to small-scale multi-unit housing, as defined in the **Richmond Zoning Bylaw**, on a per lot basis.”.

2. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10577**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee **Date:** May 14, 2024  
**From:** Suzanne Bycraft **File:** 10-6370-01/2024-Vol  
Director, Public Works Operations 01  
**Re:** Award of Contract 8225Q – Bike Reuse Pilot Program

### Staff Recommendations

1. That Contract 8225Q – Bike Reuse Pilot Program as detailed in the staff report titled “Award of Contract 8225Q – Bike Reuse Pilot Program” dated May 14, 2024 from the Director, Public Works Operations be awarded for an initial one-year term effective August 1, 2024 to Pedal Foundation for an estimated total value of \$82,269;
2. That Staff be authorized to extend the initial one-year term up to the maximum total term of five years, for the maximum total amount of \$445,308, as described in the report titled “Award of Contract 8225Q – Bike Reuse Pilot Program” dated May 14, 2024, from the Director, Public Works Operations; and
3. That one-time funding of \$91,000 from the General Solid Waste and Recycling Provision for the Bike Reuse Pilot expenditures be approved and that the Consolidated 5 Year Financial Plan (2024-2028) be amended accordingly.

Suzanne Bycraft  
Director, Public Works Operations  
(604-233-3338)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF DEPUTY CAO</b>
Finance	<input checked="" type="checkbox"/>	
Purchasing	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

In an effort to support the community, the *Richmond Circular City Strategy* and in alignment with the goals outlined in the 2023 Recycling and Solid Waste Management report, a bike reuse pilot program is proposed at the Recycling Depot (Depot). This initiative, designed to foster and promote reuse, would include contracting with an organization to assess, repair, refurbish and redistribute appropriate bikes to the community.

To engage a qualified service provider, a procurement process was undertaken via Request for Quotation 8225Q – Bike Reuse Pilot Program.

This report presents the results of this Request for Quotation and recommends award of the contract to Pedal Foundation.

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.*

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.*

*6.4 Support vulnerable populations through collaborative and sustainable programs and services.*

## Analysis

As a component of its comprehensive recycling programs, the City provides services to collect various recyclable items, including bikes, through the Large Item Pick Up Program and through public drop off at the Depot. An estimated ten to fifteen bikes are collected each week for recycling as scrap metal through these services or approximately 500 bikes annually.

Through the proposed Bike Reuse Pilot, the scope of materials accepted will include bikes and bike accessories such as wheels, tires, frames, trailers, locks, mirrors, tools, stands, bells, horns, cages, fenders, reflectors, baskets, and bike racks. E-bikes and e-scooters are not included as these items are currently handled within established extended producer responsibility programs.

### Request for Quotation 8225Q – Bike Reuse Pilot Program

The above referenced Request for Quotation was posted to BC Bid on January 10, 2024 and closed on February 7, 2024. Pedal Foundation located in Vancouver was the only respondent; the quoted pricing is outlined in Table 1.

Table 1

Bidder	Respondents' Pricing Based on estimated annual volume maximum 5 year term					Total
	Year 1	Year 2	Year 3*	Year 4*	Year 5*	
Pedal Foundation 2429 Main St, Vancouver, B.C.	\$82,269	\$85,493	\$88,913	\$92,468	\$96,165	\$445,308

\*Pricing estimates based on 4% escalation

The City will incur additional costs to temporarily store bikes and bike accessories awaiting collection at the Depot, protecting them from weather damage and scavenging. An additional one-time cost of approximately \$9,000 includes a secure shipping container, bike racks and Depot signage, making the total program cost for the pilot to be an estimated \$91,000. Information about the Bike Reuse Pilot Program will be shared with various communication tactics to increase program awareness and participation.

Pedal Foundation proposes to refurbish bikes and bike accessories collected at the Depot to a safe and dependable standard, then donate them to Richmond residents facing ongoing financial hardship or through other initiatives to support the community. Richmond residents interested in receiving a refurbished bike can apply online to the "Pedals for the People" program through their Our Community Bikes webpage<sup>1</sup>. Given these social benefits for the community, the quotation submitted by Pedal Foundation is therefore recommended for award.

<sup>1</sup> Our Community Bikes, Pedals for the People Free Bike Program Webpage: <https://ourcommunitybikes.org/pftp-free-bike-program/>



The key terms of the service contract will include:

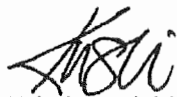
1. *Services:* Contractor to repair and refurbish bikes and bike accessories for the purpose of reuse and donation. Bikes that cannot be refurbished will be disassembled and parts used for bike repairs. Bikes or items that can't be reused will be recycled.
2. *Term:* After the initial one year pilot, the City can renew under the same terms and conditions for an additional two (2), two (2) year terms for a maximum contract length of five (5) years. Staff will provide summary information on the pilot to Council prior to contract renewal.
3. *Unit price contract:* Costs are based on a per unit amount as tendered for bikes and bike accessories collected from the Depot, and transportation fee per collection. Total value will vary based on the total number of items collected and received through the City's recycling service programs.
4. *Escalation:* The proposal includes pricing for Years 1-2, with unit price increases of approximately 4%. Pricing in future years will be negotiated with the contractor based on actual volumes and costs incurred by the contractor.
5. *Transportation:* Contractor to collect materials from the Depot, transport and unload materials at Contractor facility. City pays Contractor fee per collection.
6. *Reporting:* Contractor to provide monthly report which includes quantities of bikes and bike accessories collected, repaired, donated and sold to the community.

### **Financial Impact**

If approved by Council, the initial one-time cost of \$9,000 and the annual contract value of \$82,269 can be funded from the General Solid Waste and Recycling Provision and the Consolidated 5 Year Financial Plan (2024-2028) will be amended accordingly. If uptake of the program is favorable, formalization of the Bike Reuse Program will be brought forward as an additional level of service as a part of the Sanitation and Recycling Utility budget process for Council approval in future years.

### **Conclusion**

This report presents the results of a competitive procurement under 8225Q – Bike Reuse Pilot Program. It is recommended that Council direct staff to award the contract to Pedal Foundation at the unit rates quoted for the pilot commencing August 1, 2024.



Kristina Nishi  
Manager Recycling and Waste Recovery  
(604-244-1280)



# City of Richmond

## Report to Committee

**To:** Finance Committee

**Date:** May 2, 2024

**From:** Jerry Chong  
General Manager, Finance and Corporate  
Services

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

**Re:** 2023 Annual Report and 2023 Annual Report Highlights

### Staff Recommendation

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

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

Att. 2

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

## Staff Report

### Origin

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

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

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

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

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

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

### Analysis

The City of Richmond's annual report formally presents the audited financial statements and other relevant financial, economic and demographic indicators to the public. The report also highlights many of the City's significant achievements and milestones from 2023.

Two versions of the Annual Report are produced each year in order to reach the different audiences interested in this information. The comprehensive 2023 Annual Report meets all legislative requirements for financial reporting as required under the *Community Charter* for British Columbia's local governments. This version will be publicly available through the City's [website](#) and printed only upon request. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's Term Goals; and a listing of permissive exemptions. In addition to the statutorily required information, the comprehensive version provides information on the City's milestones from 2023, including awards and achievements and a variety of key corporate financial and community demographic statistical data for the year.

For a broader audience, the City also produces a condensed financial reporting document known as the 2023 Annual Report – Highlights. This shorter version, which is designed to be accessible and easily understandable for a general audience, provides information about the City of Richmond, its services, highlights from 2023 and the City's financial condition. In order to support sustainable practices the condensed version is available through the City's website and distribution will be done electronically. There will be limited printed copies for presentation purposes and to fulfill statutory obligations.

The City will again submit both reports to the Government Finance Officers Association (GFOA) for consideration in their annual awards program. The 2022 reports received the GFOA Canadian Award for Financial Reporting and the Outstanding Achievement in Popular Financial Reporting Award for the 21<sup>st</sup> and 14<sup>th</sup> successive year respectively.

The reports are produced entirely in house through the joint efforts of the Finance Department and the Corporate Communications and Marketing Department, with design by the in-house Production Centre team. The 2023 reports also feature photos submitted by City of Richmond employees who were asked to submit images to showcase their city, and recognize the talent and contributions of staff outside their day-to-day work environments.

### **Financial Impact**

None.

### **Conclusion**

The City of Richmond 2023 Annual Report and the 2023 Annual Report – Highlights satisfy the *Community Charter* requirements for financial reporting and are important instruments in ensuring public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements and milestones during the 2023 fiscal year.



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



Clay Adams  
Director, Corporate Communications and  
Marketing  
(604-276-4399)

- Att. 1: 2023 Annual Report  
2: 2023 Annual Report – Highlights





City of  
Richmond  
British Columbia, Canada

# 2023 Annual Report

For the year ended December 31, 2023









# City of Richmond

British Columbia, Canada

## 2023 Annual Report

For the year ended December 31, 2023

*Our vision is to be the most appealing, livable  
and well-managed community in Canada*

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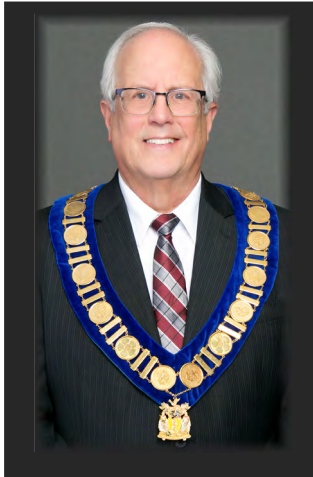
For an online copy of this report, please visit [richmond.ca/AnnualReport](https://richmond.ca/AnnualReport)



The City of Richmond is proud of its diverse and committed workforce. This year, we asked our employees to take photos and send us images of “their Richmond” for this report. Photos with the camera icon are just some of the submissions, and we are delighted to share them with you. None are professional photographers.

COVER PHOTO: THE HORSESHOE SLOUGH PUMP STATION, ONE OF 39 PUMP STATIONS IN RICHMOND, PROTECTS THE COMMUNITY AND IS AN ESSENTIAL PIECE OF THE CITY’S FLOOD PROTECTION MEASURES

# Message from the Mayor



The City of Richmond and our City Council continued to be civic leaders in 2023 thanks to a number of bold, innovative and sustainable programs that benefitted residents as well as businesses.

Despite stubbornly high inflation and interest rates, Richmond showcased an active year with a robust, stable economy as well as a commitment to addressing community needs.

As housing affordability dominated public, media and government conversations, Council took action to encourage the availability of various forms of affordable rental accommodation. It approved a project in the City Centre that will see a total of over 1,350 units built, including 156 Low End Market Rental units and 120 market rental units. At Public Hearings, Council also approved over 1,000 townhouse and condominium units across the city of which almost 300 will be

affordable rental units and 200 will be permanent market rentals.

Challenges in housing affordability gave rise to increased risks of homelessness. Council took steps to support those in need by adding capacity at the Richmond House Emergency Shelter. Warming Centres at South Arm and Brighthouse Parks, as well as the ongoing operation of a Drop-In Centre and Shower Program near City Hall, were also extended.

The City issued building permits with an overall construction value exceeding \$750 million in 2023. Major residential construction projects started over the past year, including the \$500 million Richmond Centre redevelopment that will provide over 1,100 residential units and additional retail space in the City Centre.

Richmond's commitment to environmental sustainability was evident when Council adopted a Circular City Strategy in April as the guiding framework for environmental action. With six strategic directions and 84 actions, the strategy is the first of its kind for a Canadian local government and sets Richmond on a path to achieve 100 per cent circularity by 2050.

In another innovative approach, Council adopted the Zero Carbon Step Code for new residential, commercial, office, retail and hotel use. The Code will accelerate the transition to zero-emission energy sources in new buildings and move us closer to achieving our 2030 (50 per cent) and 2050 (100 per cent) greenhouse gas emission reduction targets.

Through wise investments, sound management and innovative action, our staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2023 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.

A handwritten signature in black ink, reading "Malcolm Brodie". The signature is stylized and fluid.

Malcolm Brodie  
*Mayor, City of Richmond*

# Richmond City Council



## Back row, left to right:

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

## Front row, left to right:

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

## Connect with Richmond City Council

To contact Council, email [MayorAndCouncillors@richmond.ca](mailto:MayorAndCouncillors@richmond.ca) or call 604-276-4000.

For Council Meetings agendas and minutes, visit [richmond.ca/agendas](https://richmond.ca/agendas).

To live stream Council meetings or view videos of past meetings, visit [richmond.ca/WatchOnline](https://richmond.ca/WatchOnline).

# City of Richmond Senior Management Team 2023



Chief Administrative Officer .....	Serena Lusk
General Manager, Community Services .....	Elizabeth Ayers
General Manager, Community Safety.....	Cecilia Achiam
General Manager, Engineering and Public Works .....	John Irving
General Manager, Finance and Corporate Services .....	Jerry Chong
General Manager, Planning and Development.....	Joe Erceg
General Manager, Law and Legislative Services.....	Tony Capuccinello Iraci

## Public safety agencies

Chief, Richmond Fire-Rescue.....	Jim Wishlove
Officer in Charge, Royal Canadian Mounted Police .....	Dave Chauhan

## Banker

Scotiabank

## Auditors

KPMG

# Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2023 Annual Report. It details our strong financial position and outlines many of the important initiatives we have undertaken to serve our community.

Central to these initiatives is our focus on people. The City remains committed to providing programs and services that meet the needs of our residents and businesses.

The introduction of the new MyRichmond mobile app and MyPermit online portal are examples. MyRichmond allows residents quick and secure access to a range of City programs and services from their mobile devices anywhere, anytime. Similarly, the MyPermit portal gives developers and contractors the tools they need to deliver housing options in Richmond. Part of the Permit Optimization Project, this online self-service option for plumbing and gas applications will expedite around 3,500 permits annually.

A refresh of the City website took place with the emphasis on customer needs and improving the user experience. Elements such as easier navigation, streamlining of content and a built-in multilingual translation tool created a more efficient environment for the more than four million views each year.

The past year saw the community engaged in many ways. The 76th annual Steveston Salmon Festival drew over 75,000 visitors to the waterfront village to celebrate our rich fishing history, while over 40,000 attended the 20th anniversary of the Richmond Maritime Festival. The City also commemorated the 50th anniversary of its Sister City relationship with Wakayama, Japan with the special planting of three Kuromatsu, or Japanese Black Pine, trees at City Hall.

Council supported our ongoing commitment to child care with the opening of the Hummingbird Child Care Centre in the Oval Village neighbourhood. Providing 37 licenced spaces for infants, toddlers and children, it is the 13th City-owned, purpose-built child care facility in Richmond and means over 2,500 new spaces have been added since 2016—a 44 per cent increase. Richmond now has child care spaces for over 35 per cent of children to the age of 12.

One of Canada's healthiest and most active communities, Richmond welcomed over 21,200 children and youth to day camps in 2023, with around 13,000 participating in various summer programs. Almost 700,000 people registered for in-person programs at City facilities with another 1.6 million drop-in admissions at various locations.

Promoting diversity and inclusiveness is essential in a city as uniquely multicultural as Richmond. Over 80 per cent of our population is a visible minority, the highest proportion of any British Columbia municipality, so accessibility and acceptance is important as we build a strong, resilient community.

Displayed at City Hall for the first time was the Progress Pride Flag in support of Richmond's 2SLGBTQI+ community, as well as the Survivor's Flag to observe the National Day for Truth and Reconciliation. An investment of \$9.1 million from the Federal Government Rapid Housing Initiative led to the announcement of a 25-unit affordable housing project for vulnerable women and their children, and the City continued to advance several affordable housing projects to address the ongoing affordability and rental challenge.

Our city's foundation for success is strong financial stewardship and Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong community committed to continued growth and success—within a framework of diversity, sustainability and value for taxpayers.

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

A handwritten signature in black ink that reads "Serena".

Serena Lusk  
Chief Administrative Officer



# Council Strategic Plan: 2022 to 2026

The Community Charter requires BC municipalities to include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards those objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Strategic Plan. Soon after Council began its four-year term in October 2022, it undertook a strategic planning process to help fulfill its governance role and achieve a successful term of office. Through that process, Council adopted a new set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2023.

## 1. Proactive in Stakeholder and Civic Engagement

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. Over the past year, the City coordinated a variety of initiatives to engage residents, and recognize and embrace their culture and identity. Council and members of Richmond's Sikh community came together in July to unveil an interpretive memorial at King George Park for the 1914 Komagata Maru incident, and celebrations were held to mark Hanukkah, the 50th anniversary of the Sister City relationship with Wakayama, Japan, as well as National Indigenous History Month. The City unveiled a refreshed website that had over 4.3 millions views and offers a multilingual translation tool for residents seeking information in a non-English language. A 10-part video series, Richmond Stories, drew on archival footage, story telling and anecdotes to highlight the city's rich history and cultural influences. Topics included a charming love story on the interurban tram, and the fine craftsmanship of Japanese boatbuilding on Steveston's waterfront. The online Let's Talk Richmond platform remained an integral component of the City's engagement strategy with almost 30 projects throughout the year on topics ranging from flood protection and



GEORGE SEISHI MUKAI RETURNED TO STEVESTON AFTER HIS WORLD WAR II INTERNMENT. LEARN MORE ABOUT HIM AND OTHERS IN THE RICHMOND STORIES VIDEO, "A TRADITION OF BOATBUILDING"

affordable housing, to dog parks and pickleball. Engagement on the various projects increased over 20 per cent, with a rise in registered participants of almost 45 per cent. In May, the City launched its new MyRichmond app for iOS and Android to allow residents quick and secure access to a range of City programs and services from their mobile devices.

## 2. Strategic and Sustainable Community Growth

Providing stable and affordable housing options remained a priority as Council completed public hearings for the rezoning of several multi-family projects, including more than 1,000 townhouse and condominium units across the city. Almost 300 were affordable rental units, while almost 200 were permanent market rental. Another significant rental development was Phase 1 of Polygon's Talisman project at Garden City and Cambie Roads. Consisting of 156 Low End Market Rental (LEMR) units and 120 market rental units in two six-storey, wood framed, stand-alone buildings, the development will ultimately see 10 buildings totalling 1,357 units (156 LEMR units + 171 Market Rental units + 1,030 strata units). Richmond also remains a go-to location for economic investment thanks to its proximity to key distribution points, ease of access and initiatives such as the Industrial Lands



Intensification Initiative that has positioned the City as a regional growth leader in industrial land redevelopment and intensification initiatives. In 2023, the City issued building permits with an overall construction value exceeding \$750 million while accruing development revenue of over \$11 million. Over \$4.48 million in business licence revenue was generated in 2023, an eight per cent increase from the previous year, and over 17,000 licences were issued.



### 3. A Safe and Prepared Community

The Richmond RCMP continued to keep our city safe through targeted enforcement and education. Serious assaults decreased 12 per cent in 2023, drug offences were down seven per cent, and there were declines in residential break and enter and arson. Commercial break and enter crime dropped 16 per cent. Council approved a long-awaited Community Policing Office in the Hamilton area of east Richmond. Community Bylaws also played a key role in keeping the community safe. Over 440 tickets were issued to businesses that failed to comply with licensing requirements or for operating contrary to their business licence conditions.

Bylaws staff made over 500 grease inspections and responded to almost 3,700 parking violation complaints—an increase of 23 per cent from the previous year. Richmond Fire-Rescue responded to over 12,260 calls, an eight per cent rise from the previous year. Council approved a \$250M, 10-year upgrade to the City Works Yard in its current Lynas Lane location. The yard plays a crucial role in day-to-day operations as well as emergency management and environmental protection, and the long-term investment will result in a safe, secure operations facility that will support the community for decades to come. The City upgraded almost 1,000 metres of watermains and 800 metres of drainage mains in the Burkeville neighbourhood, while around five kilometres of aging asbestos cement watermains were replaced with PVC piping. City staff also completed four kilometres of canal reclamation on the Woodward's drainage catchment.

## 4. Responsible Financial Management and Governance

Effective financial planning and partnerships with other levels of government and stakeholders supported continued growth and development. Reinforcing the commitment to providing efficient and timely support to the construction sector, the online MyPermit portal was launched. Plumbing and gas permits can now be submitted, processed and approved online, expediting the current annual issuance of 3,000 to 3,500 trades permits anytime from anywhere. Grants and funding supported a range of projects in 2023. Among them was \$9 million through the Canada Mortgage and Housing Corporation for a 25-unit affordable housing development for vulnerable women; \$500,000 from the Provincial Ministry of Transportation and Infrastructure for Phase Two of the Steveston Highway Multi-Use Pathway; and \$2.28 million from the Provincial Ministry of Emergency Management and Climate Readiness for various flood protection projects. Youth benefitted from a \$360,000 grant from the BC Government for upgrades to the popular Media Lab; and a further \$2.68 million came from the Public Safety Canada Growing Communities Fund to combat youth gang violence in Richmond.



RICHMOND RECYCLING DEPOT

Over \$4.3 million in Development Cost Charges supported important community amenities such as road and active transportation improvements; upgrades to watermain, drainage pump stations, and sanitary pump stations; and the acquisition and development of parkland, playing fields and playgrounds.

## 5. A Leader in Environmental Sustainability

The City of Richmond remains an acknowledged leader in environmental sustainability due to years of investment, foresight and innovation. Council adopted a Circular City Strategy in April, the first of its kind by a local government in Canada, as the guiding framework for environmental action. Richmond continued to explore innovative and sustainable road paving technologies, becoming the first local government in Canada to use an innovative blend of recycled asphalt and recycled plastic flake as a binding agent. The City's award-winning Recycling Depot saw over 270,000 visits by residential and commercial users – the equivalent to one user every 43 seconds. Richmond continued to lead in water conservation through water meter and demand management programs. Richmond spent \$1.2 million in 2023 to assist strata developments

to install water meters. It also acquired four fully-electric Ford F-150 Lightning trucks and two E-Transit vans, joining the existing Green Fleet of 15 fully electric vehicles, 32 plug-in hybrids, 25 hybrids and one hydrogen model, all of which make up around 20 per cent of the fleet vehicles. To support and encourage the use of private electric vehicles, Council amended the City's Zoning Bylaw to require the installation of EV charging infrastructure for non-residential parking spaces in all new developments. Richmond also became one of the first communities in the region to offer an e-scooter sharing program. Over 60,000 shared e-scooter or e-bike trips occurred in 2023 as popularity grew. The multi-award-winning Lulu Island District Energy program continued to deliver low carbon energy to almost 6,500 residential units and 30 buildings throughout the city. Two buildings were added to the grid in 2023, with an overall reduction in greenhouse gas emissions of almost 4,000 tonnes for the year.

## 6. A Vibrant, Resilient and Active Community

Richmond is renowned for its vibrant arts scene, extensive parks and trails, and diverse cultural heritage. Supporting the local community, the City commissioned 22 Richmond-based artists for public art, along with five new murals and prominent installations such as Typha at the Middle Arm Waterfront Greenway, and Leaping

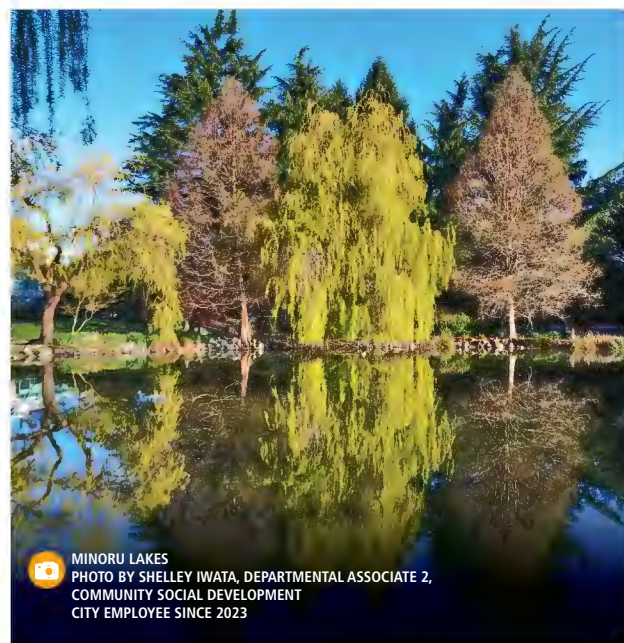


TYPHA BY ARTISTS CHARLOTTE WALL AND PUYA KHALILI



Home at the Richmond Animal Shelter. The City also received the Creative Cities Network of Canada's Public Art Legacy Award for Sea to Sky, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell as part of the Keltic Development. Ranked once again by the national Culture Days office as first in BC and third in Canada for midsize cities, Richmond hosted 93 free, in-person and online activities by 62 artists and cultural organizations. The opening weekend at the Richmond Cultural Centre attracted an estimated 2,000 people. Enhancing its many outdoor experiences, the City reopened Minoru Lakes in 2023 following a \$10.6 million reconstruction that included new furniture and viewing areas, a boardwalk and a waterfall. Parks staff also planted over 2,300 new trees around Richmond in addition to the 1,200 trees planted through development. As part of the City's Homelessness Strategy and 10-year Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, the City led community dialogues to reduce stigma and promote understanding. Emergency Shelters, Warming Centres and a Drop-In Centre were activated and expanded on the direction of Council to provide access

to shelter and supports regardless of weather. The City's Cultural Harmony Plan, the first of its kind in Canada, continued to promote diversity and inclusivity in the community, with ongoing dialogue and education programs reducing the number of reported hate-related crimes and incidents by 26 per cent.



## Fiscal responsibility, financial sustainability

Through strong fiscal management, sound financial strategies and strategic investments, the City ended 2023 in a position to ensure ongoing support and growth for the community.

### Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
<b>Annual Surplus</b>	<b>\$75,106</b>	<b>\$202,363</b>	<b>\$141,282</b>

The City's consolidated revenue for the year totaled over \$741 million, an increase of \$96.8 million from the previous year, and is further evidence of the City's economic emergence from the challenges of the pandemic. Expenses rose by \$35.7 million from 2022, primarily due to wages and collective agreement increases, recruitment of vacant positions, policing contract costs and water purchases from Metro Vancouver. Overall, the City realized an annual surplus of \$202.4 million in 2023. This includes an operating surplus of \$6.1 million.

More details on the City's financial position can be found in the Report from the General Manager, Finance and Corporate Services (page 14) and the Audited Financial Statements (page 17).

# Proud, strong and vibrant. Welcome to Richmond.

With over 230,000 residents, 13,000 businesses and 125,000 people working here, the City of Richmond is one of the region's most vibrant and desirable locations. Bordered by the mouth of the Fraser River and home to Vancouver's International Airport—consistently ranked among the best in the world—Richmond continues to grow and welcome people from around the world to visit or establish roots here.

The city has one of Canada's most diverse populations with residents from over 180 different ethnic or cultural backgrounds and more than 80 per cent identifying as a visible minority. The predominant ethnic group self-identifies as Chinese and their cultural influence, along with those from other south Asian countries and elsewhere, can be seen throughout Richmond.

This commitment to inclusiveness was reflected through the display of the Progress Pride Flag for Pride Week, as well as ongoing recognition of the National Day for Truth and Reconciliation, and National Indigenous History Month. City staff continued to work with the Richmond RCMP to promote the "Hate Has No Place" campaign and other initiatives, and officers proactively engaged with various faith communities and conducted safety patrols of places of worship following outbreaks of violence in the Middle East in October.

Richmond was back on the world sporting stage, hosting the Canadian Adult Recreational Hockey Association (CARHA) World Cup at the internationally renowned Richmond Olympic Oval and other venues in March. Following postponements due to the pandemic, this competition alone attracted over 1,600 participants from 11 countries. It was one of over 80 major sporting events hosted in the city last year, including the World Wheelchair Curling Championships featuring more than 100 athletes from 17 nations competing for international honours.

Richmond encourages active lifestyles and promotes quality of life. With over 871 hectares (2,153 acres) of park land, 136 kilometres of

park trails, 87 kilometres of on-road cycling paths and 140 parks, there are sports and recreation amenities in every neighbourhood. A commitment to active and healthy lifestyles is another reason why Richmond residents live an average of 85.7 years, more than four years longer than the national average of 81.1 years.

The natural diversity and beauty has also made Richmond a popular location for film and television production, with around 40 location agreements in place during 2023 despite labour disputes that slowed industry output. Richmond now boasts six film studio facilities, and production injects an estimated \$28 million to the local economy.

Richmond residents are proud of their community in many ways. The City's commitment to environmental sustainability is well known, and 2023 saw the launch of the Energize Richmond Community Leaders program to encourage awareness and participation in climate







conversations. A public call for interest resulted in 30 leaders being put in place to engage others and encourage discussions and action on climate issues in their daily lives.

Community events transitioned to full swing in 2023 following the pandemic slowdowns of recent years. The popular Halloween Fireworks Festival returned to Minoru Park. Along with a spectacular visual display and ghostly participants, the thousands who attended also had a close up look at a massive, locally-grown 1,003 kilogram (2,212 pound) pumpkin. It was one of several events back in full swing such as the Children's Arts Festival, Doors Open, Steveston Salmon Festival, Cherry Blossom Festival and Richmond Maritime Festival.

The annual Island City by Bike Tour returned in June, with hundreds of cyclists of all ages and levels taking part in a free seven or 22-kilometre ride through the city.

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

## Freedom of the City

In October, Richmond City Council awarded long-time resident, former Councillor and provincial politician Harold Steves with the Freedom of the City – the highest honour a local government can bestow on an individual.

Richmond-born Steves is the great-grandson of Manoah and Martha Steves, one of the area's founding families and after whom the waterfront community of Steveston is named. He was first elected to Municipal Council in 1968, 22 years before Richmond was designated as a City, for what would be the start of over 50 years of public service.

After a brief stint as a Member of the Legislative Assembly from 1973 to 1975, Steves returned to Richmond Council in 1977 and remained an elected official until his retirement prior to the 2022 municipal election. Among his many achievements was establishing the Agricultural Land Commission to protect valuable farmland and rural areas from development.



# 2023 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from peers and others. In 2023, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

## Providing sustainable, environmentally-friendly energy

The award-winning Lulu Island Energy Company received yet another accolade in 2023, this time for the expansion of its environmentally friendly energy grid into Richmond's City Centre. The City-owned utility won the 2023 National Energy Globe Award from the Energy Globe Foundation, an Austrian-based non-profit organization that recognizes projects focusing on energy efficiency, sustainability and the use of renewable energy or emission-free sources in over 180 countries. Once complete, the City Centre District Energy Utility expansion will connect to 170 residential and mixed-use commercial development sites covering 50 million square feet and save over one million tonnes of carbon emissions compared to conventional energy systems. Along with winning the National Award, the project was also shortlisted from over 30,000 submissions for the International Energy Globe Award in a category alongside projects from Turkey, Malaysia, China and the United Arab Emirates.

## Engaging the community

The City received two Silver Leaf Awards from the Canadian chapter of the International Association of Business Communicators, a global organization supporting excellence in communications and engagement. The first Silver Leaf was for the multi-year "Rethink Waste: Think Tank and Ideas Hub" communication and engagement campaign to support the City's goals to reduce waste and support a circular economy. The second recognized the communications campaign to support the introduction of the "Richmond Single-Use Plastic Ban," a new bylaw banning single-use plastic items. The

communications campaign supported businesses through the transition and increased awareness about the new bylaw, further promoting reusable options in the community with a goal to reduce unnecessary waste and pollution.

## Supporting our economy

Richmond's Supply Chain Resiliency Program received a British Columbia Economic Development Association (BCEDA) Award for its achievement in supporting economic development. Recognized along with the City of Surrey and Township of Langley, the municipalities were presented with the Economic Recovery and Resiliency Award for communities over 20,000 in population. Developed to support businesses during the pandemic, the program identified existing industrial capabilities that could be re-engineered to support future emergency production needs, and helped manufacturers diversify by focusing on emerging opportunities in new sectors. Over 380 manufacturers participated in the program, and more than 200 manufacturing businesses took part in a series of associated Technology Adoption Workshops. BCEDA's Economic Recovery and Resiliency Award recognizes programs and projects that represent a successful recovery initiative from natural and manmade disasters.





## Building connections through design

Recognition of the outstanding design, functionality and innovation of the Minoru Centre for Active Living, the City of Richmond's state-of-the-art fitness and aquatic facility, continued in 2023. The centre received the prestigious Provincial Facility Excellence Award for projects over \$3 million from the BC Recreation and Parks Association (BCRPA). The annual award recognizes an outstanding facility design or redesign that reflects community culture, innovation and community need. The BCRPA commended the City for working with the local community to create a sustainable and environmentally friendly facility that fosters community connections and enriches individual well-being and quality of life, describing it as a leading community space not only in BC, but nationally and internationally.

## Financial reporting

For the 21st and 14th year in a row, respectively, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting for the 2022 Annual Report and the Award for Outstanding Achievement in Popular Financial Reporting for the 2022 Highlights Report. The awards recognized the City's success in producing a high standard report that demonstrated a constructive "spirit of full disclosure" and clearly communicated the municipality's financial story. Richmond also received yet another 'A' grade—the equal highest amongst 32 major Canadian cities—in C.D. Howe's annual Report Card on municipal budgeting, financial reporting and fiscal transparency for 2022.



Government Finance Officers Association

## Canadian Award for Financial Reporting

Presented to

**City of Richmond  
British Columbia**

For its Annual  
Financial Report  
for the Year Ended

**December 31, 2022**

*Christopher P. Morrell*

Executive Director/CEO

## Innovation in planning

The Planning Institute of British Columbia awarded the City of Richmond its Silver Award for Excellence in Planning in the category of Enduring Planning Performance. It highlighted the City Centre Area Plan as an example of an exemplary long-term professional planning project that will benefit current and future communities. The Planning Institute of British Columbia is a non-profit professional association of planners in BC and Yukon, and affiliated with the Canadian Institute of Planners.

# Report from the General Manager, Finance and Corporate Services

Mayor Malcom Brodie and Members of Richmond City Council,

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2023 for the City of Richmond, pursuant to Section 98 and 167 of the Community Charter. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. Preparation of the financial statements is management's responsibility.

KPMG LLP was appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2023 and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended are in accordance with Canadian public sector accounting standards.

These financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval, and Richmond Public Library (collectively referred to as the "City"), as well as the City's investment in Lulu Island Energy Company, which is accounted for as a Government Business Enterprise.

## Consolidated statement of financial position (in \$000s)

	<b>2023 Actual</b>	<b>2022 Actual</b>	<b>Change</b>
Financial Assets	\$ 1,842,941	\$ 1,721,772	\$ 121,169
Liabilities	717,366	696,047	21,319
Net Financial Assets	<b>1,125,575</b>	<b>1,025,725</b>	<b>99,850</b>
Non-Financial Assets	2,705,957	2,603,444	102,513
<b>Accumulated Surplus</b>	<b>\$ 3,831,532</b>	<b>\$ 3,629,169</b>	<b>\$ 202,363</b>

The City's overall financial position improved by \$202.4 million, with accumulated surplus (similar to net worth of a corporation) totaling \$3.8 billion. A significant part of this increase is due to additions to capital assets and transfers to the statutory reserves for future capital improvements.

The City's cash and investments are \$1.7 billion while long-term debt decreased by \$9.2 million, mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$100.7 million, which includes \$75.9 million of in-kind contributions from development as conditions of rezoning.

## Statutory reserves (in \$000s)

	2019	2020	2021	2022	2023
Total Reserves	\$557,576	\$609,533	\$647,209	\$703,184	\$789,710

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

The increase in the balance to \$789.7 million is mainly attributable to the timing of these capital expenditures, increased investment income earned on the balances, and contributions including a one-time transfer from the Province of BC for the Growing Communities Fund grant.

Council's Long Term Financial Management Strategy ensures prudent management of the reserves through safeguarding the existing level of annual transfers through the City's utility and operating budgets and by increasing the annual transfer to the Capital Building and Infrastructure reserve by one per cent of the property tax base to address funding gaps, inflation and increased community needs. The total of all contributions since the adoption of the Long Term Financial Management Strategy to 2023 is \$185.7 million and has been applied to the construction of various community safety facilities, including firehalls and police stations, as well as other community facilities, that support the needs of the growing community.

## Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
<b>Annual Surplus</b>	<b>\$75,106</b>	<b>\$202,363</b>	<b>\$141,282</b>

The City's consolidated revenue for the year totaled \$741.1 million, an increase of \$96.8 million from 2022 mainly due to increased investment income, developer contributed tangible capital assets and grants.

Expenses increased by \$35.7 million from prior year mainly due to wages and salaries relating to filling vacancies and collective agreement rate increases, contract cost increases relating to community safety, supply and material cost increases relating to the Rapid Housing grant and to water purchases from Metro Vancouver.

The annual surplus for 2023 was \$202.4 million, including an operating surplus of \$6.1 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

## Budget variance

Consolidated revenue of \$741.1M was greater than budgeted revenue by \$103.3M mainly due to:

- \$47.2M in investment income due to higher investment rates, with the majority of this increase transferred to reserves in accordance with the Community Charter requirements.
- \$27.0M in Provincial and Federal grants including \$20.4M for the Growing Communities Fund grant.
- \$17.9M higher than budgeted other capital funding revenue due to contributed assets received through development and the timing of externally funded capital expenditures.

Consolidated expenses of \$538.7M were lower than budgeted by \$23.9M. The main variances include:

- \$5.0M in utilities and \$3.9M in engineering, public works and project development mainly due to the timing of the recognition of capital expenditures that did not meet the capitalization criteria.
- \$3.6M in general government mainly due to insurance savings and vacant positions.
- \$2.9M in community safety mainly due to policing contract costs.

The City's consolidated annual surplus of \$202.4 million exceeded the budgeted annual surplus of \$75.1 million by \$127.3 million, prior to transfers to reserves and other accumulated surplus.

## Year over year change

Consolidated revenue of \$741.1M increased by \$96.8M from 2022 mainly due to an increase of:

- \$32.3M in other capital funding sources primarily due to the timing of increased developer contributed tangible capital assets.
- \$31.3M in investment income due to the elevated interest rate environment.
- \$25.8M in provincial and federal grants mainly due to the \$20.4M Growing Communities Fund grant from the Province of BC
- \$19.1M in property taxes mainly due to the approved rate increase and to growth relating to new development.

Consolidated expenses of \$538.7M increased by \$35.7M over 2022 mainly due to a:

- \$13.3M increase in general government mainly due to debt interest and the prospective recognition of the new accounting standard for asset retirement obligations.
- \$10.9M increase in community safety mainly due to estimated salary rate increases, contract costs and the Building Safer Communities Fund grant expenses.
- \$6.4M increase in community services mainly due to higher registration in recreation programs and was offset by increased sales of services revenue.
- \$5.6M increase in planning and development mainly due to the Rapid Housing grant related expenses and filling vacancies.

## Financial sustainability

The City's consolidated financial position improved in 2023 as the City saw unprecedented returns on its investments and received several significant grants. The guiding principles of Council's Long Term Financial Management Strategy continues to support the City in positioning the City to achieving long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,



Jerry Chong, CPA, CA  
*General Manager, Finance and Corporate Services*

May 13, 2024

# City of Richmond audited financial statements

Year ended December 31, 2023



**KPMG LLP**

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, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### **Basis for Opinion**

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

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

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





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

A handwritten signature in black ink that reads 'KPMG LLP' with a horizontal line underneath.

Chartered Professional Accountants

Vancouver, Canada  
May 13, 2024

# CITY OF RICHMOND

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

December 31, 2023, with comparative information for 2022

	2023	2022
<b>Financial Assets</b>		
Cash and cash equivalents	\$ 321,479	\$ 654,651
Investments (note 4)	1,380,383	921,493
Investment in Lulu Island Energy Company ("LIEC") (note 5)	37,098	35,028
Accrued interest receivable	26,614	14,676
Accounts receivable (note 6)	36,126	36,013
Taxes receivable	19,474	15,224
Development fees receivable	20,299	43,219
Debt reserve fund - deposits (note 7)	1,468	1,468
	<u>1,842,941</u>	<u>1,721,772</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities (note 8)	115,127	103,582
Post-employment benefits (note 10)	37,881	38,528
Development cost charges (note 11)	241,634	237,051
Deposits and holdbacks (note 12)	148,738	150,007
Deferred revenue (note 13)	75,357	59,063
Debt, net of sinking fund deposits (note 14)	98,629	107,816
	<u>717,366</u>	<u>696,047</u>
Net financial assets	1,125,575	1,025,725
<b>Non-Financial Assets</b>		
Tangible capital assets (note 15)	2,694,902	2,594,212
Inventory of materials and supplies	6,146	5,405
Prepaid expenses	4,909	3,827
	<u>2,705,957</u>	<u>2,603,444</u>
Accumulated surplus (note 16)	<u>\$ 3,831,532</u>	<u>\$ 3,629,169</u>

Contingent demand notes (note 7)  
Contingent assets and contractual rights (note 19)  
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:



General Manager, Finance and Corporate Services

# CITY OF RICHMOND

Consolidated Statement of Operations  
(Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Revenue:			
Taxation and levies (note 22)	\$ 287,052	\$ 288,720	\$ 269,582
Utility fees	133,609	132,951	127,965
Sales of services	48,817	50,737	44,494
Payments-in-lieu of taxes	14,650	18,114	21,314
Provincial and federal contributions	11,656	38,660	12,893
Development cost charges (note 11)	20,323	10,292	22,434
Other capital funding sources	65,698	83,562	51,220
Other revenue:			
Investment income	14,323	61,503	30,250
Gaming revenue	14,500	13,013	12,562
Licenses and permits	12,195	15,934	15,047
Other (note 23)	14,370	25,543	35,206
Equity income in LIEC (note 5)	594	2,070	1,381
	637,787	741,099	644,348
Expenses:			
Community safety	141,538	138,669	127,727
Utilities:			
Water, sewer and sanitation	118,880	113,832	110,490
Engineering, public works and project development	85,795	81,910	89,103
Community services	76,203	71,328	64,955
General government	76,335	72,780	59,492
Planning and development	33,080	29,484	23,890
Richmond Olympic Oval	18,788	19,200	16,844
Richmond Public Library	12,062	11,533	10,565
	562,681	538,736	503,066
Annual surplus	75,106	202,363	141,282
Accumulated surplus, beginning of year	3,629,169	3,629,169	3,487,887
Accumulated surplus, end of year	\$ 3,704,275	\$ 3,831,532	\$ 3,629,169

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

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

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Annual surplus for the year	\$ 75,106	\$ 202,363	\$ 141,282
Acquisition of tangible capital assets	(132,566)	(90,046)	(87,100)
Initial recognition of asset retirement obligation on recognized tangible capital assets	-	(7,081)	-
Contributed tangible capital assets	(48,745)	(75,945)	(41,332)
Amortization of tangible capital assets	70,471	71,938	72,722
Net (gain) loss on disposal of tangible capital assets	-	(2,133)	222
Proceeds on sale of tangible capital assets	-	2,577	543
	(35,734)	101,673	86,337
Acquisition of inventory of materials and supplies	-	(6,146)	(5,405)
Acquisition of prepaid expenses	-	(4,909)	(3,827)
Consumption of inventory of materials and supplies	-	5,405	4,696
Use of prepaid expenses	-	3,827	3,921
Change in net financial assets	(35,734)	99,850	85,722
Net financial assets, beginning of year	1,025,725	1,025,725	940,003
Net financial assets, end of year	\$ 989,991	\$ 1,125,575	\$ 1,025,725

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

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

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 202,363	\$ 141,282
Items not involving cash:		
Amortization of tangible capital assets	71,938	72,722
Accretion of asset retirement obligation	290	-
Initial recognition of asset retirement obligation on unrecognized tangible capital assets	4,522	-
Net (gain) loss on disposal of tangible capital assets	(2,133)	222
Contributions of tangible capital assets	(75,945)	(41,332)
Equity income in LIEC	(2,070)	(1,381)
Changes in non-cash operating working capital:		
Accrued interest receivable	(11,938)	(5,744)
Accounts receivable	(113)	(6,358)
Taxes receivable	(4,250)	(1,067)
Development fees receivable	22,920	(30,794)
Debt reserve fund	-	(960)
Inventory of materials and supplies	(741)	(709)
Prepaid expenses	(1,082)	94
Accounts payable and accrued liabilities	(348)	17,642
Post-employment benefits	(647)	498
Development cost charges	4,583	12,396
Deposits and holdbacks	(1,269)	43,966
Deferred revenue	16,294	2,877
Net change in cash from operating activities	222,374	203,354
Capital activities:		
Cash used to acquire tangible capital assets	(90,046)	(87,100)
Proceeds on disposal of tangible capital assets	2,577	543
Net change in cash from capital activities	(87,469)	(86,557)
Financing activities:		
Proceeds from issuance of debt	-	96,000
Repayments of debt	(9,187)	(5,570)
Net change in cash from financing activities	(9,187)	90,430
Investing activities:		
Purchase of investments	(458,890)	(224,607)
Decrease in cash and cash equivalents	(333,172)	(17,380)
Cash and cash equivalents, beginning of year	654,651	672,031
Cash and cash equivalents, end of year	\$ 321,479	\$ 654,651
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	\$ 7,081	\$ -

See accompanying notes to consolidated financial statements.



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer, and drainage.

### 2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

#### (a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

#### (i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

#### (ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

#### (iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

#### (iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Financial Instruments:

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

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

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2023 and December 31, 2022. As a result, the City does not have a Consolidated Statement of Remeasurement Gains and Losses.

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

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

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

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

(e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(f) Investment in government business enterprises:

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

(g) Accounts receivable:

Accounts receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

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

(j) Non-financial assets:

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

(i) Tangible capital assets:

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

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(i) Tangible capital assets (continued):

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

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

(ii) Contributions of tangible capital assets:

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

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

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

(iv) Interest capitalization:

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

(v) Labour capitalization:

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

(vi) Leased tangible capital assets:

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

(vii) Impairment of tangible capital assets:

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

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

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

(l) Taxes:

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

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

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

(m) Deferred revenue:

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

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2023-2027) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10429 on January 30, 2023.

(q) Contaminated sites:

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

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

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

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

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

#### (s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

#### (t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

### 3. Adoption of new accounting standards:

#### (a) PS 3280 Asset Retirement Obligations:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations ("PS 3280"). The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities.

The City has adopted this standard on a prospective basis.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 3. Adoption of new accounting standards (continued):

#### (b) PS 3450 Financial Instruments and related standards:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3450 Financial Instruments, PS 2601 Foreign Currency Translation, PS 1201 Financial Statement Presentation and PS 3041 Portfolio Investments. The standards were adopted prospectively from the date of adoption. The new standards provide comprehensive requirements for the recognition, measurement, presentation and disclosure of financial instruments and foreign currency transactions.

Under PS 3450 Financial Instruments, all financial instruments are included on the Consolidated Statement of Financial Position and are measured at either fair value or amortized cost based on the characteristics of the instrument and the City's accounting policy choices (see note 2(d)).

The adoption of these standards did not have any impact on the amounts presented in these consolidated financial statements.

### 4. Investments:

	2023		2022	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 443,418	\$ 443,418	\$ 379,378	\$ 379,378
Government and government guaranteed bonds	599,013	595,015	361,297	350,352
Bank bonds	325,486	328,578	180,818	175,405
Municipal Finance Authority bonds	12,466	12,722	-	-
	\$ 1,380,383	\$ 1,379,733	\$ 921,493	\$ 905,135

### 5. Investment in Lulu Island Energy Company Ltd.:

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

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

Summarized financial information relating to LIEC is as follows:

	2023	2022
Cash, cash equivalents, and investments	\$ 14,527	\$ 15,516
Accounts receivable	4,793	2,241
Tangible capital assets	53,741	45,745
<b>Total assets</b>	<b>73,061</b>	<b>63,502</b>
Accounts payable and accrued liabilities	1,849	3,853
Government grants	403	241
Deferred contributions	19,236	13,018
Project agreement/concession liability	14,475	11,362
<b>Total liabilities</b>	<b>35,963</b>	<b>28,474</b>
<b>Shareholder's equity</b>	<b>\$ 37,098</b>	<b>\$ 35,028</b>
Total revenue	\$ 8,570	\$ 7,608
Total expenses	6,500	6,227
<b>Net income</b>	<b>\$ 2,070</b>	<b>\$ 1,381</b>

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$165,059 (2022 - \$152,937).

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession agreement (the "Concession Agreement"), where Corix will design, construct, finance, operate and maintain the infrastructure for the district energy utility at the Oval Village community (the "OVDEU project"). On September 22, 2022, the LIEC terminated the Concession Agreement after the Company entered into a new project agreement (the "Project Agreement") with Project Contractor, a wholly-owned subsidiary of Corix to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The existing OVDEU project has been transferred into the CCDEU project, and the OVDEU plant and equipment, financing and operations are now executed by the Project Contractor under the Project Agreement.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 6. Accounts receivable:

	2023	2022
Water and sewer utilities	\$ 15,429	\$ 14,760
Casino revenue	2,940	3,363
Capital grants	8,416	9,536
Other trade receivables	9,341	8,354
	<u>\$ 36,126</u>	<u>\$ 36,013</u>

### 7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2023 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 1,468	\$ 1,468

### 8. Accounts payable and accrued liabilities:

	2023	2022
Trade and other accrued liabilities	\$ 103,234	\$ 103,582
Asset retirement obligations (note 9)	11,893	-
	<u>\$ 115,127</u>	<u>\$ 103,582</u>

### 9. Asset retirement obligations:

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The measurement of the liability for asset retirement obligations is impacted by new information about activities required to settle the liability, the activities that settled all or part of the obligation, and any changes in the legal obligation. To estimate the liability for the removal and disposal of designated materials in City buildings and fuel tanks, assessment reports are used with experience and expert advice to determine the costs of retiring the material. For assets without an assessment, an estimate is based on the cost for similar assets until more asset specific data is available.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 9. Asset retirement obligations (continued):

The estimated liability consists of costs relating to tangible capital assets that are both recognized and unrecognized. Where the tangible capital asset is recognized and in productive use, the associated asset retirement obligation is amortized over the estimated remaining useful life of the asset. Where the tangible capital asset is unrecognized, as in the case of building lease arrangements which contain clauses that obligate the City with asset retirement obligations, or where the asset is a component of a greater tangible capital asset, such as fuel tanks, the obligation is expensed. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	Initial recognition January 1, 2023	Accretion expense	Balance December 31, 2023
Recognized tangible capital assets	\$ 7,081	\$ 290	\$ 7,371
Unrecognized tangible capital assets	4,522	-	4,522
	\$ 11,603	\$ 290	\$ 11,893

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

### 10. Post-employment benefits:

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

	2023	2022
Accrued benefit obligation, beginning of year	\$ 33,637	\$ 36,150
Opening adjustment due to Oval actuarial valuation Jan 1 <sup>st</sup> , 2023	207	-
Current service cost	2,434	2,780
Interest cost	1,528	917
Past service (credit) / cost	(494)	21
Benefits paid	(3,786)	(2,976)
Actuarial loss / (gain)	1,287	(3,255)
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637

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

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

	2023	2022
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637
Unamortized net actuarial gain	3,068	4,891
Accrued benefit liability, end of year	\$ 37,881	\$ 38,528

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

	2023	2022
Discount rate	4.10%	4.40%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

### 11. Development cost charges:

	2023	2022
Balance, beginning of year	\$ 237,051	\$ 224,655
Contributions	4,342	30,053
Interest	10,533	4,777
Revenue recognized	(10,292)	(22,434)
Balance, end of year	\$ 241,634	\$ 237,051

### 12. Deposits and holdbacks:

	Balance December 31, 2022	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2023
Security deposits	\$ 126,281	\$ 10,527	\$ (11,095)	\$ 125,713
Developer contributions	7,919	-	-	7,919
Damage deposits	7,143	830	(1,315)	6,658
Contract holdbacks	4,789	2,415	(2,437)	4,767
Other	3,875	620	(814)	3,681
	\$ 150,007	\$ 14,392	\$ (15,661)	\$ 148,738



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 13. Deferred revenue:

	Balance December 31, 2022	Externally restricted inflows	Revenue earned	Balance December 31, 2023
Taxes and utilities	\$ 26,231	\$ 30,008	\$ (26,231)	\$ 30,008
Building permits/development	17,119	5,474	(7,511)	15,082
Oval	3,121	1,650	(1,958)	2,813
Capital grants	3,011	25,062	(11,464)	16,609
Business licenses	2,681	2,239	(2,307)	2,613
Parking easement/leased land	2,428	108	(56)	2,480
Other	4,472	6,863	(5,583)	5,752
	\$ 59,063	\$ 71,404	\$ (55,110)	\$ 75,357

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

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

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

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
127	9075	\$ 50,815	\$ 44,791	\$ 6,024	\$ 11,816
158	10334	96,000	3,395	92,605	96,000
		\$ 146,815	\$ 48,186	\$ 98,629	\$ 107,816

Current borrowing includes:

MFA issue	Issue date	Term (yrs.)	Maturity date	Interest rate	Refinancing date
127	April 7, 2014	10	April 7, 2024	3.30%	-
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

Interest expense incurred for the year on the long-term debt was \$5,594,469 (2022 - \$2,750,689).

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	\$	9,538
2025		3,636
2026		3,764
2027		3,895
2028		4,032
Thereafter		73,764
	\$	98,629

### 15. Tangible capital assets:

Cost	Balance December 31, 2022	Additions and transfers	Disposals	Balance December 31, 2023
Land	\$ 1,121,481	\$ 70,368	\$ (2)	\$ 1,191,847
Building and building improvements	595,611	29,499	(3,367)	621,743
Infrastructure	1,951,176	55,961	(4,382)	2,002,755
Vehicles, machinery and equipment	176,948	13,559	(5,887)	184,620
Library's collections, furniture and equipment	11,126	1,321	(478)	11,969
Assets under construction	63,372	2,364	-	65,736
	\$ 3,919,714	\$ 173,072	\$ (14,116)	\$ 4,078,670

Accumulated amortization	Balance December 31, 2022	Disposals	Amortization expense	Balance December 31, 2023
Building and building improvements	\$ 246,225	\$ (3,088)	\$ 22,177	\$ 265,314
Infrastructure	951,155	(4,315)	38,080	984,920
Vehicles, machinery and equipment	120,150	(5,791)	10,780	125,139
Library's collections, furniture and equipment	7,972	(478)	901	8,395
	\$ 1,325,502	\$ (13,672)	\$ 71,938	\$ 1,383,768

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 15. Tangible capital assets (continued):

Net book value	December 31, 2023	December 31, 2022
Land	\$ 1,191,847	\$ 1,121,481
Buildings and building improvements	356,429	349,386
Infrastructure	1,017,835	1,000,021
Vehicles, machinery and equipment	59,481	56,798
Library's collection, furniture and equipment	3,574	3,154
Assets under construction	65,736	63,372
Balance, end of year	\$ 2,694,902	\$ 2,594,212

(a) Assets under construction:

Assets under construction having a value of \$65,735,570 (2022 - \$63,371,507) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution and recorded in other capital funding revenue on the statement of operations. The value of contributed assets received during the year is \$75,944,770 (2022 - \$41,331,921) comprised of land in the amount of \$58,306,673 (2022 - \$30,863,846), infrastructure in the amount of \$17,638,097 (2022 - \$5,123,075), buildings in the amount of \$nil (2022 - \$5,345,000).

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of art and historical treasures:

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

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2023 (2022 - nil).

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 16. Accumulated surplus:

	General and Reserve Fund	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2023 Total	2022 Total
Investment in tangible capital assets	\$ 2,675,638	\$ -	\$ -	\$ 8,503	\$ 3,719	\$ 2,687,860	\$ 2,581,249
Reserves (note 17)	707,871	42,064	28,189	11,586	-	789,710	703,184
Appropriated surplus	252,076	18,184	11,245	775	3,694	285,974	280,562
Investment in LIEC	37,098	-	-	-	-	37,098	35,028
Surplus	16,225	906	6,621	607	571	24,930	23,900
Other equity	5,960	-	-	-	-	5,960	5,246
Balance, end of year	\$ 3,694,868	\$ 61,154	\$ 46,055	\$ 21,471	\$ 7,984	\$ 3,831,532	\$ 3,629,169

### 17. Reserves:

	Balance, December 31, 2022	Change during year	Balance, December 31, 2023
Affordable housing	\$ 15,427	\$ 1,497	\$ 16,924
Arts, culture and heritage	3,573	553	4,126
Capital building and infrastructure	129,625	16,277	145,902
Capital reserve	263,825	24,136	287,961
Capstan station	14,582	427	15,009
Child care development	10,169	697	10,866
Community legacy and land replacement	1,545	126	1,671
Drainage improvement BL 7812	59,740	(7,332)	52,408
Flood protection BL 10403	-	13,311	13,311
Equipment replacement	26,888	3,006	29,894
Growing communities fund	-	21,067	21,067
Hamilton area plan community amenity	3,605	162	3,767
Leisure facilities	27,768	1,291	29,059
Local improvements	7,760	349	8,109
Neighborhood improvement	8,588	565	9,153
Oval	9,846	1,740	11,586
Public art program	4,828	159	4,987
Sanitary sewer BL 7812	53,518	(1,560)	51,958
Sanitary sewer BL10401	-	6,181	6,181
Steveston off-street parking	339	15	354
Steveston road ends	147	(4)	143
Waterfront improvement	181	6	187
Watermain replacement BL 7812	61,230	(5,606)	55,624
Water supply BL10402	-	9,463	9,463
	\$ 703,184	\$ 86,526	\$ 789,710

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 18. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

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

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

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

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

The City paid \$14,904,749 (2022 - \$13,914,367) for employer contributions while employees contributed \$12,439,772 (2022 - \$12,078,813) to the plan in fiscal 2023.

### 19. Contingent assets and contractual rights:

#### (a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2023. Contingent assets are not recorded in the consolidated financial statements.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 19. Contingent assets and contractual rights (continued):

#### (b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licenses, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2024	\$ 32,980
2025	2,701
2026	1,493
2027	1,432
2028	1,381
Thereafter	4,871

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

### 20. Commitments and contingencies:

#### (a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

#### (b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2024	\$ 4,334
2025	3,040
2026	2,737
2027	953
2028 and thereafter	5,061



# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

## 20. Commitments and contingencies (continued):

### (c) Litigation:

As at December 31, 2023, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

### (d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

### (e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

### (f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E-Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2023). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

### (g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive.

## 21. Trust funds:

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

	2023	2022
Richmond Community Associations	\$ 724	\$ 696

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 22. Taxation and levies:

	2023	2022
Taxes collected:		
Property taxes	\$ 572,078	\$ 524,934
Payment-in-lieu of taxes and grants	31,496	37,860
Local improvement levies	76	84
	603,650	562,878
Less transfers to other authorities:		
Province of British Columbia - School taxes	(230,746)	(210,071)
TransLink	(48,562)	(45,904)
Metro Vancouver	(10,197)	(9,116)
BC Assessment Authority	(7,270)	(6,741)
Sewer debt collect via payment in lieu of taxes	-	(114)
Other	(41)	(36)
	(296,816)	(271,982)
Less payment-in-lieu of taxes retained by the City	(18,114)	(21,314)
	\$ 288,720	\$ 269,582

### 23. Other revenue:

	2023	2022
Developer contributions	\$ 3,102	\$ 14,957
Tangible capital assets gain on sale of land	2,497	260
Penalties and fines	5,080	6,382
Parking program	2,335	1,781
Recycle BC	3,274	3,083
Oval - Other revenue	2,987	1,557
Other	6,268	7,186
	\$ 25,543	\$ 35,206

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 24. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2023	2022
Operating:		
Province of British Columbia	\$ 19,935	\$ 19,273
TransLink	4,008	3,891
Government of Canada	7,355	2,291
Capital:		
Province of British Columbia	24,023	8,619
TransLink	2,101	885
Government of Canada	1,566	1,410
	<b>\$ 58,988</b>	<b>\$ 36,369</b>

### 25. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water, sewer, drainage and diking networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, Sustainability and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 25. Segmented reporting (continued):

- (d) **Community Services** comprises of Parks, Recreation, Arts, and Culture and Heritage Services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, Law and Legislative Services and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, finance, and ensuring high quality services to Richmond residents.
- (f) **Planning and Development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City including the City's transportation systems, and community social development.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

	Community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total city subtotal
<b>Revenue:</b>							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 288,720	\$ -	\$ 288,720
User fees	-	114,975	17,976	-	-	-	132,951
Sales of services	8,528	3,228	2,099	12,669	11,653	2,333	40,510
Payments-in-lieu of taxes	-	-	-	-	18,114	-	18,114
Provincial and federal grants	770	15	4,114	513	24,103	3,871	33,386
Development cost charges	-	122	782	4,836	693	3,859	10,292
Other capital funding sources	(131)	1,456	13,736	5,216	58,307	4,978	83,562
<b>Other revenue:</b>							
Investment income	-	305	-	-	61,175	-	61,480
Gaming revenue	855	-	-	-	12,158	-	13,013
Licenses and permits	5,053	49	101	-	16	10,715	15,934
Other	2,613	4,542	1,057	752	(1,451)	199	7,712
Equity income	-	-	-	-	2,070	-	2,070
	17,688	124,692	39,865	23,986	475,558	25,955	707,744
<b>Expenses:</b>							
Wages and salaries	57,564	16,187	29,039	38,662	34,562	15,397	191,411
Public works maintenance	27	7,634	7,081	2,281	(1,462)	485	16,046
Contract services	73,540	10,670	6,559	3,693	5,523	2,226	102,211
Supplies and materials	3,052	38,909	1,773	12,708	13,632	4,763	74,837
Interest and finance	121	31,180	6	155	7,956	1	39,419
Transfer from (to) capital for tangible capital assets	983	275	5,639	2,442	2,422	2,629	14,390
Amortization of tangible capital assets	3,288	8,956	31,796	11,272	10,048	3,948	69,308
Loss (gain) on disposal of tangible capital assets	94	21	17	115	99	35	381
	138,669	113,832	81,910	71,328	72,780	29,484	508,003
<b>Annual surplus (deficit)</b>	\$ (120,981)	\$ 10,860	\$ (42,045)	\$ (47,342)	\$ 402,778	\$ (3,529)	\$ 199,741

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 25. Segmented reporting (continued):

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2023 Consolidated	2022 Consolidated
Revenue:					
Taxation and levies	\$ 288,720	\$ -	\$ -	\$ 288,720	\$ 269,582
User fees	132,951	-	-	132,951	127,965
Sales of services	40,510	76	10,151	50,737	44,494
Payments-in-lieu of taxes	18,114	-	-	18,114	21,314
Provincial and federal grants	33,386	1,138	4,136	38,660	12,893
Development cost charges	10,292	-	-	10,292	22,434
Other capital funding sources	83,562	-	-	83,562	51,220
Other revenue:					
Investment income	61,480	23	-	61,503	30,250
Gaming revenue	13,013	-	-	13,013	12,562
Licenses and permits	15,934	-	-	15,934	15,047
Other	7,712	10,941	6,890	25,543	35,206
Equity income	2,070	-	-	2,070	1,381
	707,744	12,178	21,177	741,099	644,348
Expenses:					
Wages and salaries	191,411	8,181	12,045	211,637	195,616
Public works maintenance	16,046	41	-	16,087	14,390
Contract services	102,211	498	-	102,709	93,463
Supplies and materials	74,837	2,467	5,426	82,730	73,847
Interest and finance	39,419	4	-	39,423	31,340
Transfer from (to) capital for tangible capital assets	14,390	(542)	-	13,848	21,206
Amortization of tangible capital assets	69,308	901	1,729	71,938	72,722
Loss (gain) on disposal of tangible capital assets	381	(17)	-	364	482
	508,003	11,533	19,200	538,736	503,066
Annual surplus (deficit)	\$ 199,741	\$ 645	\$ 1,977	\$ 202,363	\$ 141,282

### 26. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 30, 2023. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements. Richmond Public Library Board approved additional expenditures funded by the Library's surplus, which were not included in the original consolidated financial plan, but were subsequently added to the Consolidated 5 Year Financial Plan Amendment Bylaw adopted by Council on October 23, 2023.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

## 26. Budget data (continued):

	Financial plan Bylaw No. 10429	Financial statement budget
Revenue from Consolidated financial plan	\$ 639,287	\$ -
Less :		
Amount reclassified to expenses	(1,500)	-
Revenue budget after adjustments	637,787	637,787
Expenses from Consolidated financial plan	563,487	-
Add:		
Amount reclassified from revenue	(1,500)	-
Richmond Public Library Board approved expenses funded by Library Surplus	694	-
Expense budget after adjustments	562,681	562,681
Annual surplus	75,106	75,106
Less:		
Acquisition of tangible capital assets	(352,842)	-
Contributed tangible capital assets	(48,745)	-
Transfer to reserves	(81,863)	-
Debt principal	(9,187)	-
Add:		
Capital funding	401,221	-
Operating reserve funding	8,391	-
Transfer from surplus	7,225	-
Transfer from Library surplus	694	-
Annual surplus	\$ -	\$ 75,106

## 27. Financial risk management:

The City has exposure to certain risks from its financial instruments:

### (a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk through its cash and cash equivalent and accounts receivables. The maximum exposure to credit risk on these instruments is their carrying value.



