City of Richmond

Agenda

General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Monday, October 19, 2026
4:00 p.m.

Pg. # ITEM

MINUTES

GP-5 ***Motion to adopt the minutes of the meeting of the General Purposes Committee held on September 21, 2026.***

PLANNING AND DEVELOPMENT DIVISION

1. **DEVELOPMENT COST CHARGES WAIVER FOR SUPPORTIVE LIVING HOUSING AT 11771 FENTIMAN PLACE**
(File Ref. No. 08-4105-01) (REDMS No. 8555614)

GP-10 See Page **GP-10** for full report

Designated Speakers: Joshua Reis and Mike Ching

STAFF RECOMMENDATION

(1) That Development Cost Charges Waiver for Supportive Housing (11771 Fentiman Place) Bylaw No. 10805 be introduced and given first, second and third readings; and

(2) That the estimated DCC offset of $2.98M be funded from the Rate Stabilization Account. The final DCC offset amount will be included in the Consolidated 5-Year Financial Plan upon issuance of the building permit.

2. **HOUSING TARGET ORDER**
(File Ref. No. 12-8360-01) (REDMS No. 8296448)

GP-16 See Page **GP-16** for full report

Designated Speaker: James Cooper

STAFF RECOMMENDATION

(1) That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

(2) That the Housing Target Progress Report be published on the City of Richmond website.

3. **PILOT PROGRAM FOR ON-DEMAND / IRREVOCABLE SURETY BONDS – ONE-YEAR IMPLEMENTATION REVIEW**
(File Ref. No. 08-4105-01) (REDMS No. 8535022)

GP-36 See Page **GP-36** for full report

Designated Speakers: Andrew Norton and Joshua Reis

STAFF RECOMMENDATION

That the report titled "Pilot Program for On-Demand / Irrevocable Surety Bonds – One-Year Implementation Review", from the General Manager, Planning and Development, dated September 21, 2026, be received for information.

ENGINEERING AND PUBLIC WORKS DIVISION

4. **AWARD OF CONTRACT – 8522Q – SUPPLY AND DELIVERY OF VALVES & HYDRANTS**
(File Ref. No. 10-6000-00) (REDMS No. 8519436)

GP-41 See Page **GP-41** for full report

Designated Speaker: Deborah Prystay

STAFF RECOMMENDATION

(1) That Contract 8522Q – Supply and Delivery of Valves & Hydrants be awarded in two parts for an initial three-year term commencing November 1, 2026, as follows:

(a) the supply and delivery of valves be awarded to Fred Surridge Ltd. for an estimated contract value of $651,000, excluding taxes; and

(b) the supply and delivery of hydrants be awarded to Andrew Sheret Ltd. for an estimated contract value of $726,000, excluding taxes;

for a combined contract value of $1,377,000, excluding taxes, as described in the report titled "Award of Contract – 8522Q – Supply and Delivery of Valves & Hydrants," dated September 16, 2026, from the Director, Public Works;

(2) That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to execute the contracts and all related documents with Fred Surridge Ltd. and Andrew Sheret Ltd.; and

(3) That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to extend the initial three-year contracts for up to two additional one year terms, to a maximum total term of five years, for a maximum aggregate contract value of $2,329,000, excluding taxes.

5. **TOP 20 COLLISION-PRONE INTERSECTIONS UPDATE 2026**
(File Ref. No. 10-6500-01) (REDMS No. 8489120)

GP-45

See Page **GP-45** for full report

Designated Speaker: Justin Ng

STAFF RECOMMENDATION

That the report titled "Top 20 Collision-Prone