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 27. Financial risk management (continued):

#### (a) Credit risk (continued):

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with a high credit quality. The City has deposited cash with reputable financial institutions, from which management believes the risk of loss to be remote.

The City assess, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

#### (b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

##### (i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its long-term debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

##### (ii) Currency risk:

Investments in foreign securities are exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

#### (c) Liquidity risk:

Liquidity risk is the risk that the City will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The City manages its liquidity risk by monitoring its operating and capital requirements. The City prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no significant change to the risk exposure from 2022.

### 28. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

# CITY OF RICHMOND

## Unaudited Statement of Growing Communities Fund

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

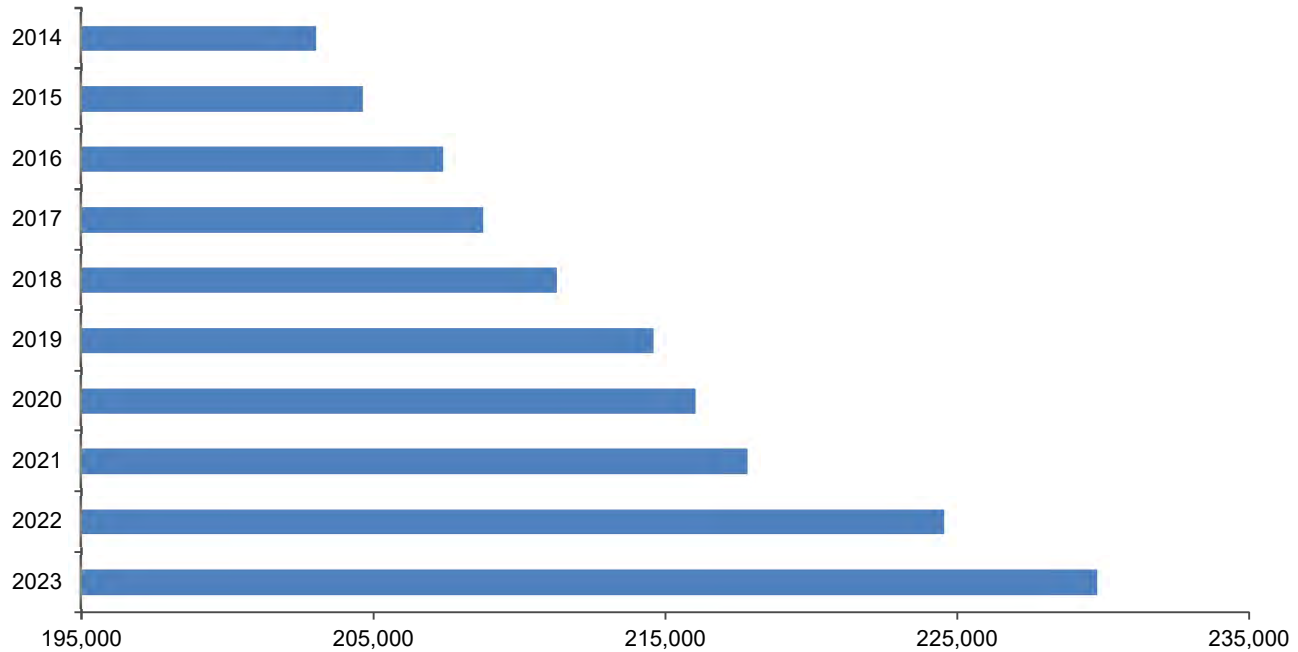
In 2023, the Provincial Government announced funding of up to \$1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of \$20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2023
Growing Communities Fund received	\$ 20,354
Total eligible costs incurred	-
Interest earned	713
Balance December 31, 2023	\$ 21,067

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## City of Richmond population 2014–2023



Numbers were revised for 2019–restated based on BC Stats estimates.

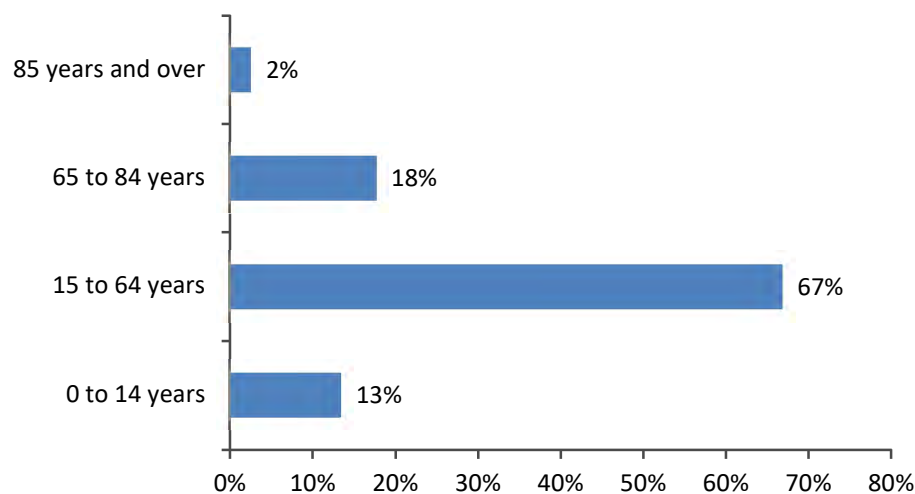
Source: BC Stats population figures

## Median age 2019–2023

	2019	2020	2021	2022	2023
Median age	41.9	42.1	42.4	42.0	41.4

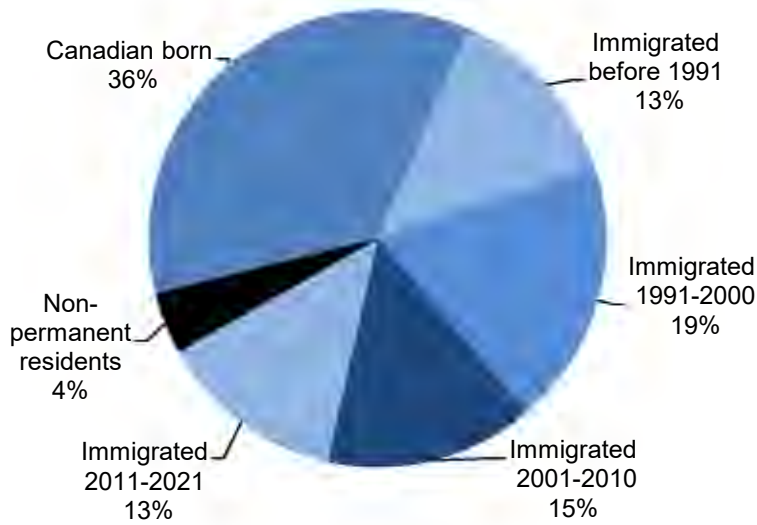
Source: BC Stats population figures

## Total population by age groups



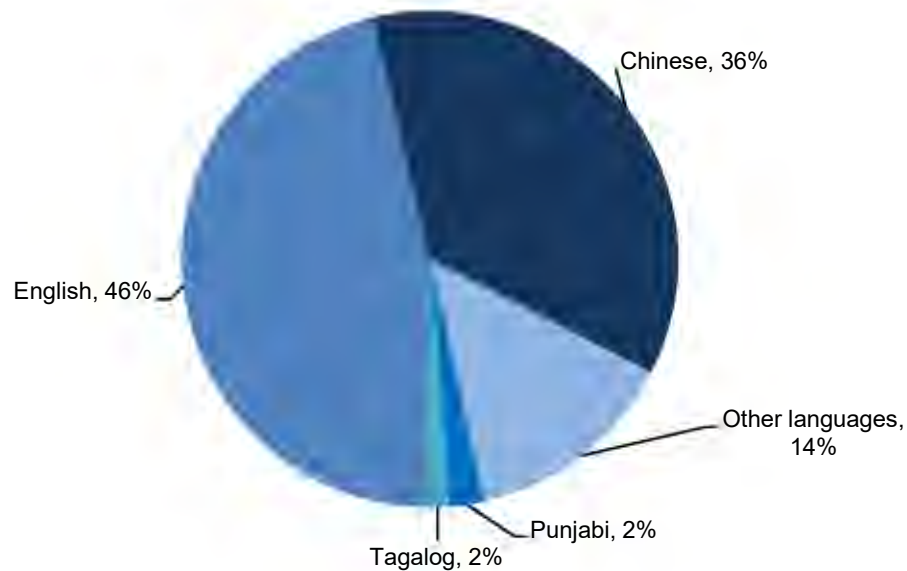
Source: Statistics Canada, 2021 Census of Population

## Immigrant status of Richmond residents by period of immigration



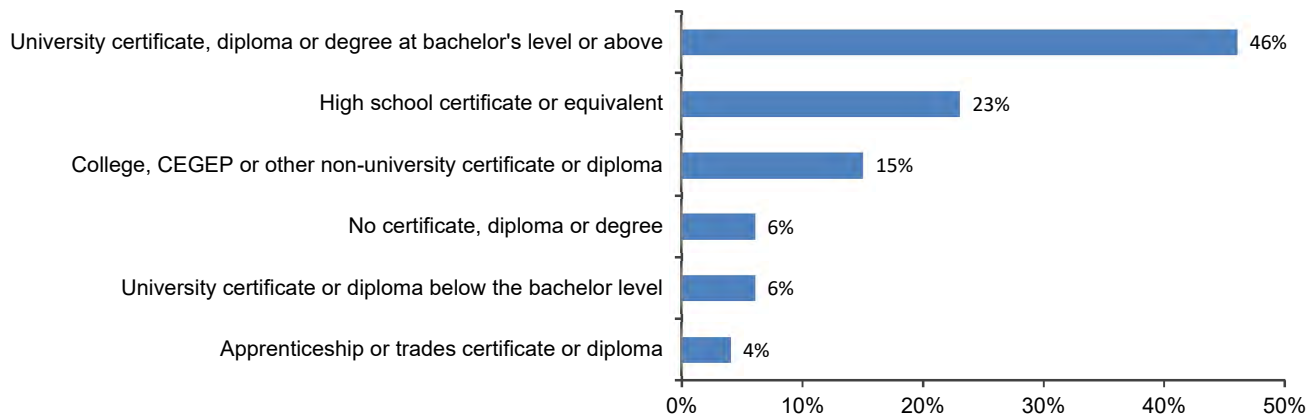
Source: Statistics Canada, 2021 Census of Population

## Language spoken most often at home



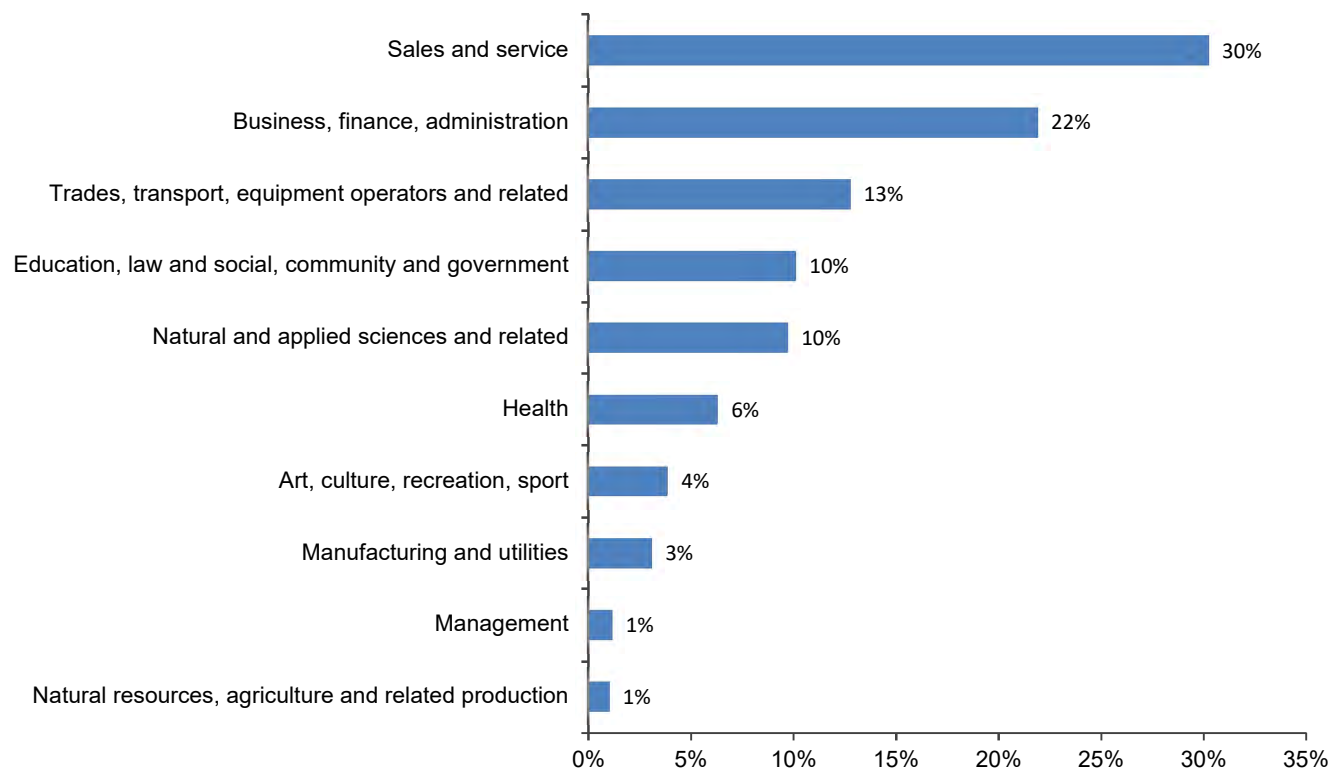
Source: Statistics Canada, 2021 Census of Population

## Highest level of education attained for the population aged 25 to 64



Source: Statistics Canada, 2021 Census of Population

## Occupations of Richmond residents



Source: Statistics Canada, 2021 Census of Population



## Major employers in Richmond (in alphabetical order)

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health
- WorkSafe BC

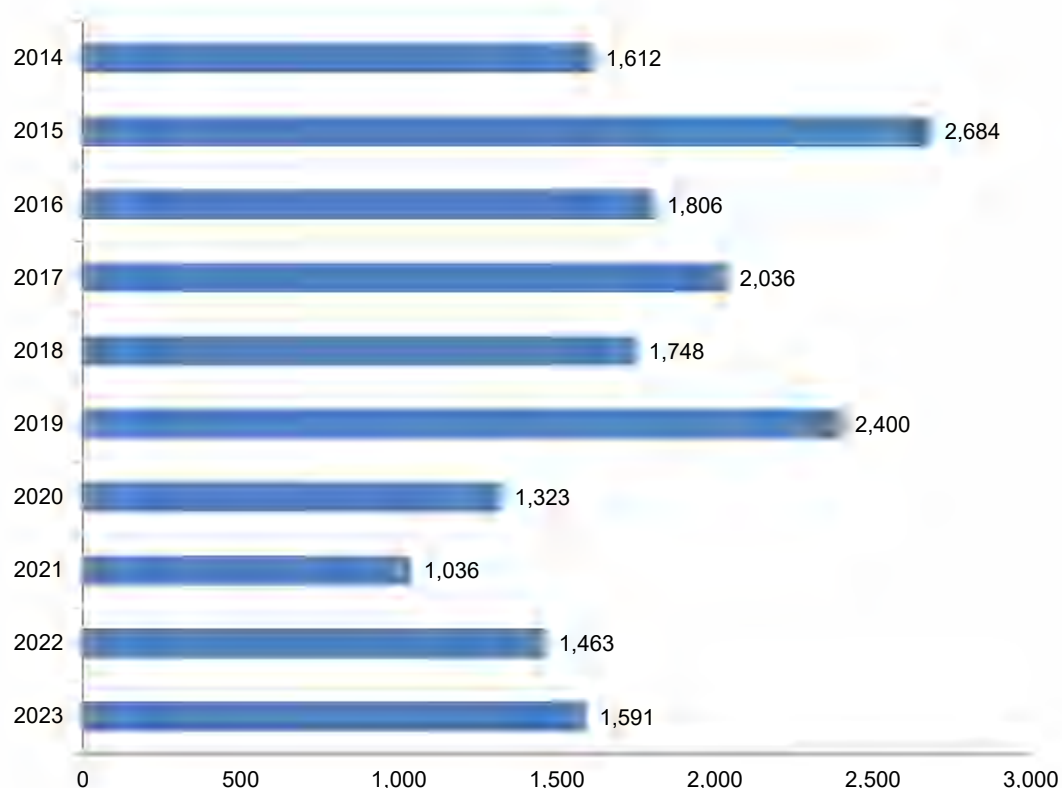
## Richmond School District Enrolment Grades K–12

	2019	2020	2021	2022	2023
School Age (Domestic) Enrolment	19,665	19,637	19,936	20,839	21,770
International Fee Paying Students	952	606	684	744	959
Total Enrolment	<b>20,617</b>	<b>20,243</b>	<b>20,620</b>	<b>21,583</b>	<b>22,729</b>

*Note: Excluding RVS, Continuing Ed and Homestay students.*

*Source: Richmond School District No. 38*

## Housing starts in Richmond 2014–2023



*Includes only projects for new residential construction receiving final building permit in given year.*

*Source: City of Richmond building permit records*

## Richmond housing starts by type of units 2023



*Includes only projects for new residential construction receiving final building permit in given year.  
Source: City of Richmond building permit records*

## New dwelling units constructed 2014–2023



*\*Includes one family and two family dwellings.*

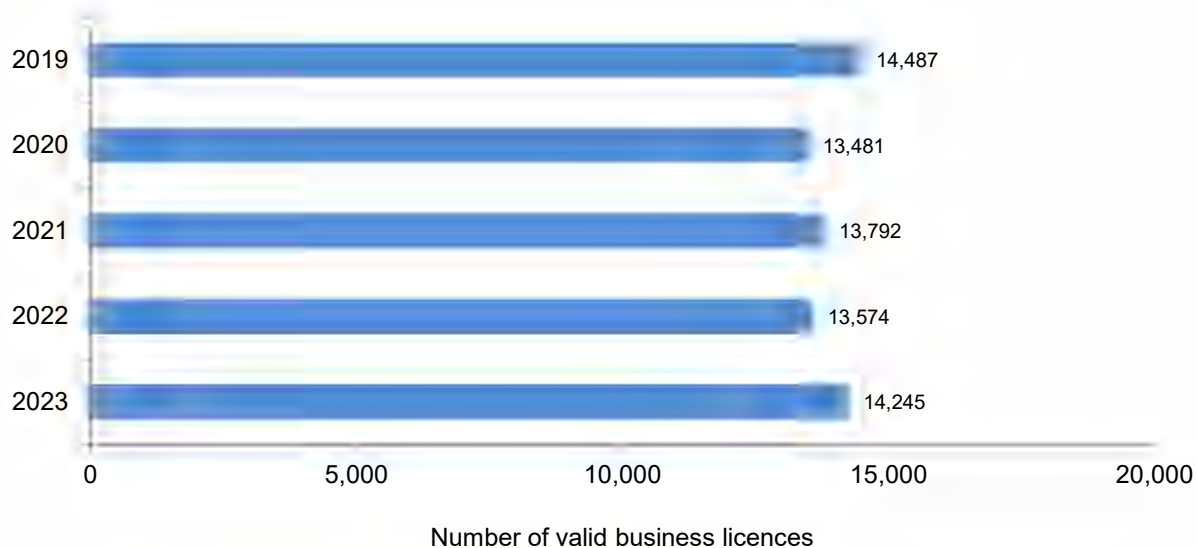
*Includes only projects for new residential construction receiving final building permit in given year.  
Source: City of Richmond building permit records*

## Construction value of building permits issued 2014–2023 (in \$000s)



Source: City of Richmond building permit records

## Richmond business licences 2019–2023



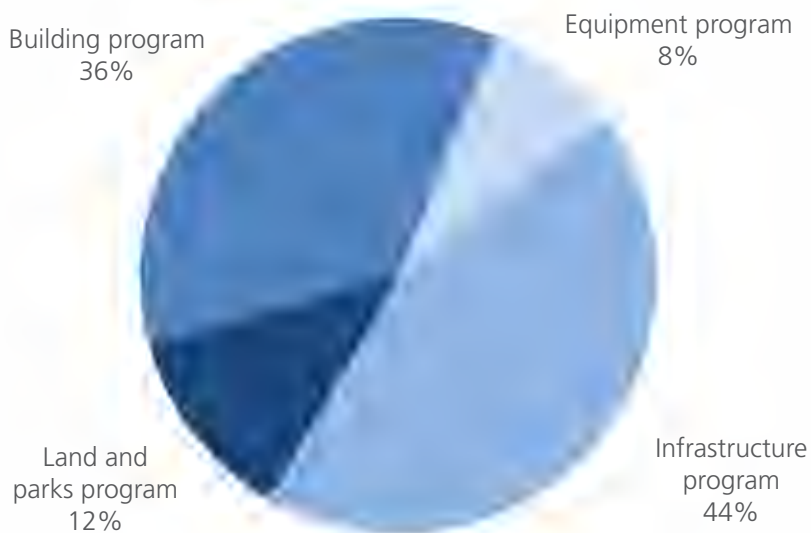
Source: 2023 City of Richmond business licences

## City of Richmond budgeted capital costs 2019–2023 (in \$000s)



Source: City of Richmond Finance and Corporate Services

## Capital program by type 2023



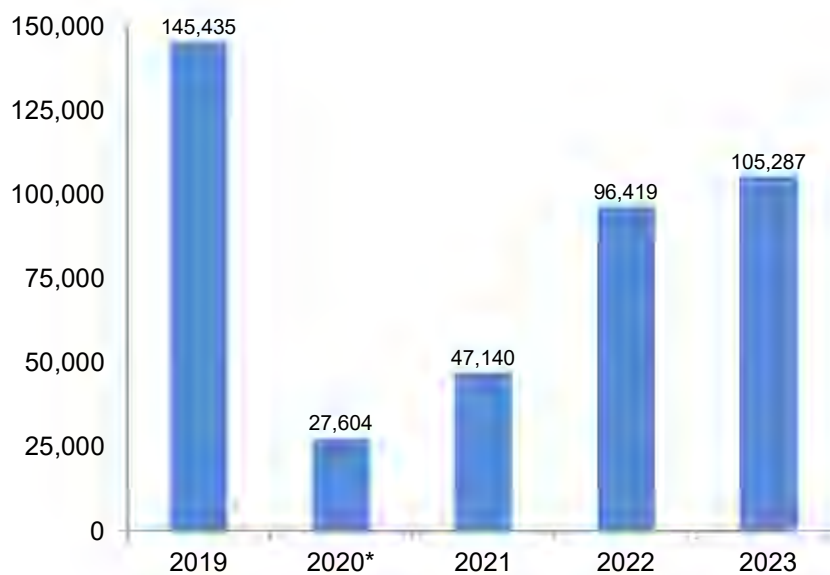
Source: City of Richmond Finance and Corporate Services

## Breakdown of residential tax bill 2023



Source: City of Richmond Finance and Corporate Services

## Registration in Richmond Recreation and Cultural Services programs 2019–2023



\*2020 figure has been restated.

Source: City of Richmond Finance and Corporate Services

## 2023 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	1.62616	0.98100	0.05070	0.03360	0.00020	0.21880
Business	3.53271	3.33000	0.12420	0.09640	0.00050	0.71910
Light industrial	3.53271	3.33000	0.17237	0.09640	0.00070	0.62790
Seasonal / recreational	1.16185	1.99000	0.05700	0.03360	0.00020	0.14960
Major industrial	5.90261	1.33000	0.17237	0.45500	0.00070	1.28310
Farm	16.51434	3.64500	0.05070	0.03360	0.00020	0.30900
Utilities	36.67091	12.57000	0.17744	0.45500	0.00070	2.20310

Source: City of Richmond Finance and Corporate Services

## 2023 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$101,623,264	74.64%	\$165,256	57.11%
Business	26,755,530	19.65%	94,520	32.66%
Light industrial	6,737,965	4.95%	23,803	8.22%
Seasonal / recreational	440,869	0.32%	512	0.18%
Major industrial	528,313	0.39%	3,118	1.08%
Farm	25,545	0.02%	422	0.14%
Utilities	47,852	0.03%	1,755	0.61%
<b>Total</b>	<b>\$136,159,338</b>	<b>100.00%</b>	<b>\$289,386</b>	<b>100.00%</b>

Amounts are based on billing.

Source: City of Richmond Finance and Corporate Services

## Taxes levied on behalf of taxing authorities (in \$000s)

	2019	2020	2021	2022	2023
City of Richmond	\$231,100	\$241,739	\$257,088	\$269,907	\$289,386
School Board	181,863	121,559	186,528	197,657	221,507
Metro Vancouver	6,922	9,145	11,146	12,410	9,747
BC Assessment	5,894	6,008	6,088	6,344	6,946
TransLink	38,863	40,189	41,576	43,301	46,646
Other	29	116	112	117	115
<b>Total Taxes</b>	<b>\$464,671</b>	<b>\$418,756</b>	<b>\$502,538</b>	<b>\$529,736</b>	<b>\$574,347</b>

Amounts are less supplementary adjustments.

Source: City of Richmond Finance and Corporate Services

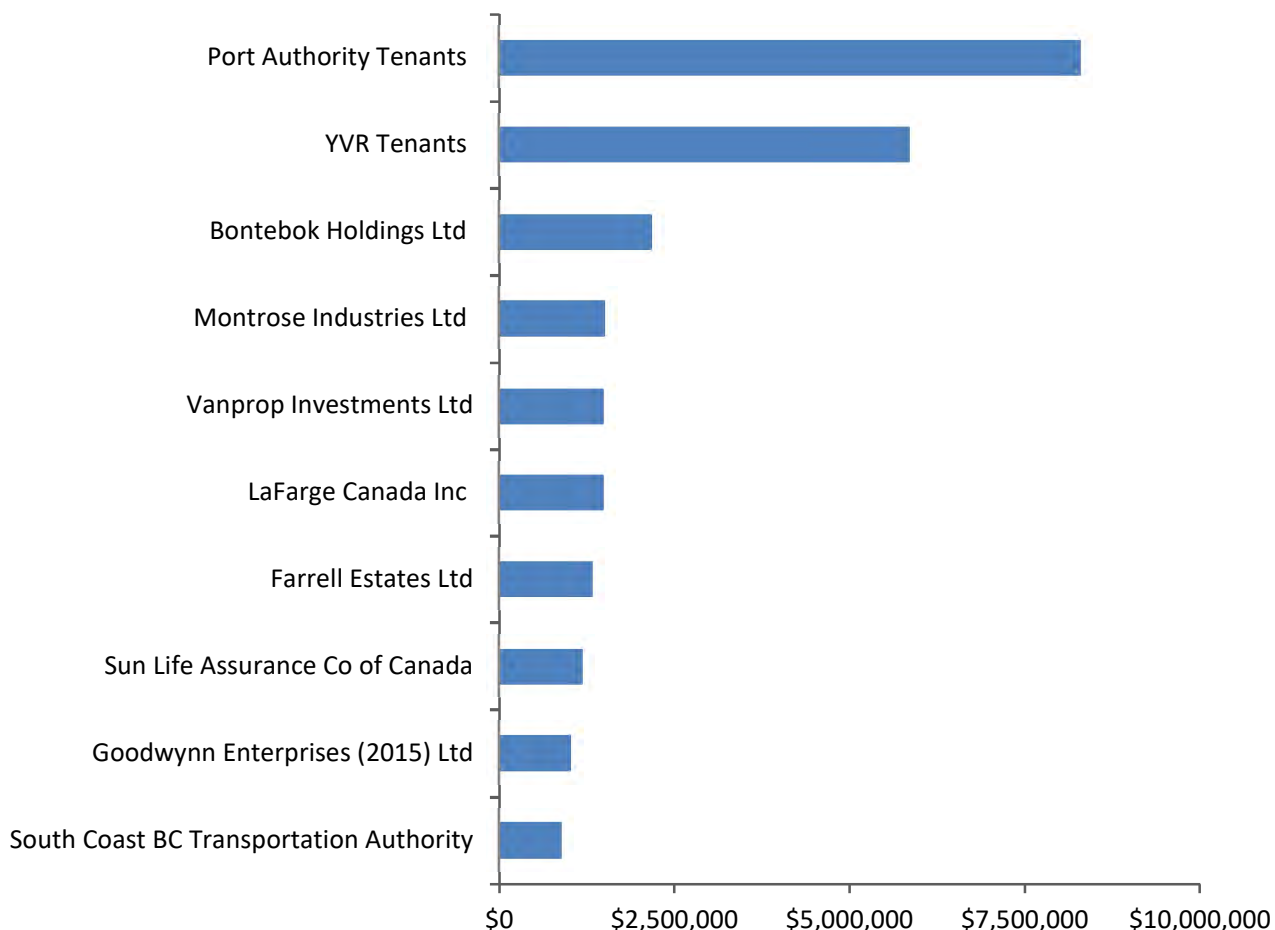


## General assessment by property class 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Residential	\$84,391,147	\$75,895,923	\$78,838,953	\$92,961,083	\$101,623,264
Business	18,964,170	19,613,458	18,856,561	22,213,156	26,755,530
Light industrial	3,528,011	3,850,127	4,286,605	5,368,958	6,737,965
Seasonal / recreational	221,291	211,659	213,776	353,571	440,869
Major industrial	259,457	289,800	336,999	389,851	528,313
Farm	26,166	26,103	26,044	26,496	25,545
Utilities	35,869	55,674	41,633	43,033	47,852
<b>Total</b>	<b>\$107,426,111</b>	<b>\$99,942,744</b>	<b>\$102,600,571</b>	<b>\$121,356,148</b>	<b>\$136,159,338</b>

Source: City of Richmond Finance and Corporate Services

## Top 10 corporate taxpayers in Richmond



Source: City of Richmond Finance and Corporate Services

## Debt servicing costs compared to general taxation revenue 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Debt servicing costs	\$6,628	\$6,826	\$7,032	\$8,320	\$14,782
General taxation revenue	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Debt servicing costs as a % of general taxation revenue	2.88%	2.84%	2.75%	3.09%	5.12%

All debt is supported by general revenues.

Source: City of Richmond Finance and Corporate Services

## Liability servicing limit 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Liability servicing limit	\$117,239	\$113,768	\$113,663	\$127,512	\$156,904

The liability servicing limit is a calculated amount based on 25% of specific municipal revenues.

Source: City of Richmond Finance and Corporate Services

## City of Richmond debt per capita 2019–2023



Source: City of Richmond Finance and Corporate Services

## Net debt 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Net debt	\$27,891	\$22,741	\$17,386	\$107,816	\$98,629

Source: City of Richmond Finance and Corporate Services

## Expenses by function 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Community safety	\$106,209	\$112,895	\$123,232	\$127,727	\$138,669
Engineering, public works and project development	80,940	75,314	80,083	89,103	81,910
Community services	67,522	50,833	59,873	64,955	71,328
General government	55,689	51,495	52,995	59,492	72,780
Utilities: water, sewer and sanitation	98,653	102,824	106,519	110,490	113,832
Planning and development	48,104*	19,201	25,166	23,890	29,484
Richmond Public Library	10,601	9,040	9,816	10,565	11,533
Richmond Olympic Oval	15,972	12,586	14,079	16,844	19,200
<b>Total expenses</b>	<b>\$483,690</b>	<b>\$434,188</b>	<b>\$471,763</b>	<b>\$503,066</b>	<b>\$538,736</b>

\*Includes one-time TransLink contribution for Capstan Station.

Source: City of Richmond Finance and Corporate Services

## Expenses by object 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Wages and salaries	\$177,363	\$164,788	\$179,260	\$195,616	\$211,637
Public works maintenance	15,299	13,343	13,011	14,390	16,087
Contract services	79,098	81,642	89,086	93,463	102,709
Supplies and materials	68,801	64,437	68,056	73,847	82,730
Interest and finance	26,089	29,779	30,301	31,340	39,423
Transfer from (to) capital for tangible capital assets	52,244	13,568	21,094	21,206	13,848
Amortization of tangible capital assets	64,228	66,254	68,519	72,722	71,938
Loss on disposal of tangible capital assets	568	377	2,436	482	364
<b>Total expenses</b>	<b>\$483,690</b>	<b>\$434,188</b>	<b>\$471,763</b>	<b>\$503,066</b>	<b>\$538,736</b>

Source: City of Richmond Finance and Corporate Services

## Revenue by source 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Taxation and levies	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Utility fees	111,472	114,335	118,144	127,965	132,951
Sales of services	42,747	29,090	35,601	44,494	50,737
Licences and permits	13,030	19,407	13,995	15,047	15,934
Investment income	25,142	20,175	14,968	30,250	61,503
Grants including casino revenue	42,104	16,953	18,404	25,455	51,673
Development cost charges	13,802	16,737	16,223	22,434	10,292
Other capital funding sources	39,028	71,051	64,695	51,220	83,562
Other	64,419	51,313	37,577	57,901	45,727
<b>Total revenue</b>	<b>\$581,942</b>	<b>\$579,052</b>	<b>\$575,444</b>	<b>\$644,348</b>	<b>\$741,099</b>

Source: City of Richmond Finance and Corporate Services

## Accumulated surplus 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Accumulated surplus, beginning of year	\$3,141,090	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169
Annual surplus	98,252	144,864	103,681	141,282	202,363
Accumulated surplus, end of year	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169	\$3,831,532

Source: City of Richmond Finance and Corporate Services

## Changes in net financial assets 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Change in net financial assets	\$42,748	\$83,116	\$51,018	\$85,722	\$99,850
Net financial assets, end of year	\$805,869	\$888,985	\$940,003	\$1,025,725	\$1,125,575

Source: City of Richmond Finance and Corporate Services

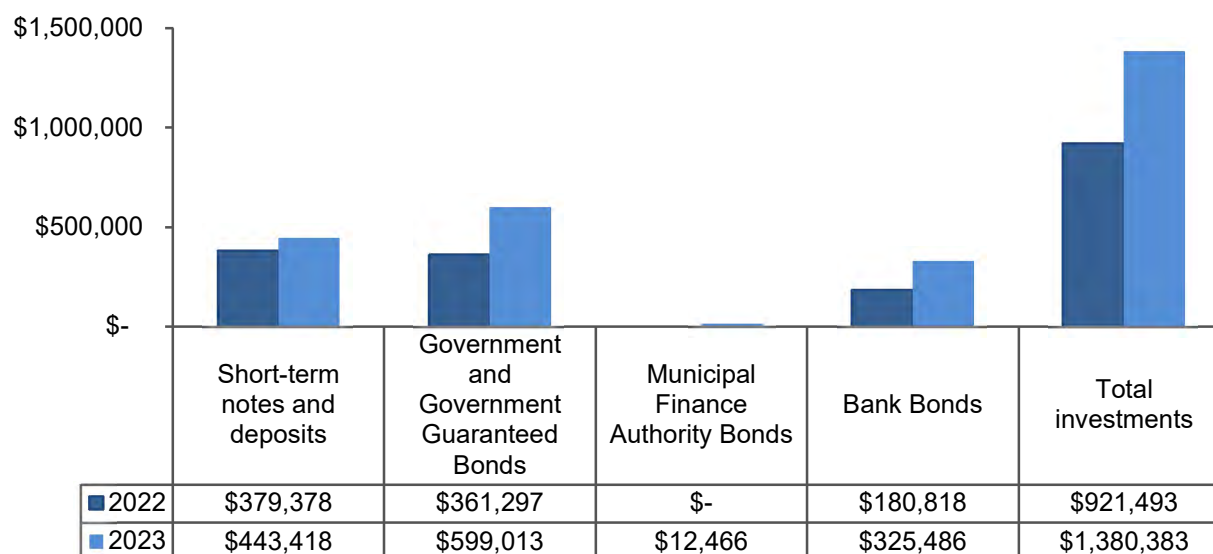
## Reserves 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Affordable housing	\$11,705	\$12,250	\$14,293	\$15,427	\$16,924
Arts, culture and heritage	3,726	3,721	3,526	3,573	4,126
Capital building and infrastructure	100,686	111,528	122,720	129,625	145,902
Capital reserve	171,976	222,778	244,445	263,825	287,961
Capstan station	32,318	11,477	11,149	14,582	15,009
Child care development	8,922	10,055	10,078	10,169	10,866
Community legacy and land replacement	1,310	1,387	1,458	1,545	1,671
Drainage improvement	55,645	60,597	57,159	59,740	52,408
Equipment replacement	20,203	22,577	25,206	26,888	29,894
Flood protection*	-	-	-	-	13,311
Growing communities fund*	-	-	-	-	21,067
Hamilton area plan community amenity	1,720	2,762	3,007	3,605	3,767
Leisure facilities	17,676	18,097	18,970	27,768	29,059
Local improvements	7,327	7,459	7,571	7,760	8,109
Neighbourhood improvement	7,860	7,919	8,037	8,588	9,153
Oval	8,856	7,810	8,100	9,846	11,586
Public art program	4,858	4,582	4,405	4,828	4,987
Sanitary sewer	47,731	48,903	49,611	53,518	51,958
Sanitary sewer BL10401*	-	-	-	-	6,181
Steveston off-street parking	325	331	336	339	354
Steveston road ends	150	153	155	147	143
Waterfront improvement	202	195	187	181	187
Watermain replacement	54,380	54,952	56,796	61,230	55,624
Water supply BL10402*	-	-	-	-	9,463
<b>Total reserves</b>	<b>\$557,576</b>	<b>\$609,533</b>	<b>\$647,209</b>	<b>\$703,184</b>	<b>\$789,710</b>

\*New reserves created in 2023

Source: City of Richmond Finance and Corporate Services

## Investment portfolio per type 2022–2023 (in \$000s)



Source: City of Richmond Finance and Corporate Services

## Ratio analysis indicators of financial condition

	2023	2022	2021
<b>Sustainability ratios</b>			
Assets to liabilities (times)	6.3	6.2	7.6
Financial assets to liabilities (times)	2.6	2.5	2.8
Net debt to total revenues	13.3%	16.7%	3.0%
Net debt to the total assessment	0.07%	0.09%	0.02%
Expenses to the total assessment	0.4%	0.4%	0.5%
<b>Flexibility ratios</b>			
Debt charges to revenues	0.8%	0.4%	0.3%
Net book value of capital assets to cost	66.1%	66.2%	66.8%
Own source revenue to the assessment	0.4%	0.5%	0.5%
<b>Vulnerability ratios</b>			
Government transfers to total revenues	4.1%	4.0%	3.2%

Source: City of Richmond Finance and Corporate Services



## 2023 permissive property tax exemptions

In accordance with Section 98 (2)(b) of the Community Charter, we disclose that the following properties were provided permissive property tax exemptions by Richmond City Council in 2023. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2023 Municipal tax exempted
<b>Churches and religious properties</b>		
Aga Khan Foundation Canada	4000 May Drive	\$11,926
BC Muslim Association	12300 Blundell Road	2,221
Bakerview Gospel Chapel	8991 Francis Road	2,691
Beth Tikvah Congregation	9711 Geal Road	16,080
Bethany Baptist Church	22680 Westminster Highway	7,571
Brighthouse United Church	8151 Bennett Road	15,125
Broadmoor Baptist Church	8140 Saunders Road	4,224
Canadian Martyrs Parish	5771 Granville Avenue	21,638
Christian and Missionary Alliance	3360 Sexsmith Road	11,275
Christian Reformed Church	9280 No. 2 Road	19,223
Church in Richmond	4460 Brown Road	2,484
Church of Latter Day Saints	8440 Williams Road	18,303
Conference of the United Mennonite Churches of BC	11571 Daniels Road	12,863
Cornerstone Evangelical Baptist Church	12011 Blundell Road	750
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	1,201
Emmanuel Christian Community	10351 No. 1 Road	8,814
Fraserview Mennonite Brethren Church	11295 Mellis Drive	5,800
Fujian Evangelical Church	12200 Blundell Road	3,079
Gilmore Park United Church	8060 No. 1 Road	3,046
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	4,808
Immanuel Christian Reformed Church	7600 No. 4 Road	3,482
India Cultural Centre	8600 No. 5 Road	3,023
International Buddhist Society	9160 Steveston Highway	4,231
Johrei Fellowship Inc.	10380 Odlin Road	6,448
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,240
Ling Yen Mountain Temple	10060 No. 5 Road	3,064
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,241
North Richmond Alliance Church	9140 Granville Avenue	4,941
Our Savior Lutheran Church	6340 No. 4 Road	3,393
Parish of St. Alban's	7260 St. Albans Road	14,381

**Churches and religious properties continued . . .**

Peace Evangelical Church	8280 No. 5 Road	\$1,204
Richmond Alliance Church	11371 No. 3 Road	2,450
Richmond Baptist Church	6560 Blundell Road	3,422
Richmond Baptist Church	6640 Blundell Road	11,363
Richmond Bethel Mennonite Church	10160 No. 5 Road	4,078
Richmond Chinese Alliance Church	10100 No. 1 Road	14,192
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,468
Richmond Emmanuel Church	7451 Elmbridge Way	6,022
Richmond Faith Fellowship	11960 Montego Street	3,652
Richmond Pentecostal Church	9260 Westminster Highway	1,710
Richmond Pentecostal Church	9300 Westminster Highway	2,933
Richmond Presbyterian Church	7111 No. 2 Road	11,210
Richmond Sea Island United Church	8711 Cambie Road	19,466
Salvation Army Church	8280 Gilbert Road	3,554
Science of Spirituality SKRM Inc.	11011 Shell Road	1,071
Shia Muslim Community	8580 No. 5 Road	1,919
South Arm United Church	11051 No. 3 Road	1,830
St. Anne's Anglican Church	4071 Francis Road	5,944
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,197
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	40,672
St. Monica's Roman Catholic Church	12011 Woodhead Road	3,785
St. Paul's Roman Catholic Parish	8251 St. Albans Road	15,021
Steveston Buddhist Temple	4360 Garry Street	16,783
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	9,994
Steveston United Church	3720 Broadway Street	4,157
Subramaniya Swamy Temple	8840 No. 5 Road	1,530
Thrangu Monastery Association	8140 No. 5 Road	3,185
Thrangu Monastery Association	8160 No. 5 Road	1,640
Towers Baptist Church	10311 Albion Road	9,969
Trinity Lutheran Church	7100 Granville Avenue	15,487
Trinity Pacific Church	10011 No. 5 Road	7,007
Trustees Congregation of Meeting Room 8020 No. 5 Rd Richmond BC	8020 No. 5 Road	2,554
Ukrainian Catholic Church	8700 Railway Avenue	3,620
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,995
Vancouver International Buddhist Progress Society	8271 Cambie Road	9,404
Vedic Cultural Society of BC	8200 No. 5 Road	3,606
Walford Road Gospel Church	9291 Walford Street	1,119
West Richmond Gospel Hall	5651 Francis Road	4,368

**Recreation, child care and community service properties**

Atira Women's Resource Society	650 - 5688 Hollybridge Way	\$8,443
BC Society for the Prevention of Cruelty to Animals	12071 No. 5 Road	26,965
City Centre Community Centre	5900 Minoru Boulevard	58,445
Cook Road Children's Centre	8300 Cook Road	2,117
Cranberry Children's Centre	23591 Westminster Highway	7,936
Gardens Children's Centre	10640 No. 5 Road	5,462
Girl Guides of Canada	11551 Dyke Road	35,303
Girl Guides of Canada	4780 Blundell Road	6,836
Hummingbird Child Care Centre	6899 Pearson Way	6,771
Navy League of Canada	7411 River Road	8,630
Richmond Caring Place	7000 Minoru Boulevard	96,998
Richmond Family Place	8660 Ash Street	6,758
Richmond Gymnastics Association	140 - 7400 River Road	18,375
Richmond Lawn Bowling Club	6131 Bowling Green Road	32,935
Richmond Public Library - Cambie Branch	140-160 11590 Cambie Road	3,208
Richmond Public Library - Ironwood Branch	11688 Steveston Highway	3,588
Richmond Rod and Gun Club	140 - 7400 River Road	9,187
Richmond Rod and Gun Club	7760 River Road	24,258
Richmond Tennis Club	6820 Gilbert Road	39,611
Richmond Winter Club	5540 Hollybridge Way	179,133
River Run Early Care and Learning Centre	10277 River Drive	8,308
Riverside Children's Centre	5862 Dover Crescent	1,161
Scotch Pond Heritage	2220 Chatham Street	2,528
Seasing Child Care Centre	10380 No. 2 Road	16,496
Seedlings Early Childhood Development Hub	6380 No 3 Road	27,082
Sharing Farm	2900 River Road	16,173
Sharing Farm	2771 Westminster Highway	14,616
Sprouts Early Childhood Development Hub	3368 Carscallen Road	10,292
Terra Nova Children's Centre	6011 Blanchard Drive	2,247
Treehouse Learning Centre	100 - 5500 Andrews Road	2,029
Watermania	14300 Entertainment Boulevard	158,530
West Cambie Childcare Centre	4033 Stolberg Street	3,499

**Senior citizen housing**

Richmond Legion Senior Citizen Society	7251 Langton Road	\$28,508
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**Community care facilities**

Aspire Richmond Support Society	431 Catalina Crescent	\$2,290
Aspire Richmond Support Society	303 - 7560 Moffatt Road	1,055
Aspire Richmond Support Society	5728 Woodward Road	3,028
Aspire Richmond Support Society	9580 Pendleton Road	3,483
Aspire Richmond Support Society	4433 Francis Road	2,495
Developmental Disabilities Association	6531 Azure Road	2,935
Developmental Disabilities Association	8400 Robinson Road	3,371
Developmental Disabilities Association	7611 Langton Road	3,357
Greater Vancouver Community Service	4811 Williams Road	3,381
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	12,534
Richmond Lions Manor	9020 Bridgeport Road	26,358
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	39,763
Turning Point Housing Society	10411 Odlin Road	3,192

# Major services provided by the City of Richmond

## Administration

Includes the office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes Human Resources, Intergovernmental Relations and Protocol, Corporate Communications and Marketing, Corporate Planning and Organizational Development and the Corporate Programs Management Group.

## Community Safety

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws and Business Licences.

## Community Services

Coordinates, supports and develops Richmond's community services including Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services.

## Engineering and Public Works

The Engineering and Public Works Departments deliver public works services and utilities, engineering planning, design, construction and maintenance services for all utility and City building infrastructure, as well as sustainability and environmental programs.

## Finance and Corporate Services

Includes Customer Service, Information Technology, Finance, Economic Development, Real Estate Services and Business Services.

## Planning and Development

Includes the Policy Planning, Transportation, Development Applications, Building Approvals and Community Social Development Departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.

## Law and Legislative Services

Includes the Law Department and the City Clerk's Office.

## Other City entities

### Gateway Theatre

Operates the City's performing arts theatre.

### Lulu Island Energy Company

Operates the City's district energy utilities.

### Richmond Olympic Oval Corporation

Operates the Richmond Olympic Oval and the Richmond Sport Hosting program.

### Richmond Public Library

Operates Richmond's public library, including four branches.

# City of Richmond contacts

The City of Richmond offers many civic services to the community. Additional services are provided through the Richmond Olympic Oval, Richmond Public Library, Gateway Theatre and Lulu Island Energy Company. For more information on City services contact:

## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4000  
Email: InfoCentre@Richmond.ca  
www.richmond.ca

 @CityofRichmondBC

 @Richmond\_BC

 @CityofRichmondBC

 /CityofRichmondBC

## Gateway Theatre

6500 Gilbert Road  
Richmond, BC V7C 3V4  
Phone: 604-270-6500  
Box Office: 604-270-1812  
www.GatewayTheatre.com

 @GatewayThtr

 @GatewayThtr

 @GatewayThtr

## Lulu Island Energy Company

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4011  
Email: Info@LuluIslandEnergy.ca  
www.LuluIslandEnergy.ca

## Richmond Public Library


100-7700 Minoru Gate (Brighthouse Branch)  
Richmond, BC V6Y 1R8  
Library Hours Line: 604-231-6401  
www.YourLibrary.ca

 @YourLibraryRichmond

 @RPLBC

 @RPLBC

 /YourLibraryRichmond

 Account: RPLYourlibrary1

## Richmond Olympic Oval

6111 River Road  
Richmond, BC V7C 0A2  
Phone: 778-296-1400  
Email: Info@RichmondOval.ca  
www.RichmondOval.ca

 @RichmondOval

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City of  
Richmond  
British Columbia, Canada

# 2023 Annual Report Highlights

For the year ended December 31, 2023





# RICHMOND CITY COUNCIL



**Back row, left to right:**

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

**Front row, left to right:**

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

## CONNECT WITH RICHMOND CITY COUNCIL

To contact Council, email [MayorAndCouncillors@richmond.ca](mailto:MayorAndCouncillors@richmond.ca) or call 604-276-4000.

For Council meeting agendas and minutes, visit [richmond.ca/agendas](https://richmond.ca/agendas).

To live stream Council meetings or view videos of past meetings, visit [richmond.ca/WatchOnline](https://richmond.ca/WatchOnline).



The City of Richmond is proud of its diverse and committed workforce. This year, we asked our employees to take photos and send us images of “their Richmond” for this report. Photos with the camera icon are just some of the submissions, and we are delighted to share them with you. None are professional photographers.

**COVER PHOTO: THE HORSESHOE SLOUGH PUMP STATION, ONE OF 39 PUMP STATIONS IN RICHMOND, PROTECTS THE COMMUNITY AND IS AN ESSENTIAL PIECE OF THE CITY’S FLOOD PROTECTION MEASURES.**

# CITY OF RICHMOND, BRITISH COLUMBIA 2023 ANNUAL REPORT HIGHLIGHTS

FOR THE YEAR ENDED DECEMBER 31, 2023

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This report features highlights from Richmond’s 2023 Annual Report. For the detailed 2023 Annual Report that meets legislated requirements, or for an online copy of this highlights report, please visit [richmond.ca/AnnualReport](http://richmond.ca/AnnualReport).

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“Our vision is  
to be the most  
appealing, livable  
and well-managed  
community in  
Canada.”



VIEW FROM THE SOUTH SIDE OF CITY HALL  
PHOTO BY NICOLE JOE, DEPARTMENTAL ASSOCIATE 3, FINANCE  
CITY EMPLOYEE SINCE 2023



# MESSAGE FROM THE MAYOR



The City of Richmond and our City Council continued to be civic leaders in 2023 thanks to a number of bold, innovative and sustainable programs that benefitted residents as well as businesses.

Despite stubbornly high inflation and interest rates, Richmond showcased an active year with a robust, stable economy as well as a commitment to addressing community needs.

As housing affordability dominated public, media and government conversations, Council took action to encourage the availability of various forms of affordable rental accommodation. It approved a project in the City Centre that will see a total of over 1,350 units built, including 156 Low End Market Rental units and 120 market rental units. At Public Hearings, Council also approved over

1,000 townhouse and condominium units across the city of which almost 300 will be affordable rental units and 200 will be permanent market rentals.

Challenges in housing affordability gave rise to increased risks of homelessness. Council took steps to support those in need by adding capacity at the Richmond House Emergency Shelter. Warming Centres at South Arm and Brighthouse Parks, as well as the ongoing operation of a Drop-In Centre and Shower Program near City Hall, were also extended.

The City issued building permits with an overall construction value exceeding \$750 million in 2023. Major residential construction projects started over the past year, including the \$500 million Richmond Centre redevelopment that will provide over 1,100 residential units and additional



**SERENE SKIES OVER THE FRASER RIVER**  
PHOTO BY CYNTHIA NG, DEPARTMENTAL ASSOCIATE 2,  
COMMUNITY SERVICES—PLANNING AND PROJECTS  
CITY EMPLOYEE SINCE 2023

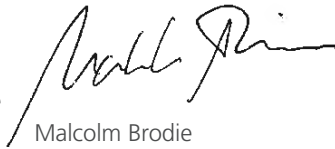


retail space in the City Centre.

Richmond's commitment to environmental sustainability was evident when Council adopted a Circular City Strategy in April as the guiding framework for environmental action. With six strategic directions and 84 actions, the strategy is the first of its kind for a Canadian local government and sets Richmond on a path to achieve 100 per cent circularity by 2050.

In another innovative approach, Council adopted the Zero Carbon Step Code for new residential, commercial, office, retail and hotel use. The Code will accelerate the transition to zero-emission energy sources in new buildings and move us closer to achieving our 2030 (50 per cent) and 2050 (100 per cent) greenhouse gas emission reduction targets.

Through wise investments, sound management and innovative action, our staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2023 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.



Malcolm Brodie  
*Mayor, City of Richmond*





# MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



I am pleased to present the City of Richmond's 2023 Annual Report. It details our strong financial position and outlines many of the important initiatives we have undertaken to serve our community.

Central to these initiatives is our focus on people. The City remains committed to providing programs and services that meet the needs of our residents and businesses.

The introduction of the new MyRichmond mobile app and MyPermit online portal are examples. MyRichmond allows residents quick and secure access to a range of City programs and services from their mobile devices anywhere, anytime. Similarly, the MyPermit portal gives developers and contractors the tools they need to deliver housing options in Richmond. Part of the Permit Optimization Project, this online self-service option

for plumbing and gas applications will expedite around 3,500 permits annually.

A refresh of the City website took place with the emphasis on customer needs and improving the user experience. Elements such as easier navigation, streamlining of content and a built-in multilingual translation tool created a more efficient environment for the more than four million views each year.

The past year saw the community engaged in many ways. The 76th annual Steveston Salmon Festival drew over 75,000 visitors to the waterfront village to celebrate our rich fishing history, while over 40,000 attended the 20th anniversary of the Richmond Maritime Festival. The City also commemorated the 50th anniversary of its Sister City relationship with Wakayama, Japan with



RICHMOND MARITIME FESTIVAL



the special planting of three Kuromatsu, or Japanese Black Pine, trees at City Hall.

Council supported our ongoing commitment to child care with the opening of the Hummingbird Child Care Centre in the Oval Village neighbourhood. Providing 37 licenced spaces for infants, toddlers and children, it is the 13th City-owned, purpose-built child care facility in Richmond and means over 2,500 new spaces have been added since 2016—a 44 per cent increase. Richmond now has child care spaces for over 35 per cent of children to the age of 12.

One of Canada's healthiest and most active communities, Richmond welcomed over 21,200 children and youth to day camps in 2023, with around 13,000 participating in various summer programs. Almost 700,000 people registered for

in-person programs at City facilities with another 1.6 million drop-in admissions at various locations.

Promoting diversity and inclusiveness is essential in a city as uniquely multicultural as Richmond. Over 80 per cent of our population is a visible minority, the highest proportion of any British Columbia municipality, so accessibility and acceptance is important as we build a strong, resilient community.

Displayed at City Hall for the first time was the Progress Pride Flag in support of Richmond's 2SLGBTQI+ community, as well as the Survivor's Flag to observe the National Day for Truth and Reconciliation. An investment of \$9.1 million from the Federal Government Rapid Housing Initiative led to the announcement of a 25-unit affordable housing project for

vulnerable women and their children, and the City continued to advance several affordable housing projects to address the ongoing affordability and rental challenge.

Our city's foundation for success is strong financial stewardship and Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong community committed to continued growth and success—within a framework of diversity, sustainability and value for taxpayers.

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



Serena Lusk  
Chief Administrative Officer







SUNSET OVERLOOKING THE MIDDLE ARM TRAIL  
PHOTO BY SHANNON UNRAU, LEGISLATIVE SERVICES ASSOCIATE, CLERKS  
CITY EMPLOYEE SINCE 2016





# 2023 Achievement highlights

The Community Charter requires BC municipalities to include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards those objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Strategic Plan. Soon after Council began its four-year term in October 2022, it undertook a strategic planning process to help fulfill its governance role and achieve a successful term of office. Through that process, Council adopted a new set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2023.



## 1. PROACTIVE IN STAKEHOLDER AND CIVIC ENGAGEMENT

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. Over the past year, the City coordinated a variety of initiatives to engage residents, and recognize and embrace their culture and identity. Council and members of Richmond's Sikh community came together in July to unveil an interpretive memorial at King George Park for the 1914 Komagata Maru incident, and celebrations were held to mark Hanukkah, the 50th anniversary of the Sister City relationship with Wakayama, Japan, as well as National Indigenous History Month. The City unveiled a refreshed website that had over 4.3 millions views and offers a multilingual translation tool for residents seeking information in a non-English language. A 10-part video series, Richmond Stories, drew on archival footage, story telling and anecdotes to highlight the city's rich history and cultural influences. Topics included a charming love story on the interurban tram, and the fine craftsmanship of Japanese boatbuilding on Steveston's waterfront. The online Let's Talk Richmond platform remained an integral component of the City's engagement strategy with almost 30 projects throughout the year on topics ranging from flood protection and affordable housing, to dog parks and pickleball. Engagement on the various projects increased over 20 per cent, with a rise in registered participants of almost 45 per cent. In May, the City launched its new MyRichmond app for iOS and Android to allow residents quick and secure access to a range of City programs and services from their mobile devices.



RICHMOND RCMP



BACKGROUND PHOTO: BRITANNIA SHIPYARDS NATIONAL HISTORIC SITE  
PHOTO BY REENA CLARKSON, COMMUNICATIONS ASSOCIATE,  
CORPORATE COMMUNICATIONS AND MARKETING  
CITY EMPLOYEE SINCE 2004

## 2. STRATEGIC AND SUSTAINABLE COMMUNITY GROWTH

Providing stable and affordable housing options remained a priority as Council completed public hearings for the rezoning of several multi-family projects, including more than 1,000 townhouse and condominium units across the city. Almost 300 were affordable rental units, while almost 200 were permanent market rental. Another significant rental development was Phase 1 of Polygon's Talisman project at Garden City and Cambie Roads. Consisting of 156 Low End Market Rental (LEMR) units and 120 market rental units in two six-storey, wood framed, stand-alone buildings, the development will ultimately see 10 buildings totalling 1,357 units (156 LEMR units + 171 Market Rental units + 1,030 strata units). Richmond also remains a go-to location for economic investment thanks to its proximity to key distribution points, ease of access and initiatives such as the Industrial Lands Intensification Initiative that has positioned the City as a regional growth leader in industrial land redevelopment and intensification initiatives. In 2023, the City issued building permits with an overall construction value exceeding \$750 million while accruing development revenue of over \$11 million. Over \$4.48 million in business licence revenue was generated in 2023, an eight per cent increase from the previous year, and over 17,000 licences were issued.

## 3. A SAFE AND PREPARED COMMUNITY

The Richmond RCMP continued to keep our city safe through targeted enforcement and education. Serious assaults decreased 12 per cent in 2023, drug offences were down seven per cent, and there were declines in residential break and enter and arson. Commercial break and enter crime dropped 16 per cent. Council approved a long-awaited Community Policing Office in the Hamilton area of east Richmond. Community Bylaws also played a key role in keeping the community safe. Over 440 tickets were issued to businesses that failed to comply with licensing requirements or for operating contrary to their business licence conditions. Bylaws staff made over 500 grease inspections and responded to almost 3,700 parking violation complaints—an increase of 23 per cent from the previous year. Richmond Fire-Rescue responded to over 12,260 calls, an eight per cent rise from the previous year. Council approved a significant upgrade to the City Works Yard in its current Lynas Lane location. The yard plays a crucial role in day-to-day operations as well as emergency management and environmental protection, and the long-term investment will result in a safe, secure operations facility that will support the community for decades to come. The City upgraded almost 1,000 metres of watermains and 800 metres of drainage mains in the Burkeville neighbourhood, while around five kilometres of aging asbestos cement watermains were replaced with PVC piping. City staff also completed four kilometres of canal reclamation on the Woodward's drainage catchment.



#### 4. RESPONSIBLE FINANCIAL MANAGEMENT AND GOVERNANCE

Effective financial planning and partnerships with other levels of government and stakeholders supported continued growth and development. Reinforcing the commitment to providing efficient and timely support to the construction sector, the online MyPermit portal was launched. Plumbing and gas permits can now be submitted, processed and approved online, expediting the current annual issuance of 3,000 to 3,500 trades permits anytime from anywhere. Grants and funding supported a range of projects in 2023. Among them was \$9 million through the Canada Mortgage and Housing Corporation for a 25-unit affordable housing development for vulnerable women; \$500,000 from the Provincial Ministry of Transportation and Infrastructure for Phase Two of the Steveston Highway Multi-Use Pathway; and \$2.28 million from the Provincial Ministry of Emergency Management and Climate Readiness for various flood protection projects. Youth benefitted from a \$360,000 grant from the BC Government for upgrades to the popular Media Lab; and a further \$2.68 million came from the Public Safety Canada Growing Communities Fund to combat youth gang violence in Richmond. Over \$4.3 million in Development Cost Charges supported important community amenities such as road and active transportation improvements; upgrades to watermains, drainage pump stations, and sanitary pump stations; and the acquisition and development of parkland, playing fields and playgrounds.

#### 5. A LEADER IN ENVIRONMENTAL SUSTAINABILITY

The City of Richmond remains an acknowledged leader in environmental sustainability due to years of investment, foresight and innovation. Council adopted a Circular City Strategy in April, the first of its kind by a local government in Canada, as the guiding framework for environmental action. Richmond continued to explore innovative and sustainable road paving technologies, becoming the first local government in Canada to use an innovative blend of recycled asphalt and recycled plastic flake as a binding agent. The City's award-winning Recycling Depot saw over 270,000 visits by residential and commercial users – the equivalent to one user every 43 seconds. Richmond continued to lead in water conservation through water meter and demand management programs. Richmond spent \$1.2 million in 2023 to assist strata developments to install water meters. It also acquired four fully-electric Ford F-150 Lightning trucks and two E-Transit vans, joining the existing Green Fleet of 15 fully electric vehicles, 32 plug-in hybrids, 25 hybrids and one hydrogen model, all of which make up around 20 per cent of the fleet vehicles. To support and encourage the use of private electric vehicles, Council amended the City's Zoning Bylaw to require the installation of EV charging infrastructure for non-residential parking spaces in all new developments. Richmond also became one of the first communities in

the region to offer an e-scooter sharing program. Over 60,000 shared e-scooter or e-bike trips occurred in 2023 as popularity grew. The multi-award-winning Lulu Island District Energy program continued to deliver low carbon energy to almost 6,500 residential units and 30 buildings throughout the city. Two buildings were added to the grid in 2023, with an overall reduction in greenhouse gas emissions of almost 4,000 tonnes for the year.

#### 6. A VIBRANT, RESILIENT AND ACTIVE COMMUNITY

Richmond is renowned for its vibrant arts scene, extensive parks and trails, and diverse cultural heritage. Supporting the local community, the City commissioned 22 Richmond-based artists for public art, along with five new murals and prominent installations such as Typha at the Middle Arm Waterfront Greenway, and Leaping Home at the Richmond Animal Shelter. The City also received the Creative Cities Network of Canada's Public Art Legacy Award for Sea to Sky, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell as part of the Keltic Development. Ranked once again by the national Culture Days office as first in BC and third in Canada for midsize cities, Richmond hosted 93 free, in-person and online activities by 62 artists and cultural organizations. The opening weekend at the Richmond Cultural Centre attracted an estimated 2,000 people. Enhancing its many outdoor experiences, the City reopened Minoru Lakes in 2023 following a \$10.6 million reconstruction that included new furniture and viewing areas, a boardwalk and a waterfall. Parks staff also planted over 2,300 new trees around Richmond in addition to the 1,200 trees planted through development. As part of the City's Homelessness Strategy and 10-year Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, the City led community dialogues to reduce stigma and promote understanding. Emergency Shelters, Warming Centres and a Drop-In Centre were activated and expanded on the direction of Council to provide access to shelter and supports regardless of weather. The City's Cultural Harmony Plan, the first of its kind in Canada, continued to promote diversity and inclusivity in the community, with ongoing dialogue and education programs reducing the number of reported hate-related crimes and incidents by 26 per cent.



TYPHA BY ARTISTS CHARLOTTE WALL AND PUYA KHALILI



# Proud, strong and vibrant. Welcome to Richmond.

With over 230,000 residents, 13,000 businesses and 125,000 people working here, the City of Richmond is one of the region's most vibrant and desirable locations. Bordered by the mouth of the Fraser River and home to Vancouver's International Airport—consistently ranked among the best in the world—Richmond continues to grow and welcome people from around the world to visit or establish roots here.

The city has one of Canada's most diverse populations with residents from over 180 different ethnic or cultural backgrounds and more than 80 per cent identifying as a visible minority. The predominant ethnic group self-identifies as Chinese and their cultural influence, along with those from other south Asian countries and elsewhere, can be seen throughout Richmond.

This commitment to inclusiveness was reflected through the display of the Progress Pride Flag for Pride Week, as well as ongoing recognition of the National Day for Truth and Reconciliation, and National Indigenous History Month. City staff continued to work with the Richmond RCMP to promote the "Hate Has No Place" campaign and other initiatives, and officers proactively engaged with various faith communities and conducted safety patrols of places of worship following outbreaks of violence in the Middle East in October.

Richmond was back on the world sporting stage, hosting the Canadian Adult Recreational Hockey Association (CARHA) World Cup at the internationally renowned Richmond Olympic Oval and other venues in March. Following postponements due to the pandemic, this competition alone

attracted over 1,600 participants from 11 countries. It was one of over 80 major sporting events hosted in the city last year, including the World Wheelchair Curling Championships featuring more than 100 athletes from 17 nations competing for international honours.

Richmond encourages active lifestyles and promotes quality of life. With over 871 hectares (2,153 acres) of park land, 136 kilometres of park trails, 87 kilometres of on-road cycling paths and 140 parks, there are sports and recreation amenities in every neighbourhood. A commitment to active and healthy lifestyles is another reason why Richmond residents live an average of 85.7 years, more than four years longer than the national average of 81.1 years.

The natural diversity and beauty has also made Richmond a popular location for





film and television production, with around 40 location agreements in place during 2023 despite labour disputes that slowed industry output. Richmond now boasts six film studio facilities, and production injects an estimated \$28 million to the local economy.

Richmond residents are proud of their community in many ways. The City's commitment to environmental sustainability is well known, and 2023 saw the launch of the Energize Richmond Community Leaders program to encourage awareness and participation in climate conversations. A public call for interest resulted in 30 leaders being put in place to engage others and encourage discussions and action on climate issues in their daily lives.

Community events transitioned to full swing in 2023 following the pandemic slowdowns of recent years. The popular Halloween Fireworks Festival returned to Minoru Park. Along with a spectacular visual display and ghostly participants, the thousands who attended also had a close up look at a massive, locally-grown 1,003 kilogram (2,212 pound) pumpkin. It was one of several events back in full swing such as the Children's Arts Festival, Doors Open, Steveston Salmon Festival, Cherry Blossom Festival and Richmond Maritime Festival.

The annual Island City by Bike Tour returned in June, with hundreds of cyclists of all ages and levels taking part in a free seven or 22-kilometre ride through the city.

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



**HAROLD STEVES DISPLAYS HIS  
FREEDOM OF THE CITY AWARD  
WITH MAYOR MALCOLM BRODIE**

## **FREEDOM OF THE CITY**

In October, Richmond City Council awarded long-time resident, former Councillor and provincial politician Harold Steves with the Freedom of the City – the highest honour a local government can bestow on an individual.

Richmond-born Steves is the great-grandson of Manoah and Martha Steves, one of the area's founding families and after whom the waterfront community of Steveston is named. He was first elected to Municipal Council in 1968, 22 years before Richmond was designated as a City, for what would be the start of over 50 years of public service.

After a brief stint as a Member of the Legislative Assembly from 1973 to 1975, Steves returned to Richmond Council in 1977 and remained an elected official until his retirement prior to the 2022 municipal election. Among his many achievements was establishing the Agricultural Land Commission to protect valuable farmland and rural areas from development.



**MINORU LAKES**  
PHOTO BY SHELLEY IWATA, DEPARTMENTAL ASSOCIATE 2,  
COMMUNITY SOCIAL DEVELOPMENT  
CITY EMPLOYEE SINCE 2023





CITY CENTRE DISTRICT ENERGY UTILITY





# 2023 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from peers and others. In 2023, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

## PROVIDING SUSTAINABLE, ENVIRONMENTALLY-FRIENDLY ENERGY

The award-winning Lulu Island Energy Company received yet another accolade in 2023, this time for the expansion of its environmentally friendly energy grid into Richmond's City Centre. The City-owned utility won the 2023 National Energy Globe Award from the Energy Globe Foundation, an Austrian-based non-profit organization that recognizes projects focusing on energy efficiency, sustainability and the use of renewable energy or emission-free sources in over 180 countries. Once complete, the City Centre District Energy Utility expansion will connect to 170 residential and mixed-use commercial development sites covering 50 million square feet and save over one million tonnes of carbon emissions compared to conventional energy systems. Along with winning the National Award, the project was also shortlisted from over 30,000 submissions for the International Energy Globe Award in a category alongside projects from Turkey, Malaysia, China and the United Arab Emirates.



# AWARDS CONTINUED . . .

## ENGAGING THE COMMUNITY

The City received two Silver Leaf Awards from the Canadian chapter of the International Association of Business Communicators, a global organization supporting excellence in communications and engagement. The first Silver Leaf was for the multi-year “Rethink Waste: Think Tank and Ideas Hub” communication and engagement campaign to support the City’s goals to reduce waste and support a circular economy. The second recognized the communications campaign to support the introduction of the “Richmond Single-Use Plastic Ban,” a new bylaw banning single-use plastic items. The communications campaign supported businesses through the transition and increased awareness about the new bylaw, further promoting reusable options in the community with a goal to reduce unnecessary waste and pollution.

## SUPPORTING OUR ECONOMY

Richmond’s Supply Chain Resiliency Program received a British Columbia Economic Development Association (BCEDA) Award for its achievement in supporting economic development. Recognized along with the City of Surrey and Township of Langley, the municipalities were presented with the Economic Recovery and Resiliency Award for communities over 20,000 in population. Developed to support businesses during the pandemic, the program identified existing industrial capabilities that could be re-engineered to support future emergency production needs, and helped manufacturers diversify by focusing on emerging opportunities in new sectors. Over 380 manufacturers participated in the program, and more than 200 manufacturing businesses took part in a series of associated Technology Adoption Workshops. BCEDA’s Economic Recovery and Resiliency Award recognizes programs and projects that represent a successful recovery initiative from natural and manmade disasters.

## BUILDING CONNECTIONS THROUGH DESIGN

Recognition of the outstanding design, functionality and innovation of the Minoru Centre for Active Living, the City of Richmond’s state-of-the-art fitness and aquatic facility, continued in 2023. The centre received the prestigious Provincial Facility Excellence Award for projects over \$3 million from the BC Recreation and Parks Association (BCRPA). The annual award recognizes an outstanding facility design or redesign that reflects community culture, innovation and community need. The BCRPA commended the City for working with the local community to create a sustainable and environmentally friendly facility that fosters community connections and enriches individual well-being and quality of life, describing it as a leading community space not only in BC, but nationally and internationally.

THE AQUATIC CENTRE AT MINORU CENTRE FOR ACTIVE LIVING



## FINANCIAL REPORTING

For the 21st and 14th year in a row, respectively, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting for the 2022 Annual Report and the Award for Outstanding Achievement in Popular Financial Reporting for the 2022 Highlights Report. The awards recognized the City's success in producing a high standard report that demonstrated a constructive "spirit of full disclosure" and clearly communicated the municipality's financial story. Richmond also received yet another 'A' grade—the equal highest amongst 32 major Canadian cities—in C.D. Howe's annual Report Card on municipal budgeting, financial reporting and fiscal transparency for 2022.

## INNOVATION IN PLANNING

The Planning Institute of British Columbia awarded the City of Richmond its Silver Award for Excellence in Planning in the category of Enduring Planning Performance. It highlighted the City Centre Area Plan as an example of an exemplary long-term professional planning project that will benefit current and future communities. The Planning Institute of British Columbia is a non-profit professional association of planners in BC and Yukon, and affiliated with the Canadian Institute of Planners.



Government Finance Officers Association

### Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**City of Richmond  
British Columbia**

For its Annual Financial Report  
For the Fiscal Year Ended

December 31, 2022

*Christopher P. Morill*

Executive Director/CEO

# REPORT FROM THE GENERAL MANAGER, FINANCE AND CORPORATE SERVICES

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2023 for the City of Richmond, pursuant to Section 98 and 167 of the Community Charter. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. Preparation of the financial statements is management's responsibility.

KPMG LLP was appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2023 and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended are in accordance with Canadian public sector accounting

standards.

These financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval and Richmond Public Library (collectively referred to as the "City"), as well as the City's investment in Lulu Island Energy Company, which is accounted for as a Government Business Enterprise.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION (IN \$000S)

	2023 Actual	2022 Actual	Change
Financial Assets	\$ 1,842,941	\$ 1,721,772	\$ 121,169
Liabilities	717,366	696,047	21,319
<b>Net Financial Assets</b>	<b>1,125,575</b>	<b>1,025,725</b>	<b>99,850</b>
Non-Financial Assets	2,705,957	2,603,444	102,513
<b>Accumulated Surplus</b>	<b>\$ 3,831,532</b>	<b>\$ 3,629,169</b>	<b>\$ 202,363</b>

The City's overall financial position improved by \$202.4 million, with accumulated surplus (similar to net worth of a corporation) totaling \$3.8 billion. A significant part of this increase is due to additions to capital assets and transfers to the statutory reserves for future capital improvements.

The City's cash and investments are \$1.7 billion while long-term debt decreased by \$9.2 million mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$100.7 million, which includes \$75.9 million of in-kind contributions from development as conditions of rezoning.

## CONSOLIDATED STATEMENT OF OPERATIONS (IN \$000S)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
<b>Annual Surplus</b>	<b>\$75,106</b>	<b>\$202,363</b>	<b>\$141,282</b>

The City's consolidated revenue for the year totaled \$741.1 million, an increase of \$96.8 million from 2022 mainly due to increased investment income, developer contributed tangible capital assets and grants.

Expenses increased by \$35.7 million from prior year mainly due to wages and salaries relating to filling vacancies and collective agreement rate increases, contract cost increases relating to community safety, supply and material cost increases relating to the Rapid Housing grant and to water purchases from Metro Vancouver.

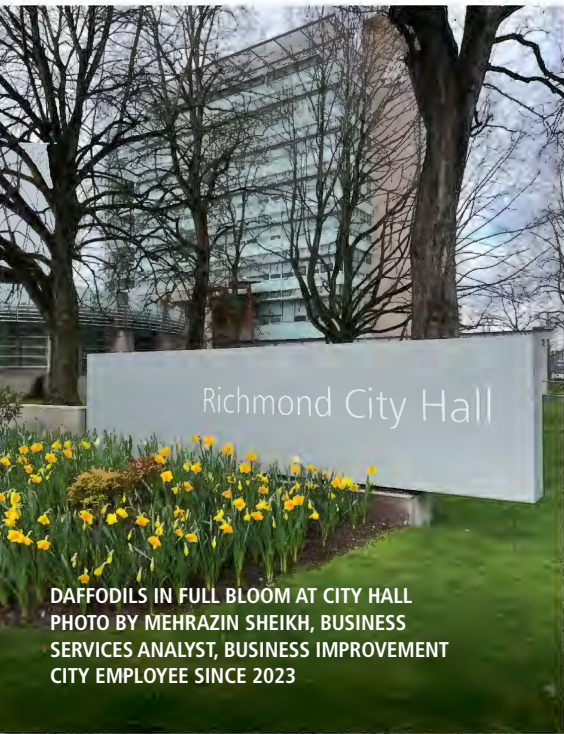
The annual surplus for 2023 was \$202.4 million, including an operating surplus of \$6.1 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

The City's consolidated financial position improved in 2023 as the City saw unprecedented returns on its investments and received several significant grants. The guiding principles of Council's Long Term Financial Management Strategy continues to supporting the City in positioning the City to achieving long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,



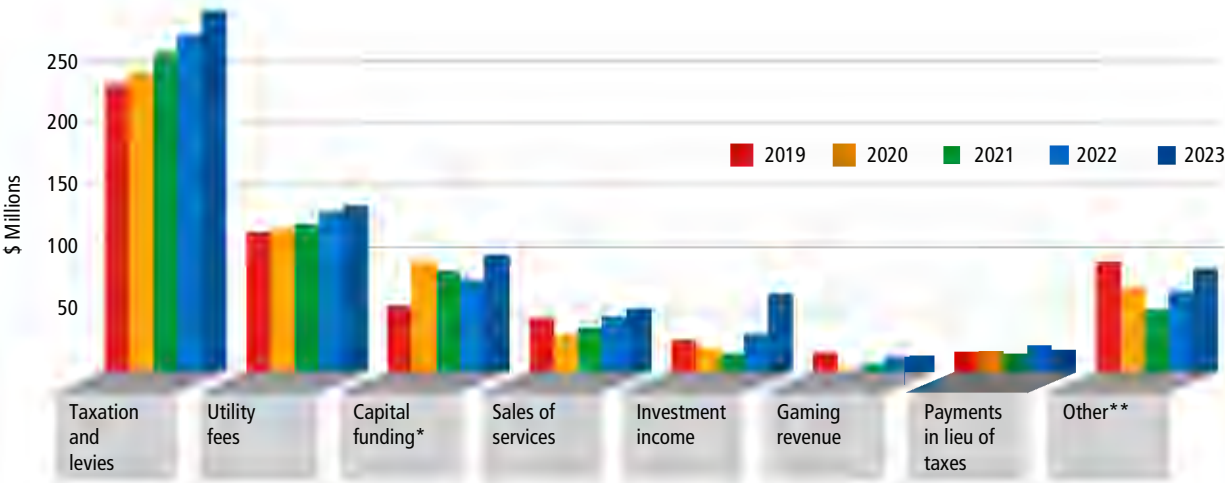
Jerry Chong, CPA, CA  
General Manager, Finance and Corporate Services  
May 13, 2024



DAFFODILS IN FULL BLOOM AT CITY HALL  
PHOTO BY MEHRAZIN SHEIKH, BUSINESS  
SERVICES ANALYST, BUSINESS IMPROVEMENT  
CITY EMPLOYEE SINCE 2023



### REVENUE BY SOURCE 2019–2023

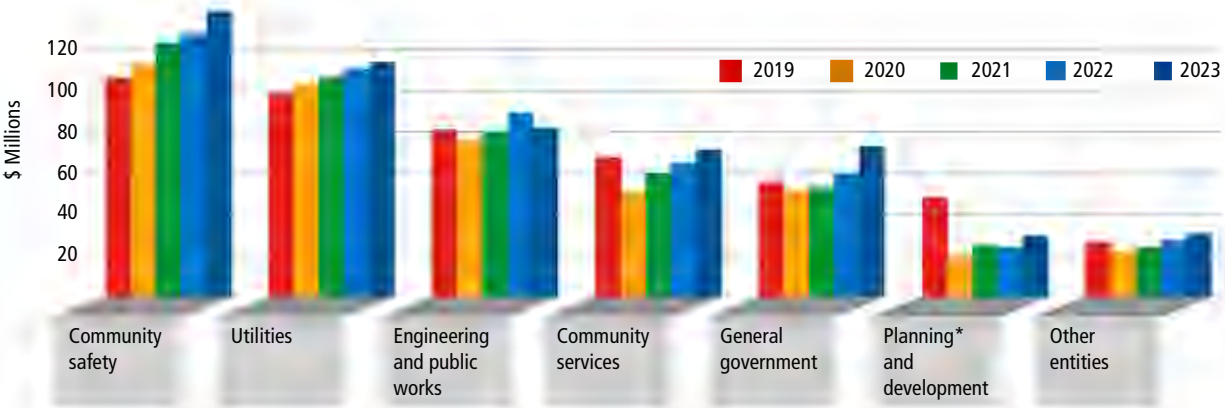


Source: City of Richmond Finance and Corporate Services

\* Capital funding includes: Development Cost Charges and other capital funding sources.

\*\* Other includes: provincial and federal grants, licences and permits and other sources.

### EXPENSES BY FUNCTION 2019–2023



Source: City of Richmond Finance and Corporate Services

\* Expenses for Planning and Development for 2019 include a one-time \$28.1M contribution towards the Canada Line Capstan Station.

# Richmond at a glance

**229,781**  
2023 POPULATION

**November 10, 1879**  
INCORPORATED AS MUNICIPALITY

**129.27**  
SIZE OF CITY IN  
SQUARE KM

**17**  
ISLANDS COMPRISING  
THE CITY

**December 3, 1990**  
DESIGNATED AS CITY OF RICHMOND

## Fast facts

**\$751 million**  
NEW CONSTRUCTION VALUE  
IN 2023

**830**  
HECTARES OF CRANBERRY  
FIELDS IN PRODUCTION

**316**  
PERMANENT AND TEMPORARY  
PUBLIC ARTWORKS ON  
DISPLAY THROUGHOUT  
RICHMOND IN 2023

**60.3**  
PERCENTAGE OF THE CITY'S  
POPULATION BORN OUTSIDE  
OF CANADA

**39**  
PERCENTAGE OF THE CITY  
WITHIN THE AGRICULTURAL  
LAND RESERVE (ALR)

**49**  
KILOMETRES OF DIKES FOR  
FLOOD PROTECTION

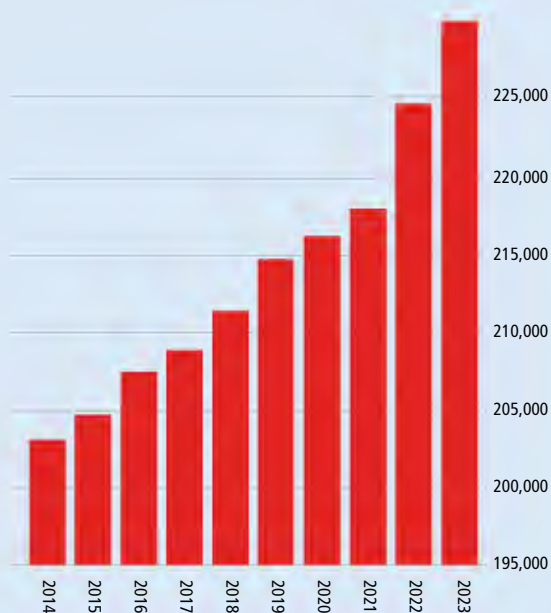
**39**  
PUMP STATIONS THAT CAN  
DISCHARGE 1.4 MILLION US  
GALLONS OF WATER PER  
MINUTE—THE EQUIVALENT  
OF OVER TWO OLYMPIC  
SWIMMING POOLS

**871**  
HECTARES THAT MAKE  
UP THE CITY'S 140 PARKS

**136**  
KILOMETRES OF WALKING,  
ROLLING AND CYCLING TRAILS

**80**  
IDENTIFIED HERITAGE  
BUILDINGS OR SITES IN  
RICHMOND

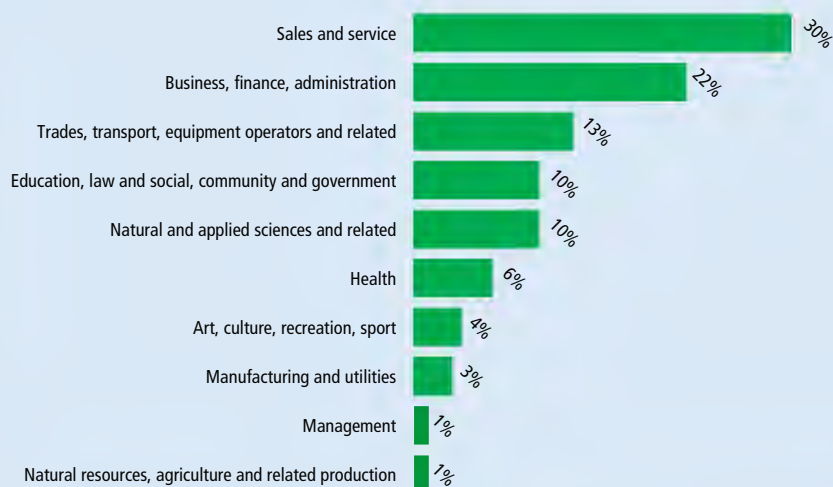
## CITY OF RICHMOND POPULATION 2014–2023



## MAJOR EMPLOYERS IN RICHMOND (IN ALPHABETICAL ORDER)

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health, Richmond
- WorkSafeBC

## OCCUPATIONS OF RICHMOND RESIDENTS



BILLOWY CLOUDS HOVER OVER THE NORTH DIKE  
PHOTO BY JENNY HO, MANAGER OF TANGIBLE CAPITAL ASSETS, FINANCE  
CITY EMPLOYEE SINCE 2017

Sources: Statistics Canada, City of Richmond, Vancouver International Airport Authority, Steveston Harbour Authority, Metro Vancouver, Richmond School District.



# MAJOR SERVICES PROVIDED BY THE CITY OF RICHMOND

## ADMINISTRATION

Includes the office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes Human Resources, Intergovernmental Relations and Protocol, Corporate Communications and Marketing, Corporate Planning and Organizational Development and the Corporate Programs Management Group.

## COMMUNITY SAFETY

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws and Business Licences.

## COMMUNITY SERVICES

Coordinates, supports and develops Richmond's community services including Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services.

## ENGINEERING AND PUBLIC WORKS

The Engineering and Public Works Departments deliver public works services and utilities, engineering planning, design, construction and maintenance services for all utility and City building infrastructure, as well as sustainability and environmental programs.

## FINANCE AND CORPORATE SERVICES

Includes Customer Service, Information Technology, Finance, Economic Development, Real Estate Services and Business Services.

## PLANNING AND DEVELOPMENT

Includes the Policy Planning, Transportation, Development Applications, Building Approvals and Community Social Development Departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.

## LAW AND LEGISLATIVE SERVICES

Includes the Law Department and the City Clerk's Office.



CHERRY BLOSSOM TREES GREET GARRY POINT PARK VISITORS IN THE SPRING  
PHOTO BY RAVI PATEL, PROJECT COORDINATOR,  
ENGINEERING—DESIGN AND CONSTRUCTION  
CITY EMPLOYEE SINCE 2023







# CITY OF RICHMOND CONTACTS

The City of Richmond offers many civic services to the community. Additional services are provided through the Richmond Olympic Oval, Richmond Public Library, Gateway Theatre and Lulu Island Energy Company. For more information on City services contact:




## CITY OF RICHMOND

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4000  
Email: [InfoCentre@Richmond.ca](mailto:InfoCentre@Richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

 @CityofRichmondBC  
 @Richmond\_BC  
 @CityofRichmondBC  
 /CityofRichmondBC

## GATEWAY THEATRE

6500 Gilbert Road  
Richmond, BC V7C 3V4  
Phone: 604-270-6500  
Box Office: 604-270-1812  
[www.GatewayTheatre.com](http://www.GatewayTheatre.com)






 @GatewayThtr  
 @GatewayThtr  
 @GatewayThtr

## LULU ISLAND ENERGY COMPANY

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4011  
Email: [Info@LuluIslandEnergy.ca](mailto:Info@LuluIslandEnergy.ca)  
[www.LuluIslandEnergy.ca](http://www.LuluIslandEnergy.ca)




## RICHMOND PUBLIC LIBRARY

100-7700 Minoru Gate (Brighthouse Branch)  
Richmond, BC V6Y 1R8  
Library Hours Line: 604-231-6401  
[www.YourLibrary.ca](http://www.YourLibrary.ca)

 @YourLibraryRichmond  
 @RPLBC  
 @RPLBC  
 /YourLibraryRichmond  
 Account: RPLYourlibrary1

## RICHMOND OLYMPIC OVAL

6111 River Road  
Richmond, BC V7C 0A2  
Phone: 778-296-1400  
Email: [Info@RichmondOval.ca](mailto:Info@RichmondOval.ca)  
[www.RichmondOval.ca](http://www.RichmondOval.ca)

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## City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

[www.richmond.ca](http://www.richmond.ca)

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# City of Richmond

## Report to Council

**To:** Richmond City Council  
**From:** Jerry Chong  
General Manager, Finance and  
Corporate Services




**Date:** June 11, 2024  
**File:** 03-1180-01/2024-Vol  
01

**Re:** 2023 Council Remuneration and Expenses

### Staff Recommendation

That the report titled 2023 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 STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	



June 11, 2024

- 2 -

## 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 2023 were \$907,418 and total benefits were \$457,883. Total expenses incurred were \$47,240. The schedule below provides a summary by each member of Council.

	Base Salary	Benefits & Other <sup>1</sup>	Community Events	Seminars & Conferences	General Travel	Total Expenses
Mayor Brodie	\$198,437	\$33,616	\$1,444	\$577	\$9,121	\$11,142
Councillor Au	79,163	20,572	455	1,523	9,878	11,856
Councillor Day	89,974	23,299	124	-	-	124
Councillor Gillanders	89,974	24,996	219	5,535	1,201	6,955
Councillor Heed	89,974	24,258	-	-	-	-
Councillor Hobbs	89,974	23,509	943	838	-	1,781
Councillor Loo	89,974	20,141	1,018	2,357	-	3,375
Councillor McNulty	89,974	23,198	660	-	10,331	10,991
Councillor McPhail	-	108,486	-	-	-	-
Councillor Steves	-	131,935	-	-	-	-
Councillor Wolfe	89,974	23,873	-	1,016	-	1,016
<b>Total</b>	<b>\$907,418</b>	<b>\$457,883</b>	<b>\$4,863</b>	<b>\$11,846</b>	<b>\$30,531</b>	<b>\$47,240</b>

<sup>1</sup>Consists of taxable and non-taxable benefits (i.e. life insurance, accidental death and dismemberment, critical illness, vehicle allowance, lump sum payments, dental and extended health).

### Financial Impact

None.

### Conclusion

The report on Council remuneration and expenses for the year ended December 31, 2023 has been prepared in accordance with the *Community Charter*.



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



# City of Richmond

## Report to Council

**To:** Richmond City Council  
**From:** Jerry Chong  
General Manager, Finance and Corporate  
Services  
**Re:** **2023 Statement of Financial Information**

**Date:** June 11, 2024  
**File:** 03-1200-03/2024-Vol  
01

### Staff Recommendation

That the 2023 Statement of Financial Information be approved.

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

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



## 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 2023 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 2023 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. Management is responsible for the design, implementation, and maintenance of all internal controls. Additional internal controls with

respect to expenditures include bylaws, policies, administrative procedures, guidelines, and governance through reviews by Senior Management and Council.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2023 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 2023 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, 2023

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**CITY OF RICHMOND**

**2023 STATEMENT OF FINANCIAL INFORMATION APPROVAL**

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2) approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

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Jerry Chong  
General Manager, Finance and  
Corporate Services

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Malcolm D. Brodie  
Mayor

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 9

## MANAGEMENT REPORT

The consolidated financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the consolidated financial statements are management's responsibility. Management is responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the consolidated Financial Statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors presented their findings to the City's Finance 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, 2023



**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, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies (hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### ***Basis for Opinion***

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

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

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



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

*KPMG LLP*

Chartered Professional Accountants

Vancouver, Canada  
May 13, 2024

# CITY OF RICHMOND

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

December 31, 2023, with comparative information for 2022

	2023	2022
<b>Financial Assets</b>		
Cash and cash equivalents	\$ 321,479	\$ 654,651
Investments (note 4)	1,380,383	921,493
Investment in Lulu Island Energy Company ("LIEC") (note 5)	37,098	35,028
Accrued interest receivable	26,614	14,676
Accounts receivable (note 6)	36,126	36,013
Taxes receivable	19,474	15,224
Development fees receivable	20,299	43,219
Debt reserve fund - deposits (note 7)	1,468	1,468
	1,842,941	1,721,772
<b>Liabilities</b>		
Accounts payable and accrued liabilities (note 8)	115,127	103,582
Post-employment benefits (note 10)	37,881	38,528
Development cost charges (note 11)	241,634	237,051
Deposits and holdbacks (note 12)	148,738	150,007
Deferred revenue (note 13)	75,357	59,063
Debt, net of sinking fund deposits (note 14)	98,629	107,816
	717,366	696,047
Net financial assets	1,125,575	1,025,725
<b>Non-Financial Assets</b>		
Tangible capital assets (note 15)	2,694,902	2,594,212
Inventory of materials and supplies	6,146	5,405
Prepaid expenses	4,909	3,827
	2,705,957	2,603,444
Accumulated surplus (note 16)	\$ 3,831,532	\$ 3,629,169

Contingent demand notes (note 7)  
Contingent assets and contractual rights (note 19)  
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:



General Manager, Finance and Corporate Services



# CITY OF RICHMOND

Consolidated Statement of Operations  
(Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Revenue:			
Taxation and levies (note 22)	\$ 287,052	\$ 288,720	\$ 269,582
Utility fees	133,609	132,951	127,965
Sales of services	48,817	50,737	44,494
Payments-in-lieu of taxes	14,650	18,114	21,314
Provincial and federal contributions	11,656	38,660	12,893
Development cost charges (note 11)	20,323	10,292	22,434
Other capital funding sources	65,698	83,562	51,220
Other revenue:			
Investment income	14,323	61,503	30,250
Gaming revenue	14,500	13,013	12,562
Licenses and permits	12,195	15,934	15,047
Other (note 23)	14,370	25,543	35,206
Equity income in LIEC (note 5)	594	2,070	1,381
	637,787	741,099	644,348
Expenses:			
Community safety	141,538	138,669	127,727
Utilities:			
Water, sewer and sanitation	118,880	113,832	110,490
Engineering, public works and project development	85,795	81,910	89,103
Community services	76,203	71,328	64,955
General government	76,335	72,780	59,492
Planning and development	33,080	29,484	23,890
Richmond Olympic Oval	18,788	19,200	16,844
Richmond Public Library	12,062	11,533	10,565
	562,681	538,736	503,066
Annual surplus	75,106	202,363	141,282
Accumulated surplus, beginning of year	3,629,169	3,629,169	3,487,887
Accumulated surplus, end of year	\$ 3,704,275	\$ 3,831,532	\$ 3,629,169

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

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

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (notes 2(p) and 26)	2023	2022
Annual surplus for the year	\$ 75,106	\$ 202,363	\$ 141,282
Acquisition of tangible capital assets	(132,566)	(90,046)	(87,100)
Initial recognition of asset retirement obligation on recognized tangible capital assets	-	(7,081)	-
Contributed tangible capital assets	(48,745)	(75,945)	(41,332)
Amortization of tangible capital assets	70,471	71,938	72,722
Net (gain) loss on disposal of tangible capital assets	-	(2,133)	222
Proceeds on sale of tangible capital assets	-	2,577	543
	(35,734)	101,673	86,337
Acquisition of inventory of materials and supplies	-	(6,146)	(5,405)
Acquisition of prepaid expenses	-	(4,909)	(3,827)
Consumption of inventory of materials and supplies	-	5,405	4,696
Use of prepaid expenses	-	3,827	3,921
Change in net financial assets	(35,734)	99,850	85,722
Net financial assets, beginning of year	1,025,725	1,025,725	940,003
Net financial assets, end of year	\$ 989,991	\$ 1,125,575	\$ 1,025,725

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

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

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 202,363	\$ 141,282
Items not involving cash:		
Amortization of tangible capital assets	71,938	72,722
Accretion of asset retirement obligation	290	-
Initial recognition of asset retirement obligation on unrecognized tangible capital assets	4,522	-
Net (gain) loss on disposal of tangible capital assets	(2,133)	222
Contributions of tangible capital assets	(75,945)	(41,332)
Equity income in LIEC	(2,070)	(1,381)
Changes in non-cash operating working capital:		
Accrued interest receivable	(11,938)	(5,744)
Accounts receivable	(113)	(6,358)
Taxes receivable	(4,250)	(1,067)
Development fees receivable	22,920	(30,794)
Debt reserve fund	-	(960)
Inventory of materials and supplies	(741)	(709)
Prepaid expenses	(1,082)	94
Accounts payable and accrued liabilities	(348)	17,642
Post-employment benefits	(647)	498
Development cost charges	4,583	12,396
Deposits and holdbacks	(1,269)	43,966
Deferred revenue	16,294	2,877
Net change in cash from operating activities	222,374	203,354
Capital activities:		
Cash used to acquire tangible capital assets	(90,046)	(87,100)
Proceeds on disposal of tangible capital assets	2,577	543
Net change in cash from capital activities	(87,469)	(86,557)
Financing activities:		
Proceeds from issuance of debt	-	96,000
Repayments of debt	(9,187)	(5,570)
Net change in cash from financing activities	(9,187)	90,430
Investing activities:		
Purchase of investments	(458,890)	(224,607)
Decrease in cash and cash equivalents	(333,172)	(17,380)
Cash and cash equivalents, beginning of year	654,651	672,031
Cash and cash equivalents, end of year	\$ 321,479	\$ 654,651
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	\$ 7,081	\$ -

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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### 1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer, and drainage.

### 2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

#### (a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

#### (i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

#### (ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

#### (iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

#### (iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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### 2. Significant accounting policies (continued):

#### (b) Basis of accounting:

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

#### (c) Government transfers:

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

#### (d) Financial Instruments:

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

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

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2023 and December 31, 2022. As a result, the City does not have a Consolidated Statement of Remeasurement Gains and Losses.

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

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

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

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

#### (e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.



# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (f) Investment in government business enterprises:

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

### (g) Accounts receivable:

Accounts receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

### (h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

### (i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

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

### (j) Non-financial assets:

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

#### (i) Tangible capital assets:

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

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(i) Tangible capital assets (continued):

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

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

(ii) Contributions of tangible capital assets:

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

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

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

(iv) Interest capitalization:

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

(v) Labour capitalization:

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

(vi) Leased tangible capital assets:

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

(vii) Impairment of tangible capital assets:

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

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

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

#### (viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

### (k) Revenue recognition:

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

### (l) Taxes:

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

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

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

### (m) Deferred revenue:

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

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

### (n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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### 2. Significant accounting policies (continued):

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2023-2027) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10429 on January 30, 2023.

(q) Contaminated sites:

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

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

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

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

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

### (t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

## 3. Adoption of new accounting standards:

### (a) PS 3280 Asset Retirement Obligations:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations ("PS 3280"). The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities.

The City has adopted this standard on a prospective basis.



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 3. Adoption of new accounting standards (continued):

#### (b) PS 3450 Financial Instruments and related standards:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3450 Financial Instruments, PS 2601 Foreign Currency Translation, PS 1201 Financial Statement Presentation and PS 3041 Portfolio Investments. The standards were adopted prospectively from the date of adoption. The new standards provide comprehensive requirements for the recognition, measurement, presentation and disclosure of financial instruments and foreign currency transactions.

Under PS 3450 Financial Instruments, all financial instruments are included on the Consolidated Statement of Financial Position and are measured at either fair value or amortized cost based on the characteristics of the instrument and the City's accounting policy choices (see note 2(d)).

The adoption of these standards did not have any impact on the amounts presented in these consolidated financial statements.

### 4. Investments:

	2023		2022	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 443,418	\$ 443,418	\$ 379,378	\$ 379,378
Government and government guaranteed bonds	599,013	595,015	361,297	350,352
Bank bonds	325,486	328,578	180,818	175,405
Municipal Finance Authority bonds	12,466	12,722	-	-
	\$ 1,380,383	\$ 1,379,733	\$ 921,493	\$ 905,135

### 5. Investment in Lulu Island Energy Company Ltd.:

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

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

Summarized financial information relating to LIEC is as follows:

	2023	2022
Cash, cash equivalents, and investments	\$ 14,527	\$ 15,516
Accounts receivable	4,793	2,241
Tangible capital assets	53,741	45,745
<b>Total assets</b>	<b>73,061</b>	<b>63,502</b>
Accounts payable and accrued liabilities	1,849	3,853
Government grants	403	241
Deferred contributions	19,236	13,018
Project agreement/concession liability	14,475	11,362
<b>Total liabilities</b>	<b>35,963</b>	<b>28,474</b>
<b>Shareholder's equity</b>	<b>\$ 37,098</b>	<b>\$ 35,028</b>
Total revenue	\$ 8,570	\$ 7,608
Total expenses	6,500	6,227
<b>Net income</b>	<b>\$ 2,070</b>	<b>\$ 1,381</b>

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$165,059 (2022 - \$152,937).

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession agreement (the "Concession Agreement"), where Corix will design, construct, finance, operate and maintain the infrastructure for the district energy utility at the Oval Village community (the "OVDEU project"). On September 22, 2022, the LIEC terminated the Concession Agreement after the Company entered into a new project agreement (the "Project Agreement") with Project Contractor, a wholly-owned subsidiary of Corix to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The existing OVDEU project has been transferred into the CCDEU project, and the OVDEU plant and equipment, financing and operations are now executed by the Project Contractor under the Project Agreement.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 6. Accounts receivable:

	2023	2022
Water and sewer utilities	\$ 15,429	\$ 14,760
Casino revenue	2,940	3,363
Capital grants	8,416	9,536
Other trade receivables	9,341	8,354
	\$ 36,126	\$ 36,013

### 7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2023 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 1,468	\$ 1,468

### 8. Accounts payable and accrued liabilities:

	2023	2022
Trade and other accrued liabilities	\$ 103,234	\$ 103,582
Asset retirement obligations (note 9)	11,893	-
	\$ 115,127	\$ 103,582

### 9. Asset retirement obligations:

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The measurement of the liability for asset retirement obligations is impacted by new information about activities required to settle the liability, the activities that settled all or part of the obligation, and any changes in the legal obligation. To estimate the liability for the removal and disposal of designated materials in City buildings and fuel tanks, assessment reports are used with experience and expert advice to determine the costs of retiring the material. For assets without an assessment, an estimate is based on the cost for similar assets until more asset specific data is available.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

## 9. Asset retirement obligations (continued):

The estimated liability consists of costs relating to tangible capital assets that are both recognized and unrecognized. Where the tangible capital asset is recognized and in productive use, the associated asset retirement obligation is amortized over the estimated remaining useful life of the asset. Where the tangible capital asset is unrecognized, as in the case of building lease arrangements which contain clauses that obligate the City with asset retirement obligations, or where the asset is a component of a greater tangible capital asset, such as fuel tanks, the obligation is expensed. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	Initial recognition January 1, 2023	Accretion expense	Balance December 31, 2023
Recognized tangible capital assets	\$ 7,081	\$ 290	\$ 7,371
Unrecognized tangible capital assets	4,522	-	4,522
	\$ 11,603	\$ 290	\$ 11,893

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

## 10. Post-employment benefits:

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

	2023	2022
Accrued benefit obligation, beginning of year	\$ 33,637	\$ 36,150
Opening adjustment due to Oval actuarial valuation Jan 1 <sup>st</sup> , 2023	207	-
Current service cost	2,434	2,780
Interest cost	1,528	917
Past service (credit) / cost	(494)	21
Benefits paid	(3,786)	(2,976)
Actuarial loss / (gain)	1,287	(3,255)
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637

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

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

	2023	2022
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637
Unamortized net actuarial gain	3,068	4,891
Accrued benefit liability, end of year	\$ 37,881	\$ 38,528

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

	2023	2022
Discount rate	4.10%	4.40%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

## 11. Development cost charges:

	2023	2022
Balance, beginning of year	\$ 237,051	\$ 224,655
Contributions	4,342	30,053
Interest	10,533	4,777
Revenue recognized	(10,292)	(22,434)
Balance, end of year	\$ 241,634	\$ 237,051

## 12. Deposits and holdbacks:

	Balance December 31, 2022	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2023
Security deposits	\$ 126,281	\$ 10,527	\$ (11,095)	\$ 125,713
Developer contributions	7,919	-	-	7,919
Damage deposits	7,143	830	(1,315)	6,658
Contract holdbacks	4,789	2,415	(2,437)	4,767
Other	3,875	620	(814)	3,681
	\$ 150,007	\$ 14,392	\$ (15,661)	\$ 148,738



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 13. Deferred revenue:

	Balance December 31, 2022	Externally restricted inflows	Revenue earned	Balance December 31, 2023
Taxes and utilities	\$ 26,231	\$ 30,008	\$ (26,231)	\$ 30,008
Building permits/development	17,119	5,474	(7,511)	15,082
Oval	3,121	1,650	(1,958)	2,813
Capital grants	3,011	25,062	(11,464)	16,609
Business licenses	2,681	2,239	(2,307)	2,613
Parking easement/leased land	2,428	108	(56)	2,480
Other	4,472	6,863	(5,583)	5,752
	\$ 59,063	\$ 71,404	\$ (55,110)	\$ 75,357

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

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

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

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
127	9075	\$ 50,815	\$ 44,791	\$ 6,024	\$ 11,816
158	10334	96,000	3,395	92,605	96,000
		\$ 146,815	\$ 48,186	\$ 98,629	\$ 107,816

Current borrowing includes:

MFA issue	Issue date	Term (yrs.)	Maturity date	Interest rate	Refinancing date
127	April 7, 2014	10	April 7, 2024	3.30%	-
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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

Interest expense incurred for the year on the long-term debt was \$5,594,469 (2022 - \$2,750,689). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	\$ 9,538
2025	3,636
2026	3,764
2027	3,895
2028	4,032
Thereafter	73,764
	<hr/>
	\$ 98,629

### 15. Tangible capital assets:

Cost	Balance December 31, 2022	Additions and transfers	Disposals	Balance December 31, 2023
Land	\$ 1,121,481	\$ 70,368	\$ (2)	\$ 1,191,847
Building and building improvements	595,611	29,499	(3,367)	621,743
Infrastructure	1,951,176	55,961	(4,382)	2,002,755
Vehicles, machinery and equipment	176,948	13,559	(5,887)	184,620
Library's collections, furniture and equipment	11,126	1,321	(478)	11,969
Assets under construction	63,372	2,364	-	65,736
	<hr/>			
	\$ 3,919,714	\$ 173,072	\$ (14,116)	\$ 4,078,670

Accumulated amortization	Balance December 31, 2022	Disposals	Amortization expense	Balance December 31, 2023
Building and building improvements	\$ 246,225	\$ (3,088)	\$ 22,177	\$ 265,314
Infrastructure	951,155	(4,315)	38,080	984,920
Vehicles, machinery and equipment	120,150	(5,791)	10,780	125,139
Library's collections, furniture and equipment	7,972	(478)	901	8,395
	<hr/>			
	\$ 1,325,502	\$ (13,672)	\$ 71,938	\$ 1,383,768

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 15. Tangible capital assets (continued):

Net book value	December 31, 2023	December 31, 2022
Land	\$ 1,191,847	\$ 1,121,481
Buildings and building improvements	356,429	349,386
Infrastructure	1,017,835	1,000,021
Vehicles, machinery and equipment	59,481	56,798
Library's collection, furniture and equipment	3,574	3,154
Assets under construction	65,736	63,372
Balance, end of year	\$ 2,694,902	\$ 2,594,212

(a) Assets under construction:

Assets under construction having a value of \$65,735,570 (2022 - \$63,371,507) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution and recorded in other capital funding revenue on the statement of operations. The value of contributed assets received during the year is \$75,944,770 (2022 - \$41,331,921) comprised of land in the amount of \$58,306,673 (2022 - \$30,863,846), infrastructure in the amount of \$17,638,097 (2022 - \$5,123,075), buildings in the amount of \$nil (2022 - \$5,345,000).

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of art and historical treasures:

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

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2023 (2022 - nil).

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 16. Accumulated surplus:

	General and Reserve Fund	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2023 Total	2022 Total
Investment in tangible capital assets	\$ 2,675,638	\$ -	\$ -	\$ 8,503	\$ 3,719	\$ 2,687,860	\$ 2,581,249
Reserves (note 17)	707,871	42,064	28,189	11,586	-	789,710	703,184
Appropriated surplus	252,076	18,184	11,245	775	3,694	285,974	280,562
Investment in LIEC	37,098	-	-	-	-	37,098	35,028
Surplus	16,225	906	6,621	607	571	24,930	23,900
Other equity	5,960	-	-	-	-	5,960	5,246
Balance, end of year	\$ 3,694,868	\$ 61,154	\$ 46,055	\$ 21,471	\$ 7,984	\$ 3,831,532	\$ 3,629,169

### 17. Reserves:

	Balance, December 31, 2022	Change during year	Balance, December 31, 2023
Affordable housing	\$ 15,427	\$ 1,497	\$ 16,924
Arts, culture and heritage	3,573	553	4,126
Capital building and infrastructure	129,625	16,277	145,902
Capital reserve	263,825	24,136	287,961
Capstan station	14,582	427	15,009
Child care development	10,169	697	10,866
Community legacy and land replacement	1,545	126	1,671
Drainage improvement BL 7812	59,740	(7,332)	52,408
Flood protection BL 10403	-	13,311	13,311
Equipment replacement	26,888	3,006	29,894
Growing communities fund	-	21,067	21,067
Hamilton area plan community amenity	3,605	162	3,767
Leisure facilities	27,768	1,291	29,059
Local improvements	7,760	349	8,109
Neighborhood improvement	8,588	565	9,153
Oval	9,846	1,740	11,586
Public art program	4,828	159	4,987
Sanitary sewer BL 7812	53,518	(1,560)	51,958
Sanitary sewer BL10401	-	6,181	6,181
Steveston off-street parking	339	15	354
Steveston road ends	147	(4)	143
Waterfront improvement	181	6	187
Watermain replacement BL 7812	61,230	(5,606)	55,624
Water supply BL10402	-	9,463	9,463
	\$ 703,184	\$ 86,526	\$ 789,710

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 18. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

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

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

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

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

The City paid \$14,904,749 (2022 - \$13,914,367) for employer contributions while employees contributed \$12,439,772 (2022 - \$12,078,813) to the plan in fiscal 2023.

## 19. Contingent assets and contractual rights:

### (a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2023. Contingent assets are not recorded in the consolidated financial statements.



# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 19. Contingent assets and contractual rights (continued):

### (b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licenses, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

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2024	\$ 32,980
2025	2,701
2026	1,493
2027	1,432
2028	1,381
Thereafter	4,871

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The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

## 20. Commitments and contingencies:

### (a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

### (b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

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2024	\$ 4,334
2025	3,040
2026	2,737
2027	953
2028 and thereafter	5,061

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# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 20. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2023, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E-Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2023). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

(g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive.

### 21. Trust funds:

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

	2023	2022
Richmond Community Associations	\$ 724	\$ 696

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

## 22. Taxation and levies:

	2023	2022
Taxes collected:		
Property taxes	\$ 572,078	\$ 524,934
Payment-in-lieu of taxes and grants	31,496	37,860
Local improvement levies	76	84
	603,650	562,878
Less transfers to other authorities:		
Province of British Columbia - School taxes	(230,746)	(210,071)
TransLink	(48,562)	(45,904)
Metro Vancouver	(10,197)	(9,116)
BC Assessment Authority	(7,270)	(6,741)
Sewer debt collect via payment in lieu of taxes	-	(114)
Other	(41)	(36)
	(296,816)	(271,982)
Less payment-in-lieu of taxes retained by the City	(18,114)	(21,314)
	\$ 288,720	\$ 269,582

## 23. Other revenue:

	2023	2022
Developer contributions	\$ 3,102	\$ 14,957
Tangible capital assets gain on sale of land	2,497	260
Penalties and fines	5,080	6,382
Parking program	2,335	1,781
Recycle BC	3,274	3,083
Oval - Other revenue	2,987	1,557
Other	6,268	7,186
	\$ 25,543	\$ 35,206

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 24. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2023	2022
Operating:		
Province of British Columbia	\$ 19,935	\$ 19,273
TransLink	4,008	3,891
Government of Canada	7,355	2,291
Capital:		
Province of British Columbia	24,023	8,619
TransLink	2,101	885
Government of Canada	1,566	1,410
	\$ 58,988	\$ 36,369

### 25. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water, sewer, drainage and diking networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, Sustainability and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 25. Segmented reporting (continued):

- (d) **Community Services** comprises of Parks, Recreation, Arts, and Culture and Heritage Services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, Law and Legislative Services and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, finance, and ensuring high quality services to Richmond residents.
- (f) **Planning and Development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City including the City's transportation systems, and community social development.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

	Community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total city subtotal
<b>Revenue:</b>							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 288,720	\$ -	\$ 288,720
User fees	-	114,975	17,976	-	-	-	132,951
Sales of services	8,528	3,228	2,099	12,669	11,653	2,333	40,510
Payments-in-lieu of taxes	-	-	-	-	18,114	-	18,114
Provincial and federal grants	770	15	4,114	513	24,103	3,871	33,386
Development cost charges	-	122	782	4,836	693	3,859	10,292
Other capital funding sources	(131)	1,456	13,736	5,216	58,307	4,978	83,562
<b>Other revenue:</b>							
Investment income	-	305	-	-	61,175	-	61,480
Gaming revenue	855	-	-	-	12,158	-	13,013
Licenses and permits	5,053	49	101	-	16	10,715	15,934
Other	2,613	4,542	1,057	752	(1,451)	199	7,712
Equity income	-	-	-	-	2,070	-	2,070
	17,688	124,692	39,865	23,986	475,558	25,955	707,744
<b>Expenses:</b>							
Wages and salaries	57,564	16,187	29,039	38,662	34,562	15,397	191,411
Public works maintenance	27	7,634	7,081	2,281	(1,462)	485	16,046
Contract services	73,540	10,670	6,559	3,693	5,523	2,226	102,211
Supplies and materials	3,052	38,909	1,773	12,708	13,632	4,763	74,837
Interest and finance	121	31,180	6	155	7,956	1	39,419
Transfer from (to) capital for tangible capital assets	983	275	5,639	2,442	2,422	2,629	14,390
Amortization of tangible capital assets	3,288	8,956	31,796	11,272	10,048	3,948	69,308
Loss (gain) on disposal of tangible capital assets	94	21	17	115	99	35	381
	138,669	113,832	81,910	71,328	72,780	29,484	508,003
<b>Annual surplus (deficit)</b>	<b>\$ (120,981)</b>	<b>\$ 10,860</b>	<b>\$ (42,045)</b>	<b>\$ (47,342)</b>	<b>\$ 402,778</b>	<b>\$ (3,529)</b>	<b>\$ 199,741</b>



# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 25. Segmented reporting (continued):

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2023 Consolidated	2022 Consolidated
Revenue:					
Taxation and levies	\$ 288,720	\$ -	\$ -	\$ 288,720	\$ 269,582
User fees	132,951	-	-	132,951	127,965
Sales of services	40,510	76	10,151	50,737	44,494
Payments-in-lieu of taxes	18,114	-	-	18,114	21,314
Provincial and federal grants	33,386	1,138	4,136	38,660	12,893
Development cost charges	10,292	-	-	10,292	22,434
Other capital funding sources	83,562	-	-	83,562	51,220
Other revenue:					
Investment income	61,480	23	-	61,503	30,250
Gaming revenue	13,013	-	-	13,013	12,562
Licenses and permits	15,934	-	-	15,934	15,047
Other	7,712	10,941	6,890	25,543	35,206
Equity income	2,070	-	-	2,070	1,381
	707,744	12,178	21,177	741,099	644,348
Expenses:					
Wages and salaries	191,411	8,181	12,045	211,637	195,616
Public works maintenance	16,046	41	-	16,087	14,390
Contract services	102,211	498	-	102,709	93,463
Supplies and materials	74,837	2,467	5,426	82,730	73,847
Interest and finance	39,419	4	-	39,423	31,340
Transfer from (to) capital for tangible capital assets	14,390	(542)	-	13,848	21,206
Amortization of tangible capital assets	69,308	901	1,729	71,938	72,722
Loss (gain) on disposal of tangible capital assets	381	(17)	-	364	482
	508,003	11,533	19,200	538,736	503,066
Annual surplus (deficit)	\$ 199,741	\$ 645	\$ 1,977	\$ 202,363	\$ 141,282

### 26. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 30, 2023. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements. Richmond Public Library Board approved additional expenditures funded by the Library's surplus, which were not included in the original consolidated financial plan, but were subsequently added to the Consolidated 5 Year Financial Plan Amendment Bylaw adopted by Council on October 23, 2023.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

### 26. Budget data (continued):

	Financial plan Bylaw No. 10429	Financial statement budget
Revenue from Consolidated financial plan	\$ 639,287	\$ -
Less :		
Amount reclassified to expenses	(1,500)	-
Revenue budget after adjustments	637,787	637,787
Expenses from Consolidated financial plan	563,487	-
Add:		
Amount reclassified from revenue	(1,500)	-
Richmond Public Library Board approved expenses funded by Library Surplus	694	-
Expense budget after adjustments	562,681	562,681
Annual surplus	75,106	75,106
Less:		
Acquisition of tangible capital assets	(352,842)	-
Contributed tangible capital assets	(48,745)	-
Transfer to reserves	(81,863)	-
Debt principal	(9,187)	-
Add:		
Capital funding	401,221	-
Operating reserve funding	8,391	-
Transfer from surplus	7,225	-
Transfer from Library surplus	694	-
Annual surplus	\$ -	\$ 75,106

### 27. Financial risk management:

The City has exposure to certain risks from its financial instruments:

#### (a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk through its cash and cash equivalent and accounts receivables. The maximum exposure to credit risk on these instruments is their carrying value.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 27. Financial risk management (continued):

### (a) Credit risk (continued):

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with a high credit quality. The City has deposited cash with reputable financial institutions, from which management believes the risk of loss to be remote.

The City assess, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

### (b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

#### (i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its long-term debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

#### (ii) Currency risk:

Investments in foreign securities are exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

### (c) Liquidity risk:

Liquidity risk is the risk that the City will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The City manages its liquidity risk by monitoring its operating and capital requirements. The City prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no significant change to the risk exposure from 2022.

## 28. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

# CITY OF RICHMOND

## Unaudited Statement of Growing Communities Fund

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

In 2023, the Provincial Government announced funding of up to \$1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of \$20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

		2023
Growing Communities Fund received	\$	20,354
Total eligible costs incurred		-
Interest earned		713
Balance December 31, 2023	\$	21,067

CITY OF RICHMOND  
Schedule of Guarantee and Indemnity Agreements for 2023

Section 5

A Schedule of Guarantees and Indemnity payments has not been prepared as the City of Richmond has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Prepared under the Financial Information Regulation, Schedule 1, Section 5



CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Elected Officials for 2023

<b>Name</b>	<b>Title</b>	<b>Base Salary</b>	<b>Benefits &amp; Other <sup>1</sup></b>	<b>Expenses</b>
Brodie, Malcolm	Mayor	\$ 198,437	\$ 26,797	11,142
Au, Chak	Councillor	79,163	13,754	11,856
Day, Carol	Councillor	89,974	16,481	124
Gillanders, Laura	Councillor	89,974	16,761	6,955
Heed, Kash	Councillor	89,974	17,439	-
Hobbs, Andrew	Councillor	89,974	16,691	1,781
Loo, Alexa	Councillor	89,974	16,691	3,375
McNulty, William	Councillor	89,974	16,380	10,991
McPhail, Linda	Councillor	-	108,486	-
Steves, Harold	Councillor	-	131,935	-
Wolfe, Michael	Councillor	89,974	15,639	1,016
<b>Total</b>		\$ 907,418	\$ 397,054	\$ 47,240

1. Consists of taxable benefits (i.e. life insurance, accidental death and dismemberment, critical illness, vehicle allowance and lump sum payments)

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Aarons, David	\$ 155,249	\$ 13,275	\$ 53
Abeabe, Roberto	78,143	14,593	-
Achiam, Cecilia	283,823	91,910	2,311
Ackerman, Laurie	89,405	6,774	2,041
Adair, Darrin	72,283	11,797	-
Adams, Clay	183,011	18,841	-
Adamson, Claire	145,263	13,761	14
Agawin, Rustico	70,958	11,353	-
Alabi, Tolulope	92,534	1,985	584
Allas, Benjamin	81,938	22,323	-
Allen, Michael	146,557	20,177	-
Alves, Luis	130,103	23,553	-
Alyasin, Khaled	67,780	10,922	-
Alyasin, Zakarya	67,671	11,005	-
Anderson, Adam	106,639	19,562	-
Anderson, Christopher	66,107	23,164	-
Anderson, Lorraine	85,849	10,034	-
Anderson, Mark	69,083	56,957	-
Anderson, Matthew	67,392	17,757	-
Andersson, Bengt	77,552	5,190	692
Andreou, Chelsea	72,991	8,249	-
Andres, Randall	85,490	14,481	-
Andrews, Nathaniel	89,823	5,699	844
Angman, Shelley	72,540	12,265	666
Anselmo, David	90,282	5,510	285
Araki, Stephen	69,083	21,483	180
Arcand, Daniel	92,692	25,024	530
Arneson, Christina	85,913	10,845	447
Arora, Neha	76,561	3,506	1,518
Arrigo, Stephen	98,152	25,147	426
Askwith, Stephanie	106,473	944	3,128
Assadian, Poroshat	86,480	8,113	367
Atwall, Devin	66,965	20,619	-
Au, Micah	101,462	20,213	-
Au, Victor	69,690	9,049	-
Aubichon, Christopher	67,943	9,547	-
Aujla, Jag	86,187	15,370	-
Aw, Davies	82,365	1,937	-
Ayers, Elizabeth	251,876	76,093	4,487
Babalos, Alexander	107,295	13,428	-

<sup>1</sup> 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.

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Bachynski, Laurie	220,030	45,316	5,500
Badesha, Geetanjli	77,008	27,750	-
Badesha, Jasvir	69,083	26,000	-
Badra, Marcos	126,863	9,535	2,088
Badyal, Sara	125,148	2,748	1,120
Bah, El Hadj	72,209	6,085	-
Bailey, Casey	98,126	8,119	-
Bains, Hardeep	156,412	16,956	2,982
Bains, Jerry	67,004	8,106	-
Bains, Mandeep	155,188	18,097	47
Bains, Rajinder	100,135	15,799	-
Bajwa, Akhtar	72,716	16,715	-
Baker, Danny	107,323	1,826	-
Baker, Gillian	111,199	12,656	5
Baker, Lia	84,105	5,874	3,532
Baker, Steven	114,125	8,230	272
Baluyot, Hilario	75,505	18,872	180
Banzet, Calvin	101,462	35,214	-
Barkley, Matthew	106,468	20,248	-
Barlow, Kenneth	144,696	14,400	-
Barlow, Paul Graham	107,176	23,416	-
Barn, Rav	75,750	3,855	-
Barnett, Mitchell	85,547	10,821	-
Barstow, Murray	103,296	13,801	285
Bartley-Smith, Brenda	128,042	10,543	1,145
Barwin, Simon	104,620	30,089	-
Basford, Adam	68,008	26,166	-
Basraon, Avtar	69,441	61,577	176
Bath, Paul	98,094	35,491	1,116
Batra, Amritpal	97,188	4,527	1,592
Bauder, Kristine	12,051	108,061	-
Baumeister, Richard	90,032	17,101	-
Baumgardner, Sherry	98,285	1,579	1,815
Bavis, Nathan	108,604	34,929	-
Baxter, Jennifer	78,378	10,233	-
Baylon, John	72,713	4,533	39
Beare, Adam	97,313	17,952	-
Beauchamp, Alexandre	67,594	9,246	275
Bedi, Govind	101,367	3,893	-
Beeby, James	129,591	20,725	-

<sup>1</sup>. 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.

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Beeksma, Jordan	85,614	18,836	-
Begg, Pam	82,314	19,930	-
Begin, Christopher	67,711	7,736	-
Behnia, Babak	108,161	6,192	-
Beley, Scott	78,024	2,168	-
Bennett, Shayne	107,518	9,625	-
Benning, Dal	143,071	16,144	-
Bentley, Sharon	93,206	1,894	1,093
Berenger, Matthew	67,530	9,752	-
Berezay, Tyler	82,747	1,682	1,980
Bergsma, Jacob	61,099	24,825	-
Bergsma, Nolan	92,692	11,263	176
Bhangu, Gurinder	66,535	16,461	-
Bhathal, Mandip	72,283	3,665	279
Biason, Evangel	124,685	12,932	-
Bie, Lloyd	185,625	28,791	163
Billings, Alan	130,103	16,430	-
Bishay, Soraya	82,314	5,571	-
Bleidistel, Michael	105,643	9,713	-
Bloomfield, Derrick	89,062	2,767	-
Bodenbender, Philip	71,350	4,887	-
Bogner, Christopher	49,871	31,801	-
Boguslaw, Olivia	69,036	14,783	-
Bohonos, Elaine	76,948	1,837	8
Bola, Kulwinder	107,860	30,992	-
Bolina, Sunjeev	67,400	12,795	-
Bonato, Steven	107,678	9,252	-
Bosch, Kevin	80,069	13,339	-
Bowley-Cowan, Laura	116,812	17,809	50
Bowman, Joshua	99,974	9,817	-
Boyal, Amarjit	72,283	10,767	-
Brace, Michael	92,687	22,673	-
Bramhill, Geoffrey	115,448	11,076	-
Brannen, Andrew	107,704	14,616	1,368
Bredeson, Lance	187,329	18,841	4,164
Bridal, Stacey	79,035	1,548	801
Brisson, Montgomery	188,009	16,420	3,302
Brodowich-Humchitt, Dillon	67,400	12,014	176
Broughton, Skyler	92,907	33,398	-
Brunskill, Jason	130,162	4,044	-

<sup>1</sup> 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.

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

<b>Name</b>	<b>Base Salary</b>	<b>Benefits &amp; Other</b>	<b>Expenses</b>
Buchannon, William	130,103	18,263	-
Buemann, Mitchell	67,968	10,273	583
Buie, Dovelie	106,557	2,798	172
Bulick, John	99,740	13,060	-
Burbidge, Scott	89,967	6,997	176
Burgess, Tyson	86,396	11,089	-
Buric, Tony	122,549	11,032	4,181
Burner, Melanie	124,043	11,954	320
Burns, Brendan	188,289	19,737	3,016
Burt, Christopher	94,068	18,743	-
Bustillo, Juanito	69,083	22,117	-
Bustillo, Michael	67,400	20,484	176
Butler, Jason	90,032	17,857	176
Buttar, Onkar	93,206	4,260	125
Bycraft, Suzanne	192,715	48,686	3,176
Byrne, Daisy	116,142	8,063	280
Cabatic, Allan	104,979	21,225	-
Camacho, Alexander	85,805	41,589	437
Cameron, David	95,376	10,316	-
Campbell, Robert	101,367	7,555	394
Campedelli, Marco	67,282	12,017	-
Candusso, Giorgio	97,910	4,485	-
Canlas, Nicholas	68,138	28,985	-
Cantarella, Lorraine	111,538	21,259	672
Caprio, Andrew	79,964	3,304	-
Capuccinello Iraci, Anthony	283,823	76,829	5,225
Caravan, Joan	105,643	2,147	-
Carey, Alisa	116,142	9,480	-
Carlile, Tanner	103,530	13,458	-
Carron, Kimberley	97,188	1,975	-
Carter, Chris	106,639	11,908	-
Carter-Huffman, Suzanne	130,389	62,294	-
Catherwood, Jesse	67,997	8,432	176
Celones, Christopher	66,849	12,424	-
Cerantola, Davin	101,032	18,190	-
Chahal, Kashmiro	81,505	7,563	68
Chai, Sandra	144,696	12,466	1,168
Chaichian, Camyar	117,020	11,855	51
Chan, Chi-Huen	67,823	19,299	-
Chan, Ka Hing	155,249	14,618	1,069

<sup>1</sup>. 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.



CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Chan, Kavid	105,642	29,687	-
Chan, Milton	220,030	103,485	11
Chan, Zoe	90,147	3,576	-
Chand, Amit	86,396	39,173	-
Chandra, Ryan	104,336	11,534	-
Chang, Yvonne	97,188	5,811	1,145
Chase, Michele	142,622	8,962	1,567
Cheah, Xin Ning	85,805	3,244	2,111
Cheema, Felicia	83,118	11,193	-
Chen, Christine	82,271	13,178	86
Chen, Nicholas	67,400	35,647	-
Chen, Peggy	93,468	2,230	510
Chen, Qi	83,635	7,126	-
Cheng, Eric	115,656	9,424	688
Cheng, Reinaldo	114,971	7,592	1,145
Cheuk, Chun Yu (Tom)	92,692	9,938	-
Chew, Peter	67,004	8,576	-
Chiang, Paul	105,643	19,026	1,592
Chichak, Sam	67,400	15,533	-
Chien, Johnny	110,298	6,769	-
Chima, Jaspal	89,405	8,106	-
Ching, Ka Wai	107,699	12,309	27
Ching, Mike	195,351	24,184	1,161
Chiu, I Lin	65,965	9,798	-
Choi, Gary	81,778	2,338	-
Choiselat, Sasha	89,405	3,645	2,439
Chong, Jerry	283,823	83,077	2,317
Chou, Yu-Hsuan	89,405	10,638	-
Chu, Anthony	73,437	25,155	-
Chu, Ka Wing	98,060	7,105	96
Chu, Vincent	155,134	15,692	-
Chung, Leon	103,719	14,643	-
Cindric, Brendan	154,777	15,449	251
Cinquemani, Leonardo	75,505	15,169	-
Ciprut, Samuel	80,634	2,010	864
Cirillo, Nicola	100,875	10,143	-
Clark, Alison	106,639	9,607	-
Clarke, Rebecca	131,131	13,258	7,034
Clarke, Tristan	86,254	6,092	17
Clarkson, Neil	88,653	2,932	5

<sup>1</sup> 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.

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Clarkson, Reena	79,814	10,367	-
Close, Kirsten	156,031	17,372	1,658
Colby, Traci	75,202	18,851	-
Collinge, Chris	88,710	17,276	406
Combs, Aric	72,103	8,625	-
Comfort, Yvonne	73,037	9,369	-
Connolly, Norm	144,696	9,484	3,459
Cook, Tara	89,405	2,228	451
Cooper, Bradley	130,103	18,847	-
Cooper, James	192,929	33,019	5,599
Cooper, Simone	78,841	1,602	-
Cornelssen, Kelvin	130,877	18,378	958
Cornils, Kevin	92,682	5,891	-
Corrado, Mark	178,100	20,212	98
Cox, Taylor	67,400	16,589	-
Craddock, Jeffrey	93,206	2,244	195
Craig, Wayne	221,522	42,063	622
Craney, Jodi	69,083	11,662	350
Cravino, Claudia	76,788	6,000	-
Creighton, Gregg	97,516	1,886	-
Crocker, Colleen	89,405	2,001	-
Crocker, John	68,462	12,971	973
Cromie, Kevin	89,405	4,322	-
Cromie, Spencer	97,453	1,505	318
Cruz, Louella	78,958	9,278	1,173
Csepany, Andras	98,055	13,317	-
Culshaw, Steven	67,400	37,704	2,901
Culzoni, Rosalina	71,888	12,110	2,626
Curry, Anthony	106,639	17,522	-
Cuthbert, Cameron	67,665	34,525	-
Dacey, Shaun	105,643	4,131	881
Dadwal, Kam	116,124	14,569	615
Dalla, Rajneesh	92,260	1,875	1,592
Dalla, Ridhi	118,466	5,835	3,310
D'Altroy, Curtis	37,375	96,692	-
Dalziel, Jeffrey	110,027	10,662	-
Davidson, Frank	102,474	24,582	-
Davies, Dean	67,400	31,963	2,372
Davies, Sean	101,424	3,272	3
Davies, Sean D.L.	80,066	22,238	176

<sup>1</sup>. 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.

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Name	Base Salary	Benefits & Other	Expenses
Davis, Egan	145,263	15,899	345
Day, Koral	67,434	11,195	-
De Arcangelis, Lloyd	120,286	3,530	3,846
De Sousa, Steven	110,430	3,455	584
De Visser, Chee	119,268	11,145	1,168
Dean, Roy	69,083	22,831	180
Decker, Kim	126,783	13,829	341
Deer, Angela	126,375	12,527	345
Deeth, Robert	77,858	1,473	-
DeGianni, Rod	131,056	6,453	-
Del Rosario, Susan	84,439	1,881	96
DeMatos, Steve	79,017	7,504	-
Demers, Michel	86,396	6,486	-
Dennis, Alison	126,609	5,835	276
Dezordo, Peter	76,359	6,419	-
Dhaliwal, Jordan	67,400	32,446	-
Dhaliwal, Kamaljit	101,424	21,684	-
Dhaliwal, Manjinder	90,194	12,939	1,239
Dhanowa, Dalvinder	90,032	8,050	285
Dharampal, Jasjit	34,265	43,482	-
Dhatt-Sandhu, Mandy	82,327	9,347	-
Dhillon, Darshan	69,083	13,539	-
Dhillon, Jovandeep	69,109	10,317	275
Dhillon, Kearnbir	112,276	20,949	-
Dhillon, Navtej	103,577	18,915	-
Dias, Ben	157,209	32,145	53
Dickson, James	127,958	3,054	-
Dietz, Richard	89,952	1,837	1,746
Dineen, Scott	101,302	9,572	-
Dionne, Andre	90,276	1,729	1,109
Discusso, Matthew	96,294	2,443	143
Discusso, Peter	126,294	31,573	749
Dixon, Scott	130,817	7,573	-
Dobie, Adam	101,367	11,995	-
Donald, Brian	67,400	21,329	-
Donald, Gary	79,324	31,600	-
Dorey, Jacob	79,448	8,488	-
Dos Santos, Francisco	69,075	7,776	-
Douglas, Justin	85,386	13,772	-
Douglas, Stewart	108,682	17,691	-

<sup>1</sup> 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.

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Name	Base Salary	Benefits & Other	Expenses
Draper, Jason	130,639	21,729	566
Duarte, Victor	101,397	9,454	4,089
Dube, Danielle	106,639	4,071	-
Dubnov, Shawn	102,550	34,502	1,609
Duddles, Kevin	92,692	3,724	-
Duggan, Christine	134,766	14,603	-
Duncan, Nathaniel	97,188	1,987	1,475
Duncan, Scott	596	95,290	-
Dunn, David	107,078	4,718	-
Duran, Rogelio	80,956	3,905	-
Duranleau, Sonia	107,054	31,949	-
Dusanj, Sukhjjevan	82,592	13,358	-
Ebert, Marcus	92,692	2,600	-
Edwards, Heather	85,652	5,732	172
Edwards, Sara	113,137	4,552	-
Ellis, Joshua	67,400	28,506	629
Elshof, Eric	130,103	22,466	-
Enefer, John	88,688	30,226	-
Eng, Kenneth	129,179	15,053	325
Eng, Kevin	125,171	14,945	-
Epp, Dylan	65,241	26,945	279
Erceg, Joe	283,823	75,015	1,744
Ernst, Rachelle	124,642	8,508	645
Espino, Julian	121,895	29,647	1,196
Estabrook, Russell	95,753	11,129	-
Evanger, Todd	89,993	6,222	-
Faccone, Steven	67,400	23,667	180
Falcon, Cindy	101,424	7,280	1,351
Falkenham, Gregory	69,083	33,706	-
Farrell, Daniel	2,325	94,112	365
Fasciani, Mary Ann	93,206	2,981	-
Fatiaki, Kamoe	69,083	24,591	-
Fengstad, Grant	220,030	60,480	595
Fenwick, Marie	177,841	33,069	5,596
Ferland, Khadija	181,393	19,934	1,192
Fernandes, Carlos	90,032	8,960	-
Ferraro, Domenic	102,607	20,538	180
Fisher, Taylor	66,346	15,309	-
Fitton, Russell	130,817	8,829	-
Fitzmaurice, Dianne	76,220	7,068	-

<sup>1</sup> 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.

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Name	Base Salary	Benefits & Other	Expenses
Fitzpatrick, Tanya	86,785	2,981	-
Fleming, Andrew	63,116	26,741	-
Fletcher, Mark	60,769	14,510	176
Fleury, Jason	65,832	15,249	-
Fleury, Shane	67,400	24,135	-
Fong, Mindy	76,168	25,216	-
Fong, Patrick	111,735	16,738	-
Ford, Larry	155,248	25,894	583
Frampton, Michael	106,639	10,536	-
Fraser, Kevin	109,692	2,565	1,828
Galano-Tan, John	97,188	3,110	1,145
Galbraith, Adam	128,244	29,834	-
Gallant, Roger	69,083	25,679	-
Galloway, Shane	90,032	19,690	-
Gardner, Derek	75,182	8,562	975
Gauley, Steve	79,181	27,037	584
Gauvin, Darnell	69,083	20,959	180
Gee, Peter	92,483	4,842	-
Gellard, Noah	72,469	17,994	-
George, Andrew	92,692	1,118	-
Gerlach, Daniel	71,763	4,371	185
Gewargis, Martin	67,481	38,026	-
Ghose, Tarun	85,576	18,560	-
Giammarco, Leanne	78,841	1,898	-
Gibson, Christina	89,405	13,042	-
Gibson, Matthew	76,326	1,611	1,142
Gilbert, Daniel	86,956	31,117	1,388
Gilfillan, Cindy	147,743	32,604	1,243
Gilfillan, Kris	102,282	9,718	-
Gill, Ajay	85,519	9,823	-
Gill, Manraj	129,627	18,030	1,072
Gill, Raminder	124,769	14,397	-
Giroux, Daniel	82,592	514	287
Girvin, Wayne	63,580	18,559	277
Goddard, Sarah	80,322	20,724	947
Godoy Borges dos Santos, Adam	103,530	12,190	-
Gondos, Nicholas	66,535	17,144	542
Gossard, Jeremy	64,565	22,643	99
Gould, Joshua	103,530	16,403	276
Gounder, Krishna	89,405	2,488	-

<sup>1</sup> 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.



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<b>Name</b>	<b>Base Salary</b>	<b>Benefits &amp; Other</b>	<b>Expenses</b>
Grauer, Craig	79,446	5,488	178
Gray, Kevin	175,026	42,766	783
Greenlees, Matthew	98,007	24,165	-
Grewal, Raman	79,280	12,307	-
Griffin, Michael	102,395	14,551	-
Griffith, Michael	103,221	6,395	1,190
Gronlund, Todd	130,103	4,334	-
Gross, Todd	185,625	23,166	1,156
Grunlund, Darin	75,275	4,021	-
Guler, Nursel	64,029	11,744	-
Gushel, Brad	102,629	34,975	-
Guthro, Michael	72,283	9,030	178
Hackston, Stephanie	78,907	11,765	-
Hadfield, Mandy	116,227	13,682	482
Haer, Sunny	89,024	14,631	-
Hahn, Ruth	110,298	6,384	280
Hamaguchi, Trevor	103,624	25,907	-
Hamalainen, Juha	92,613	2,822	-
Hamilton, Jameson	91,927	5,649	-
Hamilton, Richard	103,530	17,499	-
Hamley, Carolyn	78,330	1,157	-
Hanna, Fadi	92,692	12,759	-
Harada, Gordon	69,083	13,937	-
Haraguchi, Nicole	69,562	16,739	3,942
Harris, David	106,838	19,773	-
Hassan, Hala	95,167	3,961	287
Hatzistamatis, Stamatis	79,478	3,600	-
Hau, Hei Man	79,761	1,517	-
Hawley, Jason	98,742	8,497	-
Hayes, Jennifer	188,289	15,572	3,016
Heap, Nicholas	127,097	12,067	3,296
Heathe, Gerina	91,895	10,506	-
Heidrich, George	92,692	10,348	1,513
Heinrich, George	102,648	31,065	180
Henderson, Derek	90,276	5,073	185
Henrickson, Matthew	83,982	19,727	19
Herbert, Nicholas	75,505	14,191	287
Hicks, Christopher	83,098	4,715	28
Higgs-Lockie, Lucy	70,270	15,933	-
Hill, James	103,814	8,125	-

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Name	Base Salary	Benefits & Other	Expenses
Hill, Sheila	89,405	2,560	-
Hilton, Vanessa	103,530	11,034	-
Hingorani, Sonali	146,063	12,060	561
Hinman, Gregory	94,745	2,575	-
Hirayama, Nathan	85,386	16,640	-
Hirayama, Ryan	101,367	13,500	-
Ho, Japhie	85,652	6,533	295
Ho, Mei Ping	154,777	13,894	1,149
Ho, Michael	67,400	36,197	-
Ho, William	69,705	10,097	-
Ho, Wing Chun	85,805	4,069	96
Hobbs, Katelin	85,725	5,757	1,721
Hobman, Lisa	188,709	16,137	4,483
Hodgson, Evan	85,547	7,833	-
Hoff, Paul	47,895	40,607	-
Hoff, Tresse	102,596	547	299
Hogan, Angela	89,405	3,239	-
Homeniuk, Alexander	93,628	4,098	317
Hopkins, John	195,282	21,043	971
Horita, Miwako	84,778	3,453	2,477
Horstmann, Michelle	87,046	9,775	30
Hosseinirahdar, Mohammad	126,225	9,706	3,731
Houston, Cristina	87,299	6,941	1,585
Howard, Justin	101,008	10,616	63
Howe, Shawn	92,692	4,932	-
Hui, Albert	85,805	2,020	1,592
Hui, Gerry	97,188	4,400	1,145
Hui, Ka Yi	105,643	3,465	-
Huie, Kevin	75,505	489	287
Huk, Matthew	82,314	2,690	2,323
Humhej, Jerry	130,103	23,886	-
Humphreys, Joseph	85,519	16,122	-
Hung, Edward	126,609	14,229	-
Hunt, Evan	67,400	17,013	-
Hunter, Derek	95,141	39,817	234
Hutchison, Colin	87,883	3,787	287
Huynh, Linh	90,496	8,790	529
Irvine, Katherine	93,206	14,058	824
Irving, John	283,823	107,716	7,367
Irwin, Margaret	101,050	4,810	24

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Name	Base Salary	Benefits & Other	Expenses
Isaac, Darryl	106,639	21,839	-
Ison, Marvin	106,932	18,964	-
Jacobo, Erwin	92,692	3,320	-
Jacobsen, Carl	92,684	1,410	-
Jacobson, Jaclyn	145,263	9,568	-
Jaggs, Gordon	126,609	9,974	-
Jaime-Cabrera, L,	72,708	3,884	376
James, Craig	96,244	2,302	1,446
Jaswal, Harpreet	57,654	17,934	217
Jauk, Liesl	131,428	17,156	357
Javadi-Doodran, Yashar	85,805	6,790	725
Jeffcoatt, Steven	130,103	4,851	-
Jesson, Claudia	194,511	65,583	-
Jessop, Kyle	67,400	17,957	180
Jesty, Brian	65,080	27,013	-
Jewell, Joshua	85,699	9,464	-
Jo, Dorothy	126,225	16,370	166
Jochimski, Colin	90,282	6,906	-
Joel, Marissa	126,225	10,826	51
Johal, Bill	105,643	20,903	-
Johal, Jatinder	146,203	20,223	2,047
Jones, Alan	151,426	91,214	322
Jones, Debra	91,474	5,464	1,431
Jones, Glen	89,405	4,717	927
Jones, Michele	78,841	3,102	-
Jones, Riley	85,546	10,226	-
Jut, Jeffrey	67,400	23,673	-
Kallianpur, Virendra	144,505	12,566	4,137
Kam, Marilyn	109,989	12,605	-
Kam, Richard	106,755	14,746	-
Kaminsky, Serguei	101,510	21,662	-
Kaplan, Madison	92,673	27,939	510
Kaplun, Shannon	78,525	6,451	15
Karpun, Alexander	66,999	14,836	-
Kaufman, Julie	85,890	3,938	2,125
Keating, Roger	126,609	10,664	437
Keenan, Bernadette	89,405	21,454	1,142
Kelly, Michael	130,400	32,304	-
Kelly, Patrick	103,530	27,335	-
Kenny, Richard	85,805	4,091	23

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Name	Base Salary	Benefits & Other	Expenses
Khatkar, Parmveer	103,624	22,103	-
Khudhur, Omar	93,413	10,373	670
Kiesewetter, Harold	115,329	24,231	-
King, Eileen	82,218	49,454	1,454
Kinney, Derrian	59,839	29,338	-
Kinney, Gary	72,352	64,956	-
Kirichuk, Iryna	105,631	5,660	-
Kirk, Wes	79,824	7,623	-
Kita, Jason	173,335	42,072	11,581
Klomp, Frederik	107,860	6,964	-
Ko, Charmaine	79,534	34,051	-
Ko, Sing	67,932	8,676	-
Kopp, Brent	130,103	3,120	-
Kornerup, John	105,643	12,649	-
Koroglu, Abdulvahap	61,211	19,924	-
Kostromine, Max	154,777	14,538	-
Kovich, John	86,356	3,923	-
Krumenacker, Kurtis	67,400	27,598	-
Krungtanmueng, Bunruen	69,083	13,192	-
Kube-Njenga, Jennifer	126,609	13,310	1,521
Kucher, Leanne	82,313	11,895	3,035
Kumar, Amit	67,286	12,772	-
Kump, Will	89,405	15,796	2
Kupferschmidt, Anthony	97,785	5,545	913
Kurnicki, Alexander	126,609	10,319	2,140
Kuzik, Jared	130,398	10,188	918
Kuznik, Gregory	72,283	12,975	-
Kwan, Ashley Yee Teng	96,620	2,320	584
La Rocque, Gail	82,314	4,953	159
Labeeb, Azzam	72,713	3,962	-
Laboucane, Kenneth	74,536	15,866	178
LaBoucane, Sherry	71,271	7,688	-
Lafortune, Deryck	80,086	7,336	-
Lai, Patrick	83,435	21,240	524
Lai, Victor	132,712	11,800	1,145
Laird, Scott	97,699	4,374	-
Lam, Chun Kit	112,551	5,549	400
Lam, Gordon	101,367	9,446	-
Lambert, Sarah	85,633	11,454	-
Lannard, Kevin	97,188	3,404	1,142

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Name	Base Salary	Benefits & Other	Expenses
Larson, Harold	93,309	16,259	-
Lau, Arnold	85,805	3,530	-
Lau, Cheung Wai	77,425	17,912	1,420
Lau, Shu Kong	93,102	5,247	-
Lauridsen, Cole	85,386	12,789	-
Law, Hsiang	92,043	5,681	-
Lawless, Ann	98,501	785	-
Lazar, Doru	72,042	83,756	1,506
Lazar-Schuler, Christina	89,405	2,764	-
LeBlanc, Braeden	91,107	5,693	1,204
Ledezma, Gonzalo	118,048	28,137	-
Leduc, Mark	90,046	7,496	843
Lee, Andrea	86,040	10,711	-
Lee, Donna	113,358	2,302	82
Lee, Edwin	114,962	2,338	1,188
Lee, James	93,206	11,728	-
Lee, Jeff	156,245	17,930	2,665
Lee, Matthew	61,065	16,325	-
Lee, Vicky	74,247	3,630	1,094
Lee, Wun Fung	93,204	8,837	-
Lee, Ya-Hsin	68,474	11,621	-
Lee, Zachary	66,397	10,262	-
Lees, Brooke	88,747	5,957	-
Lefebvre, Eamon	67,400	12,580	-
Legear, Loryn	89,405	2,846	792
Lehbauer, Jordan	130,103	15,524	2,251
Leiva, Anastacio	106,468	19,646	-
Lemaire, Joel	128,732	21,117	-
Lemire, Tyler	92,687	2,980	-
Leney, Kyle	130,758	27,728	-
Lenting, Tanner	64,488	19,919	-
Leong, Karen	78,841	2,194	-
Leung, Alan	85,805	15,232	-
Leung, Cynthia	79,933	2,122	-
Leung, Kwan Pui	78,841	2,102	-
Leung, Michael	86,386	11,374	-
Leung, Simon	85,805	19,373	-
Lewis, Arthur	130,103	78,239	-
Li, Xiaoxue	82,314	2,727	1,145
Lian, George	82,314	3,126	1,145

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Name	Base Salary	Benefits & Other	Expenses
Liao, Yihong	92,491	2,674	451
Lima, Trevor	65,787	12,443	-
Lin, I-Fang	106,025	8,368	-
Lin, Pei Shi	88,662	13,077	1,592
Linares, David	67,400	42,909	2,001
Lindenbach, Greg	111,455	6,312	-
Lindsay, Colton	67,863	23,513	-
Liu, Douglas	148,133	13,316	-
Liu, Marcus	16,881	110,530	-
Lloyd, Adrian	92,187	10,708	-
Lloyd, Susan	112,488	7,673	35
Lo, Judy	82,314	7,515	1,637
Lo, Kin Ming	131,453	10,601	2,364
Lo, Man Yi	77,112	2,093	-
Lochbaum, Kim	82,314	35,662	85
Loftus, Zachary	79,950	17,535	-
Long, Wayne	68,550	17,815	178
Lopez Velarde, Monica	75,752	4,362	-
Lou, Faythe	96,054	2,177	-
Louie, Beayue	74,934	7,784	-
Lovett, Andrew	122,314	7,914	9,185
Lowe, Aaron	67,400	31,025	-
Lowson, Kyle	77,704	3,370	-
Luk, Becky	111,283	9,608	-
Luk, Yun	93,206	30,744	329
Lukacs, Laura	64,295	15,851	-
Lusk, Serena	352,347	146,712	14,551
Lussier, Cynthia	114,970	7,440	-
Ma, Cliff	114,959	7,213	-
Ma, Ming Yi	118,217	10,408	596
Ma, Stephanie	66,292	9,030	-
Maan, Amildeep	88,355	16,660	110
MacArthur, Gordon	86,396	1,567	-
MacDonald, Kylie	119,435	29,499	1,665
MacDonald, Lisa	85,805	1,939	692
MacDonald, Ryan	103,530	19,905	-
Mack, Rodney	82,592	29,147	178
Mack, Tyler	64,454	11,783	-
MacKinnon, Cameron	106,616	3,984	2,278
MacKowski, Igor	67,607	12,000	43

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Name	Base Salary	Benefits & Other	Expenses
MacLachlan, Brennan	126,225	14,084	235
MacLeod, Brian	130,103	31,688	395
MacNeill, Skye	67,400	20,077	-
Mah, Cheryl	79,842	6,530	-
Mahdiar, Zohreh	127,895	13,299	2,279
Mahon, Steve	101,424	2,457	-
Malawiya, Sophia	85,805	3,539	-
Maldonado, Tanya	82,314	3,836	-
Mallen, Tiffany	98,218	4,907	-
Mand, Paul	92,692	513	595
Mander, Daljit	89,210	35,052	524
Mann, Portia	86,935	4,132	-
Manning, Thomas	90,436	3,329	-
Marchal, Luke	103,909	11,431	-
Marcotte, Ford	64,228	22,496	-
Markham, Monique	112,002	10,552	-
Marquez, Christopher	89,405	9,317	889
Marsh, Andrew	82,568	6,860	-
Martens, Dustin	75,850	2,267	-
Martin, Melissa	82,218	1,671	-
Martin, Paul	127,286	4,679	-
Matheson, Kathy	73,065	4,609	-
Matsuzaki, Spencer	67,078	18,293	180
Maxwell, Kyle	93,639	4,569	480
Maxwell, Mark	92,692	3,171	-
Maxwell, Randy	88,029	1,241	-
McCall, Robert	106,639	14,612	-
McCluskey, Ryan	106,639	1,532	-
McConkey, Patrick	106,662	19,363	-
McCullough, Cameron	106,639	2,863	-
McDonald, Julia	103,624	10,732	-
McDonald, Michael	103,530	17,783	-
McDonald, Tyler	72,490	4,307	-
McDougall, Mitch	79,017	8,692	-
McElgunn, Jennifer	105,174	8,532	387
McGee, David	89,405	1,816	-
McGrath, Alan	183,583	20,782	968
McKenzie-Cook, Christopher	106,004	16,884	4,458
McLoughlin, Kris	101,367	17,434	-
McMillan, Allison	67,164	9,848	-

<sup>1</sup> 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.

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Name	Base Salary	Benefits & Other	Expenses
McPhedrian, Matthew	67,400	14,256	-
McQuistin, Dylan	67,249	19,480	178
McQuistin, Scott	70,027	8,557	99
McQuistin, Shawn	69,083	15,802	528
Mearns, Jonathan	125,254	18,534	1,939
Medhurst, Colin	130,103	28,498	2,323
Melnychuk, John	97,188	5,737	1,246
Melnyk, Andre	77,137	10,670	386
Memon, Wasim	105,643	46,225	201
Mercer, Barry	102,620	64,586	-
Mercer, Noel	69,083	26,561	-
Metzak, Brian	106,921	30,280	-
Miele, Michael	72,879	13,513	507
Milaire, Pratima	92,019	10,447	1,912
Miletich, Lori	144,256	15,340	843
Milford, Wendy	60,781	20,895	-
Millar, Alexander	103,577	4,036	-
Miller, Chad	102,648	18,610	-
Miller, Jesse	67,095	11,824	-
Miller, Keith	157,109	19,786	1,985
Miller, Shawn	67,863	13,826	-
Minshall, Travis	92,692	5,154	-
Mitchell, Dwayne	67,400	10,013	-
Mladin, Luka	80,454	1,956	1,592
Modhwadia, Samir	97,146	4,517	93
Moffat, Thomas	64,992	13,285	-
Mohammadi, Mohadeseh	115,450	6,972	2,448
Mohan, Colin	47,954	31,657	-
Mohan, Dharam	67,393	23,450	143
Mok, Siu Wai	73,594	1,695	459
Mol, Brandie	77,361	10,352	359
Molema, Kenneth	131,294	18,188	-
Molle, Sean	75,749	11,307	-
Moore-Dempsey, Erin	106,688	13,239	-
Mora, Jamie	106,590	14,383	-
Morache, Tanner	69,594	11,949	-
Morin, Michel	89,405	3,020	-
Morison, Douglas	106,932	2,362	-
Moritz, Bradley	67,379	10,275	-
Morris, Aila	94,880	3,558	813

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Name	Base Salary	Benefits & Other	Expenses
Morris, Allen	126,609	8,300	-
Morrison, Amber	82,316	2,639	-
Morrison, Taylor	67,400	27,673	-
Moss, Kelly	131,175	27,224	-
Mossman, Cody	67,400	39,567	530
Moxin, Greg	98,055	22,253	178
Mozin, Stella	73,145	7,365	-
Muir, Morgan	105,643	2,162	-
Mulgrew, Damien	67,142	14,732	-
Mulhall, Laoise	75,505	18,429	528
Muller, Shane	82,592	21,990	-
Mullock, Kevin	151,356	9,306	-
Mumblo, Ian	81,724	4,537	-
Murao, Dustin	104,288	18,682	-
Murphy, Liam	80,554	11,257	277
Murray, Ken	128,911	8,585	-
Muter, Heather	110,939	6,372	-
Nagata, Darren	102,644	36,376	-
Naidu, Denis	64,295	13,957	450
Nanka, Eric	96,324	16,716	885
Naraina, Jagdish	85,805	3,114	1,642
Naso, Marcela	83,604	10,928	-
Nathorst, Dave	98,055	13,081	-
Neufeld, Tammy	92,692	1,391	528
Newell, Allan	106,591	946	-
Newson, Oren	88,542	12,317	451
Newstead, Blair	89,405	2,774	-
Ng, Beata	135,529	11,755	522
Ng, Thomas	122,441	9,713	4,357
Ngan, Venus	155,249	16,891	188
Nguyen, Dang Anh Thi	115,581	8,211	711
Nguyen, Lisa	85,107	1,731	497
Nickel, Christel	103,956	22,322	-
Nickel, Sarah	89,399	10,175	326
Nikitin, Amelie	75,017	5,442	-
Nikolic, Diana	147,632	10,594	693
Nishi, Casey	89,262	8,047	180
Nishi, Grant	102,806	9,052	435
Nishi, Kristina	138,061	17,810	495
Nivens, Michael	89,405	11,847	-

<sup>1</sup> 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.

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Name	Base Salary	Benefits & Other	Expenses
Nixon, John	82,592	461	178
Nolan, Mark	85,748	13,498	-
Nomellini, Samuel	67,400	10,672	43
Northrup, Trevor	143,252	10,466	454
Nyagaba, Leeleebari	82,654	3,551	-
Oborne, Renata	93,602	10,435	24
Ogis, Peter	112,298	11,787	-
Oliver, Ian	88,535	8,308	-
Olson, Brandon	106,725	24,587	626
Olson, Mike	81,865	6,554	1,342
Ooi, Emily	89,397	2,488	-
Ordman, Jonas	88,893	5,426	-
Ouellet, Justin	92,684	16,654	-
Oviedo, Frankie	66,225	34,344	-
Oviedo, Jose	87,578	13,800	178
Owens, Camille	80,966	2,434	9
Paller, Elena	126,609	12,266	522
Pang, Serene	89,405	3,614	-
Panni, Daianna	78,841	1,602	-
Parhar, Gurdawar	107,220	24,969	-
Park, Minhee	116,553	2,771	584
Parker, Cory	84,033	13,084	-
Parker, Lorilyn	64,295	22,101	-
Parminster, Kelsey	103,577	2,217	-
Patel, Ravi Vishnubhai	72,792	2,290	75
Paterson, Kenneth	92,692	21,400	-
Paterson, Kimberly	78,841	2,638	-
Patkau, Brad	130,103	14,483	-
Pattullo, Chris	89,405	26,698	188
Paulin, Chad	148,323	19,982	677
Pedersen, Brian	67,400	20,752	-
Penney, Daniel	106,639	14,667	-
Penrose, Trevor	98,322	6,966	251
Percival Smith, Beverly	78,841	1,645	-
Perkins, Michael	128,832	22,129	566
Persick, Christy	101,254	6,478	394
Peters, Cassidy	90,584	538	-
Phaysith, Matthew	78,841	3,117	261
Philipson, Neil	66,489	11,754	279
Pighin, Darren	130,400	10,649	-

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Name	Base Salary	Benefits & Other	Expenses
Piluso, Riccardo	82,715	12,077	282
Pinkney, Jason	130,094	16,554	-
Plishka, Miriam	107,041	3,828	1,833
Plomp, Deborah	61,767	16,882	-
Plowman, Richelle	72,540	4,889	-
Pockett, Kyle	91,700	5,053	-
Poole, Jeremy	67,651	27,131	-
Poole, Travis	69,083	28,247	180
Poon, Debra	84,736	4,153	1,456
Porlier, Sheila	111,538	14,808	26
Powell, Jo	85,913	6,613	1,130
Poxon, Gerald	130,103	7,119	-
Prentice, Blake	67,400	11,896	-
Protz, Gregory	130,103	24,238	-
Prystay, Deborah	114,672	11,334	226
Puddicombe, Alan	79,017	6,524	180
Pugsley, Brandon	79,817	13,528	-
Punn, Ariel	70,666	22,281	-
Purewal, Pawandeep	105,120	3,035	1,145
Quan, Stanley	90,282	15,912	-
Quiambao, James	105,611	7,134	-
Quiring, Angelica	78,049	7,255	555
Quon, Howard	67,804	11,803	-
Racic, Mile	145,772	21,250	4,261
Raman, Dinesh	67,449	13,145	-
Ramirez, Antonio	85,786	13,380	-
Ramos, Dinos	99,506	2,042	152
Recavarren, Mario	77,242	6,173	-
Reddy, Nandini	71,749	5,593	1,420
Reddy, Ram	69,083	7,802	497
Redlinski, Jacek	97,188	5,397	1,698
Redzic, Vesna	105,633	2,999	-
Reel, Ravinder	69,889	6,454	-
Rehwald, Jessie	97,031	5,558	-
Reid, Sheldon	66,712	9,853	99
Reis, Joshua	150,002	15,019	985
Rempel, Graeme	103,672	16,812	-
Rempel, Timothy	92,657	3,138	-
Rende, Michael	130,103	6,695	-
Revell, Michael	92,692	13,704	-

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Name	Base Salary	Benefits & Other	Expenses
Reyes, Maurice	72,283	11,833	-
Richards, David	55,216	24,777	-
Richardson, April	85,547	9,141	-
Ricketts, Terry	91,056	5,055	-
Rienzo, Adam	79,964	7,611	-
Roberts, Kevin	155,249	20,539	522
Roberts, Merrick	65,904	19,212	-
Robertson, Cameron	67,414	23,526	-
Robertson, Kirsten	71,596	5,353	-
Robie, Colin	102,637	7,634	750
Robles, Miguel	92,692	5,551	-
Robson, Mark	127,290	6,434	-
Rocha, Carlos	104,581	5,568	437
Rodriguez, Edgar	131,175	10,770	385
Rogal, Peter	82,592	13,535	-
Romas, Mike	144,696	10,563	10,070
Ronquillo, Danny	76,624	5,259	-
Roorda, Stephanie	85,509	7,267	-
Roper, Ryan	73,797	30,636	-
Rose, Elizabeth	85,547	3,277	-
Rosenberg, Suzanne	89,405	2,152	-
Roszkowski, Ailie	89,986	922	178
Rowley, Darren	75,554	11,762	705
Ru, Zhi	97,188	5,631	1,145
Rubin, Daniel	60,777	16,151	-
Ruiz, Garret	64,460	15,168	-
Rushton, Wade	79,017	15,142	180
Russell, Paul	106,639	30,762	-
Russell, Peter	185,756	45,297	9,312
Ryan, Bhavani	103,530	12,664	-
Safar, Yousif	85,434	3,492	-
Saggers, Paul	110,298	5,217	1,499
Saito, Aaron	130,103	27,961	-
Sakai, Ross	89,405	18,010	397
Sakurai, Hanae	82,881	3,609	849
Salameh, Alexander	106,639	9,259	-
Salmasi, Kamran	97,188	16,577	-
Samson, Brent	108,100	17,747	-
Sandeen, Devon	92,687	15,709	-
Sander, Amarjit	92,692	4,505	537

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Name	Base Salary	Benefits & Other	Expenses
Sandhu, Amritpal	126,225	10,316	437
Sandhu, Parmel	97,188	2,301	-
Sandhu, Pulvinder	75,505	23,977	-
Sangara, Jaren	67,675	7,651	-
Sangha, Rajvinder	107,137	14,053	-
Santos, Victor	92,692	5,272	289
Sarai, Lovepreet	68,488	15,432	-
Saretsky, Ryan	67,400	13,650	-
Sargent, Emily	91,517	6,991	188
Savoie, Gilbert	93,206	8,849	-
Sawada, Stephen	106,468	30,435	-
Sayson, Jared	69,713	9,900	-
Schiedel, Tyler	101,435	19,393	-
Schlossarek, Teresa	93,206	3,807	-
Schmidt, Michael	67,400	13,657	279
Schouten, Geoff	67,704	15,901	-
Schouten, Stacey	111,315	8,591	394
Schroeder, Scott	101,424	2,076	582
Schuler, Terry	78,841	1,602	-
Schultz, Jeremy	107,781	18,925	-
Schultz, Kim	69,083	16,221	43
Schultz, Susan	83,225	20,806	-
Scott, Jason	87,478	704	180
Scott, Sean	103,719	19,579	-
Segal, Brandon	85,434	12,668	-
Selinger, Edward	151,425	15,461	-
Shariff, Aliya	98,285	8,640	843
Sharkey, Christopher	62,000	14,761	-
Sharma, Amen	85,805	7,507	1,579
Sharma, Shyreen	80,275	2,806	-
Sharp, Gabrielle	84,979	2,068	850
Shaw, Geoffrey	77,590	6,417	-
Shaw, Trevor	95,753	10,433	1,699
Shay, Horace	77,907	7,745	2,159
Sheikh, Mehrazin	72,009	5,772	-
Shek, Rita	67,004	8,149	45
Shepherd, Bryan	155,249	31,234	1,540
Shepherd, Lisa	67,990	18,271	279
Shiau, Melissa	155,249	29,755	1,145
Shigeoka, Shannon	93,128	10,282	675

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Name	Base Salary	Benefits & Other	Expenses
Shimonek, Todd	86,355	6,049	-
Shirey, Jill	141,292	13,869	589
Sholdra, Brian	107,249	6,088	-
Shrestha, Sahara	94,637	1,694	-
Shum, Chi Ting	105,643	18,994	-
Sidhu, Baldev	68,295	25,418	143
Siemens, Gregory	130,103	18,535	276
Sikora, Rose	111,538	5,246	650
Simas, Antonio	105,354	7,388	424
Simkin, Eric	102,098	13,570	-
Simmons, Norman	92,744	5,009	-
Simonson, Brock	82,314	8,722	-
Sinclair, Magnus	66,470	10,843	-
Sinclair, Owen	138,061	15,461	2,074
Singh, Neal	65,238	10,658	-
Siu, Nicholas	82,314	2,170	675
Slater, Tanya	107,078	7,428	565
Smail, Jamie	67,581	28,696	528
Smail, Robert	69,074	21,881	180
Smith, Carly	75,505	8,460	1,132
Smith, Mark	128,652	32,933	-
Smith, Michael	116,401	23,100	-
Smith, Suzanne	149,151	20,777	1,188
Smithers, Todd	75,935	38,859	201
Snowball, Joanne	78,378	8,086	-
Socias, Roberto	67,598	16,741	180
Sodi, Sunjeev	125,911	9,450	2,439
Somerville, Kim	185,625	51,439	543
Soon, Angela	70,044	8,047	-
Soronow, Benjamin	66,464	11,083	-
Sparolin, Eric	155,249	19,384	1,174
Specht, Darren	78,843	6,729	-
Squarci, Leigh	82,592	1,423	178
Stancioff Clayton, Abbas	115,773	11,509	-
Standerwick, Jeffrey	149,512	28,633	-
Staples, Kaitlynn	90,724	9,783	-
Steeves, Susan	83,279	1,990	-
Stene, Ryan	130,103	23,232	-
Stewardson, Kevin	130,103	15,072	-
Stewart, Aaron	62,052	20,332	-

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Name	Base Salary	Benefits & Other	Expenses
Stewart, James	102,913	22,759	-
Stewart, Kathleen	97,187	4,705	1,142
Stockdale, Todd	106,755	22,760	-
Stocking, Nicole	145,313	9,843	-
Stockley, Ivan Scott	67,400	20,109	-
Stokes, Ryan	103,530	5,968	-
Stone, Brett	67,400	32,376	497
Streit, Hans-Peter	78,841	2,490	-
Sturrock, Mark	98,742	906	-
Suleyman, Ferman	110,887	16,103	1,340
Swail, Stefanie	101,424	2,073	-
Swanson, Brad	93,206	6,830	-
Sy, Anthony	76,267	10,238	57
Tahir, Edwin	93,189	8,156	3,695
Takagawa, Michael	72,283	3,969	-
Takiya, James	85,547	7,473	-
Talmey Jr, Patrick	90,282	52,262	180
Tanyag, Wilbert	86,396	1,099	-
Tarr, Christopher	106,988	16,281	-
Tatchen, Elisabeth	107,488	22,800	-
Tate, Bryce	67,400	21,091	-
Taylor, Kirk	188,799	25,482	3,178
Taylor, Mervyn	131,056	24,640	-
Teichrieb, Craig	80,687	19,327	-
Tellis, Peter	138,297	1,303	1,951
Teo, James	122,338	5,721	-
Tewfik, Frederic	163,011	12,575	2,929
Thandi, Neera	97,168	4,665	1,145
Thind, Prabhjot	66,301	14,910	-
Thomas, Bryan	88,776	6,598	-
Thome, John	78,841	1,888	-
Thomson, Dylan	67,284	8,742	43
Tikanmaki, Anna	166,399	29,500	-
Tillmanns, Mike	92,673	1,709	-
Tillyer, Curtis	93,206	3,637	-
Tillyer, Justin	64,870	18,810	180
Tinney, Lucas	101,367	21,453	929
Tiu, Miriam	83,953	12,313	-
Tjepkema, Nicole	89,405	5,174	72
To, Tik Hang	85,913	6,484	6,480

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<b>Name</b>	<b>Base Salary</b>	<b>Benefits &amp; Other</b>	<b>Expenses</b>
Tobin, Sean	103,530	19,359	-
Tom, Ian	78,841	23,076	1,332
Tong, Dominic	69,705	12,462	-
Tongohan, Darwin	89,405	4,476	513
Tooth, Gregory	93,206	1,894	-
TorabiMoghaddam, Niloufar	155,249	16,578	448
Towers, Brett	85,547	10,478	-
Tran, Ton	87,485	4,118	-
Tran, Vu	89,405	1,816	1,592
Tremayne, Brent	103,340	8,793	-
Tremblay, Alex	67,692	25,073	-
Trim, Victoria	85,434	9,651	-
Trott, Eric	67,400	14,080	975
Trott, Ryan	67,400	14,036	-
Trotter, Nicole	92,620	2,605	-
Truscott, Loic	108,174	24,088	-
Tsang, Jonathan	100,448	7,556	-
Tse, Kelvin	137,310	10,894	1,145
Turick, Julia	96,295	5,242	-
Turick, Renata	109,863	10,728	3,956
Turner, Jeffrey	124,769	3,963	-
Tycholis, Kathy	89,405	2,687	-
Underwood, Brandon	103,530	20,586	-
Unrau, Shannon	80,002	7,166	945
Vallance, Scott	89,405	5,174	-
Van Niekerk, Stuart	101,367	24,577	-
Vance, Justin	75,726	14,099	178
Vanderwel, Christopher	88,218	11,635	-
Varallo, Nadia	94,272	2,887	-
Vaughn, Jerret	119,261	5,405	-
Velkova, Biliana	105,643	2,563	385
Vellani, Omar	103,530	22,565	-
Velo, Vanessa	85,386	8,401	-
Venturas, Byron	72,297	22,604	-
Villaluz, Jaime	97,188	5,791	524
Vo, Tuan	67,400	19,823	-
Vodchenko, Ivan	86,396	833	-
Vrba, Karol	106,838	31,906	-
Vrooman, Rowan	130,103	50,382	-
Vuletin, Johana	86,329	24,185	145

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Name	Base Salary	Benefits & Other	Expenses
Waddell, Matthew	85,386	14,530	-
Waddington, Nathaniel	103,577	14,062	-
Wahl, Kevin	130,103	4,654	-
Wakefield, Richard	72,365	7,937	-
Wakelin, Frank	105,643	25,534	-
Wall, Anthony	129,626	18,365	-
Walrond, Randall	77,268	12,363	244
Walters, Bryan	130,520	26,219	-
Wan, King-Lun	89,405	15,687	46
Wan, Li Yang	93,160	2,830	949
Wang, Ge	64,984	24,775	-
Wang, Xue Song	71,945	8,205	-
Warder, Simon	72,520	3,534	948
Warren, Darren	97,188	3,071	921
Warzel, Edward	155,249	30,184	-
Watson, Kenneth	84,433	8,878	14
Watson, Nicholas	66,290	12,034	-
Watson, Valerie	111,293	12,193	-
Watters, Sandra	71,374	12,500	-
Wei, Daniel	104,430	22,067	-
Weissler, Forrest	151,426	11,714	3,242
Welsh, Michael	130,400	24,864	-
Weststrate, Jason	102,519	14,430	99
Wheeler, Gregg	142,519	22,176	118
Whitaker, Lauren	92,675	895	-
White, Jason	78,838	5,751	-
Whitmarsh, Kevin	93,837	9,400	-
Whittam, Jonathan	98,633	25,204	467
Whitter, Glen	78,848	5,731	-
Whyman, Max	69,083	36,320	-
Wild, Danyon	130,103	13,702	-
Wilke, Steve	98,055	12,671	6
Willett, Ryan	67,400	22,510	862
Williams, Mary	72,876	2,493	99
Wilson, Jordyn	67,565	15,121	-
Wilson, Tracy	99,801	2,030	-
Windsor, Ryan	109,884	12,578	851
Wishlove, Vernon James	215,446	30,985	4,454
Wong, Desmond	105,626	8,196	-
Wong, Isabel Anne	69,519	8,411	-

<sup>1</sup>. 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.

CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Employee Earnings in Excess of \$75,000 and Related Expenses for 2023

Name	Base Salary	Benefits & Other	Expenses
Wong, Ivy	48,327	336,977	1,000
Wong, John	68,845	9,065	-
Wong, Kai Chun	111,410	10,204	-
Wong, William	101,767	38,741	16
Woolgar, John	23,000	100,885	844
Wringe, Iain	103,672	15,561	-
Wu, Yongjia	104,175	6,492	-
Wyatt, Sail	92,692	20,575	-
Wyenberg, Grant	148,381	19,211	1,152
Xavier, Victor	69,083	14,275	-
Xie, Xichen	82,314	4,651	1,145
Xu, Dajiang	89,405	16,815	-
Yang, Gongxia	104,424	5,226	-
Yee, Stephen	101,424	17,802	576
Yeung, Lap Man	105,643	12,892	-
Yeung, Yuen	97,188	4,158	1,468
Yin, Tze Chieh	71,712	5,568	-
Yon, Elisa	85,274	1,862	-
Yoo, John	106,755	23,984	-
Yoo, Wonwook	84,167	6,566	632
Young, Jim	58,345	121,410	351
Younis, Munkith	182,265	40,216	948
Zanardo, Wilma	137,939	10,282	45
Zellweger, Joey	92,666	3,402	-
Zhang, Feng	82,314	10,192	1,145
Zhang, Ling Yi	85,805	24,467	-
Zhu, Michael	135,389	12,546	118
Zimmer, Marden	72,283	3,061	178
Zukowsky, Doug	82,592	32,404	735
<b>Total</b>	<b>\$ 104,530,874</b>	<b>\$ 16,137,335</b>	<b>\$ 502,345</b>

<sup>1</sup>. 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.



CITY OF RICHMOND  
Schedule of Remuneration and Expenses

Section 6

Grand Total for 2023

<b>Name</b>	<b>Remuneration<sup>1</sup></b>	<b>Expenses</b>
Employees Over \$75,000	\$ 120,668,210	\$ 502,345
Employees Under \$75,000	41,692,348	79,323
<b>Total</b>	<b>\$ 162,360,558</b>	<b>\$ 581,668</b>

<sup>1</sup>. 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;

CITY OF RICHMOND  
Statement of Severance Agreements for 2023

Section 6

There were three severance agreements made between the City of Richmond and its employees during fiscal year 2023.

The agreements represent a range of 1 week to 13 months of salary and benefits.

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
3DLS	\$ 42,635
3M Canada Company	51,966
3Si Risk Strategies Inc	46,705
4Refuel Canada LP	33,417
A J Forsyth - A Division of Russel Metals Inc	51,551
A R Mower & Supply Ltd	99,066
Acceo Solutions Inc	54,402
Access Information Management of Canada	43,857
Ace Link Fence Ltd	70,553
Acklands Grainger Inc	72,830
Active Earth Engineering Ltd	55,660
Adcentives	55,829
Advance Property Exposure Canada Inc	32,558
Advanced Mobility Analytics Group	27,185
Aecom Canada Ltd	53,313
Aimpoint Security Solutions Inc	79,768
Ainsworth Inc	488,155
Airon Heating & Air Conditioning Ltd	520,927
Alexander Holburn Beaudin + Lang LLP	80,050
Alithya Canada Inc	26,325
All Roads Construction Ltd	540,966
Allied Technical Sales Inc	77,000
Allmar Inc	33,448
Altec Industries Ltd	30,120
Amazon - supplies	185,332
Andrew Sheret Ltd	793,323
Anigraph Productions Ltd	267,813
Ansan Industries Ltd	197,699
Aplin & Martin Consultants Ltd	699,437
Apple Canada Inc	347,287
Applus Velosi Canada Ltd	220,928
Aquam	54,467
ARETE Safety and Protection Inc	68,845
Ashton Mechanical Ltd	1,784,149
ASSA ABLOY Entrance Systems	134,405
Associated Engineering (BC) Ltd	140,105
Associated Fire and Safety	419,984
Astrographic Industries Ltd	127,219
Atlas Power Sweeping Ltd	134,106
Attain Solutions Inc	73,623
Ausenco Sustainability Inc	61,370
Austin Metal Fabricators	25,268
Avenue Machinery Corp	120,528

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Avolve Software Corporation	236,649
BA Blacktop Ltd	4,114,952
BARR Plastics Inc	62,794
Barry Hamel Equipment Ltd	147,580
BC Assessment*	7,351,599
BC Earth Exchange Inc	170,062
BC Employer Health Tax	3,148,108
BC Green Construction & Demolition Ltd	55,915
BC Helical Piles Ltd	32,000
BC Hydro	4,772,577
BC Legal Management Association	113,744
BC Life & Casualty*	1,912,059
BC Society for the Prevention of Cruelty to Animals	1,136,732
BCD Holdings Ltd	32,535
Beesla Trucking 2003 Ltd	27,887
Benchmark Site Services Inc	48,704
Beneva Inc	48,778
Best Buy	43,305
Bettsm Controls Inc	41,985
BI Associates Corporate Psychologists	53,950
Black Tusk Fire & Security Inc	103,267
Blackmamba Tree Service Inc	90,841
Blake, Cassels & Graydon LLP	129,352
Blue Pine Enterprises	58,420
Bosa Construction Inc	396,791
Boston Construction Corp	657,157
Bouillet, Celan	40,950
Bowden, Tony	33,778
Bridge Electric Corp	34,327
Bulldog Bag Ltd	25,108
Bunzl Cleaning & Hygiene	569,298
Burnaby Blacktop Ltd	50,849
Busch Systems International Inc	26,913
Butler Marketing Ltd	39,060
Cactus Club Cafe	52,257
Canada Post	274,838
Canada Revenue Agency*	46,938,493
Canadian Dewatering	129,804
Canadian Mattress Recycling Inc	294,247
Canadian National Railway Company	143,240
Canadian Stainless Fasteners Inc	76,492
Canadian Tire	31,938
Canex Building Supplies Ltd	126,510

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

Supplier Name	Payment Amount
Cansel Survey Equipment	35,939
Canstar Restorations	250,000
Capital Project Management, Inc	32,223
Cascade Wear BC Ltd	28,880
CDW Canada	67,009
Cedars at Cobble Hill	29,460
Centralsquare Canada Software Inc	196,081
Chase Paymentech	855,020
Chinese Informedia Consulting Group Inc	43,888
Cimco Refrigeration	360,940
Cintas Canada Ltd	111,169
Citizencentric Consulting Inc	230,724
City Electric Supply	205,029
City of Nanaimo	66,853
City of Vancouver	1,438,778
Classis Custom Site Furnishings Ltd	53,158
Cleantech Service Group Ltd	37,750
Cleartech Industries Inc	271,944
Cloud Software Group Inc	410,471
Cloverdale Paint Inc	31,200
Coastline (BC) Facility Services Ltd	31,985
Cobra Electric Services Ltd	2,201,616
Coencorp Consultant Corporation Inc	60,159
Coeuraj Canada	119,984
Coit Cleaning Services	25,702
Cold Fire Canada Ltd	46,037
Columbia Chrysler	80,063
Commercial Lighting Products Ltd	213,038
Commercial Truck Equipment	128,955
CommunityLogiq Software Inc	26,313
Compugen Inc	621,445
Concord Excavating & Contracting Ltd	72,127
Connect Landscape Architecture Inc	76,626
Contemporary Office Interiors	227,339
Cool Air Rentals Ltd	84,248
Corix Utilities Inc	60,956
CPA Development Consultants	43,050
Creative Door Services Ltd	108,713
Cross Country Canada	45,738
CUPE 394*	780,102
CUPE 718*	1,131,800
Custom Power Generation	40,862
CWPK Art Practice	100,218

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
D Chouhan Trucking	32,544
Dafco Filtration Group	73,999
Davidson Bros Mechanical Contractors Ltd	179,202
DB Perks & Associates	183,521
Dekra-Lite	59,059
Dell Canada Inc	97,016
Dennis James Aitken LLP	70,713
Dentons Canada LLP	230,727
Dexterra Group Inc	154,974
DHI Water & Environment Inc	46,963
Dialog BC Architecture Engineering	208,186
Diamond Head Consulting Ltd	71,743
Dillon Consulting	102,684
Dinesen Nurseries Ltd	31,391
Division Mechanical Ltd	35,679
DLA Piper (Canada) LLP	153,357
DLA Piper (Canada) LLP, In Trust	12,603,919
DMD & Associates Ltd	34,827
Dominion Blueprint & Reprographics Ltd	65,487
Dorset Realty Group	604,079
Double R Rentals	193,177
Douglas Lake Equipment Ltd	41,062
Dragonetti Group Public Works Training	47,674
Dumoulin, Tyler	27,310
Dynamic Facility Services Ltd	318,591
E B Horsman & Son Ltd	36,190
Earls	27,174
East Richmond Nurseries	170,111
EBB Environmental Consulting Inc	71,187
Eclipsys Solutions Inc	88,085
E-Comm, Emergency Communications for BC	5,606,502
Econolite Canada Inc	434,957
Ecotainer Sales Inc	134,767
Ecowaste Industries Ltd	611,865
ECS Electrical Cable Supply Ltd	54,614
Edifice Construction Inc	632,568
Elections Ontario	44,319
Elemental Architecture and Interiors Inc	246,700
Elia Kirby Productions Ltd	28,520
Elite Fire Protection Ltd	234,969
Elite Tents & Events (2019) Ltd	36,032
EMCO Corporation	88,839
Emelle's Catering Ltd	96,470

\*Payment includes tax transfers and third party remittances



Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
English Lawns Ltd	37,860
Entech Environmental Consultants Ltd	30,269
Entity Mechanical Ltd	772,161
Entrance Automation Systems Inc	34,087
Entro Communications Inc	100,066
Entuitive Corporation	45,190
Equiparc	119,961
ESC Automation Inc	85,120
Esri Canada Ltd	261,350
Everbridge Inc	58,050
EXP Services Inc	97,012
Extreme Glass Ltd	72,203
Factory Outlet Trailers Inc	28,997
Family Services Employee Assistance Program	137,127
Faster Asset Solutions	25,081
Faulknerbrowns Architecture Inc	71,428
Federation of Canadian Municipalities	45,999
Finning (Canada)	384,767
Fireball Excavating & Transport Inc	196,610
Fireworks Spectaculars Canada Ltd	27,143
First Light Energy Solutions Ltd	125,252
Flir Unmanned Aerial Systems ULC	38,959
Flocor Inc	780,142
FM Systems Inc	29,403
Foreseeson Technology Inc	362,354
Forgerock US, Inc	207,114
FortisBC - Natural Gas	979,224
Fountain Tire (Delta) Truck Centre Ltd	99,135
Frances Andrew Site Furnishings Ltd	31,145
Franklin Covey Canada Ltd	46,492
Fraser River Pile and Dredge Ltd	130,277
Fraser Valley Equipment Ltd	73,288
Fred Surridge Ltd	3,282,417
Fricia Construction Inc	319,027
Frontier Power Products Ltd	53,906
G B Bobcat Service	302,050
G.V.A. Power Vac	35,163
Garda Canada Security Corporation	267,452
Gardaworld Cash Services Canada Corp	67,530
Gargoyle Protective Services	29,705
GCL Contracting Inc	68,600
George Faulkner Productions Inc	29,989
GFL Environmental Inc	2,693,905

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
GHD Digital (Canada) Ltd	31,030
Gibson Waterworks Supply Inc	57,087
Glacier Media Group	104,193
Gladiuk Contracting Ltd	336,189
Glasshouse Systems Inc	191,488
Global Industrial Canada Inc	66,762
Global Rental Canada ULC	51,419
Golder Associates Ltd	29,114
Goodyear Canada Inc	111,181
GPM Civil Contracting Inc	70,228
Granicus Canada Holdings ULC	167,063
Greater Vancouver Regional District*	45,301,701
Greater Vancouver Sewerage & Drainage	157,699
Greater Vancouver Water District	29,608,964
Green Admiral Nature Restoration	45,923
Greenbarn Potters Supply Ltd	56,973
Gregg Distributors Ltd	312,228
Grimco	33,949
Grootendorst's Flowerland Nursery Ltd	25,324
GS Bhullar Trucking	31,288
Guillevin International Inc	139,087
Habitat Systems Inc	699,193
Hanscomb Ltd	81,320
Happy Cities	38,605
Harris & Company LLP	136,236
HDR Architecture Associates Inc	1,382,041
Heatherbrae Builders Co. Ltd	3,104,610
Heidelberg Materials Canada Ltd	207,486
Heritage Office Furnishings Ltd	480,576
Hexcel Construction Ltd	808,520
Hildenbrandt Consulting Services Ltd	28,683
Hi-Lite Truck Accessories Ltd	33,194
HILTI Canada Ltd	25,727
Holaco Construction Ltd	3,556,684
Holland Imports Inc	33,442
Hooker Craig Lum Group Ltd	49,730
Hootsuite Inc	26,411
Horizon Landscape Contractors Inc	105,904
Hunter McCorquodale	79,821
ICONIX Waterworks LP	411,806
Ideaspace Consulting Inc	150,877
IDRS	132,412
Ignite Management Services Ltd	32,000

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Image Sign & Lighting Ltd	124,935
Imperial Parking Canada Corporation	110,258
Infor Canada Ltd	158,693
Infrastruct Municipal Services Ltd	58,205
Inland Kenworth	50,684
Integrus Engineering Inc	134,923
Interprovincial Traffic Service Ltd	368,499
Invasive Species Council of BC	29,013
iON United Inc	171,719
Iredale Architecture Inc	65,926
Iridia Medical Inc	46,418
ISL Engineering and Land Services Ltd	294,641
Island Key Computer Ltd	75,518
J & T Sports	44,455
Jack Cewe Construction Ltd	3,075,371
Jarislowsky Fraser Ltd	120,000
Jensen Hughes Consulting Canada Ltd	57,624
JJM Construction Ltd	101,534
Johnston Ross & Cheng Ltd	45,274
JSP Enterprises	92,666
Kaleidoscope Training and Consulting	61,133
Keg Restaurants Ltd	44,624
Kennedy Landscaping Ltd	33,381
Kern BSG Management Ltd	263,590
Kerr Wood Leidal Associates Ltd	517,660
Kifinti Solutions Inc	45,961
Kimbo Design Inc	109,917
Kinetic OHS Services	37,307
KMS Tools and Equipment	39,562
Konecranes Canada Inc	60,788
KPMG LLP	112,309
Kronos Canadian Systems Inc	307,497
Kutny's Richmond Soils	123,566
Kwela Leadership & Talent Management	39,624
Lafarge Canada Inc	1,542,323
Lafrentz Road Marking	67,314
Lamar Companies	29,894
Lanesafe Traffic Control Ltd	326,534
Langley Concrete Group	115,370
Latoplast Ltd	40,051
Lawson Lundell LLP	121,398
Layfield Canada Ltd	192,685
Leading Edge (Ireland) Ltd	49,225

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

Supplier Name	Payment Amount
Lehigh Hanson Materials Ltd	57,756
Lesperance Mendes Lawyers "In Trust"	97,343
Levelup Planning Collaborative Inc	26,800
Lifesaving Society	34,898
Linde Canada Inc	99,493
LIT Aquatics Ltd	366,607
Lock-Block Ltd	25,707
Long View Systems	153,884
Lordco Parts Ltd	178,532
Luma Tech Solutions Canada Ltd	71,070
LV Transport LLC	27,677
Lyonridge Property Services	32,766
M. Van Noort & Sons Bulb Co. Ltd	51,726
Macaulay Trucking Ltd	329,382
Mackin Architects Ltd	124,797
Mainland Construction Materials ULC	1,062,214
Mainland Ford Ltd	426,299
Mainroad Maintenance Products	358,417
Mallen Gowing Berzins Architecture	146,367
Marine Roofing Repair & Maintenance	155,773
Maven Consulting Ltd	34,953
Maydanyk Trucking Ltd	116,072
McAsphalt Industries Ltd	28,988
McElhanney Consulting Services Ltd	807,348
McRae's Environmental Services Ltd	2,513,887
MDT Technical Services Inc	58,113
Medteq Solutions CA Ltd	53,532
Meltwater News Canada Inc	63,211
Memory Express	33,940
Meraki IT Consulting	94,500
Mercer (Canada) Ltd	26,065
Merletti Construction (1999) Ltd	589,235
Metro Motors Ltd	492,781
Metro Vancouver Regional District	13,295,898
Metrosystems	26,226
MG Collision Repairs Ltd	29,332
Mickelson Consulting Inc	147,687
Mills Office Productivity	108,693
Minister of Finance*	198,380,046
Minoru Seniors Society	88,429
MIZA Architects Inc	79,347
Modern Niagara Vancouver Inc	33,184
Modern Transmissions Ltd	36,129

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Modus Planning Design & Engagement Inc	77,293
Morrison Hershfield Ltd	91,148
Mulholland Parker Land Economists Ltd	58,700
Multivista Construction Documentation ULC	67,398
Mundie Trucking	146,404
Municipal Finance Authority of BC*	40,935
Municipal Insurance Association of BC	1,029,590
Municipal Pension Plan*	26,493,446
NAPA Auto Parts	81,071
National Air Technologies	35,700
ND Graphics Inc	106,188
Nearmap US, Inc	118,427
Nedco	54,227
Neptune Technology Group	152,501
New Line Products Ltd	27,734
Northern Building Supply	30,015
Nutech Facility Services Ltd	107,530
Nutrien Ag Solution	155,565
O4 Architecture Ltd	183,532
Olthuis van Ert	651,886
O'M Engineering Inc	27,300
Omicron Canada Inc	109,036
Omicron Construction Ltd	39,207
Open Road Toyota Richmond	262,377
Open Text Corporation	503,916
Optiv Canada Inc	342,474
Oracle Canada ULC	632,693
Organized Crime Agency of BC	189,397
P D Trucking	166,969
Pace Solutions Corporation	46,548
Pacific Blue Cross*	6,651,990
Pacific Cutting & Coring Ltd	256,868
Pacific Flow Control Ltd	77,764
Pacific Net & Twine Ltd	35,189
Palmer Environmental Consulting	59,789
Palmieri Bros Paving Ltd	28,900
Pareto Technology Group	42,300
Parkworks Solutions Corp	61,665
Parsons Inc	35,729
Paul Sahota Trucking	181,817
PCL Constructors Westcoast Inc	6,586,192
Peel's Nurseries Ltd	75,295
Perfectmind Inc	225,430

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Performance Objects Inc	72,867
Peterbilt Pacific Inc	521,972
Peters Industries (2012) Ltd	43,262
Petro-Canada	37,690
Phoenix Truck & Crane Services	29,251
Pickering Safety	135,399
Pinchin Ltd	133,801
Pit Stop Portable Toilet Services Ltd	89,132
PitneyWorks	60,000
PJB Mechanical Plumbing & Heating	459,909
PJS Systems	381,632
Plan Group	83,130
Platinum Pro-Claim Restoration	49,842
Polymetis Projects Inc	117,600
Pottinger Gaherty Environmental	28,107
Potus Consulting Inc	401,785
PrairieCoast Equipment	25,509
Procore Technologies Canada Inc	41,787
PS Traffic Pro Services (2012) Inc	67,552
Purtech Service Group Inc	34,765
PW Trenchless Construction Inc	183,876
PWL Partnership Landscape Architects Inc	47,105
Qualichem Industrial Products	327,074
Quantum Lighting Inc	63,733
R. F. Binnie & Associates Ltd	607,817
Radical I/O Technology Inc	593,200
RC Strategies Inc	38,708
Receiver General for Canada (RCMP)	61,509,974
Receiver General For Canada*	39,511
Recycle It Canada	60,154
Renov8T.Com Construction Inc	172,347
Reshape Infrastructure Strategies Ltd	57,719
RGC Trucking & Excavating Ltd	30,207
Richco Contracting Ltd	39,722
Richelieu Hardware Ltd	29,276
Richmond Air Sweep Enterprises 1986 Inc	38,537
Richmond Building Supply	101,134
Richmond Firefighter Assn RFFA Local 1286*	725,591
Richmond Hotel Association*	970,723
Richmond Potters' Club	32,075
Ricoh Canada Inc	33,027
River White Homes Ltd	2,120,887
Rivera, Laura	30,619

\*Payment includes tax transfers and third party remittances



Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Riverside Recycling & Aggregate Sales Ltd	73,068
Riverwest General Contractors Ltd	46,616
Roadway Traffic Products	168,037
Rollins Machinery Ltd	628,342
RONA	51,111
Roper Greyell LLP	417,259
Rose Security Services Inc	43,097
Ross Templeton & Associates	34,500
RTR Terra Contracting Ltd	43,992
Rusty's Auto Towing	25,409
S.I. Systems Partnership	71,778
Safe & Sound Security Systems Ltd	370,327
Safe Software Inc	26,750
Sandhu, Dalip	205,466
School District 38 Richmond*	312,620
Schultz, Lani	32,950
Scotia Bank	117,089
Scott Construction Ltd	1,599,442
Scott Construction Management Ltd	108,058
Scott DB Services Ltd	261,523
Scott Special Projects Ltd	1,301,801
Searidge Ventures Ltd	25,600
Secure Energy	285,777
Seismic 2000 Construction Ltd	144,499
Shaw Cablesystems GP	30,066
Shelley Automation	33,786
Sherine Industries Ltd	55,159
ShowTech AVL Systems Inc	123,098
Sierra Waste Services Ltd	9,802,415
Siteimprove Inc	27,472
Slip Tube Enterprises Ltd	31,865
Smartcity ITS	25,359
Smith Bros & Wilson (BC ) Ltd	235,016
Softchoice LP	99,006
Solid Caddgroup Inc	25,134
South Arm Excavating	341,753
South Coast British Columbia	1,894,582
Special T Cleaning (2012) Ltd	50,167
Specimen Trees Wholesale Nurseries Ltd	70,681
Stantec Consulting Ltd	277,106
Staples Professional	217,505
Steveston Historical Society	60,399
Stormtec Water Management Inc	87,214

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Studio Hub Architects Ltd	92,995
Summit Valve And Controls	94,547
Sunbelt Rentals	84,294
Suncor Energy Products Partnership	2,190,340
Super Save Disposal Inc	97,510
Superior Propane Inc	88,720
Sutton Road Marking Ltd	55,846
Talbot Marketing	62,353
Target Products Ltd	48,521
TEC Floor Coverings Ltd	73,610
Technical Safety BC	54,007
Telus Communications Inc	1,716,466
Terminix Canada	36,407
Tetra Tech Canada Inc	33,720
Textile Image Inc	53,309
The AME Consulting Group Ltd	94,315
The Art of Productions Inc	27,460
The Driving Force Inc	168,376
The Get Go Inc	48,458
The Gourmet Lunch Ladies Ltd	26,076
The Home Depot	173,561
The Salvation Army	109,816
The Social Agency Inc	59,099
The W Group	37,875
Thibault Gates and Access Control Ltd	80,303
Thinkspace Architecture Planning	299,954
Thomas Trucking	249,042
Thomson Reuters	29,189
Thurber Engineering Ltd	53,617
Tinbox Energy Software	45,682
Torak Services Ltd	104,800
Tourism Richmond*	5,994,629
Tower Fitness Equipment Services Inc	72,165
Trane Canada	114,943
TransLink*	49,370,847
TRE Altamira Inc	63,033
Truffles Fine Foods Ltd	112,596
Turner & Townsend Canada Inc	33,000
Turning Point Recovery Society	698,407
Turning Point Technology Services Inc	243,765
Twining, Short & Haakonson, Barristers	82,011
UBS Industries	40,138
Uline Canada Corporation	262,320

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Ulmer Contracting Ltd	857,891
Union of BC Municipalities*	26,355
United Rentals	92,041
United Way of the Lower Mainland*	31,131
Universal Coach Line Ltd	51,500
Uno Digital Screen Press	55,876
Urban Systems Ltd	48,776
Valley Traffic Systems Inc	59,141
Vancouver Sign Group	41,479
Vanport Enterprises Ltd	328,667
Vecima Networks Inc	131,279
Vertiv Canada ULC	30,340
VFA Canada Corporation	58,978
Vigilant Consulting Services Inc	50,000
Vimar Equipment Ltd	1,137,825
Walker, Aubrey	33,239
Walker's Gradall Services Ltd	384,584
West Coast Elevator Ltd	113,960
West Consulting Services	121,748
Westburne	190,584
Westcoast Drainage & Contracting	152,184
Western Oil Services Ltd	142,916
Western Weed Control Ltd	112,600
Westerra Equipment LP	38,127
Westmar Advisors Inc	47,776
Westpac Solutions Ltd	64,985
Westview Sales Ltd	201,407
White Cap Supply Canada Inc	140,296
White Spot	29,018
Wilco Civil Inc	3,758,300
Wilcor Industries	49,098
Willis Canada Inc	3,235,812
Willscot Mobile Mini	25,131
Wong's Greenhouse & Nursery	34,658
Work Truck West	76,969
WorkSafe BC	6,041,495
WSP Canada Inc	305,900
Wurth Canada	87,580
X10 Technologies Inc	61,468
Xerox Canada Ltd	201,089
Xylem Canada LP	448,888

\*Payment includes tax transfers and third party remittances

Statement of Payments to Suppliers for Goods and Services  
in Excess of \$25,000 for 2023

Section 7

<b>Supplier Name</b>	<b>Payment Amount</b>
Young Anderson Barristers & Solicitors	223,721
Young, James V	30,400
Zeemac Vehicle Lease Ltd	344,326
<b>Payments Over \$25,000</b>	<b>669,562,412</b>
<b>Payment Under \$25,000</b>	<b>9,106,948</b>
<b>Total Payments</b>	<b>\$ 678,669,360</b>

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 expenditures shown in the consolidated 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;
- The Schedule of Payments excludes the payments made by the Richmond Public Library, Richmond Olympic Oval Corporation and Lulu Island Energy Company;
- There are payments that are externally recovered, these recoveries are recorded against expenditures or as revenue in the consolidated financial statements.

\*Payment includes tax transfers and third party remittances

CITY OF RICHMOND  
Statement of Grants and Subsidies for 2023

Section 7

Recipient	Payment Amount
10th Richmond Sea Scouts	\$ 2,400
Alfred B. Dixon Elementary School	1,280
Amyotrophic Lateral Sclerosis Society	4,255
Archibald Blair Elementary School PAC	1,180
Arison Yue Opera Society	4,050
Aspire Richmond	14,107
Atira Women's Resource Society	3,912
Atlantis Programs Inc	467
Autism Society of British Columbia	2,500
BC Philharmonic Society	3,850
Big Brothers of Greater Vancouver	6,000
Big Sisters of BC Lower Mainland	4,160
Birds Canada	2,350
Blundell Elementary School PAC	1,300
Boys & Girls Clubs of South Coast BC	6,915
Bradley-Tse, Macaela	100
British Columbia Chinese Soccer	1,300
Canada Chain Commerce and Culture	940
Canada Chinese Performing Arts Society	3,850
Canadian International Dragon Boat	1,120
Canadian Mental Health Association	10,398
Canadian Parents for French	988
Canadian YC Chinese Orchestra	8,000
Chabad Richmond	1,480
Chan, Yiu Ki	675
Chandler, Linda	1,200
Cheung, Anthony	896
Chimo Community Services	50,000
Chiu, Wilson	1,280
Church on Five	5,000
Cinevolution Media Arts Society	8,500
City Centre Community Association	47,038
Coastal Partners in Conservation Society	2,000
Community Arts Council of Richmond	9,130
Community Mental Wellness Association	12,478
Defy Gravity Dance Company	431
Developmental Disabilities Association	3,000
Dolotallas, Amy	1,060
Dy Ning, Anthony	832
East Richmond Community Association	5,351

CITY OF RICHMOND  
Statement of Grants and Subsidies for 2023

Section 7

Recipient	Payment Amount
Evangelical Formosan Church	1,580
Family Services of Greater Vancouver	49,918
First Pacific Theatre Society	3,400
Freedman, Deborah	743
General Currie Elementary School PAC	1,500
Godswill, Glory Chinaeleobi	783
Greater Vancouver Law Students' Legal Advice Society	2,600
Green Teams of Canada	2,500
Greenseeds Music Society	750
Gulf of Georgia Cannery Society	1,440
Haer, Corrine	1,300
Hamilton Community Association	12,434
Heart of Richmond Aids Society	13,552
Homma Elementary School	2,500
HUB Cycling	186,080
Immigrant Link Centre Society	10,000
International Elite Club Association	1,580
J.N. Burnett Secondary School PAC	1,200
James Gilmore Elementary School	1,160
James Whiteside Elementary School PAC	1,380
Khoo, Brenda	413
Kidsport - Richmond Chapter	25,000
Kobe Memory Basketball Club	1,460
Kwantlen St. Farmers Market Society	6,850
Li, Michelle	1,220
Little Wings Day Care Centre Society	4,226
London Heritage Farm Society	2,500
Minoru Seniors Society	7,103
More Than a Roof Housing Society	1,320
Multicultural Helping House Society	8,768
Open Green Building Society	14,200
Palmer Secondary School	1,200
Parish of St. Alban's (Richmond)	38,048
Pathways Clubhouse	35,027
Philippine Cultural Arts Society of BC	4,125
Plea Community Services Society of BC	5,000
Qian, Rong (Rachel)	350
Qureshi, Nikhat	1,420
Richmond Addiction Services Society	226,860
Richmond Agricultural & Industrial	6,700



CITY OF RICHMOND  
Statement of Grants and Subsidies for 2023

Section 7

Recipient	Payment Amount
Richmond Allotment Gardens Association	832
Richmond Art Gallery Association	63,486
Richmond Arts Coalition	9,000
Richmond Cares Richmond Gives	56,773
Richmond Centre For Disability	194,936
Richmond Chinese Community Society	3,000
Richmond City Centre Community	1,000
Richmond Community Band Society	3,350
Richmond Community Orchestra & Chorus	8,300
Richmond Cosom Floor Hockey Association	1,410
Richmond Delta Youth Orchestra	9,130
Richmond Family Place Society	41,982
Richmond Food Security Society	16,000
Richmond Garden Club	1,800
Richmond Gateway Theatre Society	1,446,591
Richmond Improv Theatre Society	4,150
Richmond Jewish Day School	6,311
Richmond Kiwanis Senior Citizens Housing	1,280
Richmond Martial Arts	1,000
Richmond Mental Health Consumer and Friends Society	6,759
Richmond Minor Football League	1,400
Richmond Multicultural Community	13,563
Richmond Museum Society	38,000
Richmond Music School Society	9,370
Richmond Nature Park Society	3,370
Richmond Potters' Club	6,570
Richmond Poverty Reduction Coalition	7,557
Richmond Ravens Female Hockey	860
Richmond School District No. 38	57,582
Richmond Singers	8,100
Richmond Therapeutic Riding Association	65,983
Richmond Women's Resource Centre	30,155
Richmond Youth Choral Society	7,650
Roaf, Elise	419
Sagert, Alex	1,420
Sargeant, Doug	250
Sea Island Community Association	6,578
Sharing Farm Society	38,610
Singh, Sharlene	500
Somali Women's Empowerment Society	1,000

CITY OF RICHMOND  
Statement of Grants and Subsidies for 2023

Section 7

Recipient	Payment Amount
South Arm Community Association	1,660
Spul'u'Kwuks Elementary School PAC	1,200
Steveston Community Society	44,211
Steveston Historical Society	5,485
Textile Arts Guild of Richmond	1,558
The Kehila Society of Richmond	5,000
The Society of St. Vincent De Paul	5,000
The YMCA of Greater Vancouver	13,330
Thompson Community Association	3,638
Tomekichi Homma Elementary School PAC	1,300
Tomsett Elementary School PAC	1,260
Touchstone Family Association	191,749
Truong, Patrick	920
Tu, Diem	1,021
Turning Point Housing Society	3,700,000
Turning Point Recovery Society	15,000
University of BC	15,000
Urban Bounty	14,690
Vancouver Cantonese Opera	4,050
Vaughan, Chelsea	708
Voices of Muslim Women Foundation	3,000
W D Ferris Elementary PAC	1,254
Walter Lee Parents Advisory Council	1,660
West Richmond Community Association	6,524
Wong, Ling Ling Jane	1,180
WS Immigrant And Multicultural Services	1,000
Wu, Xin Chen	1,380
Yan, Cathy	500
Zhong, Rosanna	1,200
<b>Total Payments</b>	<b>\$ 7,144,470</b>



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10495 (RZ 22-026766)  
3300 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 **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 009-914-251

Lot 14 Section 15 Block 4 North Range 7 West New Westminster District Plan 14012

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10495"**.

FIRST READING

OCT 10 2023

A PUBLIC HEARING WAS HELD ON

NOV 20 2023

SECOND READING

NOV 20 2023

THIRD READING

NOV 20 2023

OTHER CONDITIONS SATISFIED

JUN 06 2024

ADOPTED

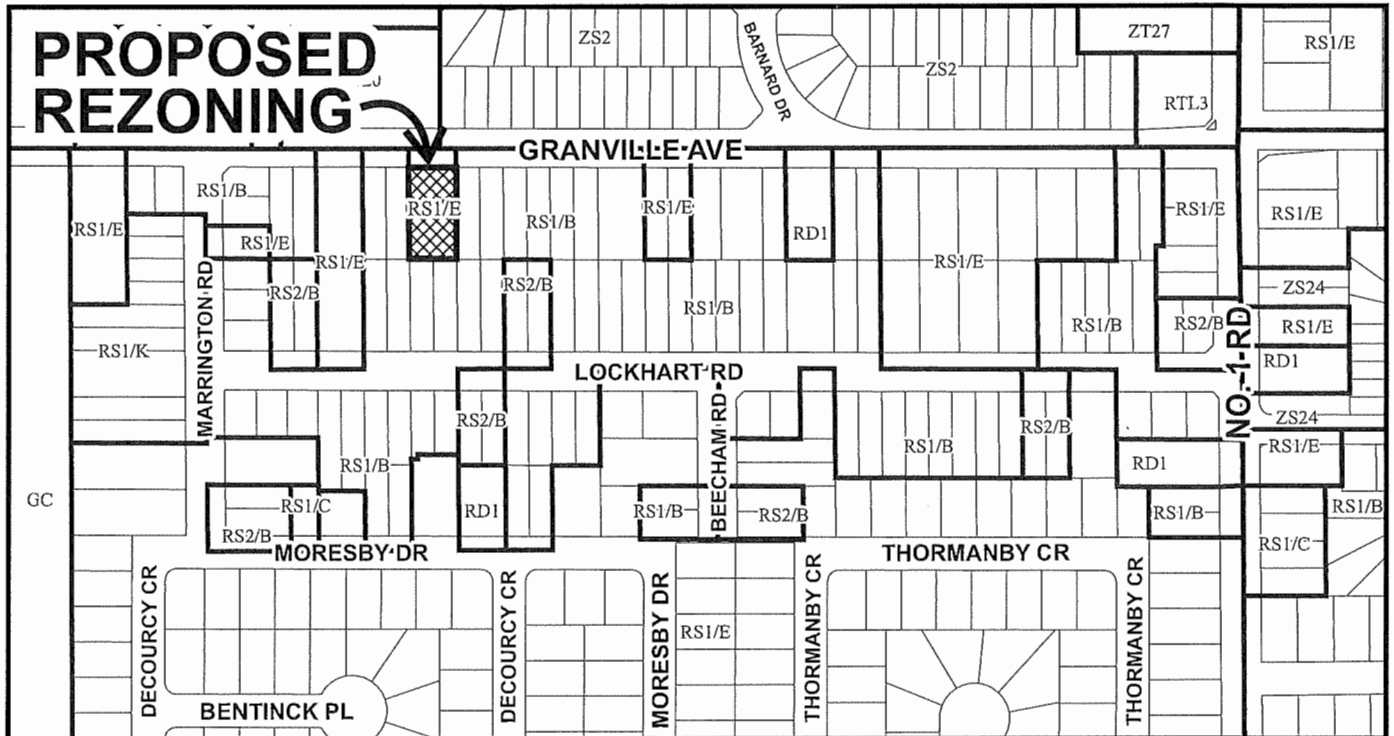


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



3591 83.21				3611 12.79	3613 12.00	3615 12.00	3631 12.00	3633 12.00	3635 12.00	3651 12.00	3653 12.00	3655 12.00
GRANVILLE AVE												
9	12.19 3220	24.38 3240	12.15 3260	12.23 3280	24.38 3300	12.19 3340	12.19 3348	12.19 3360	12.19 3380	12.19 3400	12.19 3408	24.38 3440
	47.51	47.51	47.47	47.47	47.47	47.47	47.47	47.50	47.55	47.55	47.55	
19	12.19	24.38	12.15 12.19	12.23 12.19	24.38 12.19	12.19	12.19	12.19	12.19	12.19	12.19	24.38 12.19



## RZ 22-026766

Original Date: 01/10/23

Revision Date:

Note: Dimensions are in METRES



## TRANSIT-ORIENTED AREAS (TOA) DESIGNATION BYLAW 10560

**WHEREAS** the *Local Government Act* requires the municipality to designate **Transit-Oriented Areas (TOA)** by bylaw;

**WHEREAS** pursuant to this Bylaw the City of Richmond designates each **Transit-Oriented Area (TOA)** as identified in Schedule A attached to this Bylaw, in compliance with Provincial legislation and regulations; and

**NOW THEREFORE** the Council of the City of Richmond, in open meeting assembled, enacts as follows:

### PART ONE: DESIGNATION OF TOA

- 1.1 Unless otherwise exempted by this Bylaw, the *Local Government Act*, or by the Province of British Columbia through regulation, order in council, or otherwise, the lands identified in Schedule A to this Bylaw are hereby designated as **Transit-Oriented Areas (TOA)** and any rezoning of such lands which includes residential use is subject to the **Minimum Density (MD) Framework** in Schedule B.

### PART TWO: EXEMPTIONS

- 2.1 The **Minimum Density (MD) Framework** identified in Schedule B does not apply to:
- a) any lands which are subject to zoning that does not permit residential uses as per the **Zoning Bylaw**; and
  - b) any lands which are subject to zoning that permits ancillary or secondary residential use that is ancillary or secondary to:
    - i) industrial use as per the **Zoning Bylaw**; and
    - ii) agricultural use as per the **Zoning Bylaw**.
- 2.2 Federal or Provincial statutes and regulations regarding land use supersede, or have a limiting effect on, the **Minimum Density (MD) Framework**, including, but not limited to:
- a) lands located in the Agricultural Land Reserve;
  - b) lands subject to Airport Zoning Regulations under the *Aeronautics Act*;
  - c) Federal crown land;

- d) lands subject to flood plains, hazard areas, riparian areas and other environmentally sensitive area designations and related legislative requirements and restrictions; and
- e) heritage objects and sites that are subject to heritage designation bylaws, heritage revitalization agreements, or other such heritage protections pursuant to applicable legislation.

2.3 Where the **Official Community Plan** designates the land for non-residential uses only, **Council** has the discretion to deny a rezoning application, which includes residential use.

### **PART THREE: INTERPRETATION**

3.1 In this Bylaw and in the schedules, unless the context otherwise requires:

<b>Bylaw</b>	means this Bylaw.
<b>City</b>	means the City of Richmond.
<b>Council</b>	means the municipal Council of the <b>City</b> .
<b>Floor area ratio</b>	means floor area ratio as defined by the <b>Zoning Bylaw</b> .
<b>Local Government Act</b>	means the <i>Local Government Act, RSBC 2015, c 1</i> , as may be amended or replaced from time to time.
<b>Local Government Transit-Oriented Areas Regulation</b>	means the <i>Local Government Transit-Oriented Areas Regulation, BC Reg 674/2023</i> , as may be amended or replaced from time to time.
<b>Minimum Density (MD) Framework</b>	means the minimum <b>floor area ratio</b> and building height values permitted as identified in Schedule B.
<b>Official Community Plan</b>	means, together, the City of Richmond <i>Official Community Plan Bylaw 9000</i> and the City of Richmond <i>Official Community Plan Bylaw 7100</i> , as may be amended or replaced from time to time.
<b>Transit-Oriented Area (TOA)</b>	means the geographic area within a prescribed distance from a prescribed transit station, both as defined by the <i>Local Government Transit-Oriented Areas Regulation</i> , and as identified in Schedule A.



**Zoning Bylaw**

means the City of Richmond *Zoning Bylaw 8500*, as may be amended or replaced from time to time.

**PART FOUR: SEVERABILITY**

- 4.1 If any part, section, sub-section, clause or sub-clause of this **Bylaw** is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.

**PART FIVE: CITATION**

- 5.1 This Bylaw is cited as “**Transit-Oriented Areas (TOA) Designation Bylaw 10560**”.

FIRST READING

JUN 17 2024

SECOND READING

JUN 17 2024

THIRD READING

JUN 17 2024

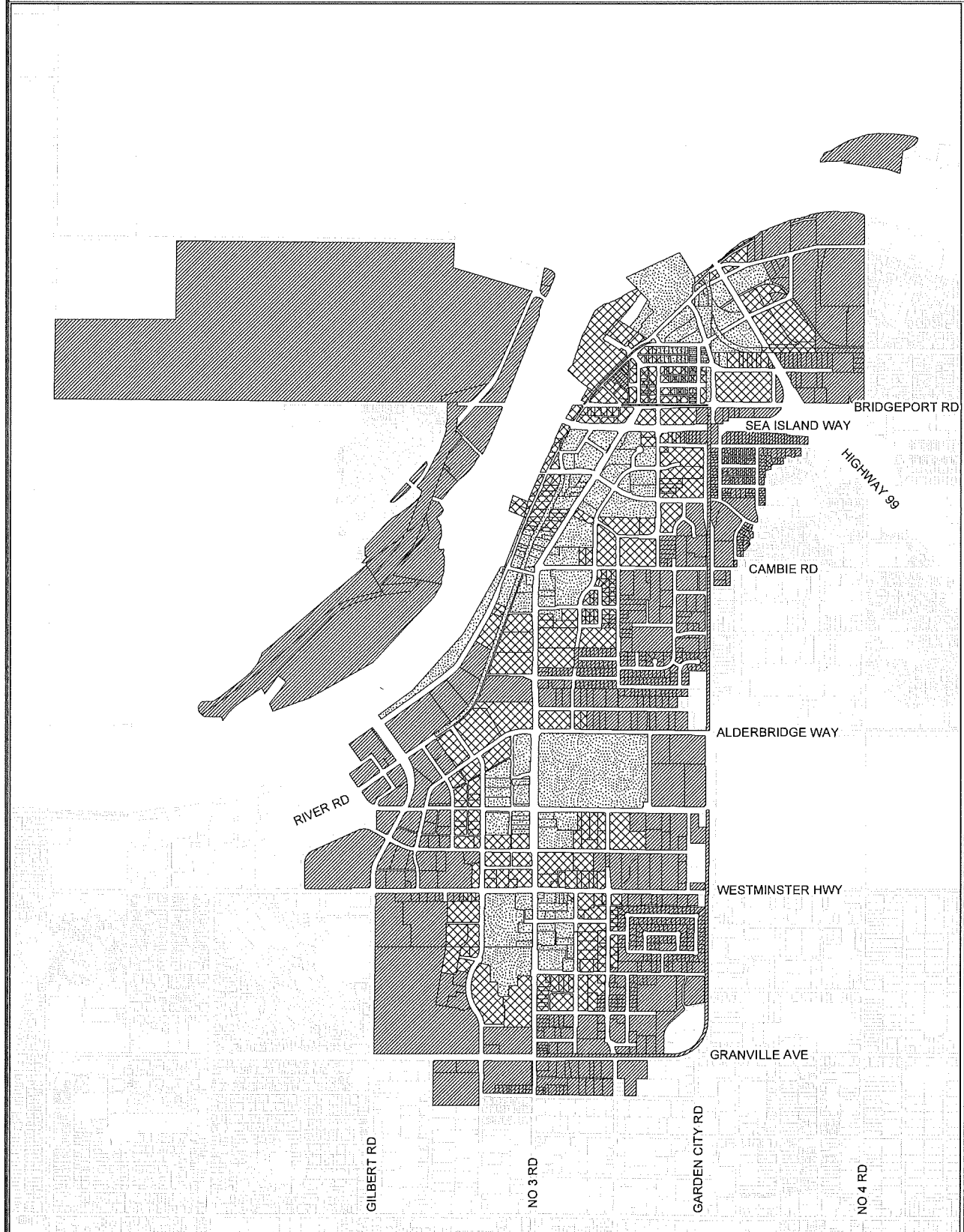
ADOPTED



\_\_\_\_\_  
MAYOR




\_\_\_\_\_  
CORPORATE OFFICE

# SCHEDULE A TO BYLAW 10560



## Legend

### Parcels in TOA

-  Tier 1 (200m)
-  Tier 2 (400m)
-  Tier 3 (800m)

Note:  
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.  
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.  
This is NOT a legal document, and is published for information and convenience purposes only.  
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1:17,796



City of  
Richmond

**CNC 19, 2024 686**  
Prepared by Onkar Buttar



## SCHEDULE B TO BYLAW 10560

### MINIMUM ALLOWABLE DENSITY FRAMEWORK (MD FRAMEWORK)<sup>1</sup>

TOA Type	Tier	Prescribed Distance (m)	Minimum Allowable Density (FAR) <sup>2</sup>	Minimum Allowable Building Height (Storeys) <sup>3,4</sup>
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8

<sup>1</sup>Note: MD Framework only applies to rezoning of such lands which includes residential use and to those lands designated for residential use in the **Official Community Plan**.

<sup>2</sup>Note: FAR means **floor area ratio**.

<sup>3</sup>Note: for the purposes of measuring building height as per the **Zoning Bylaw**, each storey identified in the **MD Framework** is equivalent to 3.0 m in height.

<sup>4</sup>Note: Federal Airport Zoning Regulations (AZR) and associated building height limitations supersede the heights identified in the **MD Framework**.



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10561 (Transit-Oriented Areas)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following in Section 3.4 (Use and Term Definitions) alphabetically:

**“Transit-Oriented Area** means the area designated by Transit-Oriented Areas (TOA) Designation Bylaw 10560”
  - b. Inserting the following as new Section 7.9A following Section 7.9:

**“7.9A Provision of Parking in Transit-Oriented Areas (TOA)**

7.9A.1 Notwithstanding Section 7.4.4 (transportation demand management measures), Section 7.5.14 (minimum number of accessible **parking spaces**), Section 7.7 (Parking Spaces Required) and Section 7.9 (Provision of Parking in City Centre), in **Transit-Oriented Areas**, for residential **uses** only:

    - a) there is no minimum number of on-site **parking spaces** required for residential **uses**, except that every **owner** of land shall maintain a minimum number of accessible **parking spaces** of 0.02 **parking space per dwelling unit**;
    - b) all on-site accessible **parking spaces** provided on-site shall comply with the location, design, operation, and other specifications and requirements set out in this bylaw, and in particular Sections 7.5.11, 7.5.14, and 7.5.15;
    - c) all additional excess **parking spaces** for residential **uses** provided on-site shall comply with the location, design, operation, and other specifications and requirements set out in this bylaw;
    - d) the **owner** of a **development site** shall provide Transportation Demand Management (TDM) measures to the satisfaction of the Director, Transportation including, but not limited to the following:
      - i) Transit Pass Program: Provision of a minimum of one 2-zone transit pass per **dwelling unit** for one year;

- ii) Car Share: Provision of the greater of:
  - A) one car share **parking space** with **electric vehicle supply equipment** for every 100 **dwelling units**;
  - B) one car share **parking space** with **electric vehicle supply equipment** per **development site**,

together with the provision of car share **vehicles** and car share memberships at the discretion of the Director, Transportation;

- iii) Class 1 Bicycle Parking: Provision of one Class 1 bicycle parking space per **bedroom**, with a minimum of one Class 1 bicycle parking space per **dwelling unit**, in compliance with the location, design, and operation requirements set out in Section 7.14;
- iv) Bicycle Maintenance Facility: Provision of one bicycle maintenance facility for every 40 Class 1 bicycle parking spaces provided, with a minimum of one bicycle maintenance facility per **development site**, which bicycle maintenance facility shall be provided in a designated and secure area within the **building** with sufficient workspace and bicycle maintenance equipment, to the satisfaction of the Director, Transportation;
- v) On-site Small Sized Loading Space: Provision of one on-site small-size **loading space** for every 200 **dwelling units**, with a minimum of one on-site small-size **loading space** per **development site**. Each small-size **loading space** shall be located near the residential **building** or parking entrance, to the satisfaction of the Director, Transportation, and have clear minimum dimensions as follows:

	Minimum dimensions		
	Length	Width	Height
Small-Size Loading Space	5.5 m	2.7 m	3.8 m

- vi) Additional Requirements: Contributions towards other Transportation Demand Management (TDM) measures as identified through a parking study for the **development site**, which shall be undertaken by the **owner** at the discretion of the Director, Transportation.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10561**”.

FIRST READING

SECOND READING

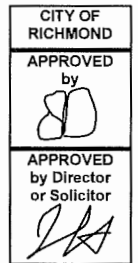
THIRD READING

ADOPTED

JUN 17 2024

JUN 17 2024

JUN 17 2024



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





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**To:** Mayor and Councillors  
**From:** John Hopkins  
Director, Policy Planning  
**Date:** June 20, 2024  
**File:** 08-4045-30-02/Vol 01  
**Re:** **Response to Motion from General Purposes Committee to Provide Supplementary Analysis of Stratification and Rental Tenure Options for Small-Scale Multi-Unit Housing Development**

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### **Purpose**

This memorandum responds to the following motion from the General Purposes Committee meeting on June 17, 2024:

*That stratification of all units be permitted and that staff be directed to provide an analysis on stratification and rental tenure options.*

Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, which is attached, has been amended to allow stratification of all units to properties identified to be rezoned to a new zoning district, Small-Scale Multi-Unit Housing (RSM zone).

### **Background**

On June 17, 2024, Council considered recommendations included in “Response to Provincial Housing Bills: Small-Scale Multi-Unit Housing (SSMUH) Zoning District Bylaw and Associated Bylaw Amendments,” dated June 12, 2024 from the Director, Policy Planning. The recommendations included in the report respond to Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act (“Bill 44”). Bill 44 requires local governments to amend their zoning bylaws by June 30, 2024 to align with legislation that sets the minimum number of housing units that must be permitted on a site through pre-zoning in accordance with criteria established by the Province.

Among the recommendations included in the report, the use of rental tenure zoning and prohibition of stratification is suggested to prioritize construction of rental housing. Bill 44 does not restrict tenure; however, the Provincial Guidelines suggest local governments cautiously consider tenure restrictions. Anyone wishing to construct strata lots would be able to make a rezoning application.

In response to direction from General Purposes Committee, this memo includes supplementary consideration of stratification and rental tenure options as they relate to SSMUH development on RSM zoned properties, which are informed by the findings of an analysis undertaken by an economic development consultant.

## Analysis

Considerations for permitting or restricting stratification include the following:

- The economic analysis anticipates no material increase in land values if stratification of SSMUH development is permitted. Provided that current floor area permissions do not vary significantly, land values are anticipated to remain comparable to current assessed values for single-family and duplex properties outside of the City Centre.
- Permitting stratification of SSMUH development may support builders securing financing with rates that benefit from shorter timelines for wood construction and lower associated risks related to changing mortgage rates, construction costs including labour and materials, and consumer sentiment. Limiting to rental only would require sufficient funds to recoup in the long term.
- Permitting stratification of SSMUH development will appeal to the single-family and small townhouse developers currently working in the City. However, costs associated with conforming to comparatively more stringent BC Building Code 2018 (“Building Code”) requirements, providing separate utility connections, installing fire sprinkler system requirements and paying for consultant and construction expertise may result in developers opting to construct fewer/larger units than permitted by the zoning. Costs associated with SSMUH development may be up to 15 percent greater than for a basic single family dwelling with or without a secondary suite.
- Stratified SSMUH units would appeal to a range of residents interested in ownership units. Multi-bedroom units are anticipated to be less costly than a new townhouse unit and smaller SSMUH units would be more affordable than new apartments in concrete development in the City Centre area.
- All strata properties (including development with as little as two units) must comply with the Strata Property Act. Small strata development is likely to be informally managed and may be prone to disputes over repairs and maintenance, particularly when every strata decision must be unanimous, as is the case with duplex development.
- Permitting stratification means a property owner may apply to stratify following construction. For new construction that includes the primary dwelling unit, the City does not have an approval role for stratification or a mechanism to monitor stratification applications submitted to the Land Title Office within the first 180 days of occupancy unless there is a covenant in favor of the City registered against title which in the opinion of the Land Title Office would be affected by the deposit of strata plan. For all other situations where stratification contains an existing dwelling and an addition of a new secondary suite and/or coach house, City approval is required and the property owner would need to submit an application for strata conversion which requires Council approval.

- Applying rental tenure zoning retains Council’s discretionary authority to permit stratification on a site-specific basis. Requiring a property owner to rezone to permit stratification retains Council’s ability to maintain key City land use objectives in strategic areas along arterial roads and around neighbourhood service centres. In these areas, SSMUH development on a single lot is contrary to Official Community Plan and Area Plan objectives to encourage consolidations to facilitate larger scale development and associated construction of affordable housing and market rental units.

Allowing stratification of all SSMUH units would be the most attractive financial model for small home builders and property owners. It also provides more attainable ownership units compared to larger townhouse development and City Centre apartments. However, allowing all units to be strata would discourage the construction of new rental units, and would be difficult to reintroduce stratification restrictions in the future.

Alternatives to allowing stratification of all SSMUH units may include:

- *Setting a maximum number of strata units per lot (e.g., no more than 2 strata units per lot):* This approach may encourage accessory rental units. However, provision of a rental unit is not required in this approach.
- *Setting a maximum percentage of units to be rental (e.g., a minimum of 50% of the units are rental):* This approach would require rental units and would favour development with four units comprised of two strata units, each with an accessory rental unit, if the threshold of requiring 50% of the units to be rental were selected. Also, under this alternative, there would be an incentive to create a third rental unit which would be secured as an affordable housing unit (e.g., below market rent as secured through a Housing Agreement) by allowing a third strata unit for areas that are permitted to have up to six dwelling units.

Both alternatives would limit the number of strata units per lot and would thereby reduce the number of small sized strata units.

## Conclusion

As directed by General Purposes Committee on June 17, 2024, Richmond Zoning Bylaw 8500, Amendment Bylaw 10573 has been amended, as attached to this memorandum, to allow stratification of all units in the new RSM zone. In addition, analysis and alternative stratification options are provided for consideration by Council.

In order to consider Amendment Bylaw 10573, as amended, to permit stratification of all units in the new RSM zone, as attached to this memo, the following motion should be considered:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, be amended to permit stratification of lots zoned Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL)” and Small-Scale Multi-Unit Housing (ZS14) – South McLennan (City Centre)”, as attached to the memorandum entitled “Response to Motion from General Purposes Committee to Provide Supplementary Analysis of Stratification and Rental Tenure Options for Small-Scale Multi-Unit Housing Development”, dated June 20, 2024, from the Director, Policy Planning, be introduced.

Following the Council decision above, or any alternative motion, the following should be considered to introduce and adopt the zoning bylaw amendment:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10573, as amended, to introduce a new zoning district for small-scale multi-unit housing, and associated amendments required to comply with the requirements of Bill 44 (Housing Statutes (Residential Development) Amendment Act, 2023), be introduced and given first, second and third reading, and be adopted.

For questions or additional information, please contact the undersigned.



John Hopkins  
Director, Policy Planning  
604-276-4279

DN:dn

Att. Richmond Zoning Bylaw 8500, Amendment Bylaw 10573 (as amended to permit stratification of all units in the new RSM zone)

pc: SMT



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10573  
(Small-Scale Multi-Unit Housing)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 1 Administration by inserting the following after Section 1.11:

**“Section 1.12 Applications in Progress (Small Scale Multi-Unit Housing)**

1.12.1 Any zoning amendment bylaw which has received first, second or third reading, and which has not been adopted, prior to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10573 shall be considered an application in progress and will continue to be processed.

1.12.2 Any zoning amendment bylaw to which Section 1.12.1 applies will, when finally adopted, be interpreted in accordance with the Table of Equivalencies in Section 1.12.3.

1.12.3 Table of Equivalencies

<b>Prior to the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573</b>	<b>After the date of adoption of Zoning Bylaw 8500, Amendment Bylaw 10573</b>
RS2/A, RS2/K, RC2, ZS31	RSM/S
RS2/B, RS2/C	RSM/M
RS1/E, RS2/E	RSM/L “

2. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 3.4 Use and Term Definitions by:

2.1. Inserting, in alphabetical order, the following:

**“Flex space**

means, for **small-scale multi-unit housing** only, a portion of **floor area** permitted within a **building** for use as **habitable space, enclosed parking, ancillary** uses or some combination of those **uses**.

**Housing, small-scale multi-unit**

means a **building** or group of **buildings** on a **lot** designed to accommodate one or more households in separate ground-oriented **dwelling units**, each having a separate exterior entrance directly accessible from a **road** or a common

**open space** (i.e. without passing through a common lobby or corridor), and which may share walls with adjacent **dwelling units**, may be arranged above, below or beside each other, and may include detached **dwelling units**.

**Prescribed bus stop**

means a planned or existing bus stop served by at least one bus route with an average frequency of 15 minutes or less on weekdays (between 7 am and 7 pm) and weekends (between 10 am and 6 pm), as determined to the satisfaction of the City.”

2.2. Replacing the definition of “**continuous wall**” with the following:

**“Continuous wall**

means an exterior wall of a **building** containing **single detached housing, two-unit housing** or **small-scale multi-unit housing**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.”

2.3. Inserting at the end of the definition for “**storey, half (½)**”, the following:

**“For housing, small-scale multi-unit:**

- a) no **balcony** or deck is permitted on a **storey, half (½)**;
- b) the **habitable space** is situated wholly under the framing of the roof;
- c) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- d) roof framing proposed to contain a **storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof or a mansard roof);
- e) gable end dormers and shed dormers are permitted provided that:
  - i. the dormer roof slope is a minimum of 2.5:12;
  - ii. the dormer roof ridge is no higher than 0.5 m below the roof ridge of the main roof; and
  - iii. the exterior dormer wall is set back at least 1.5 m from a required **front yard** or **rear yard** and at least 1.2 m from a required **exterior side yard** or **interior side yard**.”



- 2.4. Replacing the definition for “**residential vertical lot width envelope**” with the following:

**“residential vertical lot width envelope** means the vertical envelope within which **single detached housing, two-unit housing, three-unit housing or small-scale multi-unit housing** must be contained, as calculated in accordance with Section 4.18”.

3. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 4 General Development Regulations by:

- 3.1. Replacing Section 4.18.1 with the following:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit:

- a) **single detached housing, two-unit housing or three-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4; and
- b) **small-scale multi-unit housing** shall be calculated in accordance with:
  - i. Sections 4.18.2 to 4.18.4 for **development** involving one **dwelling unit** or two **dwelling units** where one **dwelling unit** is a **secondary suite**; or
  - ii. Section 4.18.5 for all other **development** involving **small-scale multi-unit housing**.”

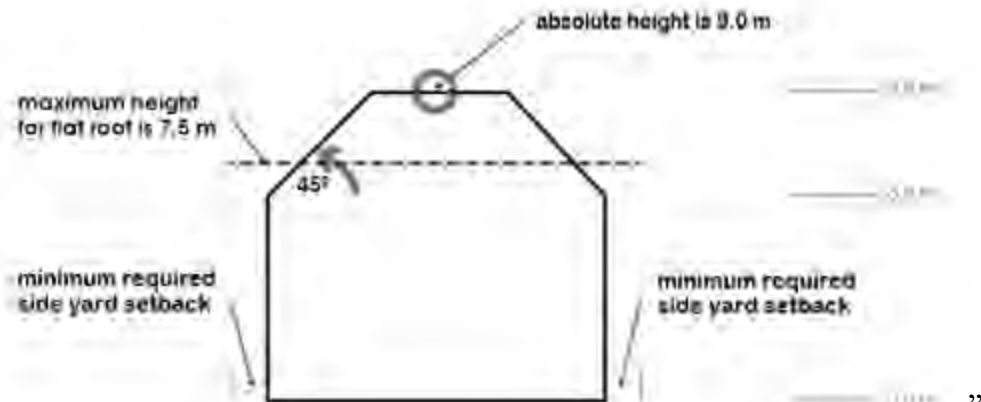
- 3.2. In Section 4.18.2a), replacing “for **single detached housing, two-unit housing and three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**”.

- 3.3. In Section 4.18.3a), replacing “for **single detached housing, two-unit housing and three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**”.

- 3.4. In Section 4.18.4a), replacing “for **single detached housing, two-unit housing and three-unit housing**” with “subject to Section 4.18.1, for **single detached housing, two-unit housing, three-unit housing and small-scale multi-unit housing**”.

- 3.5. Inserting the following after Section 4.18.4:

“4.18.5 Subject to Section 4.18.1b), for **small-scale multi-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to each side **lot line**, and formed by planes rising vertically at the minimum required **side yard setback** to a height of 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m planes to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- 3.6. Inserting a new section 4.3A, in numerical order after section 4.3, for density calculations for small-scale multi-unit housing zones, as follows:

**“4.3A Calculation of Density in Small-Scale Multi-Unit Housing Zones**

4.3A.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of a **principal building** which are always open on two or more sides and are never enclosed;
- b) one **accessory building** which is less than 10.0 m<sup>2</sup>; and
- c) either:
  - i) up to a maximum of 2.35 m<sup>2</sup> per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within a **principal building**; or
  - ii) 10% of the maximum permitted **floor area ratio**, up to a maximum of 46 m<sup>2</sup>, for a **Certified Passive House** and additional **floor area** up to 5.0 m<sup>2</sup> for mechanical equipment related to the **Certified Passive House**.

4.3A.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **small-scale multi-unit housing**, except the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m<sup>2</sup> of **floor area** per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes.”

- 3.7. Inserting a new section 4.8A, in numerical order after section 4.8, for yard projections for small-scale multi-unit housing zones, as follows:

**“4.8A Projections into Yards in Small-Scale Multi-Unit Housing Zones**

- 4.8A.1 The following projections shall be permitted in **zones** that permit **small-scale multi-unit housing**. These projections apply to **small-scale multi-unit housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.8A.2 **Porches** and **balconies** which form part of a **principal building** may project into a **front yard**, **exterior side yard** and **rear yard** for a distance of 1.2 m.
- 4.8A.3 **Bay windows** which form part of a **principal building** may project into a required **front yard**, **exterior side yard** and **rear yard** for a distance of 0.6 m.
- 4.8A.4 Uncovered stairs may project into a **front yard**, **side yard** and **rear yard** for a distance of 50% of the required **yard**, but shall be no closer than 1.2 m to any interior **side lot line**.
- 4.8A.5 Fireplaces and chimneys, whether enclosed or unenclosed, which form part of a **principal building** may project into any **yard** for a distance of 0.3 m.
- 4.8A.6 Ground-level electrical closets and **building** elements that support sustainability objectives, such as solar panels, solar hot water heating systems and rainwater collection systems, may project into the **side yard** and **rear yard** for a distance of 0.3 m.
- 4.8A.7 **Porches**, **balconies**, **bay windows**, uncovered stairs and a detached **accessory building** with a **floor area** not exceeding 10 m<sup>2</sup> may be located within a required **building separation**, in whole or in part, but shall reduce the total **building separation** by no more than 20%.
- 4.8A.8 Gateways, pergolas and similar landscape **structures** that do not form part of a **principal building** may be located within the **setbacks** but shall be no closer to a **lot line** than 1.0 m.
- 4.8A.9 Where specified by a development permit approved by the **City**, a **principal building** may be located within the **rear yard**, in whole or in part, where:
- a) the **lot** does not **abut** a **lane**, provided:
    - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m;
    - ii) the rear **principal building** is set back at least 3.0 m from the **rear lot line**, at least 4.0 m from any exterior **side lot line** and at least 1.2 m from any interior **side lot line**;

- iii) the maximum **height** of the rear **principal building** is one **storey** and 4.0 m; and
    - iv) no driveway or parking **use**, whether covered or uncovered, is located within the **rear yard** or the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; or
  - b) the **lot abuts** a **lane** giving **vehicle access** to and from the rear of the **lot**, provided:
    - i) there are two **principal buildings** on the **lot**, with one **building** at the front of the **lot** and the other **building** at the rear of the **lot**, and the **building separation** between the two **principal buildings** is at least 6.0 m;
    - ii) the rear **principal building** is set back at least 1.2 m from the **rear lot line** and any interior **side lot line** and at least 4.0 m from any exterior **side lot line**;
    - iii) the maximum **height** of the rear **principal building** is two **storeys** and 7.5 m measured from **finished site grade** to the roof ridge for a **building** with a pitched roof or 6.0 m for a **building** with a flat roof, but shall not exceed the **residential vertical lot width envelope**;
    - iv) no driveway or parking **use**, whether covered or uncovered, is located within the required **building separation** between the front **principal building** and the rear **principal building** on the **lot**; and
    - v) **parking spaces**, whether covered or uncovered, are fully located within 8.0 m of the **rear lot line** and are set back at least 4.0 m from the exterior **side lot line** and at least 0.3 m from the interior **side lot line**.”
4. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 5 Specific Use Regulations by:
- 4.1. Replacing Section 5.4.1a) with the following:
- “a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing**, completely contained within the same **dwelling unit** in **small-scale multi-unit housing**, or completely contained within the same **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**, and not in a **detached accessory building**.”

4.2. Replacing Section 5.4.1b) with the following:

- “b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing**, per **dwelling unit** in **small-scale multi-unit housing**, or per **dwelling unit** or **strata lot** in **two-unit housing**, **three-unit housing** or **town housing**;

4.3. Replacing Section 5.4.1f) with the following:

- “f) the **secondary suite** must have a minimum **floor area** of at least 25.0 m<sup>2</sup> in **town housing** and **small-scale multi-unit housing**;

4.4. Replacing Section 5.4.1m) with the following:

- “m) in **zones** that permit **single detached housing**, **two-unit housing**, **three-unit housing** or **town housing**, where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite** (except where the minimum number of **parking spaces** required is subject to the requirements for **small-scale multi-unit housing**);

Diagram 1: **Arterial Roads** where Additional On-Site **Parking Space** Required for **Secondary Suites** in **Zones** that Permit **Single Detached Housing**, **Two-Unit Housing**, **Three-Unit Housing** or **Town Housing**



4.5. Replacing Section 5.4.1p) with the following:

- “p) internal access must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated **dwelling unit** in **two-unit housing**, **three-unit housing**, **town housing** and **small-scale multi-unit housing**, except for a locked door; and”

4.6. Replacing Section 5.5.1 with the following:

- “5.5.1 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or in a **small-scale multi-unit housing dwelling unit** where the **lot** contains a maximum of one **dwelling unit**;

4.7. Replacing Section 5.5.3 with the following:

“5.5.3 A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** that is the **principal residence** of the **operator**, where the **operator** is an individual and not a corporation.”

4.8. Replacing Section 5.5.3A with the following:

“5.5.3A A **bed and breakfast use** is permitted only in a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** where the **operator** is the **individual registered owner** of the **dwelling** or the **individual registered owner’s family member**.”

4.9. Replacing Section 5.5.5A with the following:

“5.5.5A **Bed and breakfast use** of a **single detached housing dwelling unit** or a **small-scale multi-unit housing dwelling unit** is limited to accommodation of a maximum of **6 guests** at one time.”

4.10. Replacing Section 5.6.3 with the following:

“5.6.3 In the case of **two-unit housing** and **small-scale multi-unit housing**, a **minor community care facility** shall be permitted in a maximum of one **dwelling unit** on a **lot** (e.g., not in both **dwelling units** on both sides of a duplex).”

4.11. Inserting a new Section 5.15.1(e), following the list in Section 5.15.1d)ii), as follows:

“5.15.1.e) Where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RSM/S	\$12.00
RSM/M	\$12.00
RSM/L	\$12.00
RSM/XL	\$12.00

.”

5. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 6.4 Landscape Requirements in Residential Zones by:

5.1. Replacing the opening phrase in Section 6.4.1 with the following:

“In the **residential zones** and **site specific zones** that govern **single detached housing** and **small-scale multi-unit housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:”



5.2. Replacing Section 6.4.2a) with the following:

- “a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions** or **small-scale multi-unit housing subdivisions**;

5.3. Replacing Section 6.4.4 with the following:

- “6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** or **small-scale multi-unit housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees — one (1) in the required **front yard** and one (1) in the required **rear yard** — must be planted as part of a building permit.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 7, Parking and Loading:

6.1. By inserting a new Section 7.5.3A, after Section 7.5.3, as follows:

- “7.5.3A Notwithstanding Section 7.5.3, for **small-scale multi-unit housing**, the following **vehicle access** is required to the satisfaction of the Director, Transportation:

- a) Where a **lot** abuts an existing **lane**, **vehicle access** to and from the **lot** is prohibited along a **road** abutting the **front lot line** or exterior **side lot line** (i.e. all **vehicle access** shall be to and from the **lane**); or
- b) Where a **lot** does not **abut** an existing **lane** and:
  - i) all **roads abutting** the **lot** are **arterial roads**, a maximum of one **vehicle access** to the **lot** shall be permitted, a **vehicle** turnaround area shall be located on-site and backing of **vehicles** into the **arterial road** is prohibited; or
  - ii) the **lot abuts** at least one **road** that is not an **arterial road**, **vehicle access** to and from the **lot** shall be located only along the non-**arterial road** and a maximum of one **vehicle access** to the **lot** shall be permitted.”

6.2. In Section 7.5.6a), by inserting a new bullet following 7.5.6a)i) as follows and renumbering the subsequent bullets accordingly:

- “ii) **housing, small-scale multi-unit**;

6.3. In Section 7.5.11, in the table heading, by replacing “**Town Housing, Apartment Housing, Mixed Commercial/Residential Uses, Affordable Housing Units**” with the following:

- “**Town Housing, Apartment Housing, Mixed Residential/Commercial Use, Affordable Housing Units and Small-Scale Multi-Unit Housing**”.

6.4. In Section 7.7 Parking Spaces Required, by:

6.4.1. Replacing the title of Table 7.7.2.1 with the following:

**“Table 7.7.2.1 Residential Use Parking Requirements (Excluding Small-Scale Multi-Unit Housing Parking Requirements)”**; and

6.4.2. Inserting a new table following Table 7.7.2.1, as amended, as follows and renumbering the subsequent tables accordingly:

**“Table 7.7.2.2 Small-Scale Multi-Unit Housing Parking Requirements**

Site Location	Lot Frontage	Minimum Number of <b>Parking Spaces</b> Required per Dwelling Unit	
		Basic Requirement	Visitor Parking Requirement
Greater than 400 m from a <b>prescribed bus stop</b>	Less than 15 m	0.5 space	Not applicable
	15 m or greater	1.0 space	Not applicable
Within 400 m of a <b>prescribed bus stop</b>	Not applicable	Not applicable	Not applicable

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Standard Zones, Section 8 Residential Zones:

7.1. At Section 8.4 Two-Unit Dwellings (RD1, RD2), as follows:

7.1.1. By replacing 8.4.1 Purpose with the following:

**“8.4.1 Purpose**

The **zone** provides for **two-unit housing**, together with compatible **uses**. The **zone** is divided into two sub-zones: RD1 for **development** that is **accessed** by **vehicles** by way of the **front yard**; and, RD2 for **development** that is **accessed** by **vehicles** from a **lane** by way of the **rear yard**.”

7.1.2. By replacing 8.4.4 Permitted Density with the following:

**“8.4.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is not located in a **Transit-Oriented Area**;
  - b) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - c) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and

- d) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
  - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
  - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 2. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>; or
  - b) for all other **development** is 0.55 applied to a maximum of 929.0 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 929.0 m<sup>2</sup>.
- 3. Notwithstanding Section 8.4.4.2, for **development** involving a **lot** located within a **Transit-Oriented Area**, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
- 4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
  - b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses** which **floor area** cannot be used for **habitable space**.”
- 7.1.3. By inserting the following after Section 8.4.8.2:
  - “3. No **subdivision** to create an **air space parcel** is permitted.
  - 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

7.1.4. By replacing Section 8.4.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.
2. Notwithstanding Section 8.4.10.1, **development** involving a **lot** located within a **Transit-Oriented Area** shall be subject to Section 7.9A Provision of Parking in **Transit-Oriented Areas (TOA)**.”

7.2. At Section 8.16 Arterial Road T8.4.10.1 Two-Unit Dwellings (RDA), as follows:

7.2.1. By replacing 8.16.1 Purpose with the following:

**“8.16.1 Purpose**

The **zone** provides for **two-unit housing** fronting an **arterial road**, together with compatible **uses**.”

7.2.2. By replacing 8.16.4 Permitted Density with the following:

**“8.16.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area** is the lesser of:
  - a) the **floor area** calculated using the **floor area ratio** of 0.6; and
  - b) 334.5.0 m<sup>2</sup>.

3. A **dwelling unit** must not exceed a maximum **floor area** of 183.9 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
  - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses** which **floor area** cannot be used for **habitable space**.”
- 7.2.3. By inserting the following after Section 8.16.8.3:
  - “4. No **subdivision** to create an **air space parcel** is permitted.
  5. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”
- 7.2.4. By replacing 8.16.10 On-Site Parking with the following:
  - “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
    - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
    - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
    - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
    - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and

- e) where visitor parking is provided on a **lot**:
  - i. the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
  - ii. each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

7.3. At Section 8.18 Arterial Road Compact Two-Unit Dwellings (RCD), as follows:

7.3.1. By replacing 8.18.1 Purpose with the following:

**“8.18.1 Purpose**

The **zone** provides for **two-unit housing** fronting an **arterial road**, together with compatible **uses**.”

7.3.2. In Section 8.18.23 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

7.3.3. By replacing 8.18.4 Permitted Density with the following:

**“8.18.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.



3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
- a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and
  - c) notwithstanding Section 4.3.3.a), a maximum of 25.0 m<sup>2</sup> per **dwelling unit** for on-site parking purposes, to a maximum of 50.0 m<sup>2</sup> per **lot**, which **floor area** cannot be used for **habitable space**.”

7.3.4. By inserting the following after Section 8.18.8.1:

- “2. No **subdivision** to create an **air space parcel** is permitted.
- 3. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

7.3.5. By replacing 8.18.10 On-Site Parking with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
  - c) for the purpose of this **zone** only, a driveway shall mean any **non-porous surface** on the **lot** that is used to provide space for **vehicle parking** or **vehicle access** to or from a public **road** or **lane**, and the maximum driveway width shall be 6.0 m.”

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Standard Zones, Section 8 Residential Zones, by inserting a new section 8.19, after section 8.18, as follows:

**“8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL)**

**8.19.1 Purpose**

The **zone** provides for **small-scale multi-unit housing** and compatible **secondary uses**. The **zone** provides a **density bonus** for **development** involving six **dwelling units** to help achieve the **City’s affordable housing** objectives. **Subdivision** standards vary by sub-zone (RSM/S, RSM/M, RSM/L and RSM/XL).

**8.19.2 Permitted Uses**

- **housing, small-scale multi-unit**

**8.19.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**8.19.4 Residential Rental Tenure**

1. **Residential rental tenure** may be located anywhere in this **zone**.

**8.19.5 Permitted Density**

1. The maximum **density** per **lot** is:
  - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m<sup>2</sup> or less; and
  - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m<sup>2</sup>.
2. Notwithstanding Section 8.19.5.1b), the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit**

and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

3. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 40.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
4. Notwithstanding, Section 8.19.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
5. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 8.19.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot** is restricted to **landscaping** with live plant material.

#### 8.19.7 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is:
    - i. 2.0 m for **lots** with a **lot width** of 20.0 m or greater;
    - ii. 1.8 m for **lots** with a **lot width** of 18.0 m or greater, but less than 20.0 m; or
    - iii. 1.2 m for **lots** with a **lot width** of less than 18.0 m; or
  - b) for all other **development** involving **small-scale multi-unit housing** is:
    - i. 1.2 m for **lots** with a **lot width** of less than 15.0 m; or

- ii. 1.2 m along one **side lot line** and 4.0 m along the **lot's** other **side lot line** for **lots** with a **lot width** of 15.0 m or greater, except that a **principal building** may encroach into the required 4.0 m **side yard** provided that:
    - a **principal building** does not encroach into a required **exterior side yard**;
    - a **principal building** encroaches into the required **interior side yard** in one location only and any such **building** encroachment is no closer than 1.2 m to the **side lot line**;
    - the minimum required **interior side yard** is increased from 1.2 m to 4.0 m in a corresponding location on the opposite side of the **lot**; and
    - for a **lot** that does not **abut** a **lane**, the **building** encroachment does not prevent use of the **side yard** for **vehicle access** to and from a **road** to the satisfaction of the Director, Transportation.
- 3. The minimum **exterior side yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 3.0 m;
  - b) for all other **development** involving **small-scale multi-unit housing** is:
    - i. 3.0 m for **lots** with a **lot width** of less than 15.0 m; or
    - ii. 4.0 m for **lots** with a **lot width** of 15.0 m or greater.
- 4. The minimum **rear yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.
- 5. An **accessory building** is not permitted in the **front yard**, **interior side yard** or **exterior side yard**.
- 6. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** or exterior **side lot line** and a minimum of 1.2 m from a **lot line** that **abuts** a **lane**.

#### 8.19.8 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. Notwithstanding Section 8.19.8.1, roof dormers may project beyond the **residential vertical lot width envelope**, but no further than what is permitted for a **storey, half (½)**.
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

#### 8.19.9 Subdivision Provisions/Minimum Lot Size

1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
2. No **subdivision** to create an **air space parcel** is permitted.
3. The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**.

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RSM/S	6.0 m	9.0 m	24.0 m	270.0 m <sup>2</sup>
RSM/M	6.0 m	12.0 m	24.0 m	360.0 m <sup>2</sup>
RSM/L	7.5 m	18.0 m	24.0 m	550.0 m <sup>2</sup>
RSM/XL	7.5 m	18.0 m	45.0 m	828.0 m <sup>2</sup>

#### 8.19.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
  - a) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies**, decks, gardens and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m<sup>2</sup> per **dwelling unit**.

#### 8.19.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that where **vehicle access** to and from the **lot** is:
  - a) by way of a **lane**, no **parking spaces** or driveway are permitted within the **front yard** or **exterior side yard**;
  - b) by way of an **arterial road**, no **parking spaces** are permitted within the **front yard** or **exterior side yard**; or
  - c) by way of a **road** other than a **lane** or **arterial road**:
    - i. for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, two **parking spaces** in a

side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**; or

- ii. for all other **development** involving **small-scale multi-unit housing**, where the **lot width** of the **lot** is:
  - less than 12.0 m, one **parking space** is permitted in the **front yard** or **exterior side yard** provided it is accommodated in an uncovered driveway with a maximum width of 3.0 m arranged perpendicular to the **road**;
  - 12.0 m or greater, but less than 15.0 m, two **parking spaces** in a side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**; or
  - 15.0 m or greater, one uncovered driveway with a maximum width of 4.0 m arranged perpendicular to the **road** is permitted in the **front yard** or **exterior side yard**, but **parking spaces** are not permitted within the **front yard** or **exterior side yard**.
- d) For the purposes of this **zone** only, a driveway is any surface on the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

#### 8.19.12 Other Regulations

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on a **lot**.
2. No **dwelling unit** shall only have windows oriented to **interior side yards**.
3. For each **dwelling unit** on a **lot**, the primary window orientation of the main living area (i.e. living, dining and kitchen) shall be towards the **front yard**, **rear yard**, **exterior side yard**, **lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**.
4. No **building** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”



9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 15 Site Specific Residential (Single Detached) Zones by:

- 9.1. Replacing the title of Section 15 Site Specific Residential (Single Detached) Zones with the following:

“Section 15 Site Specific Residential (**Single Detached and Small-Scale Multi-Unit Housing**) Zones”.

- 9.2. Replacing Section 15.5 Single Detached Shrine (ZS5) – Steveston, with the following:

**“15.5 Small-Scale Multi-Unit Housing and Shrine (ZS5) - Steveston**

**15.5.1 Purpose**

The **zone** provides for **small-scale multi-unit housing** which includes a **shrine**.

**15.5.2 Permitted Uses**

- **housing, small-scale multi-unit**

**15.5.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **shrine**

**15.5.4 Residential Rental Tenure**

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. Notwithstanding Section 15.5.4.1, all **dwelling units** on the **lot** except one **dwelling unit** shall be used for **residential rental tenure** only.

**15.5.5 Permitted Density**

1. A maximum of one **shrine** is permitted on the **lot**, and the **shrine** in question shall be located entirely within the **first storey** of the **principal building** and limited to a maximum of 45% of the **floor area** of the **principal building**.
2. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or

- ii. prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 3. The maximum **floor area ratio**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 40.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
- 4. Notwithstanding Section 15.5.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
- 5. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 15.5.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** for **buildings** is 45%.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
- 3. 20% of the **lot** is restricted to **landscaping** with live plant material.

#### 15.5.7 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. The minimum **side yard** is 1.2 m.
- 3. The minimum **rear yard**:
  - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall

of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or

- b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.
- 4. An **accessory building** is not permitted in the **front yard** or **side yard**.
- 5. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** and a minimum of 1.2 m from a **lot line** that **abuts a lane**.

#### 15.5.8 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. Notwithstanding Section 15.5.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.”
- 3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
- 4. The maximum **height** for **accessory structures** is 5.0 m.

#### 15.5.9 Subdivision Provisions/Minimum Lot Size

- 1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
- 2. No **subdivision** to create an **air space parcel** or **strata lot** is permitted.
- 3. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
14.0 m	14.0 m	40.0 m	550.0 m <sup>2</sup>

#### 15.5.10 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
  - a) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies**, decks, gardens and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m<sup>2</sup> per **dwelling unit**.

### 15.5.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) all **vehicle access** shall be to and from the **lane** that **abuts** the **rear lot line**; and
  - b) no **parking spaces** or driveway are permitted within the **front yard**.

### 15.5.12 Other Regulations

1. For **development** involving **shrine use**:
  - a) a **shrine** is permitted only where the **lot** contains a maximum of one **dwelling unit**; and
  - b) there shall be no exterior indication of any use other than **small-scale multi-unit housing** except for a single unilluminated sign not exceeding in area 0.37 m<sup>2</sup> with a maximum **height** of 0.6 m from **finished site grade**. The permitted sign copy shall read “Buddhist Churches of Canada” and the sign shall be located in the southwest corner of the property.
2. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
3. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
4. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
- 9.3. Replacing Section 15.14 Single Detached (ZS14) – South McLennan (City Centre) with the following:

**“15.14 Small-Scale Multi-Unit Housing (ZS14) – South McLennan (City Centre)”.**

#### 15.14.1 Purpose

The **zone** provides for **small-scale multi-unit housing** and compatible **uses** in South McLennan (**City Centre**).”

- |         |  |         |  |
|---------|--|---------|--|
| 15.14.2 | <b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• <b>housing, small-scale multi-unit</b></li> </ul> | 15.14.3 | <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• <b>bed and breakfast</b></li> <li>• <b>boarding and lodging</b></li> <li>• <b>community care facility, minor</b></li> <li>• <b>home business</b></li> <li>• <b>secondary suite</b></li> </ul> |
|---------|--|---------|--|
- 15.14.4 **Residential Rental Tenure**
1. **Residential rental tenure** may be located anywhere in this **zone**.
- 15.14.5 **Permitted Density**
1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
- a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio**:
- a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with:
    - i. 50.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; and
    - ii. 10% of the total **floor area** calculated for the **lot** in question, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided that:
      - this **floor area** is located directly above a **garage**;

- this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
  - the distance from the floor to the ceiling is no higher than 2.5 m measured vertically; or
- b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for **flex space**.
- 3. Notwithstanding Section 15.14.5.2.b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
- 4. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 15.14.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot** is restricted to **landscaping** with live plant material.

#### 15.14.7 Yards & Setbacks

1. The minimum **front yard** is:
  - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the building width; and
  - b) 6.0 m for **buildings** and **structures**.
2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.
5. There is no **side yard** requirement for an **accessory building** that has a **floor area** of 10.0 m<sup>2</sup> or less.



6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 4.0 m, the **rear yard** is 1.2 m.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** with a **floor area** of 10.0 m<sup>2</sup> or less, may be located within the **rear yard** but no closer than:
  - a) 6.0 m to a **lot line abutting** a public road; or
  - b) 0.6 m to any other **lot line**.

#### 15.14.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 15.14.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.”
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

#### 15.14.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
  - a) the minimum **lot width** for **corner lots** is 13.0 m;
  - b) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot width** is 18.0 m; and
  - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m<sup>2</sup>.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	11.3m	24.0 m	320.0 m <sup>2</sup>

2. No **subdivision** to create an **air space parcel** is permitted.

**15.14.10 Landscape & Screening**

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be located within 6.0 m of a **road** unless:
  - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
  - b) the maximum **fence height** is 0.9 m, which **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
    - i. the point at which the **fence** intersects the ground; or
    - ii. the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

**15.14.11 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**15.14.12 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 16 Site Specific Residential (Two Unit Dwelling) Zones:

10.1. At Section 16.1 Heritage Two Unit Dwelling (ZD1) – London Landing (Steveston), as follows:

10.1.1. By replacing 16.1.1 Purpose with the following:

**“16.1.1 Purpose**

The **zone** provides for a heritage-style two-unit **dwelling**, together with compatible **uses**.”

10.1.2. In Section 16.1.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.1.3. By replacing 16.1.4 Permitted Density with the following:

**“16.1.4 Permitted Density**

1. The maximum **density** is four **dwelling units**.
2. The maximum **floor area ratio** is 1.0.
3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), a maximum of 0.24 **floor area ratio** exclusively for covered areas of the **principal building** which are open on one or more sides and never enclosed;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - c) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.”

10.1.4. By inserting the following after Section 16.1.8.2:

- “3. No **subdivision** to create an **air space parcel** is permitted.
4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.1.5. By replacing 16.1.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:

- a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.”

10.1.6. By replacing 16.1.11 with the following:

**“16.1.11 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut a lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.2. At Section 16.2 Two Unit Dwellings (ZD2) – Broadmoor, as follows:

10.2.1. By replacing 16.2.1 Purpose with the following:

**“16.1.1 Purpose**

The **zone** provides for **two-unit housing** at 10351 and 10357 Leonard Road only, together with compatible **uses**.”

10.2.2. In Section 16.2.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.2.3. By replacing 16.2.4 Permitted Density, with the following:

**“16.2.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and

- c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
  - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
  - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
- 2. The maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
- 3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses**<sup>2</sup>.”
- 10.2.4. By inserting the following after Section 16.2.8.2:
  - “3. No **subdivision** to create an **air space parcel** is permitted.
  - 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”
- 10.2.5. By replacing 16.1.10.1 with the following:
  - “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
    - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**; and
    - b) portions of the **principal building** and **accessory buildings** of 10.0 m<sup>2</sup> or more used for on-site parking and located within 20.0 m of a **front lot line** shall be limited to two **parking spaces**.”

10.2.6. By replacing 16.2.11 with the following:

**“16.2.11 Other Regulations**

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.3. At Section 16.4 Heritage Two Unit Dwelling (ZD4) – London Landing (Steveston), as follows:

10.3.1. By replacing 16.4.1 Purpose with the following:

**“16.4.1 Purpose**

The **zone** provides for a heritage-style two-unit **dwelling**, together with compatible **uses**.”

10.3.2. In Section 16.4.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.3.3. Replacing 16.4.4 Permitted Density, as follows:

**“16.4.4 Permitted Density**

1. The maximum **density** is four **dwelling units**.
2. The maximum **floor area ratio** is 0.7.
3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), a maximum of 0.1 **floor area ratio** exclusively for covered areas of the **principal building** which are open on one or more sides and never enclosed;



- b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit of floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- c) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking uses.”

10.3.4. By inserting the following after Section 16.4.8.2:

- “3. No **subdivision** to create an **air space parcel** is permitted.
- 4. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.3.5. By replacing 16.4.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**.”

10.3.6. By replacing 16.4.11 with the following:

**“16.4.11 Other Regulations**

- 1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
- 2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut a lane**.
- 3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.4. At Section 16.5 Two Unit Dwelling (ZD5) – Steveston/Williams, as follows:

10.4.1. In Section 16.5.3 Secondary Uses, by inserting “**secondary suite**” in alphabetical order.

10.4.2. By replacing 16.5.4 Permitted Density, with the following:

**“16.5.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. The maximum **floor area** of a **dwelling unit** must not exceed 167.22 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and
  - b) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking uses.”

10.4.3. By inserting the following after Section 16.5.8.4:

- “5. No **subdivision** to create an **air space parcel** is permitted.
- 6. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.4.4. By replacing 16.5.10.1 with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) where a driveway access is on an **arterial road**, the driveway width shall be 6.0 m for a driveway access servicing two or more units; and
  - c) where visitor parking is provided on a **lot**, each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

10.4.5. By replacing 16.5.11 with the following:

**“16.5.11 Other Regulations**

- 1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
- 2. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.
- 3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”

10.5. At Section 16.7 Two Unit Dwelling (ZD7) – Francis Road (Blundell), as follows:

10.5.1. By replacing 16.8.4 Permitted Density, with the following:

**“16.8.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>; and
  - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i. pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii. prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
2. The maximum **floor area ratio** is 0.6.
3. The maximum **floor area** of a **dwelling unit** must not exceed 183.9 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes;
  - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.”

10.5.2. By inserting the following after Section 16.8.8.3:

- “4. No **subdivision** to create an **air space parcel** is permitted.
- 5. **Subdivision** of a **lot** may create a maximum of two **strata lots**.”

10.5.3. By replacing 16.8.10 On-Site Parking with the following:

- “1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
  - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
  - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
  - e) where visitor parking is provided on a **lot**:
    - i. the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
    - ii. each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.”

10.5.4. By replacing 16.8.11 with the following:

**“16.8.11 Other Regulations**

- 1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
- 2. The primary window orientation of each **dwelling unit’s** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal**

**building.** No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.

3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.”
11. Notwithstanding anything to the contrary in this bylaw and Zoning Bylaw 8500, for **lots** where, in respect of **single detached housing** and any **secondary uses** permitted at the time of building permit application or issuance, including **secondary suites**:
- 11.1. A complete building permit application has been submitted to the **City** prior to adoption of this bylaw, and such building permit is issued by the City to the **owner** within a year of that date of bylaw adoption; or
  - 11.2. A building permit has been issued prior to adoption of this bylaw,
- then in respect of **small-scale multi unit housing**, constructed in accordance with the building permit referred to in the above section, on such a **lot** that contains one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, and is subject to the **Small-Scale Multi-Unit Housing** (RSM/S, RSM/M, RSM/L) **zone** following adoption of this bylaw:
- 11.3. The maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating **accessory buildings** and on-site parking, which additional **floor area** cannot be used for **habitable space**; and
  - 11.4. For the purposes of Section 11 of this bylaw all defined terms have the same meanings as set out in Zoning Bylaw 8500.
12. 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 areas and by designating them:
- 12.1. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/S)**”  
That area shown as yellow on “Schedule A attached to and forming part of Bylaw 10573”;
  - 12.2. “**SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)**”  
That area shown as orange on “Schedule A attached to and forming part of Bylaw 10573”;



## 12.3. "SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)"

That area shown as light blue on "Schedule A attached to and forming part of Bylaw 10573"; and

## 12.4. "SMALL-SCALE MULTI-UNIT HOUSING (RSM/XL)"

That area shown as dark blue on "Schedule A attached to and forming part of Bylaw 10573".

13. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10573**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

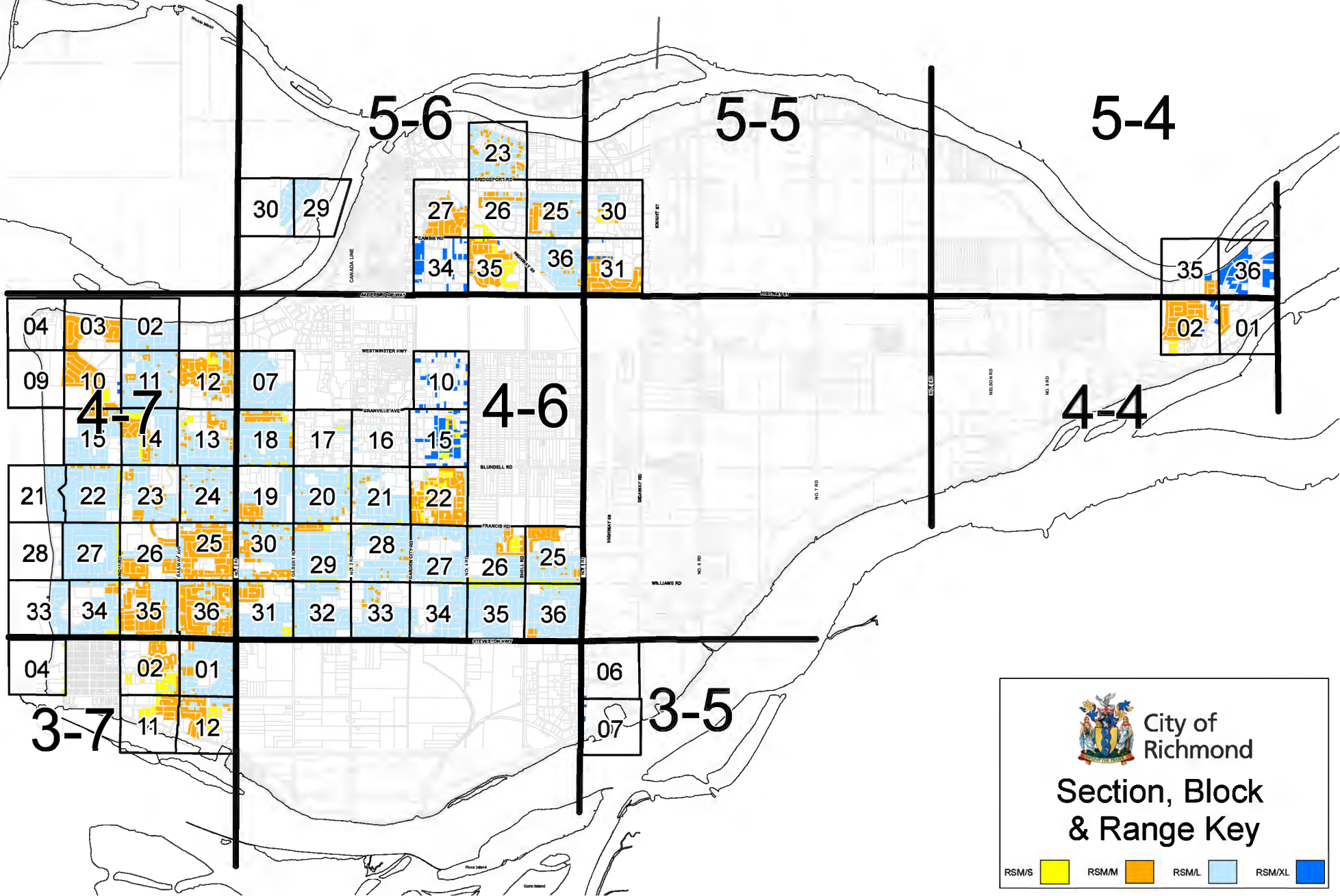
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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor  BRB

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**"Schedule A attached to and forming part of Bylaw 10573"**





City of  
Richmond

STEVESTON HWY

FEATHERSTONE WAY

FEATHERSTONE WAY

RIVERSIDE WAY

RIVERSIDE WAY

JACOBSON WAY

HARTNELL RD

HIGHWAY 99

NO 5 RD

FORGE PL

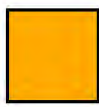
RICE MILL RD

**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 6,3-5

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

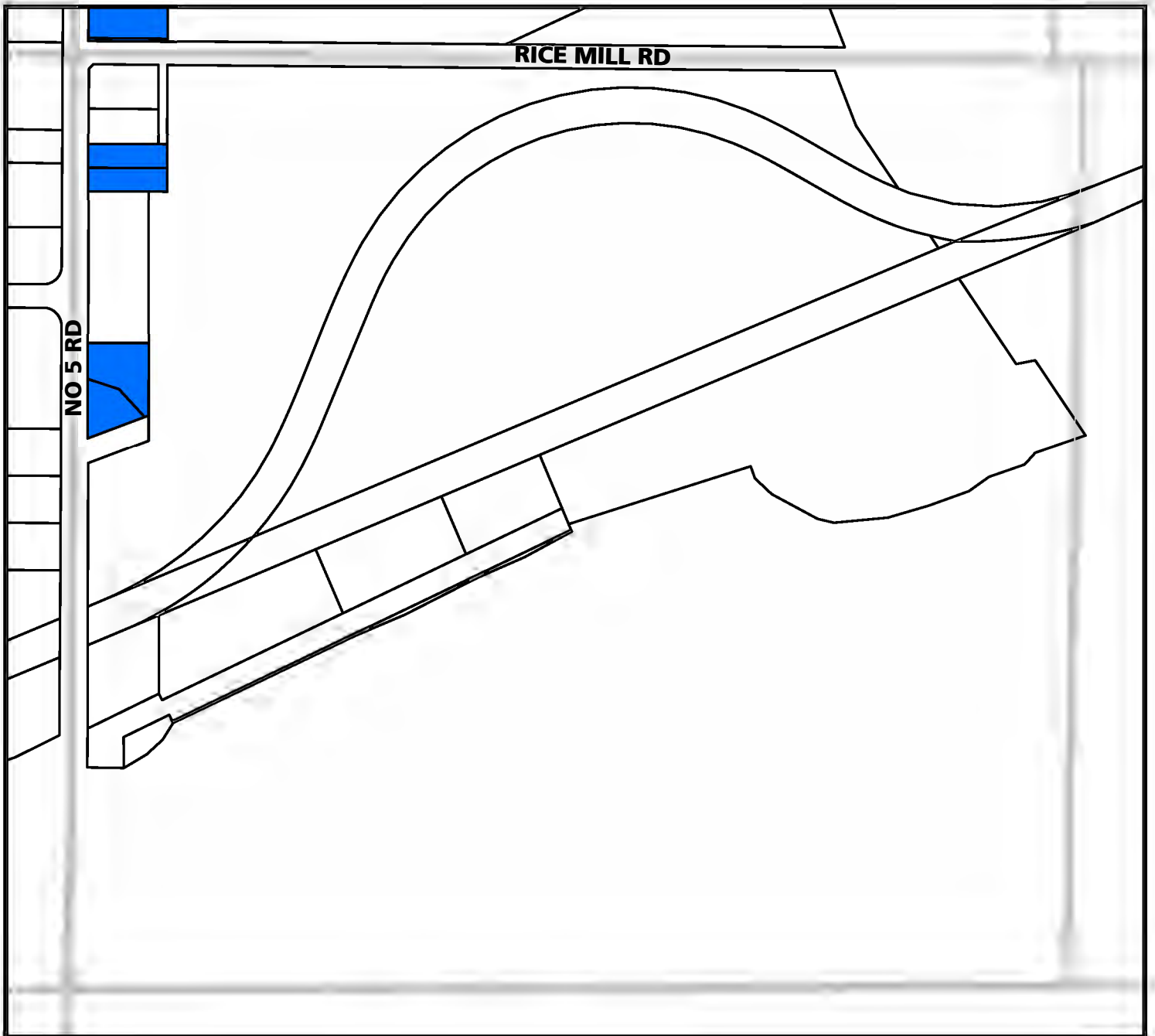
**CNCL - 735**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 7,3-5**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

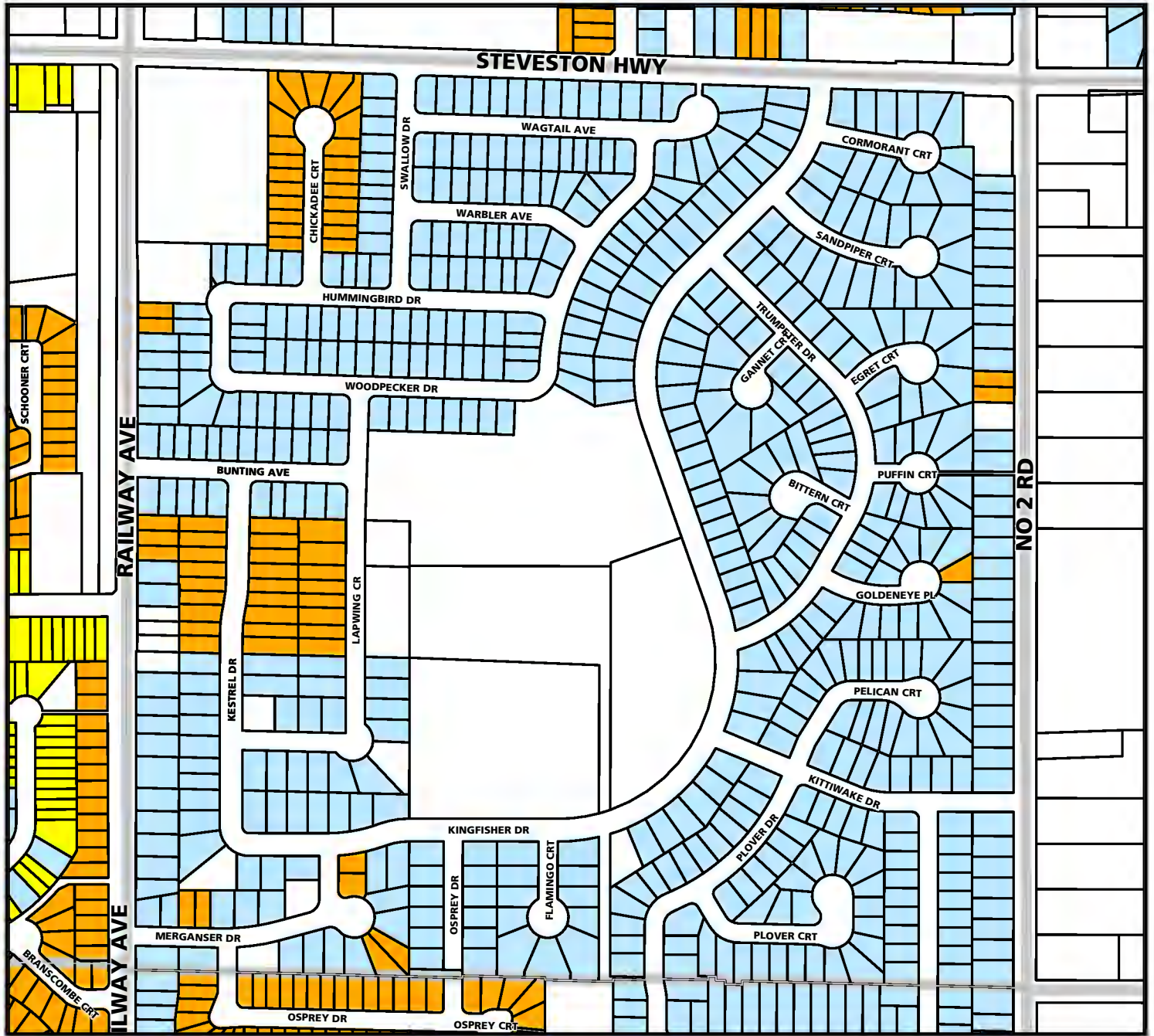
**CNCL - 736**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 1,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 737

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 2,3-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 738**

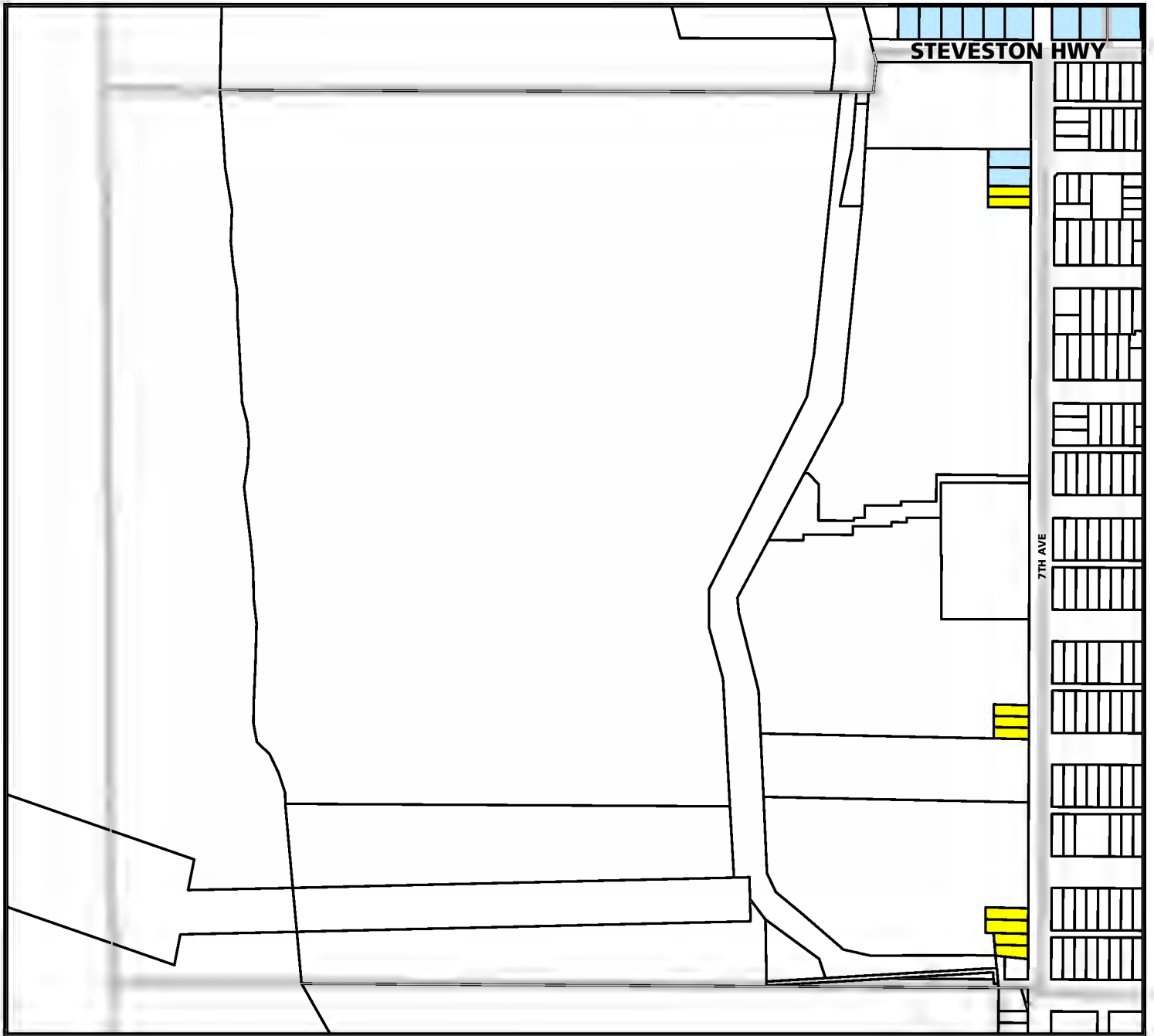
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 4,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 739**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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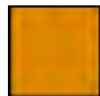


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 11,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 740

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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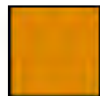


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 12,3-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

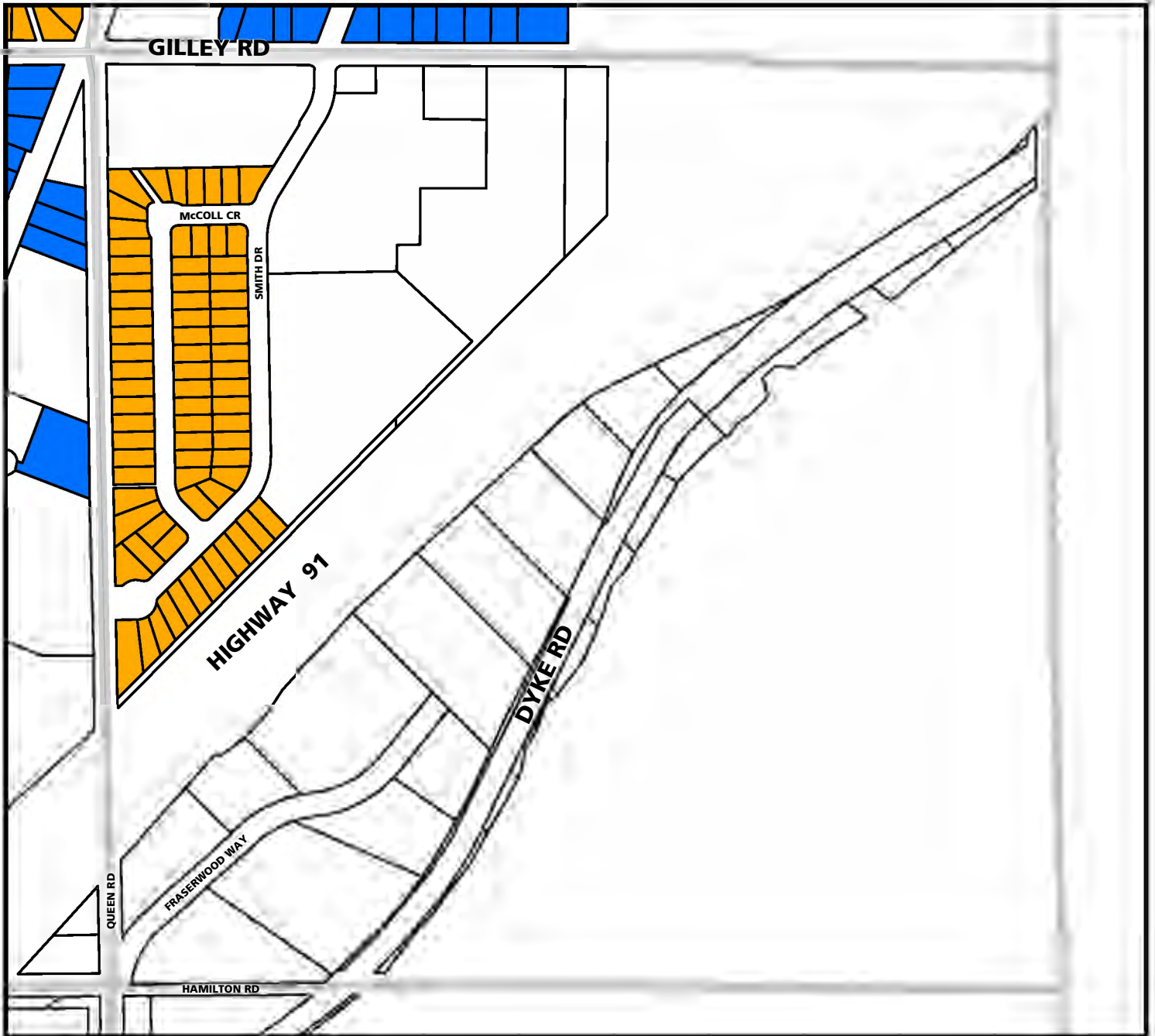
CNCL - 741

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 1,4-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 742**

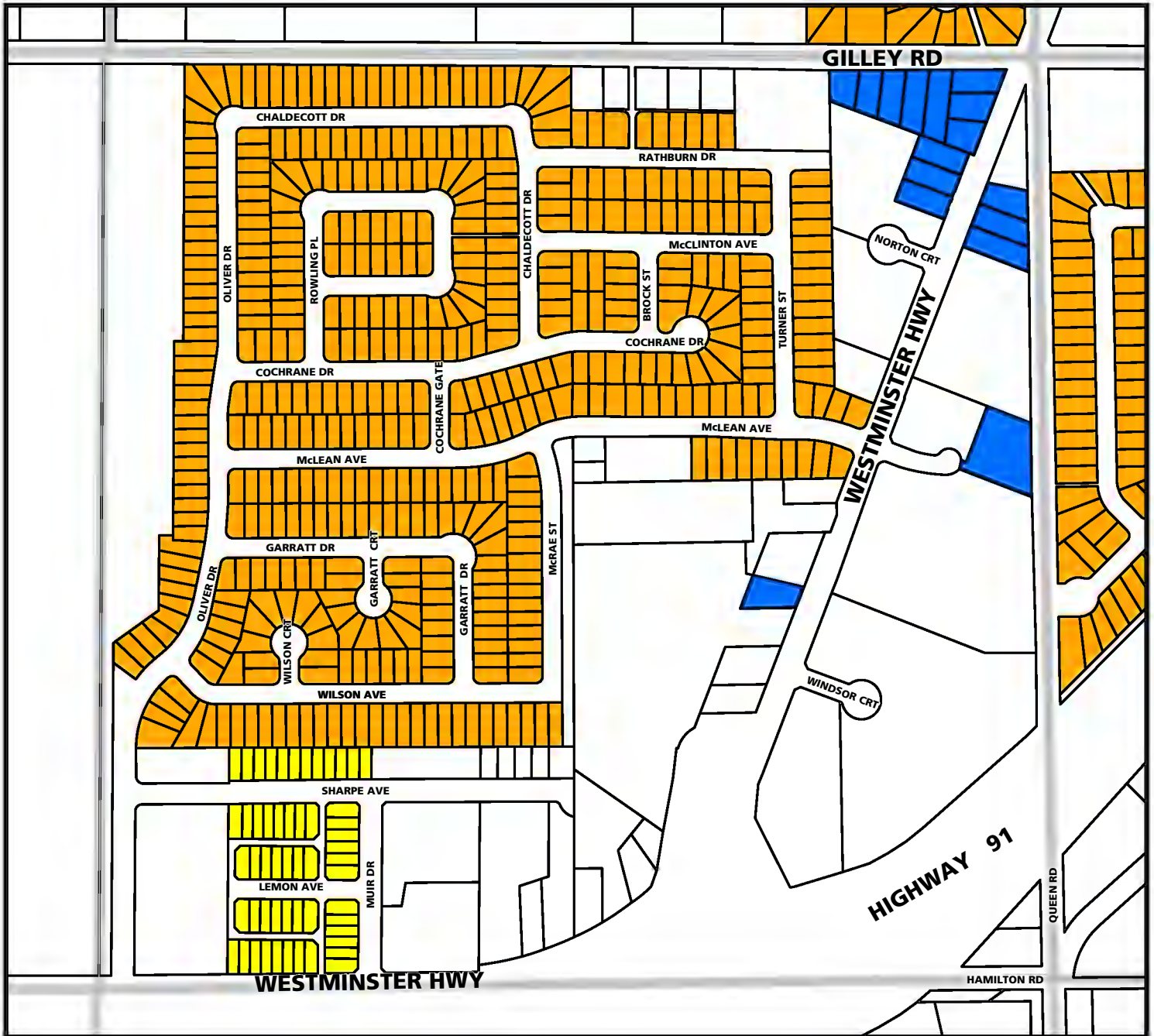
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 2,4-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

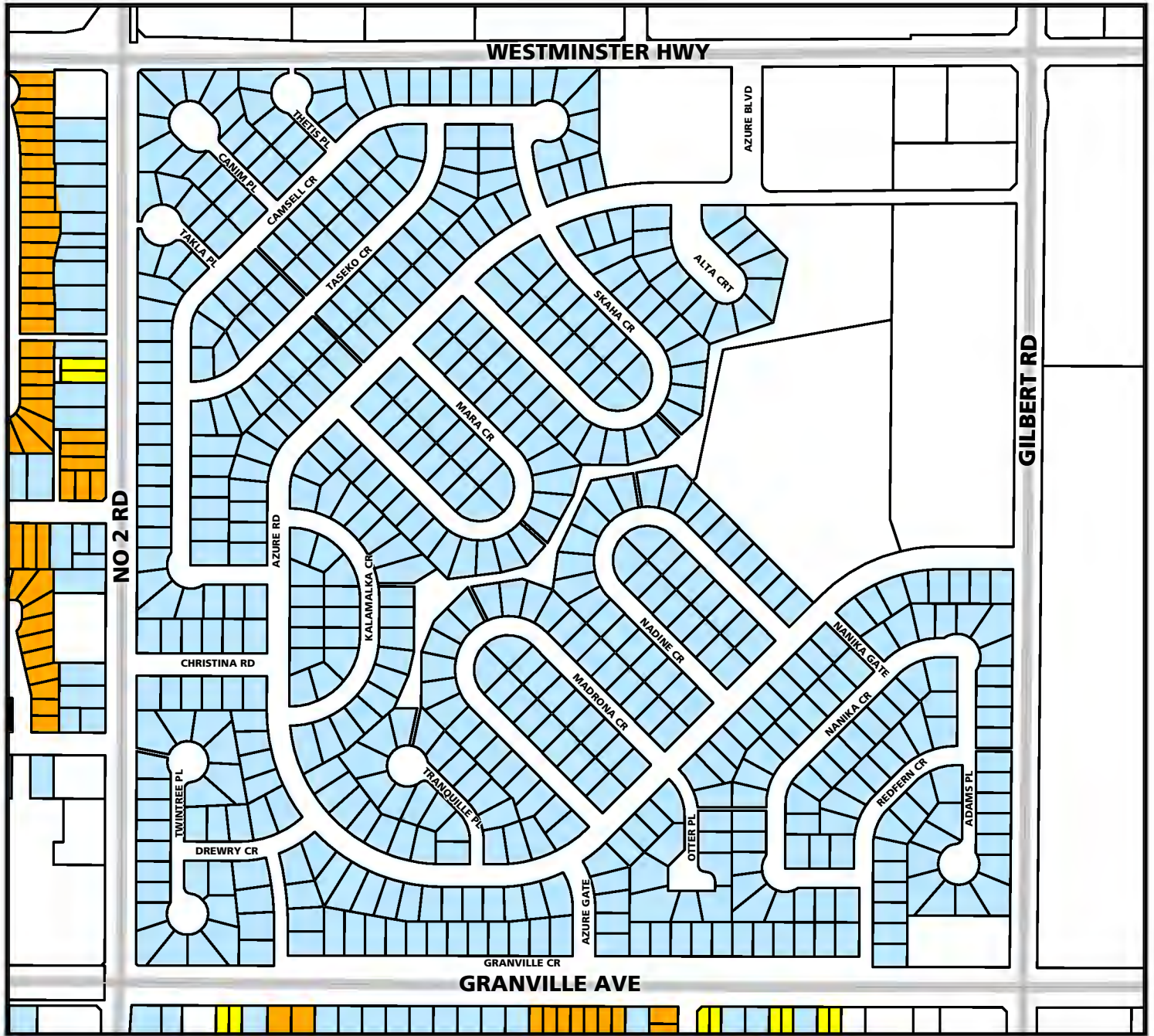
**CNCL - 743**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 7,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 744**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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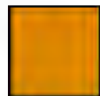


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 10,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 745**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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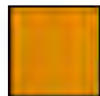


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 15,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

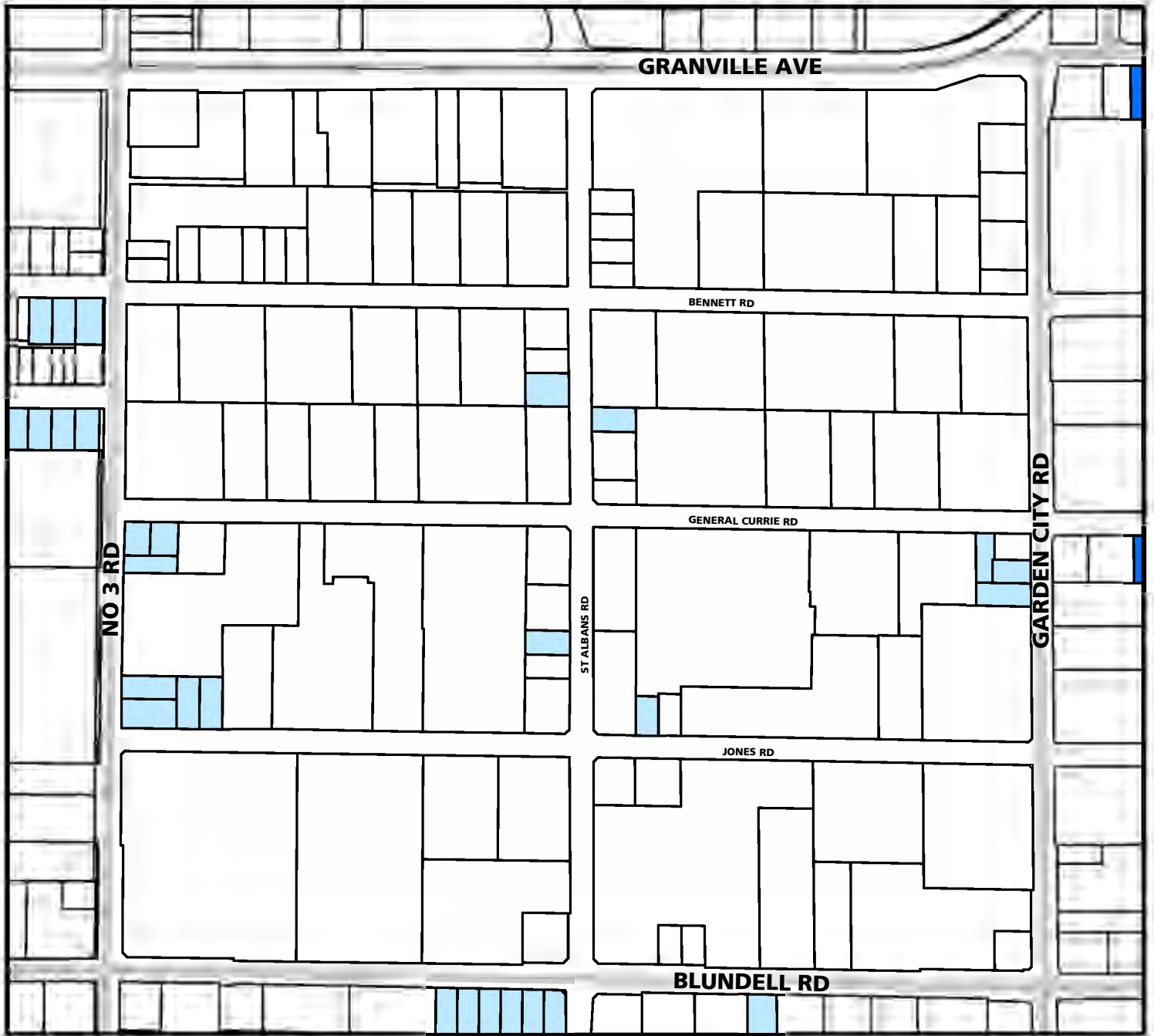
**CNCL - 746**

Original date: 05/28/24  
Revision Date: 06/18/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 16,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

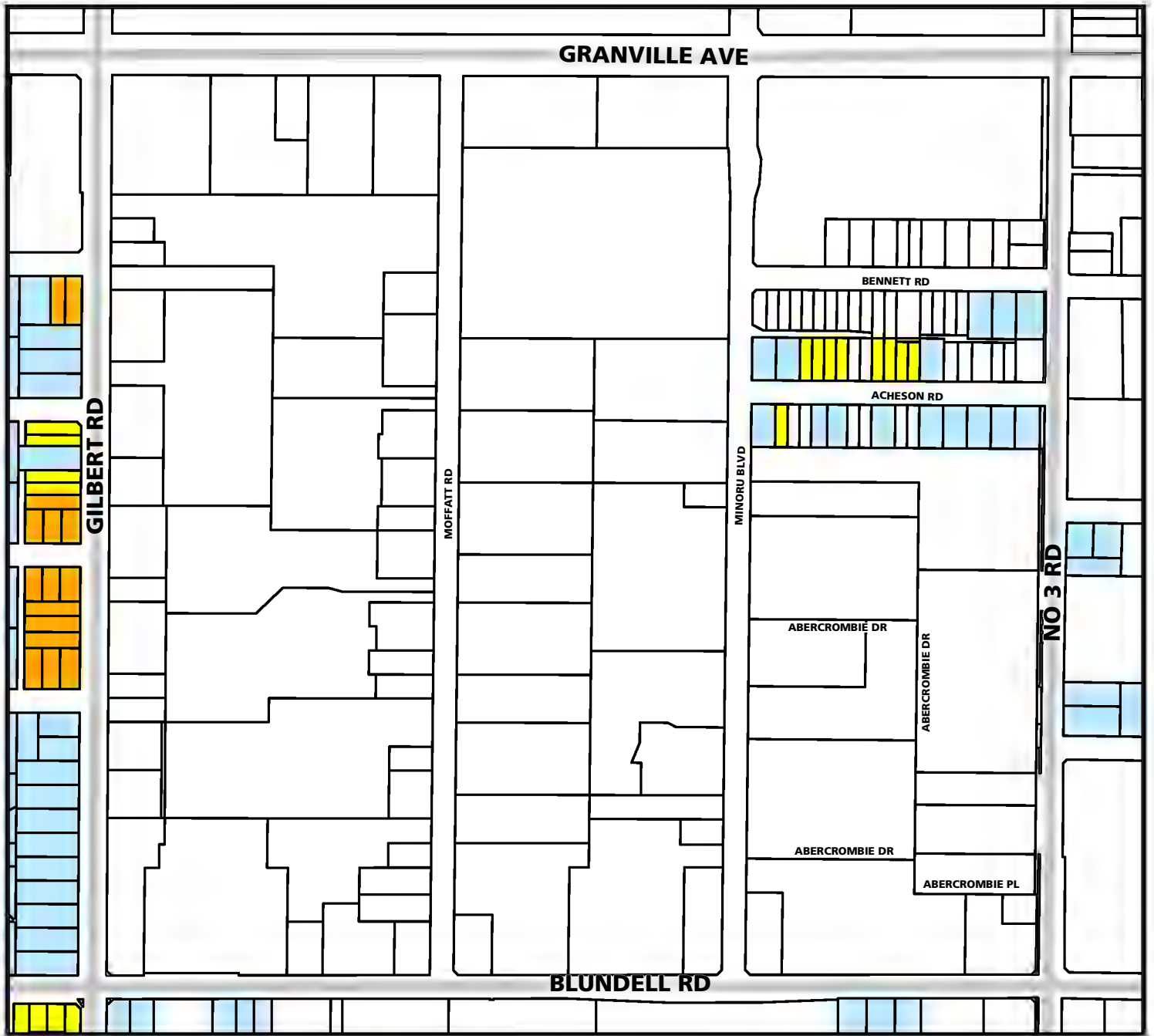
**CNCL - 747**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 17,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 748**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 18,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

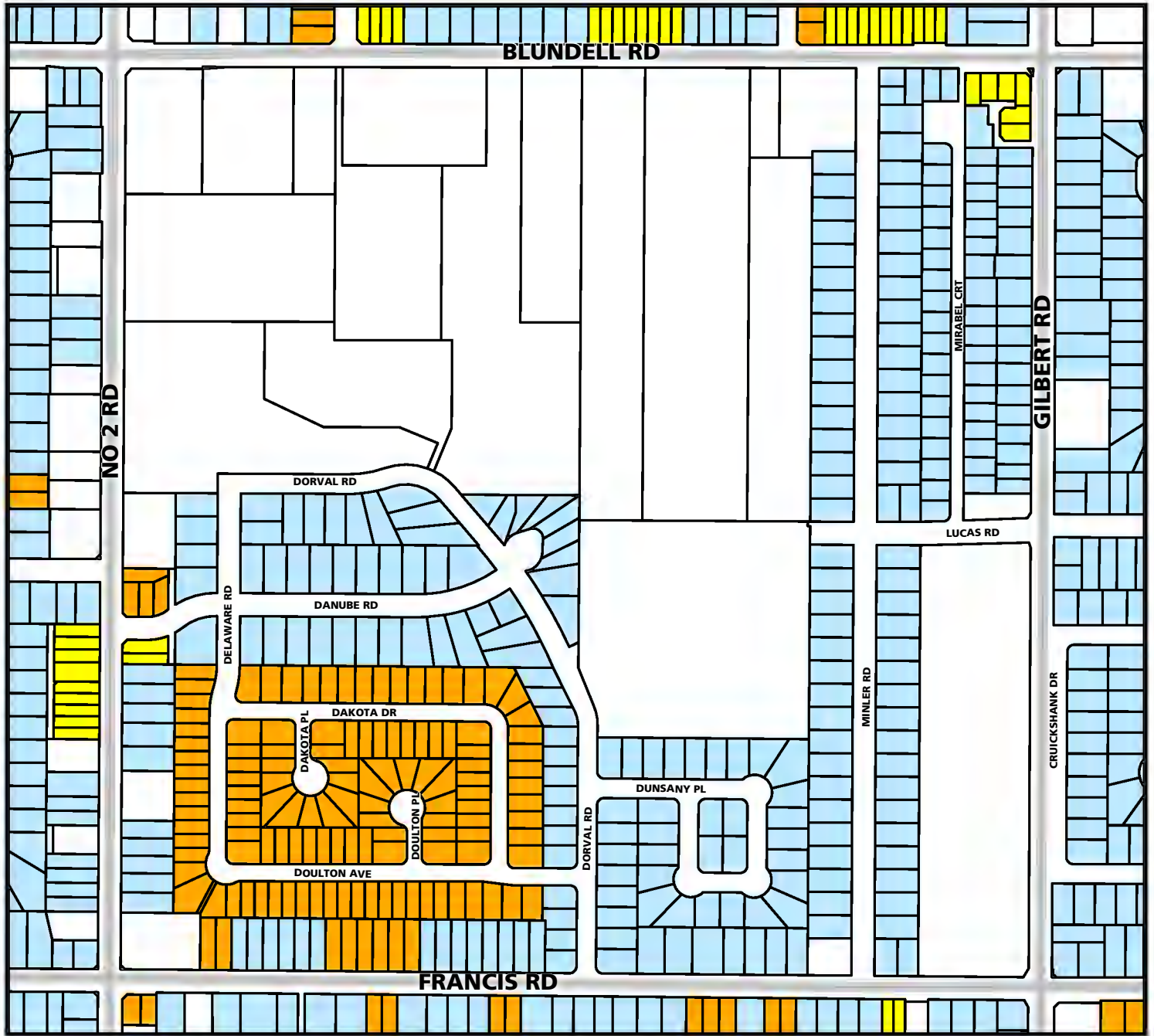
**CNCL - 749**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond

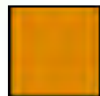


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 19,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 750**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 20,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 751

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 21,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 752

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 22,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 753**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



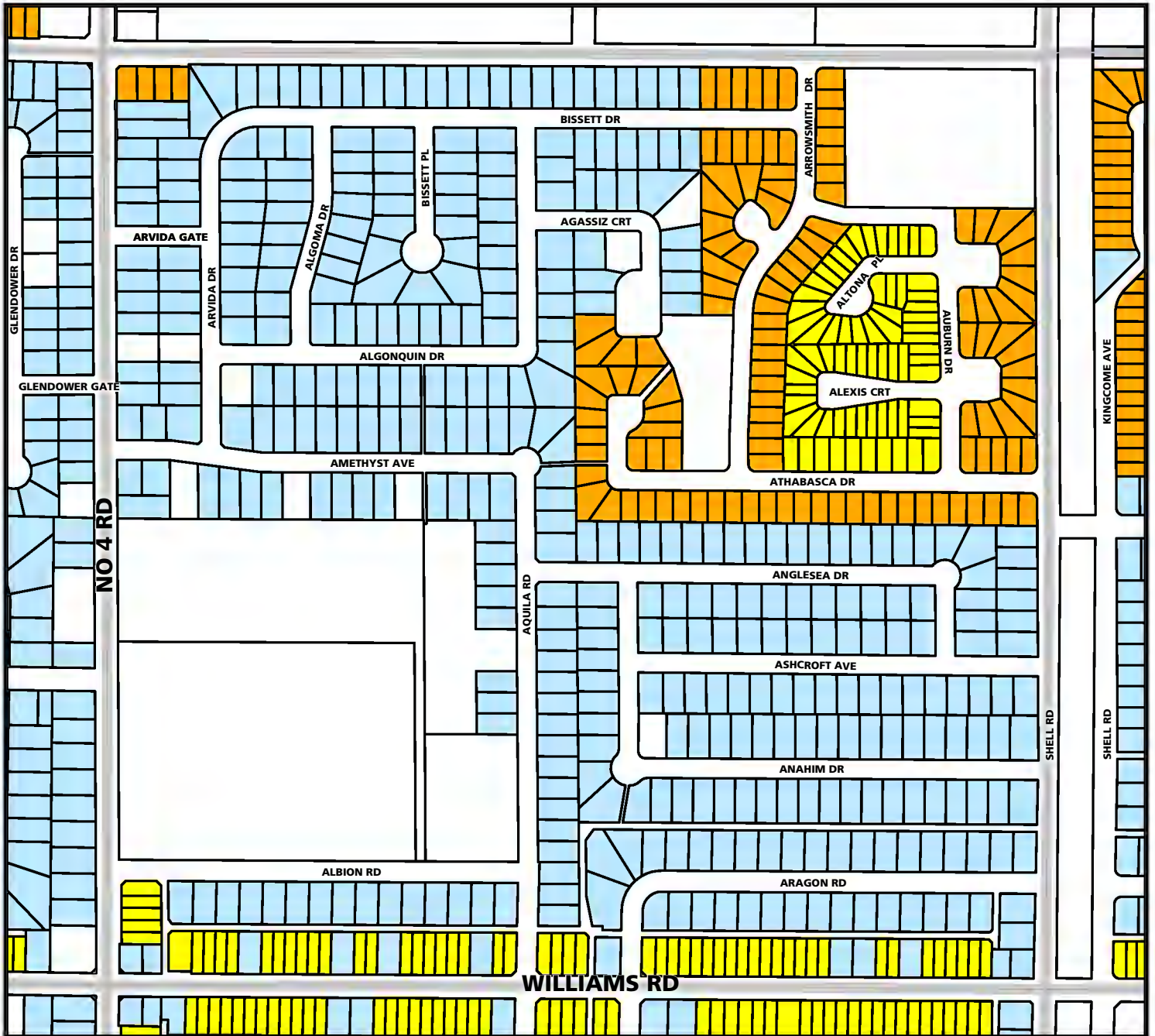


**CNCL - 754**

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



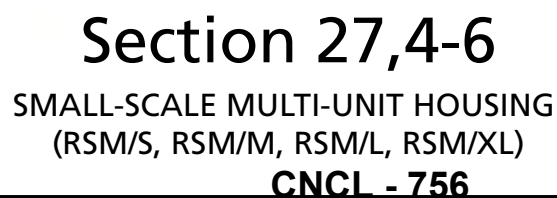
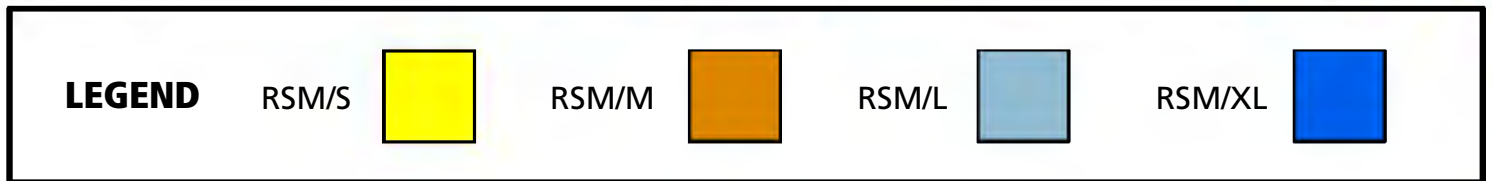
**Section 26,4-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 755**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES

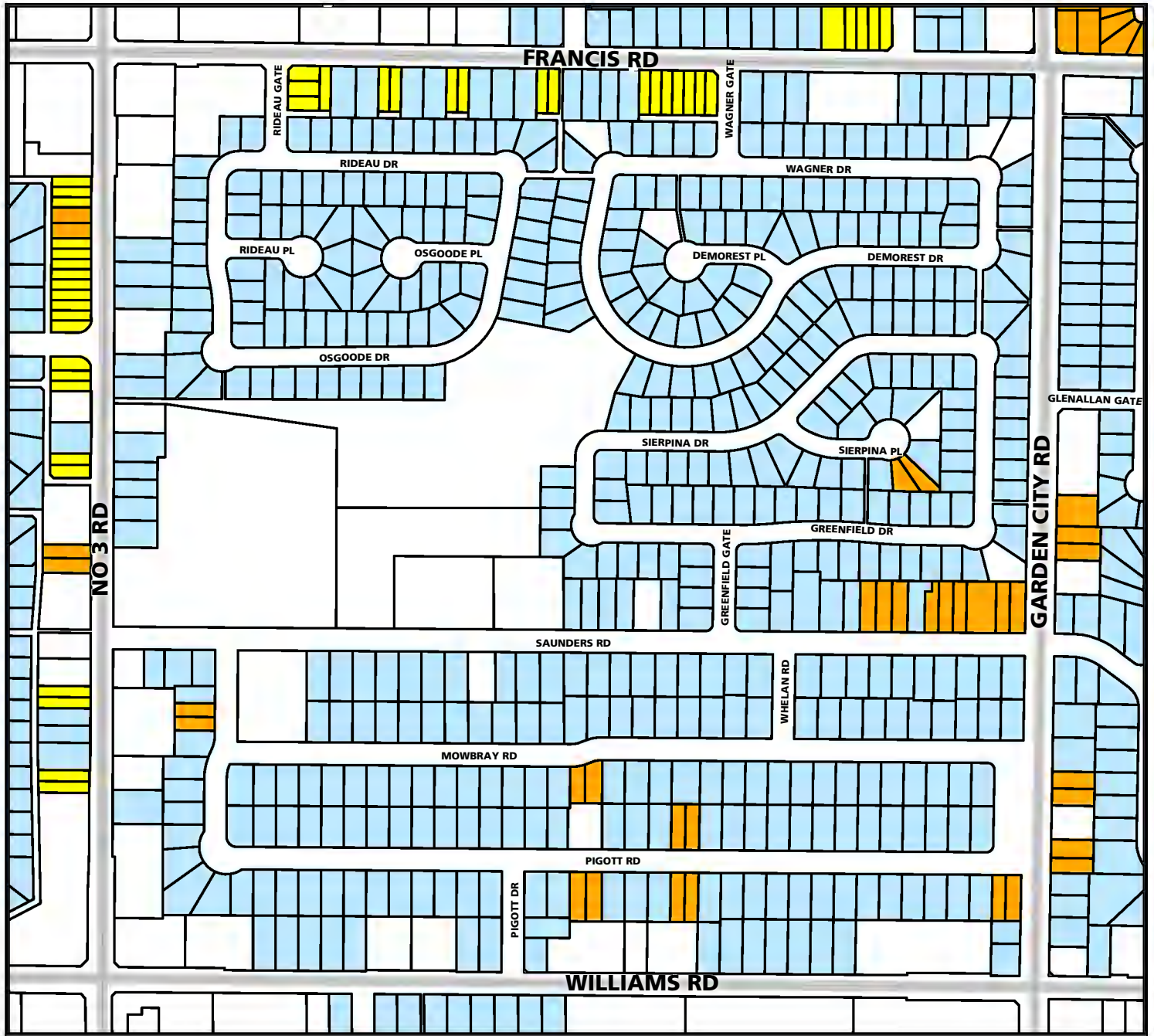


Original date: 05/28/24  
Revision Date: 06/11/24  
Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 28,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

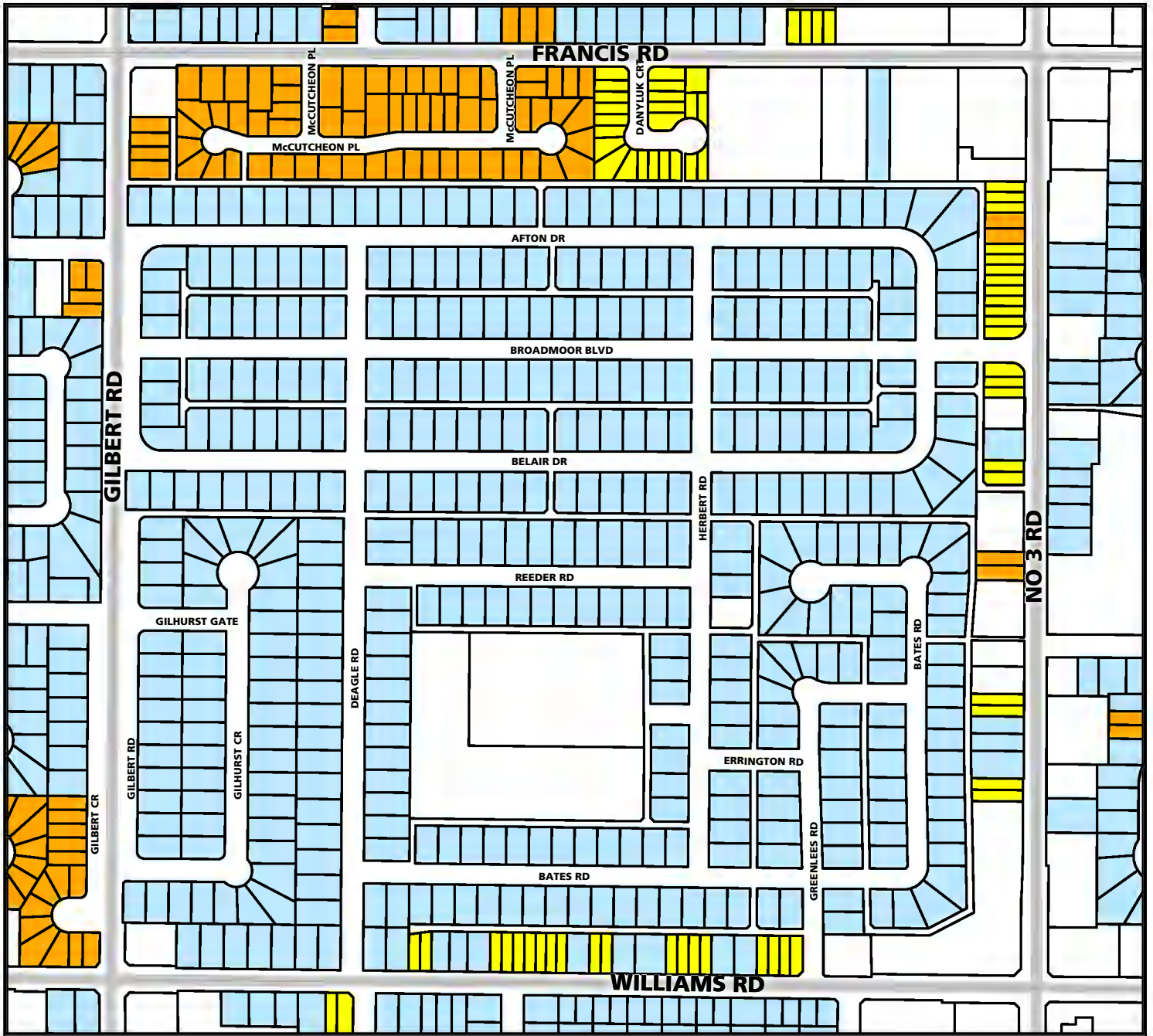
CNCL - 757

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 29,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

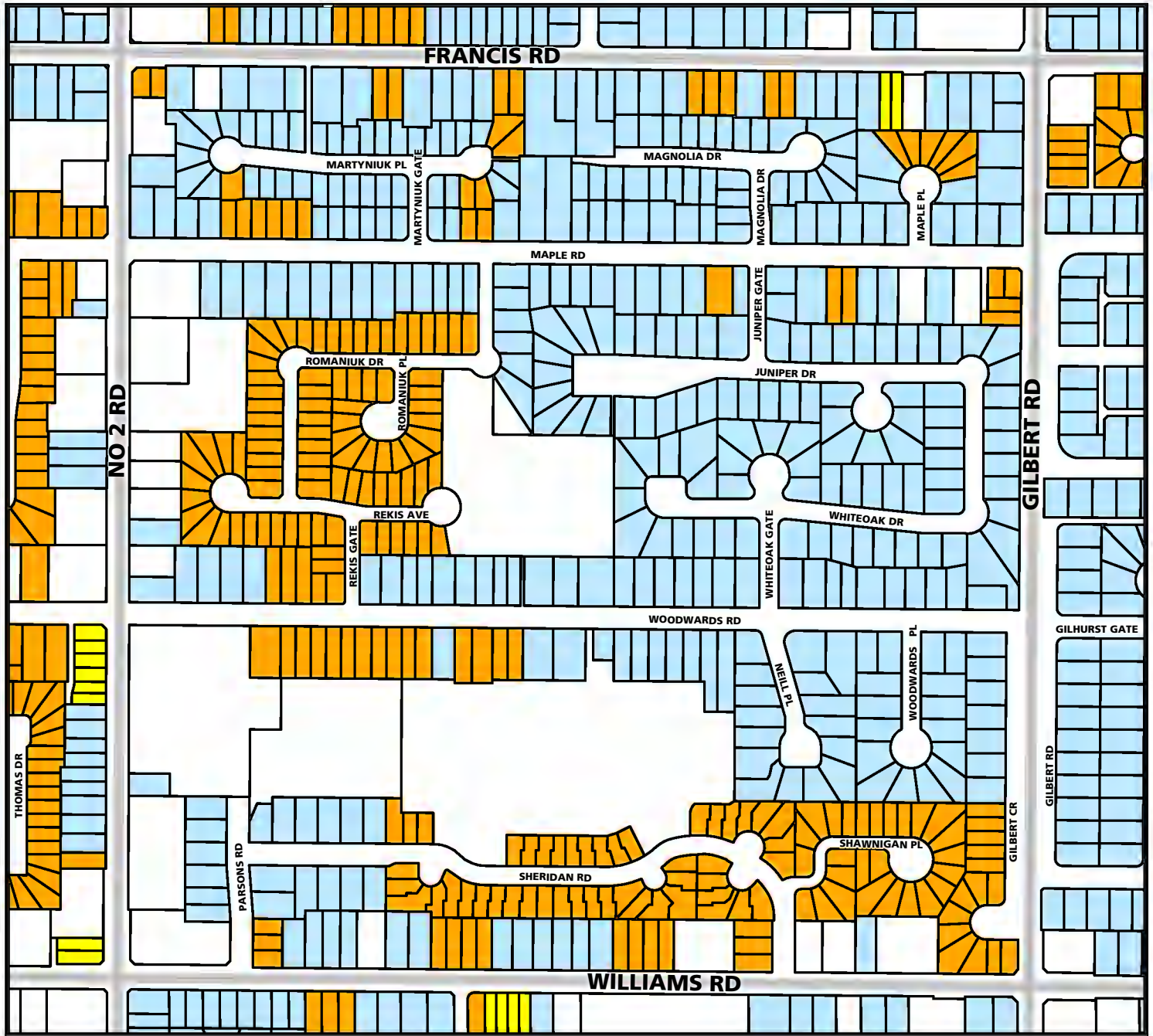
CNCL - 758

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 30,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 759

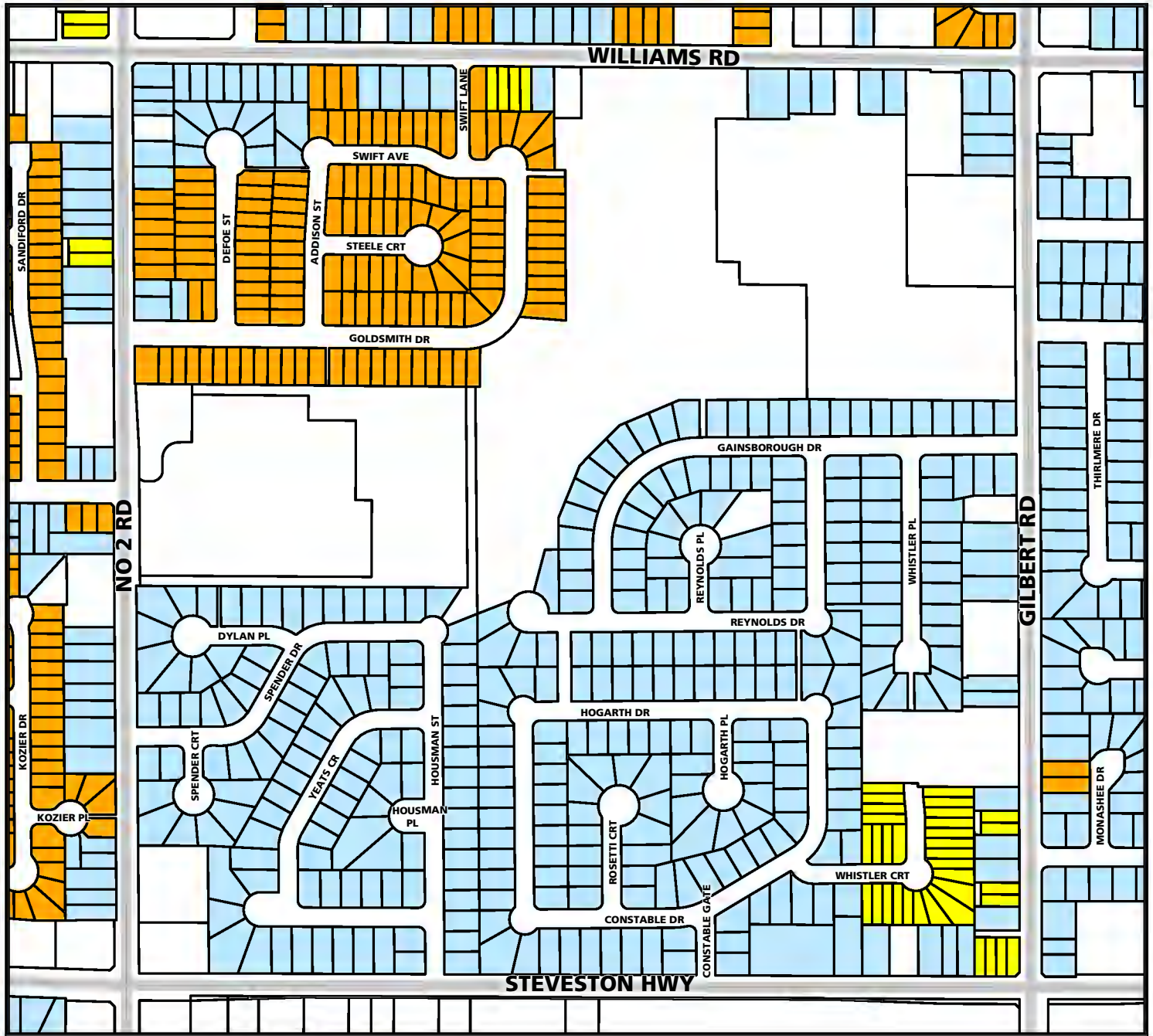
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 31,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

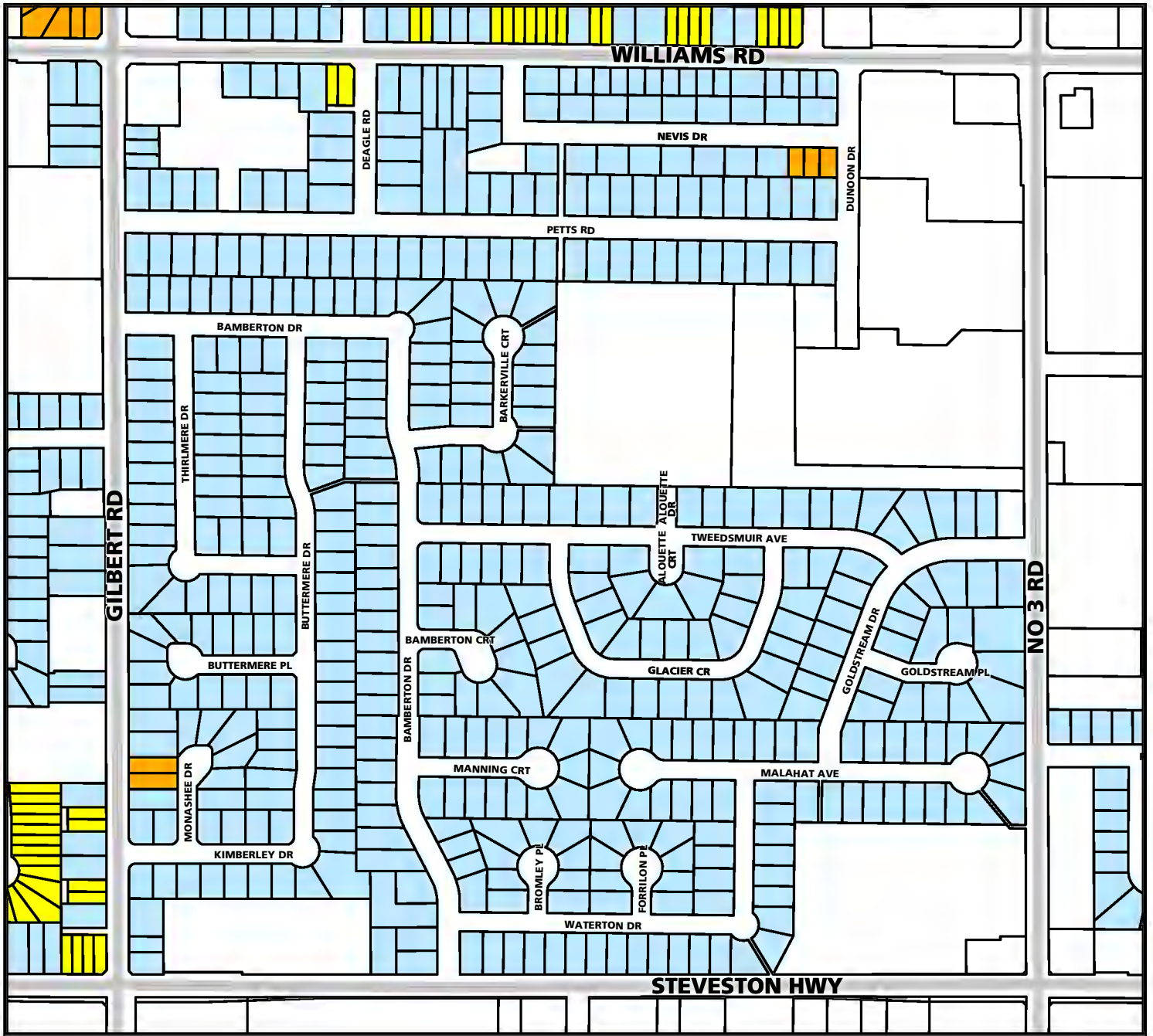
CNCL - 760

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 32,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

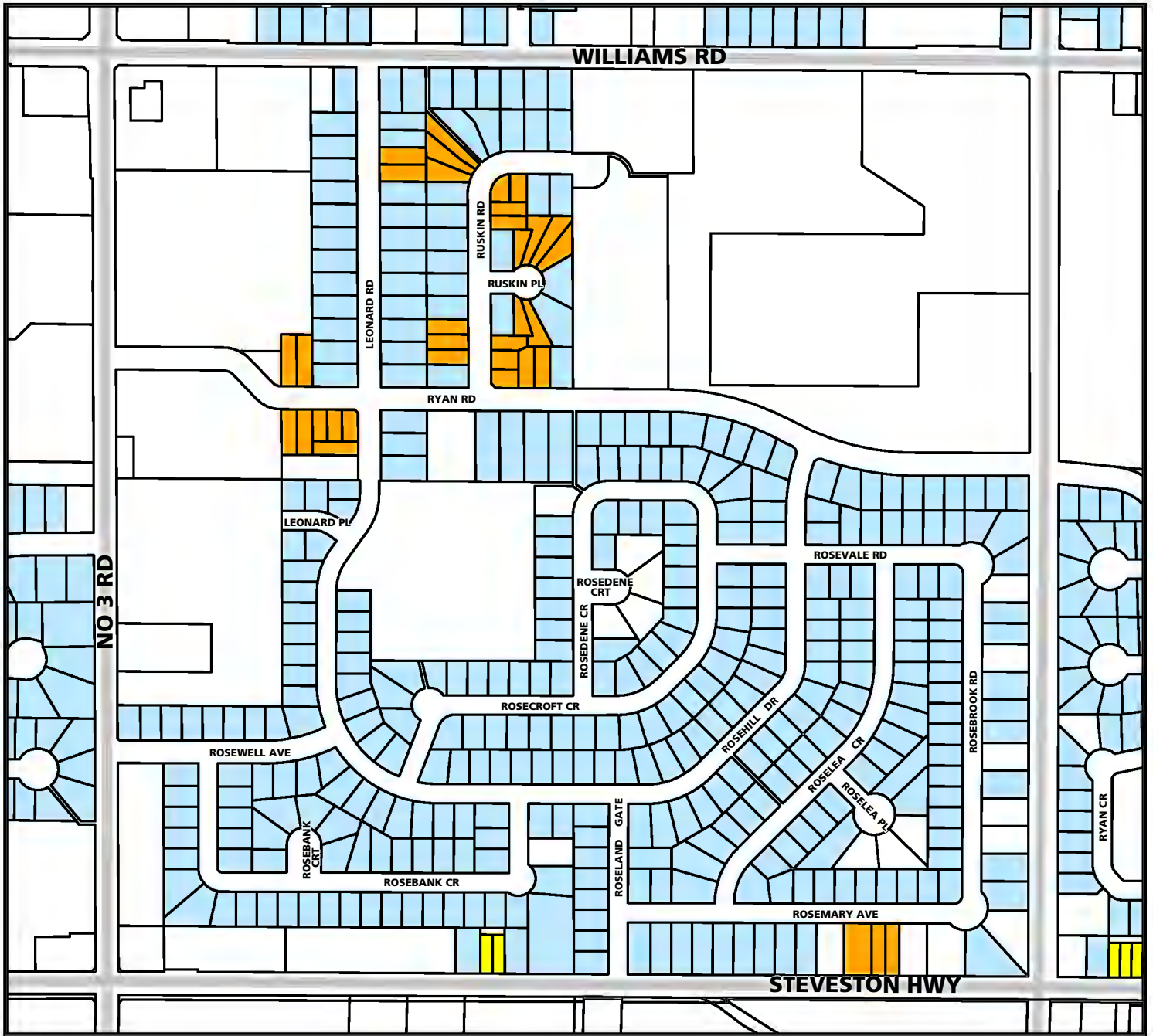
CNCL - 761

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond

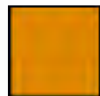


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 33,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 762**

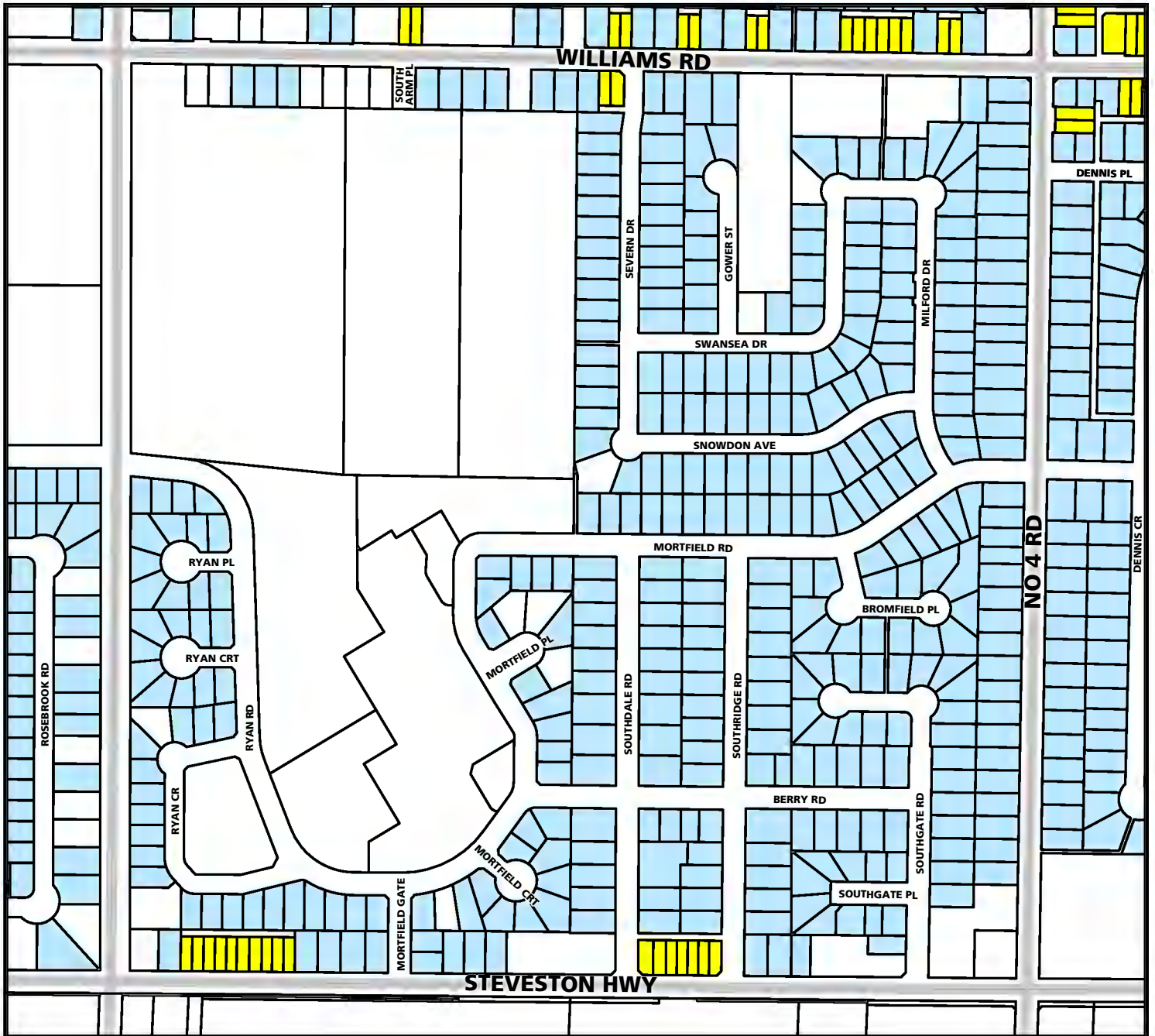
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



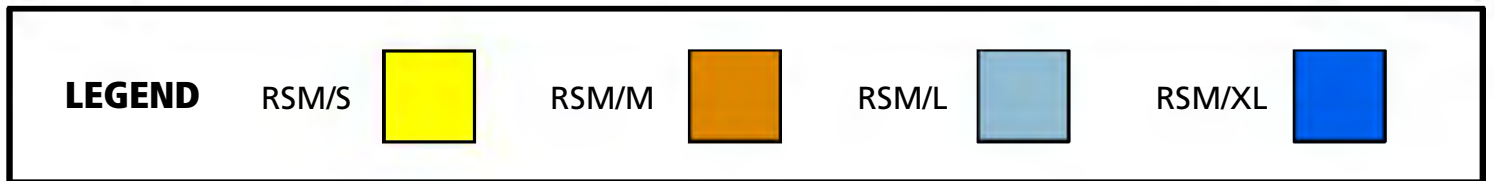
## Section 34,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 763

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



## Section 35,4-6

## SMALL-SCALE MULTI-UNIT HOUSING (RSM/S, RSM/M, RSM/L, RSM/XL)

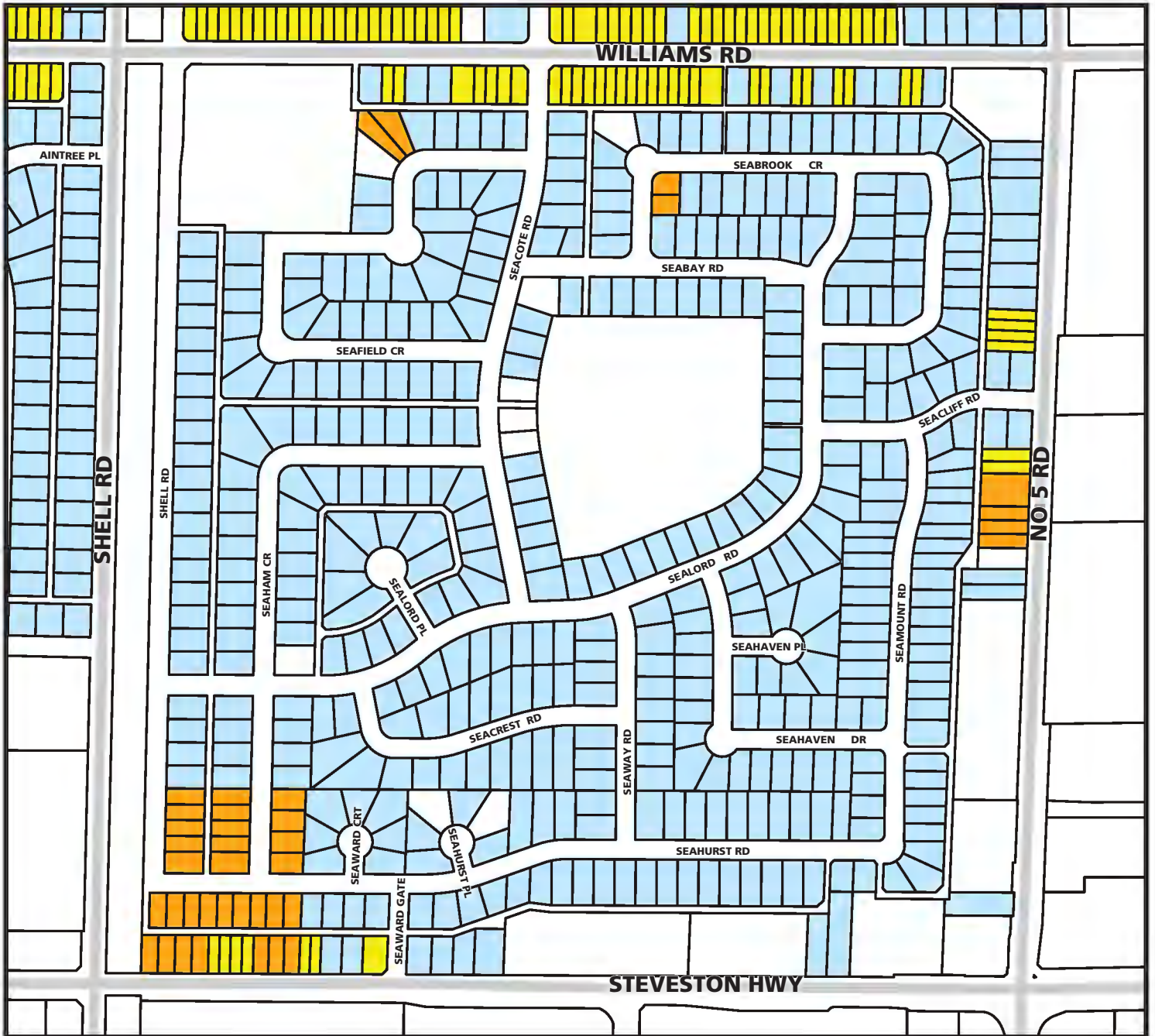
**CNCL - 764**

Original date: 05/28/24  
Revision Date: 06/18/24

Note: Dimensions are in METRES



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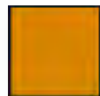


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,4-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 765**

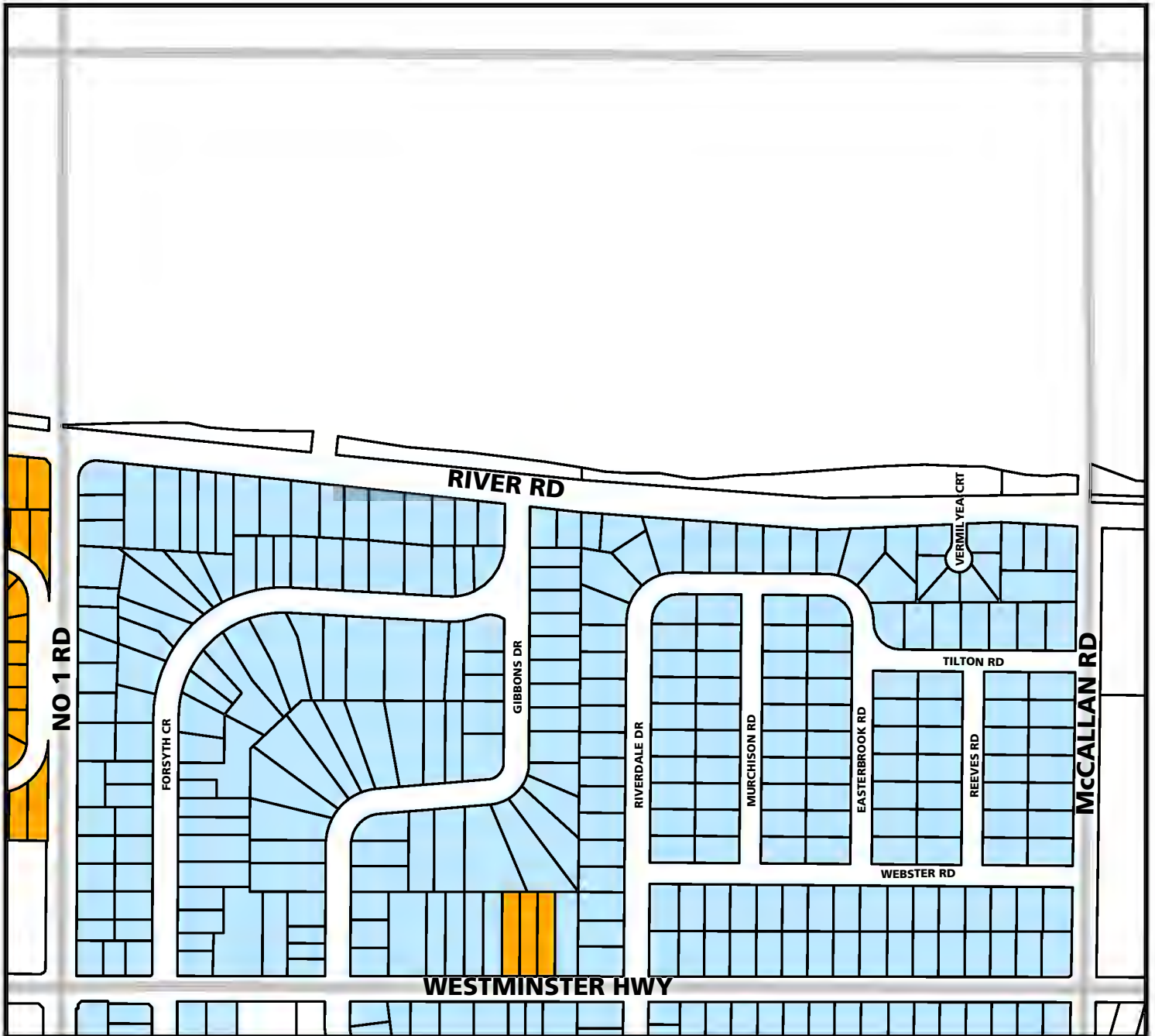
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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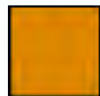


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 2,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

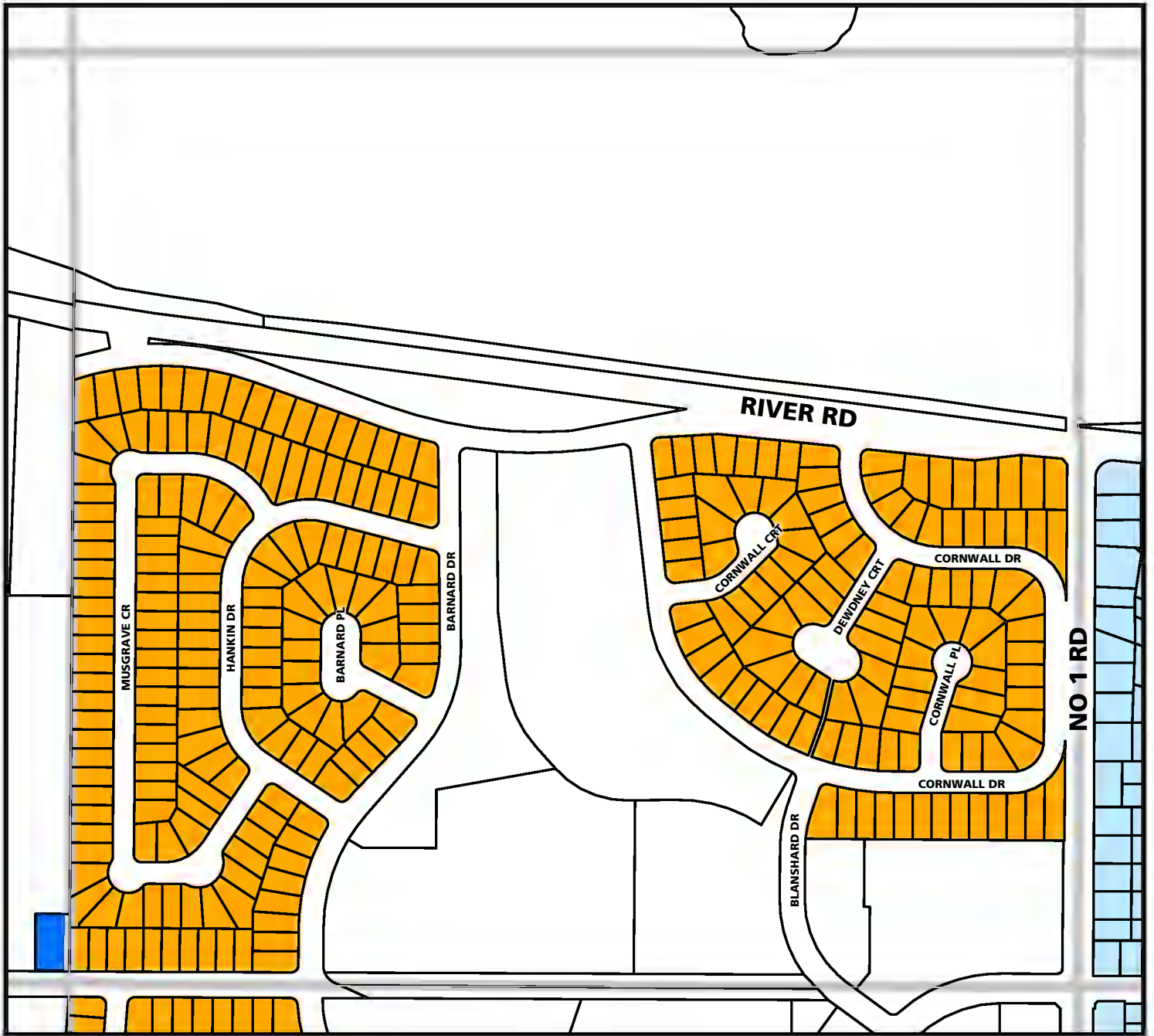
**CNCL - 766**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 3,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

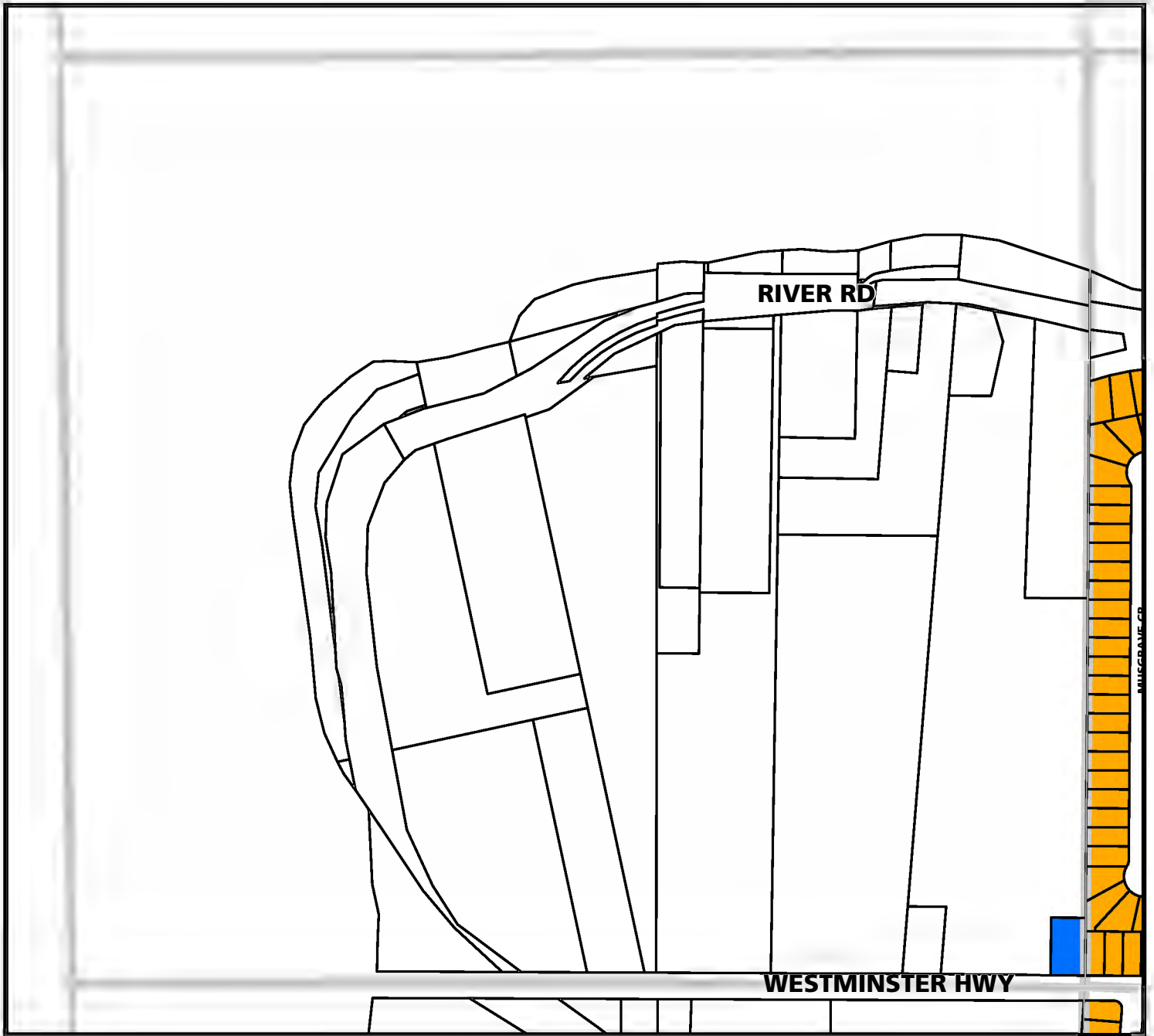
**CNCL - 767**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 4,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 768**

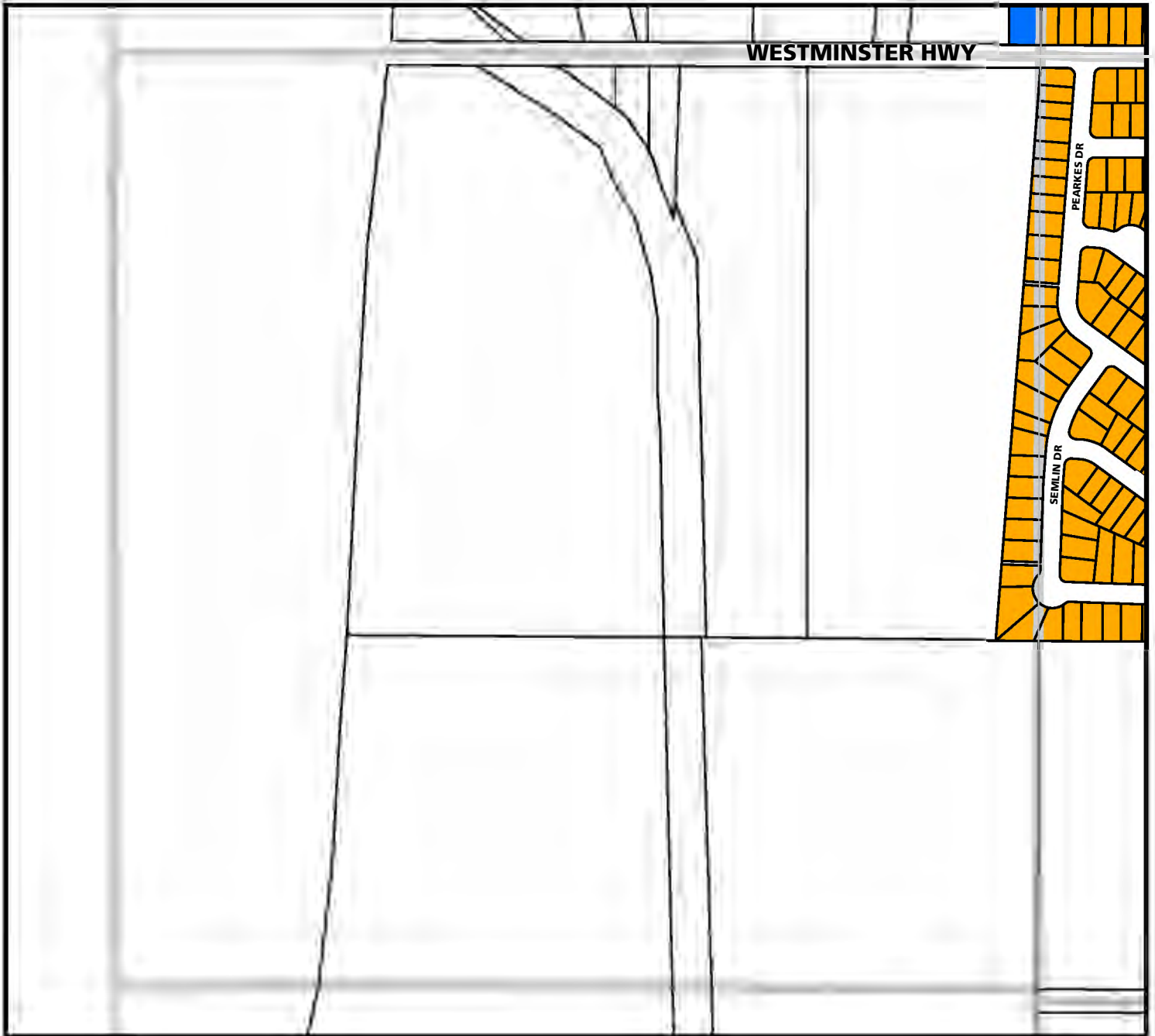
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 9,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

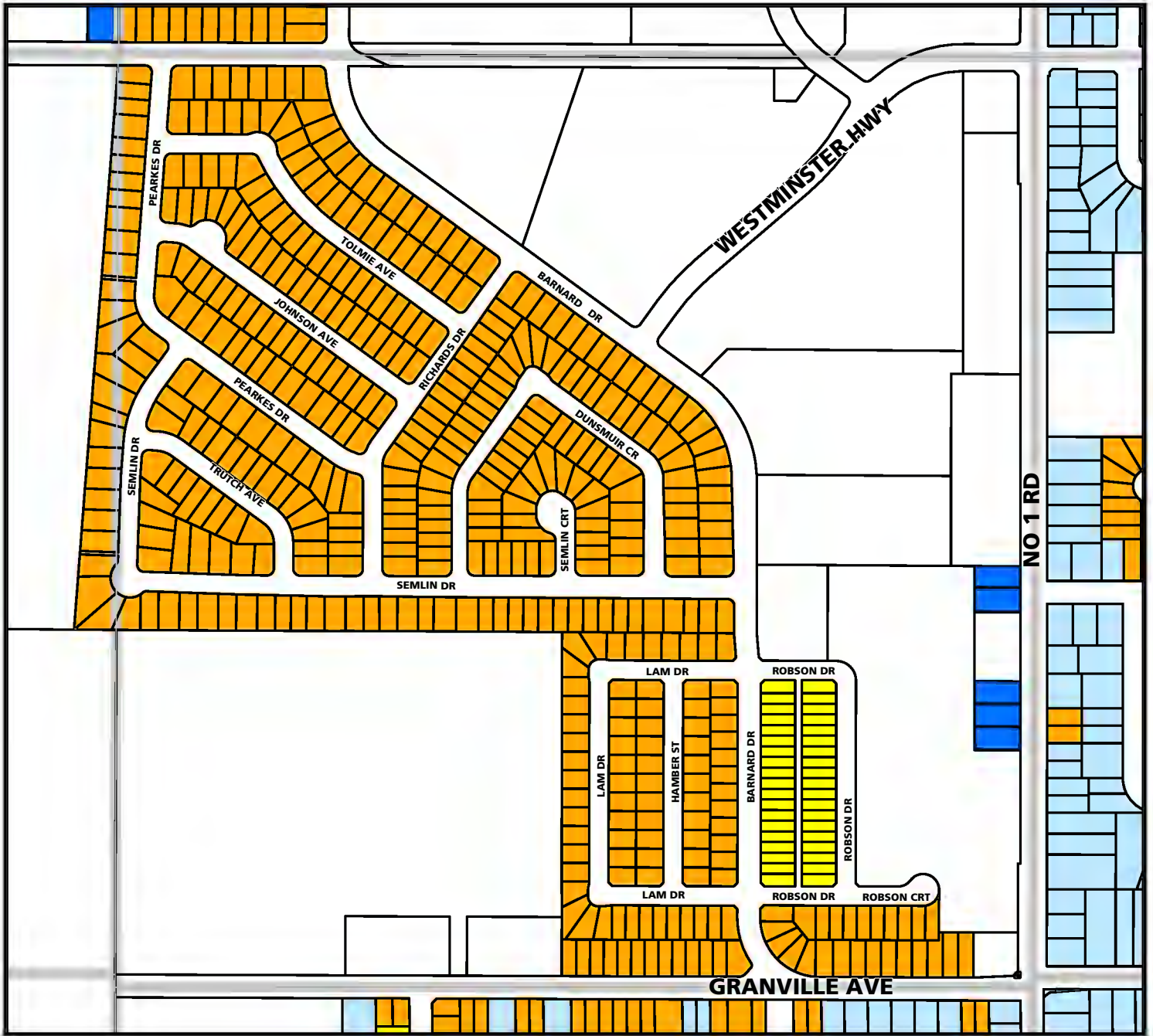
**CNCL - 769**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 10,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 770**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 11,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 771

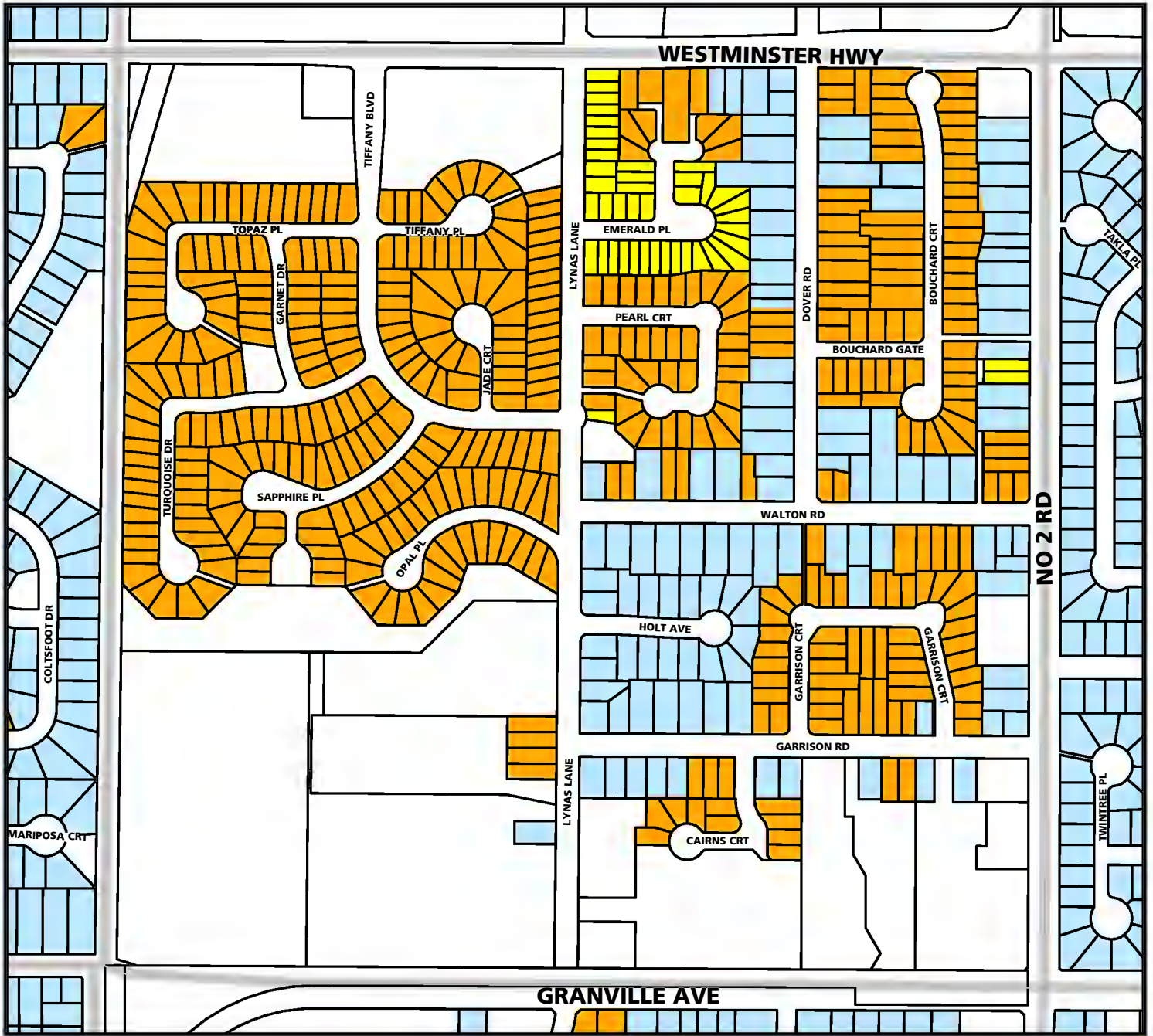
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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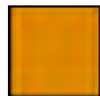


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



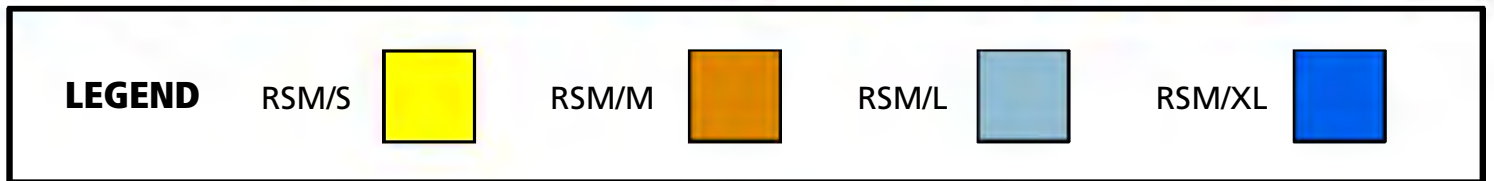
## Section 12,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 772

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



## SMALL-SCALE MULTI-UNIT HOUSING (RSM/S, RSM/M, RSM/L, RSM/XL)

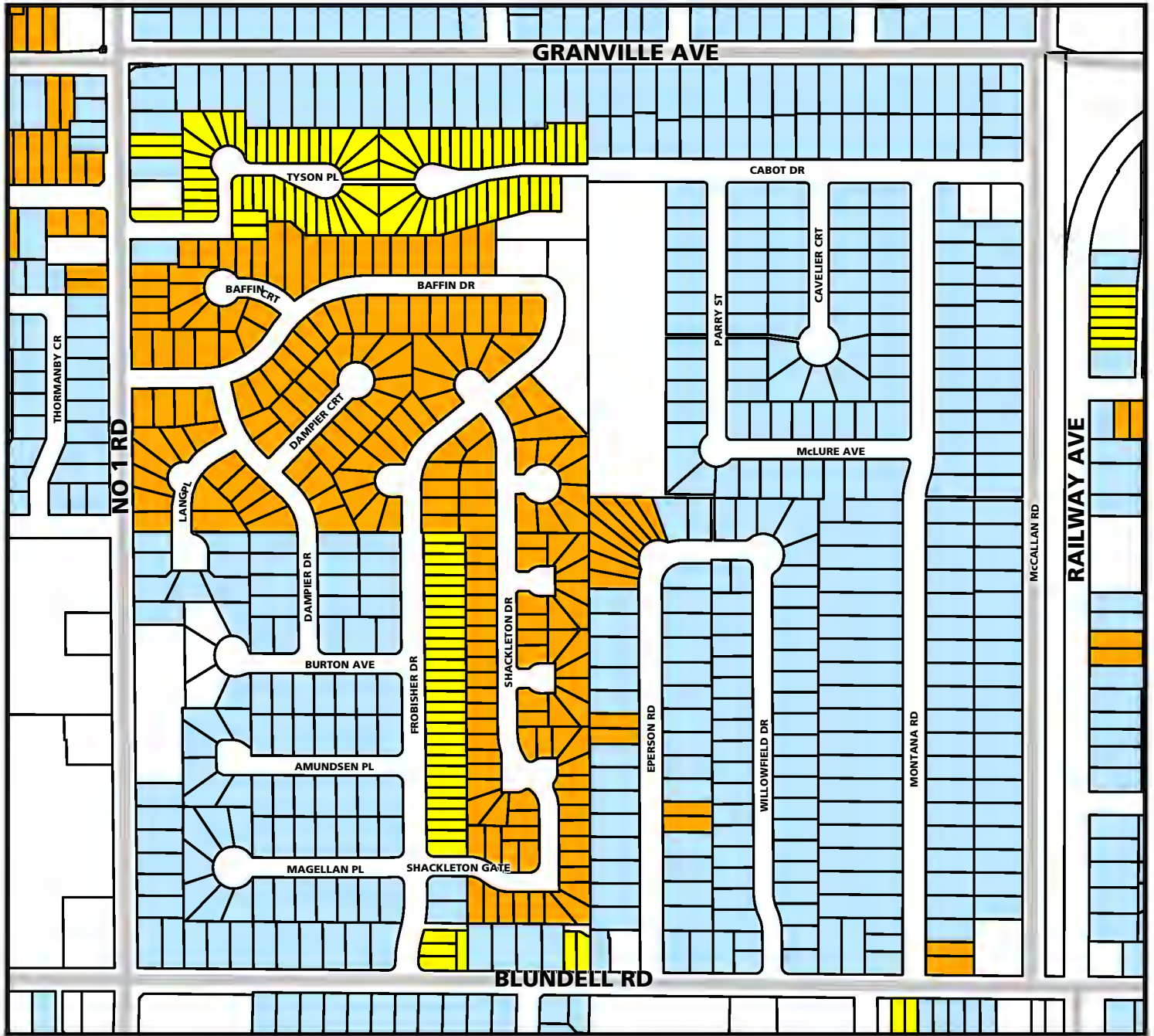
**CNCL - 773**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 14,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 774

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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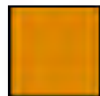


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 15,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

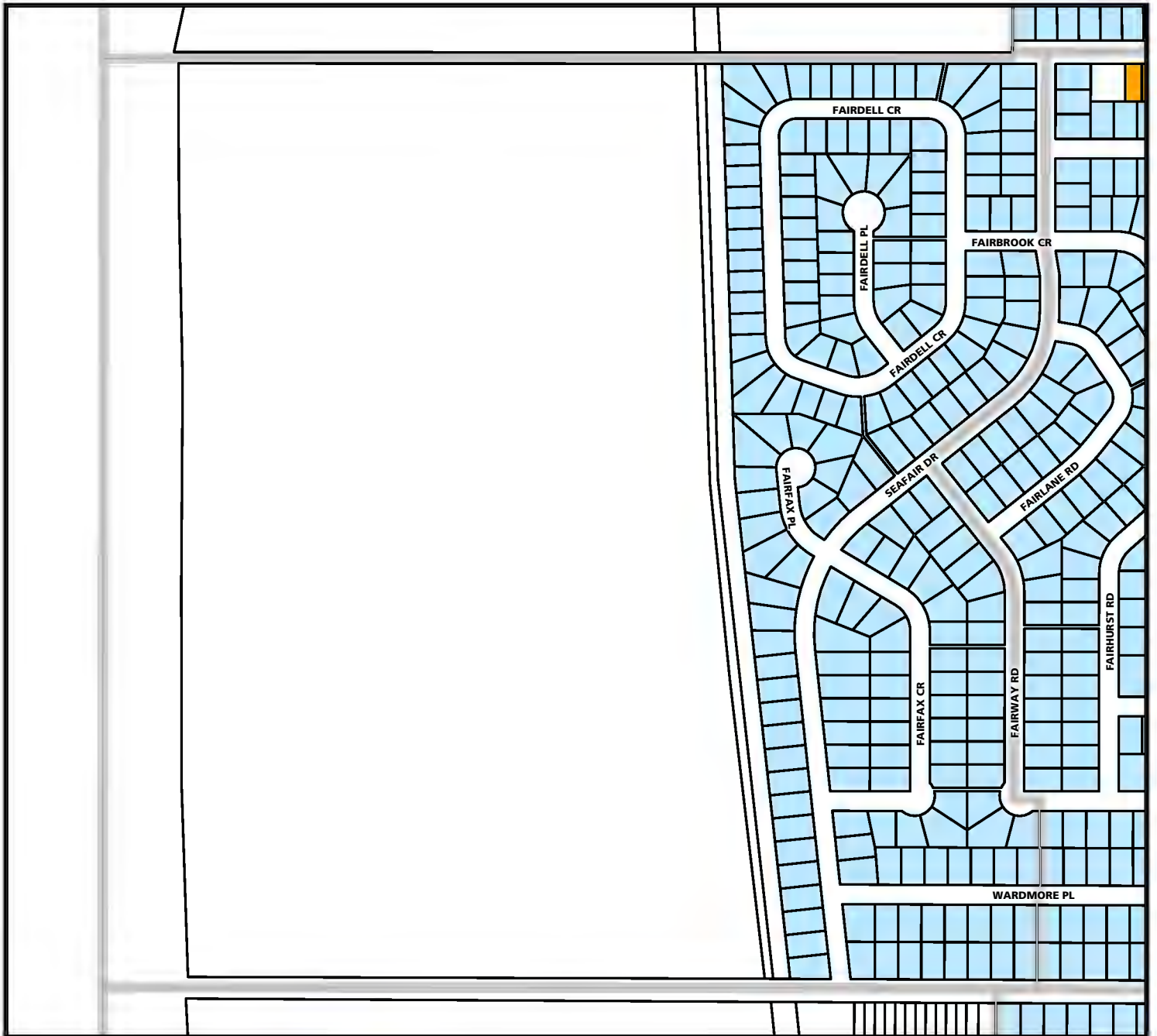
**CNCL - 775**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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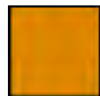


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 21,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

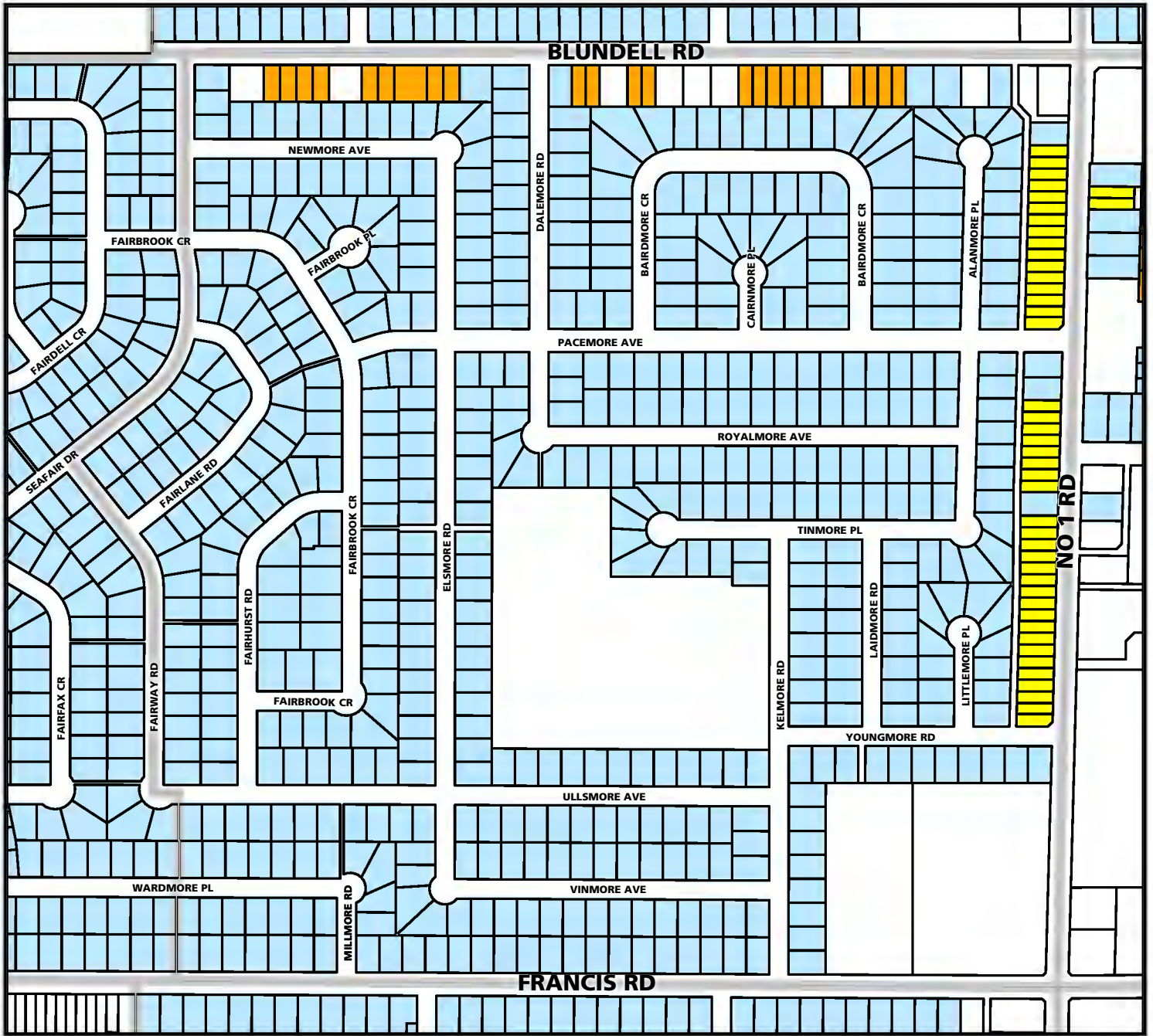
**CNCL - 776**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 22,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 777**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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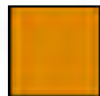


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 23,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

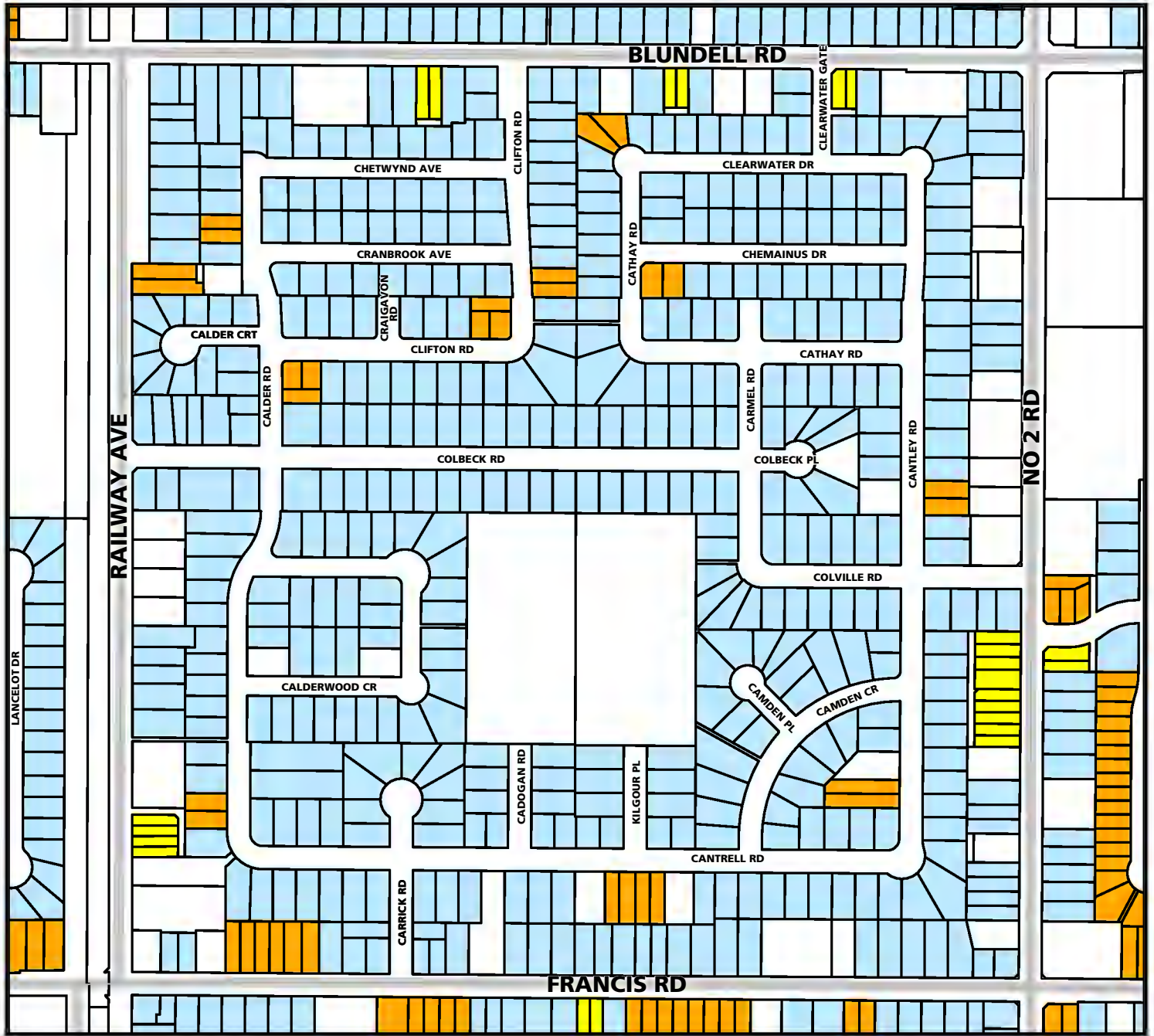
CNCL - 778

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 24,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

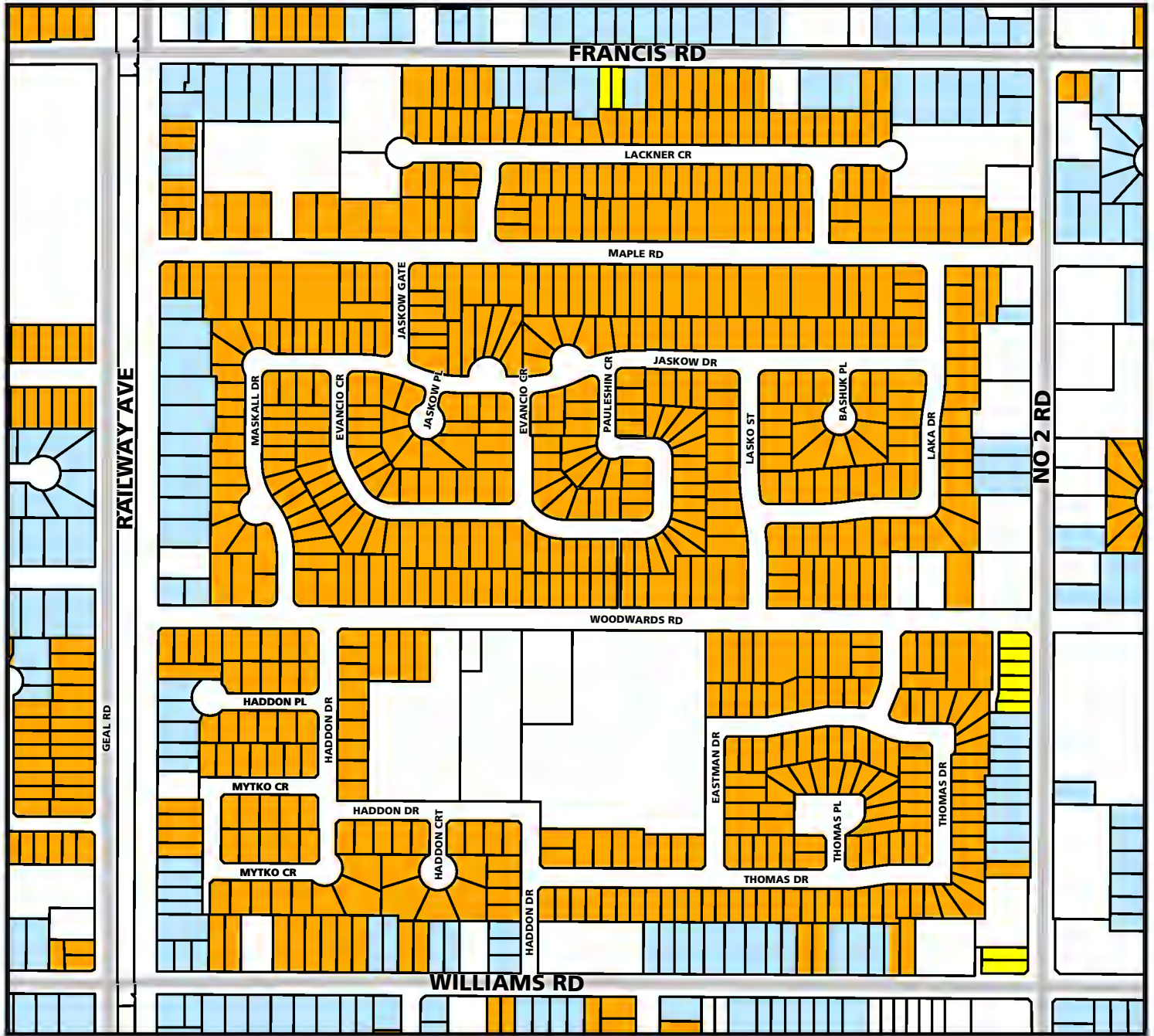
CNCL - 779

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond

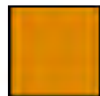


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 25,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 780**

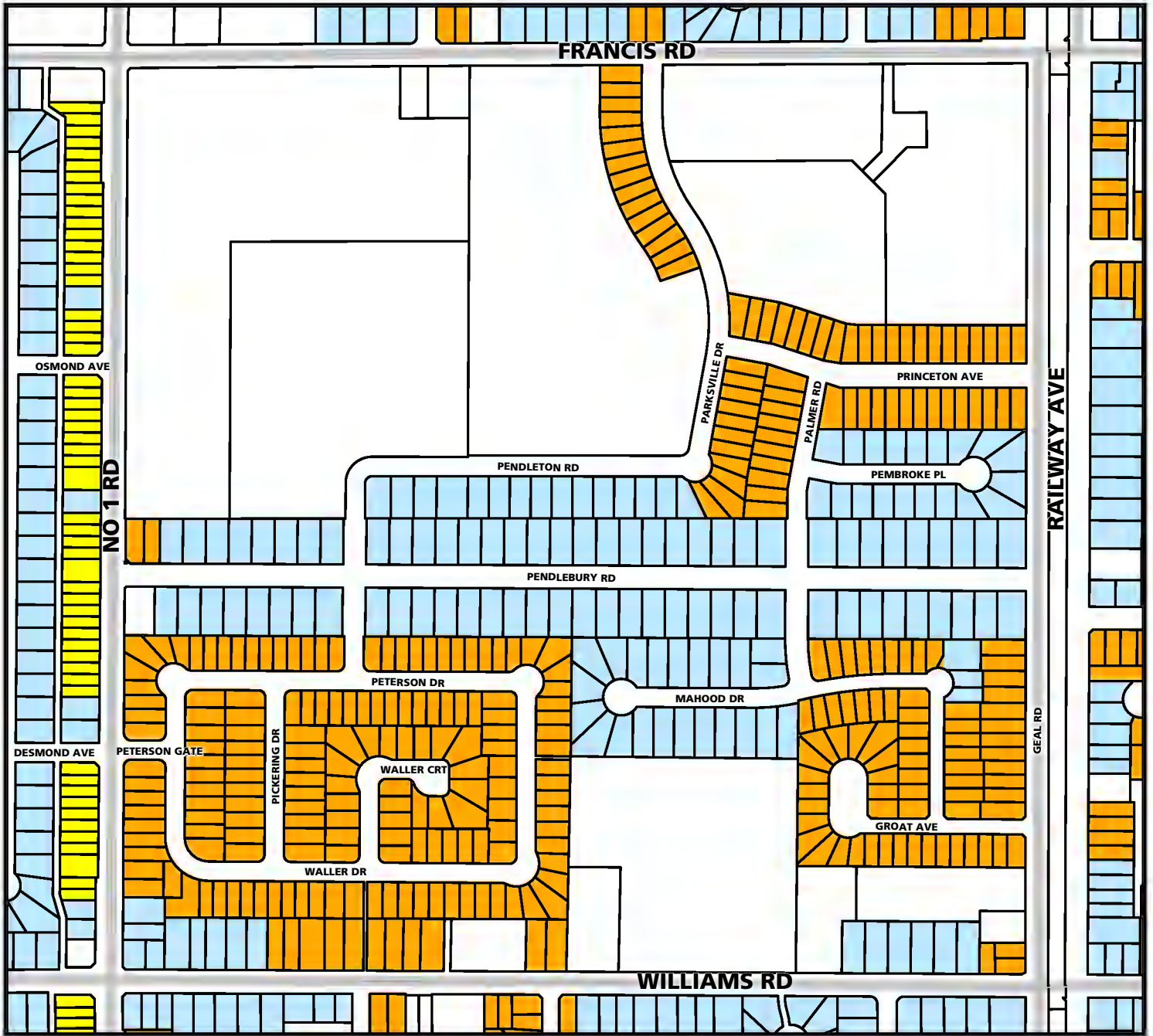
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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Richmond

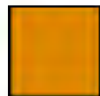


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 26,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

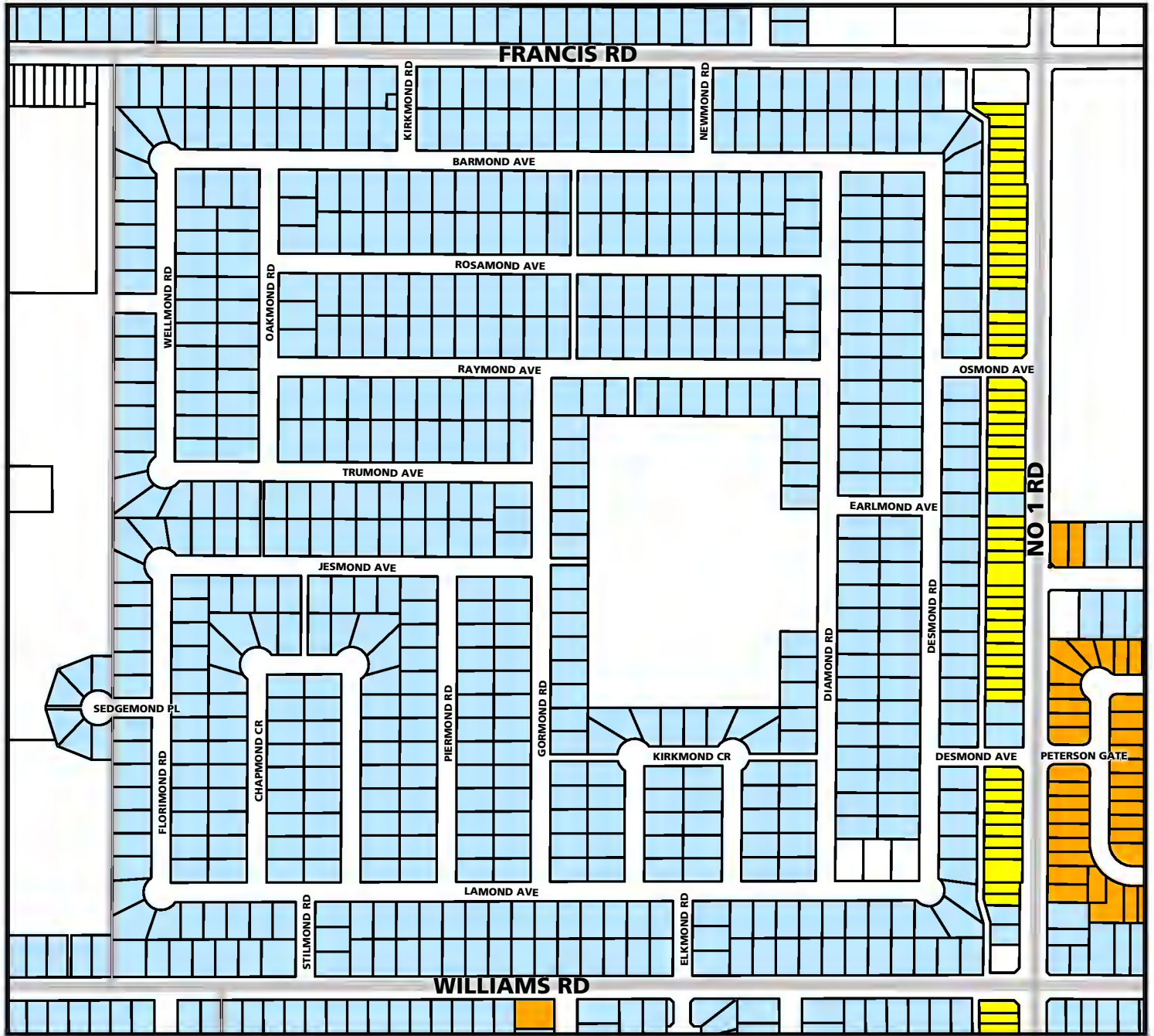
**CNCL - 781**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 27,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

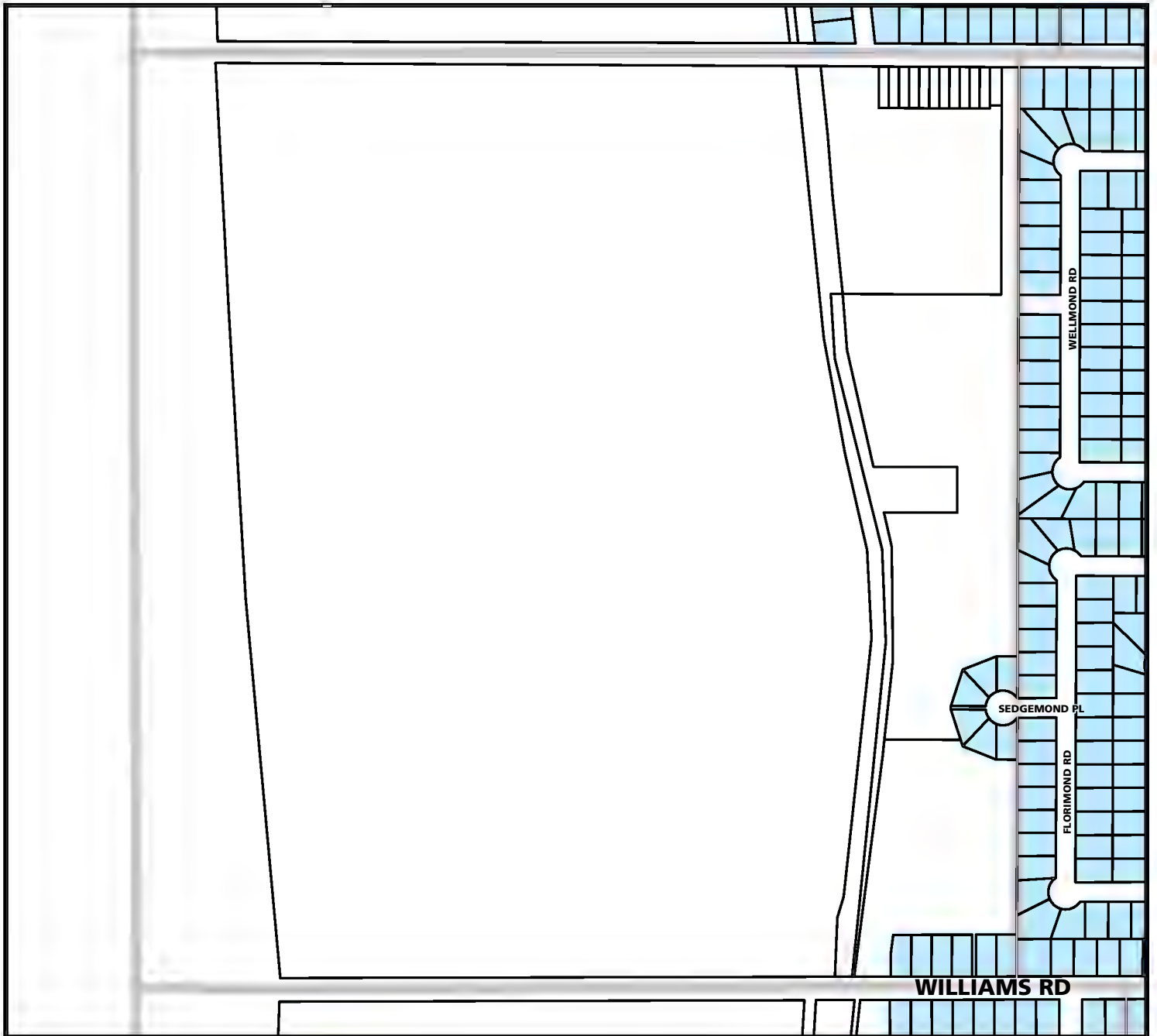
CNCL - 782

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 28,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

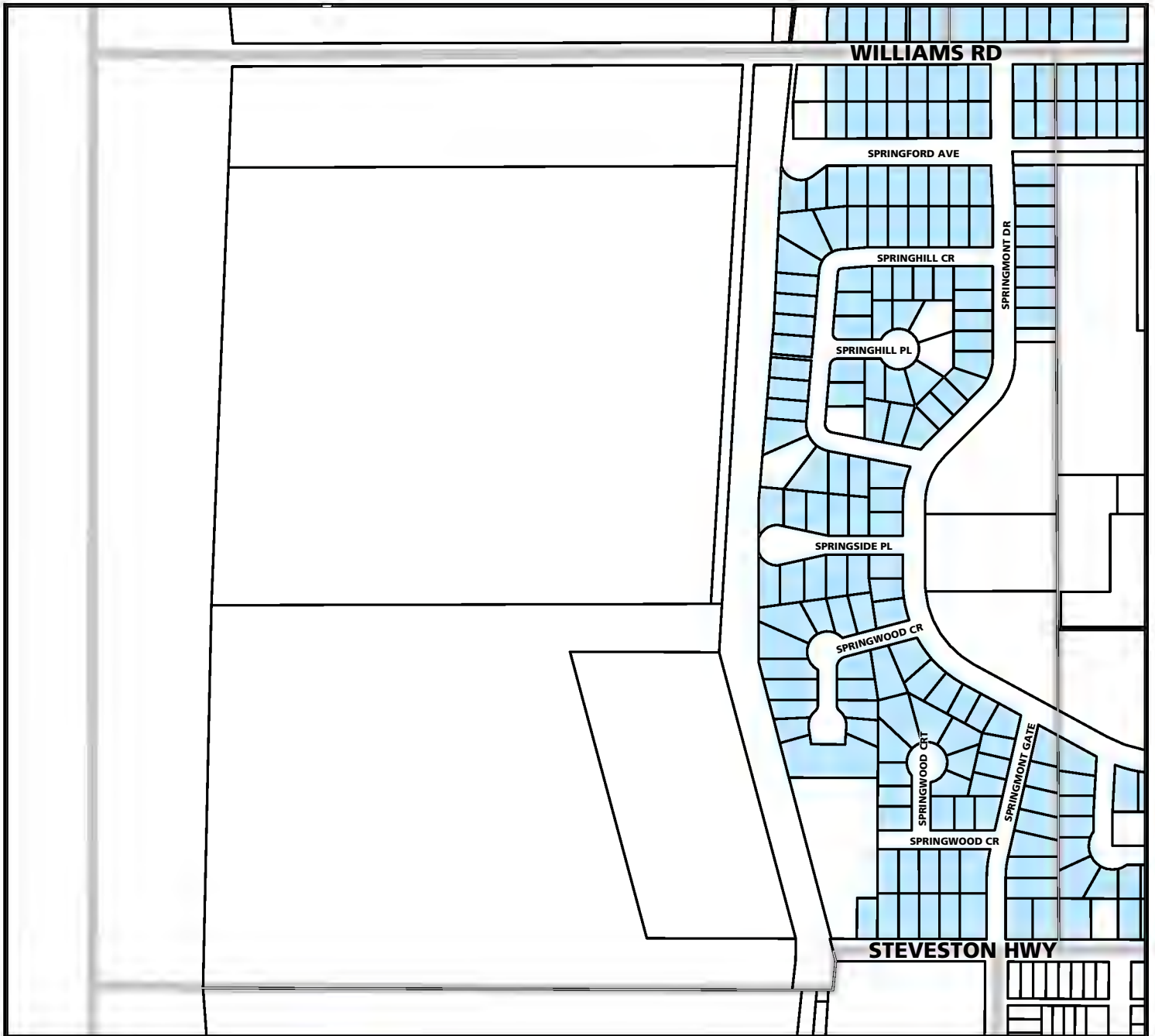
**CNCL - 783**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond

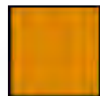


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 33,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 784**

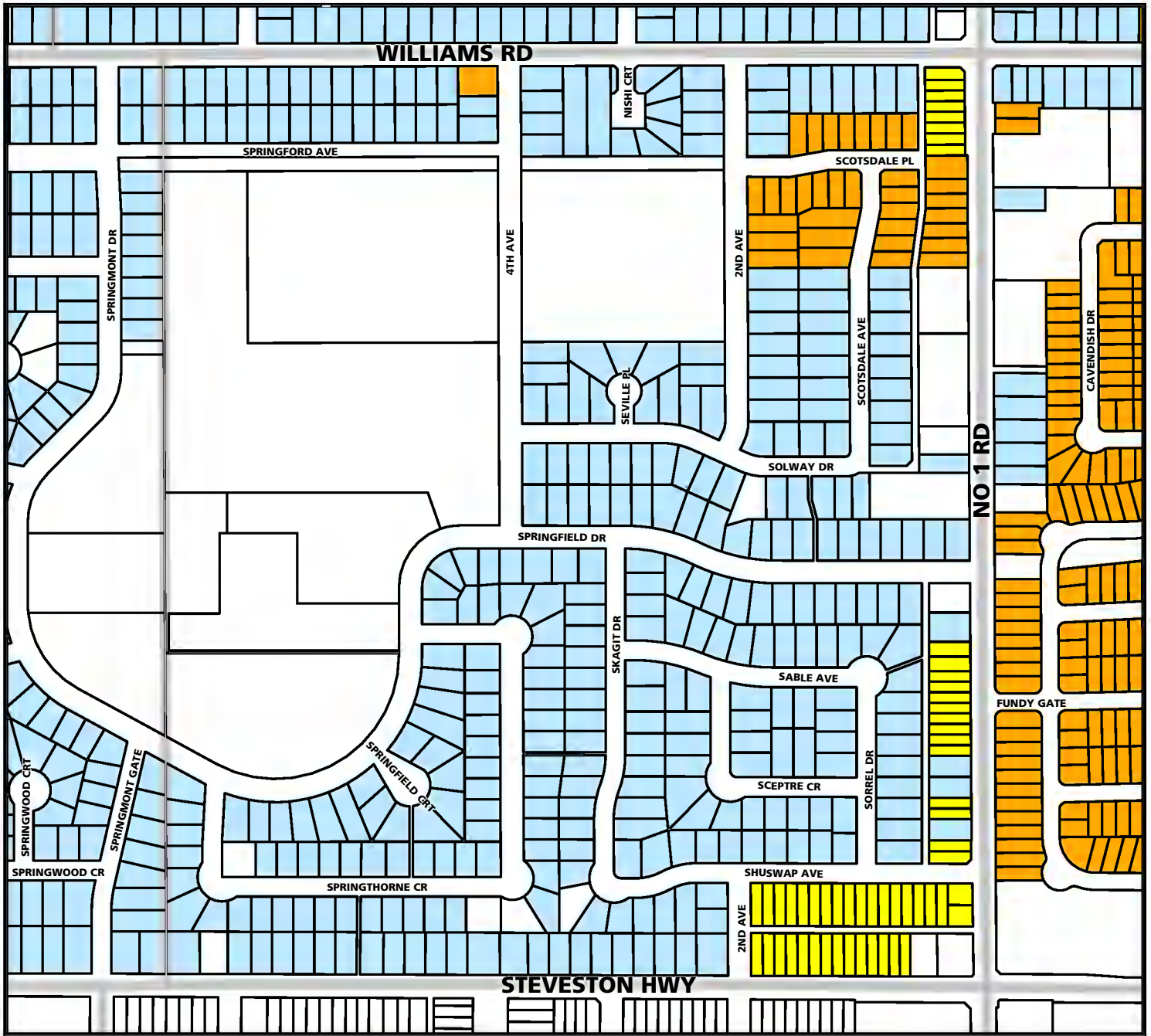
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 34,4-7**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

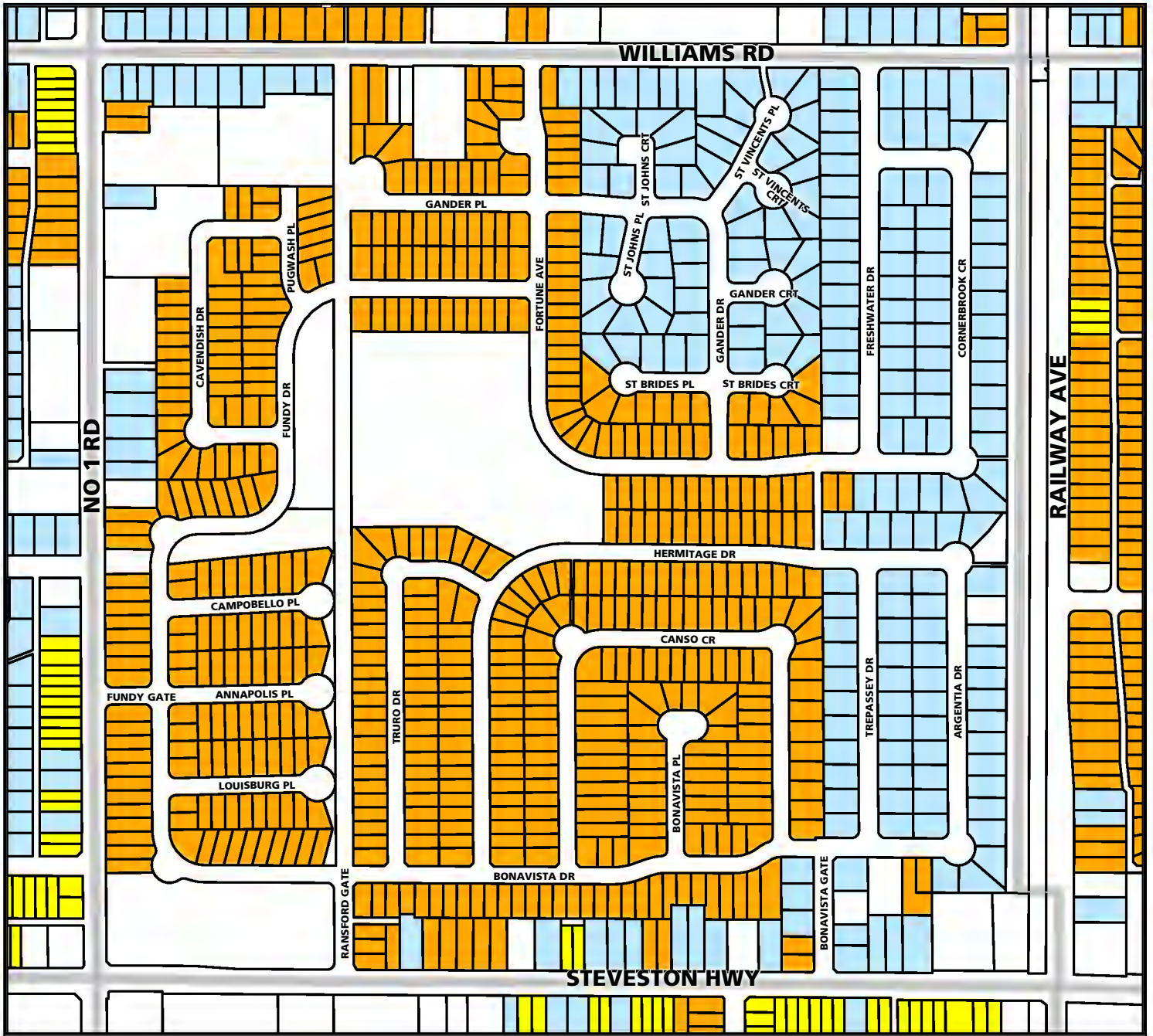
**CNCL - 785**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 786**

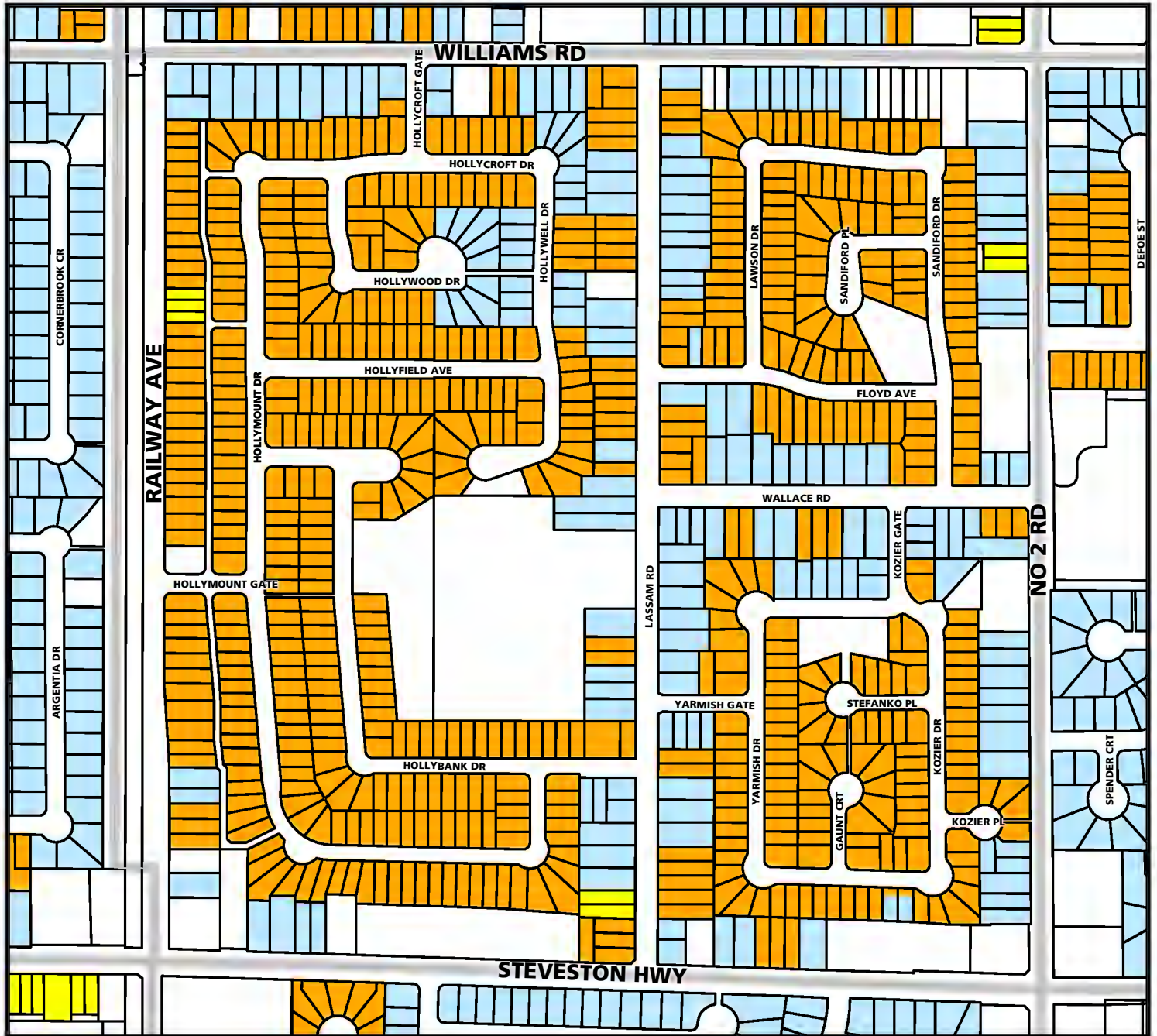
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,4-7

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 787

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,5-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 788**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



City of  
Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 36,5-4

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 789**

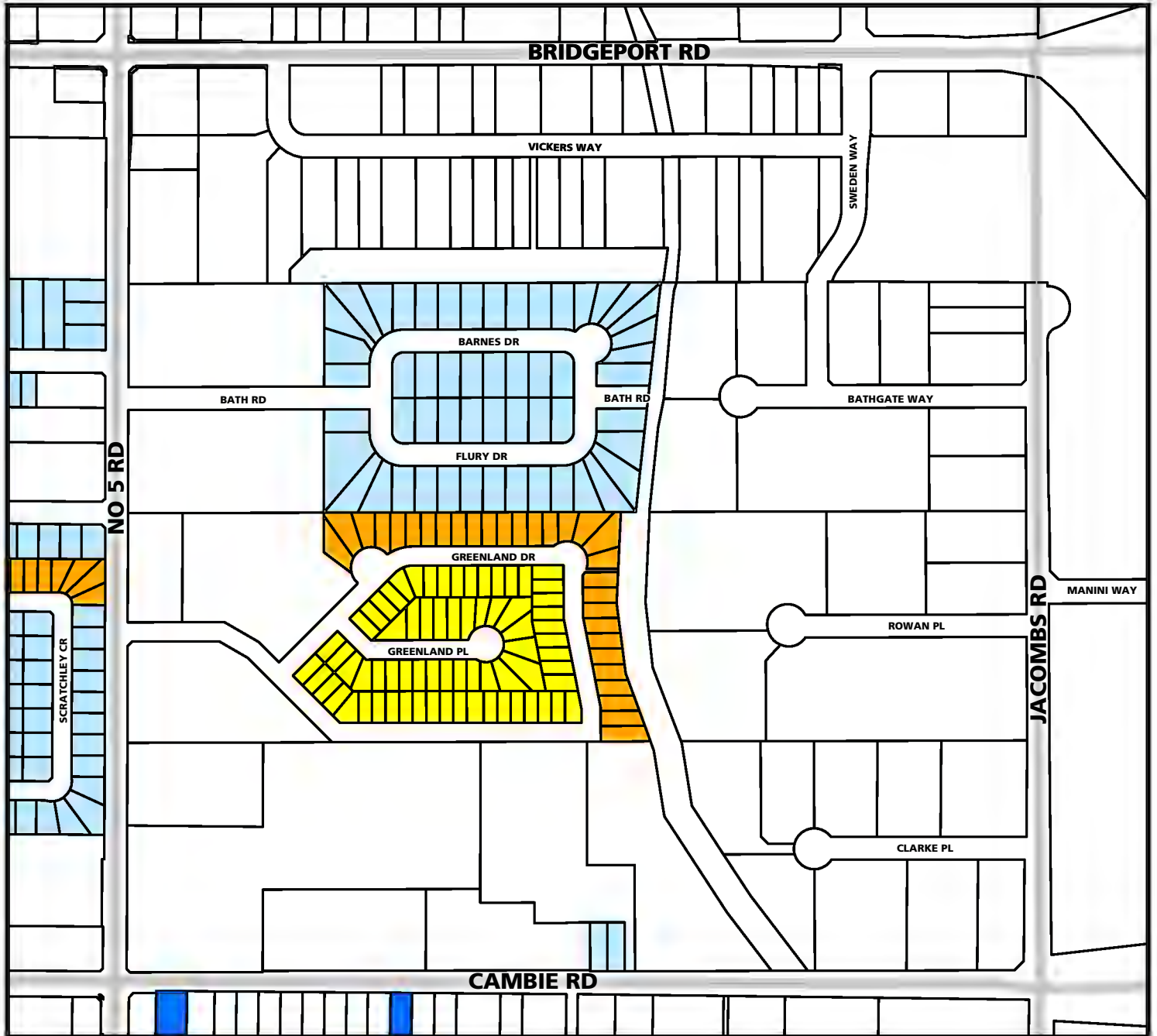
Original date: 05/28/24  
Revision Date: 06/18/24

Note: Dimensions are in METRES





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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 30,5-5

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

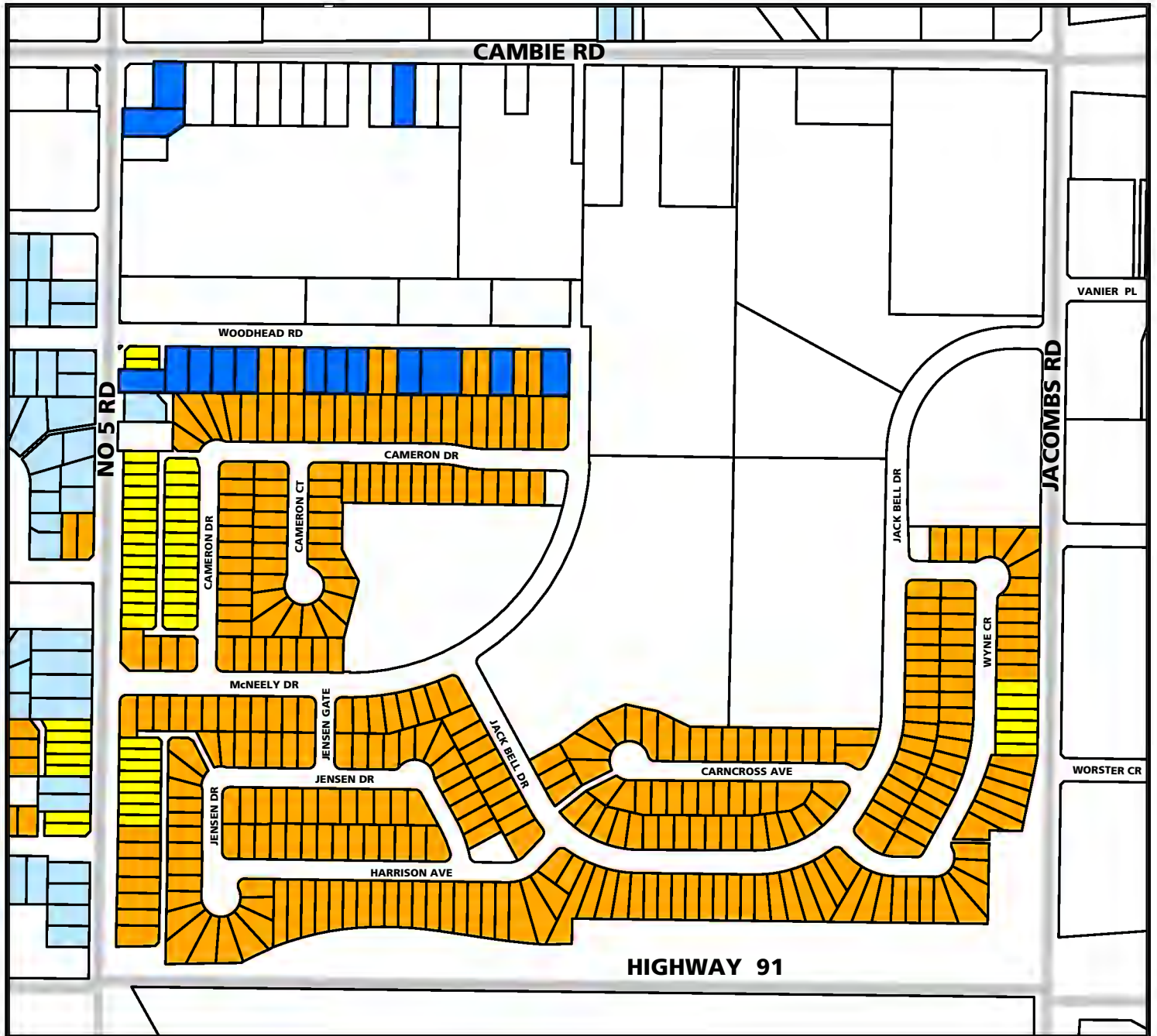
**CNCL - 790**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 31,5-5

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 791**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 23,5-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 792**

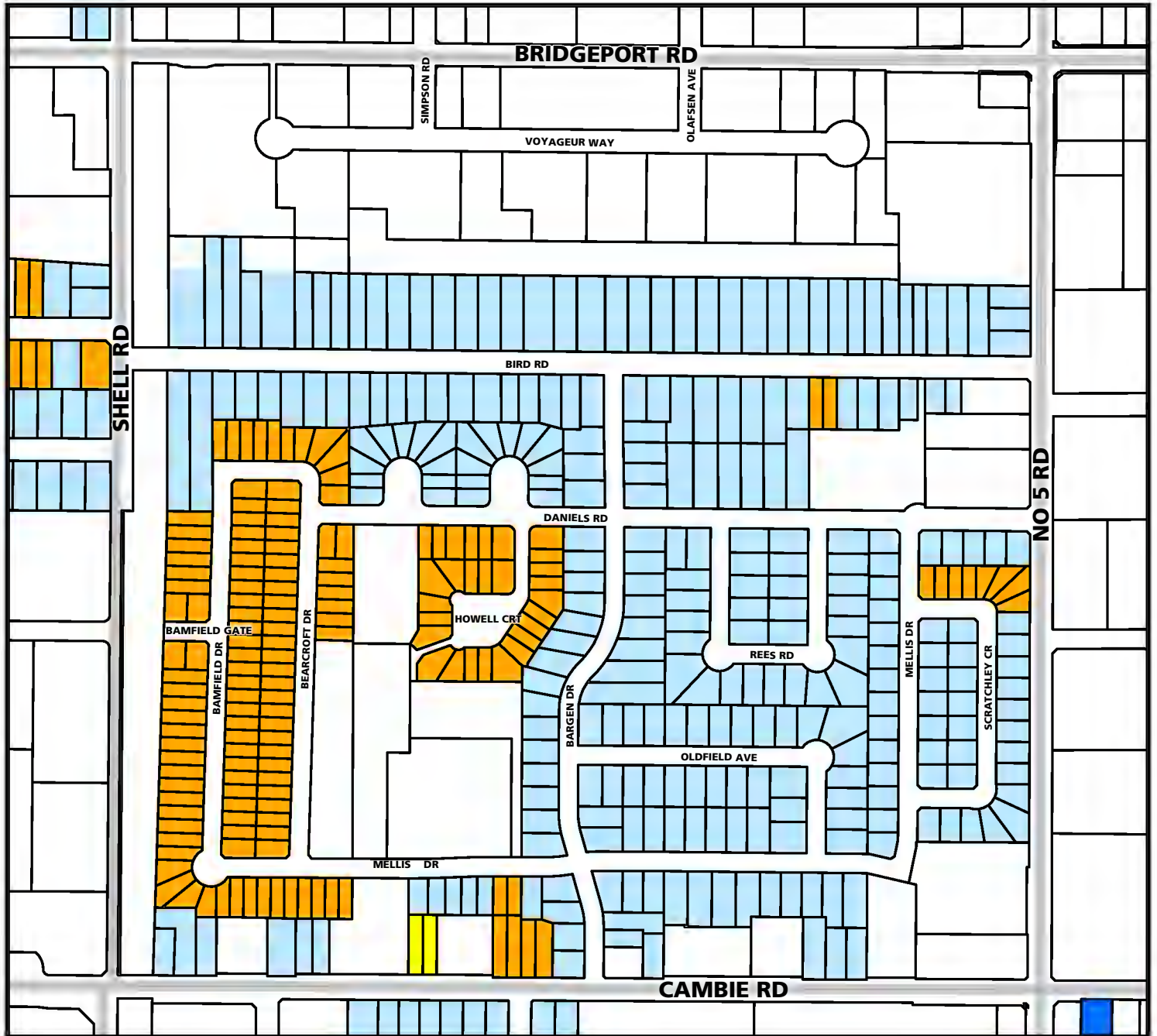
Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 25,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 793**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 26,5-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

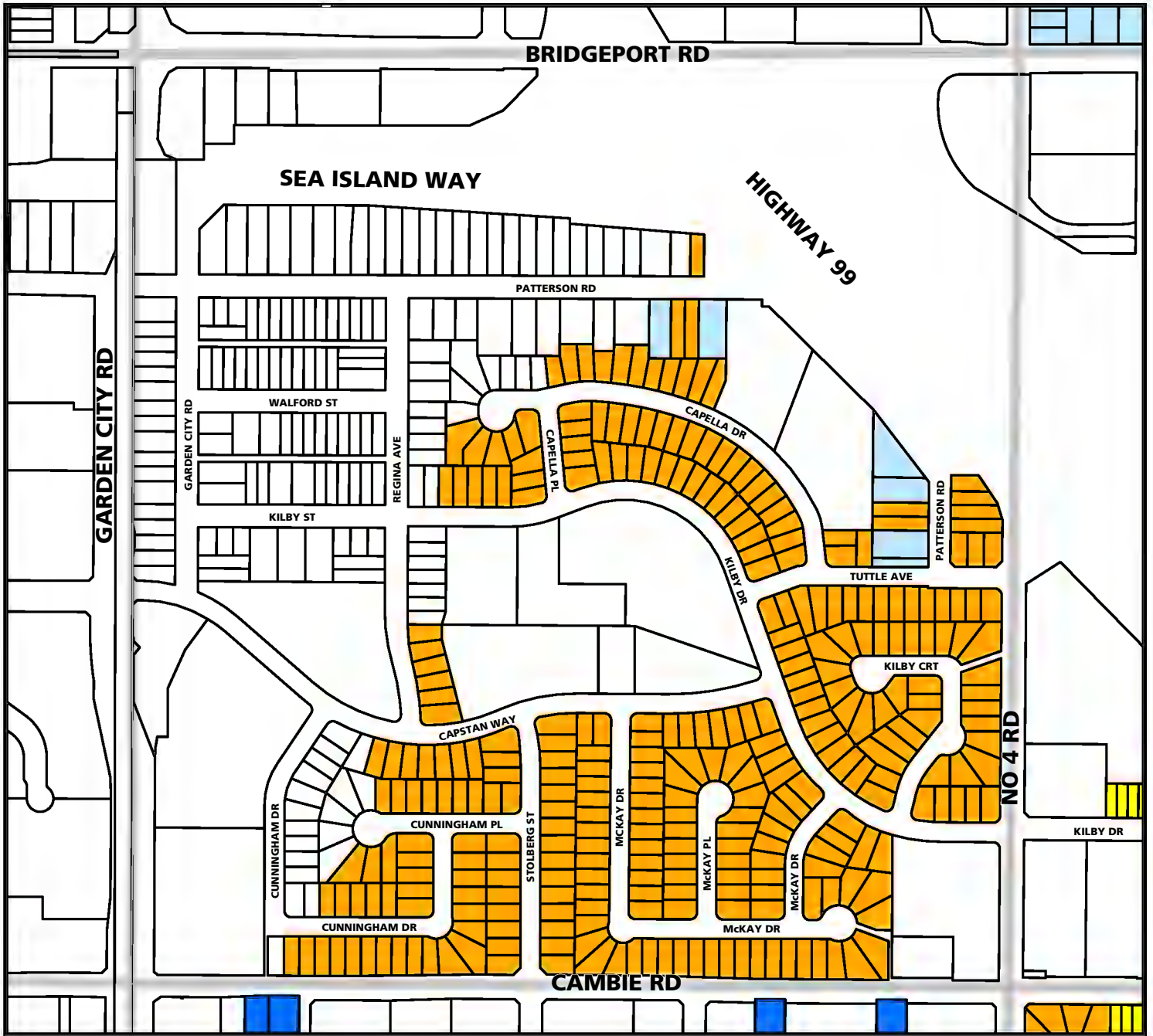
**CNCL - 794**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



# City of Richmond



## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 27,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 795

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond



**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 29,5-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 796**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 30,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

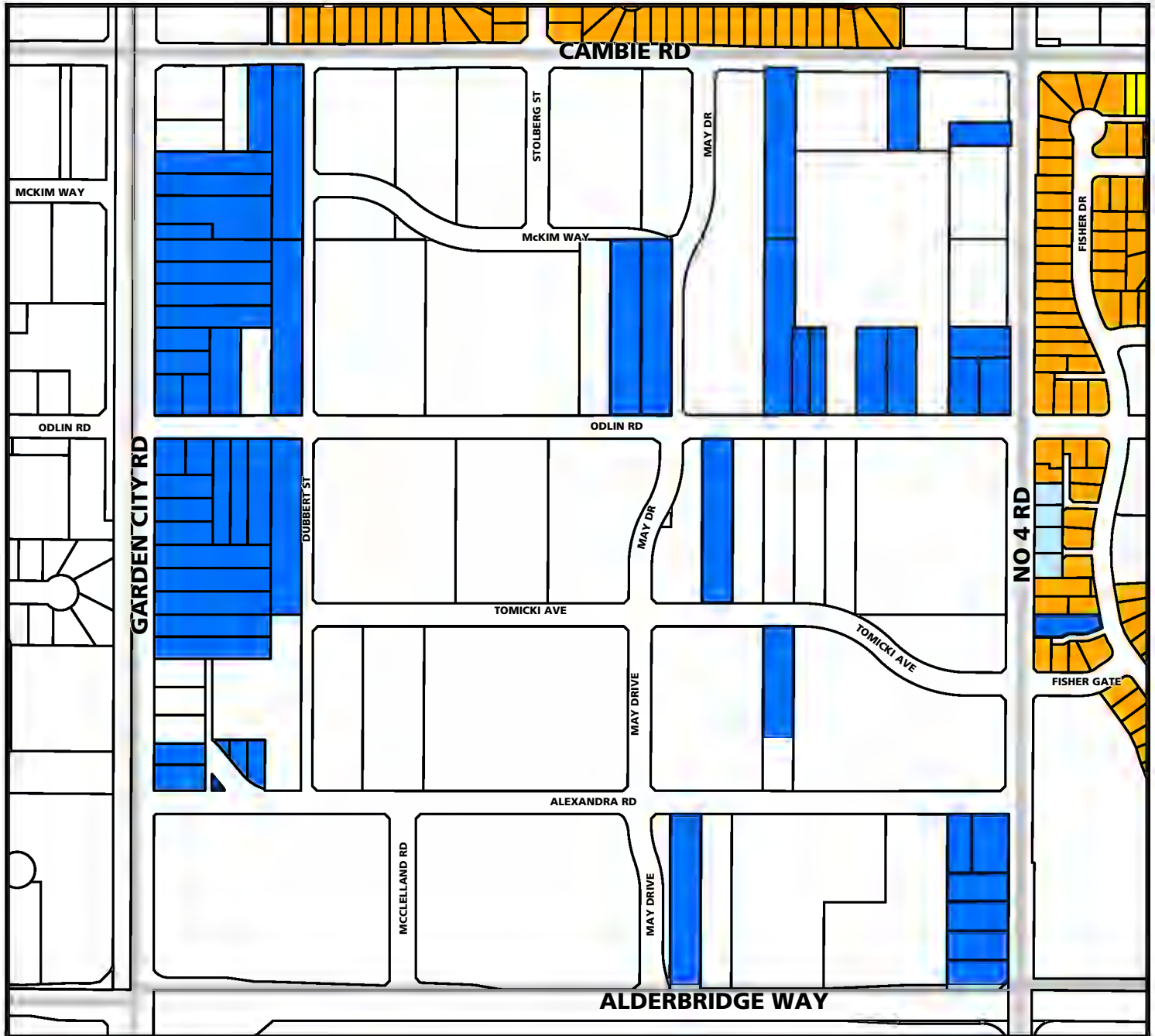
**CNCL - 797**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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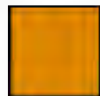


## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 34,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

CNCL - 798

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES





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## LEGEND

RSM/S



RSM/M



RSM/L



RSM/XL



## Section 35,5-6

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

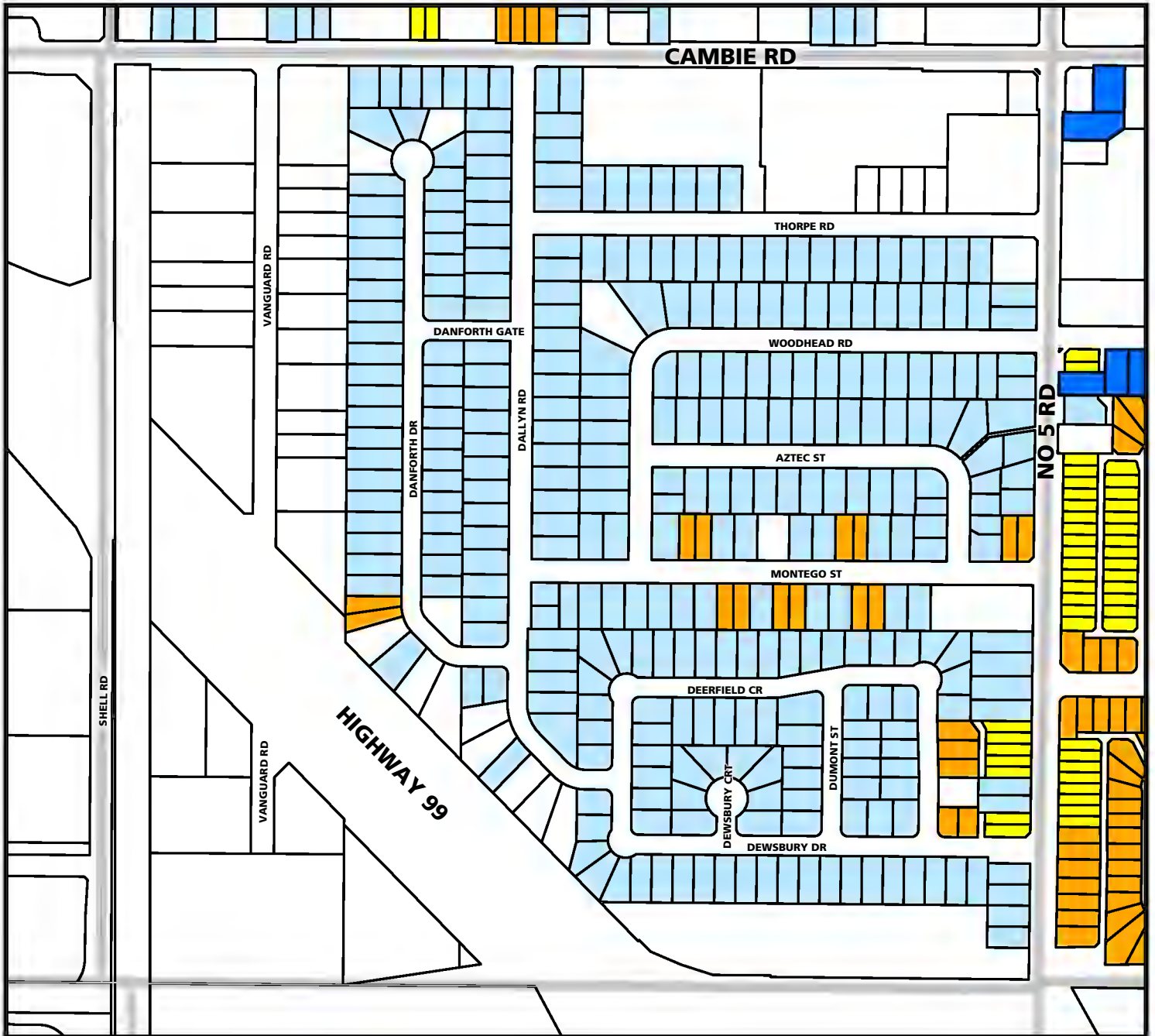
CNCL - 799

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES



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Richmond

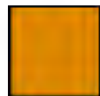


**LEGEND**

RSM/S



RSM/M



RSM/L



RSM/XL



**Section 36,5-6**

SMALL-SCALE MULTI-UNIT HOUSING  
(RSM/S, RSM/M, RSM/L, RSM/XL)

**CNCL - 800**

Original date: 05/28/24  
Revision Date: 06/11/24

Note: Dimensions are in METRES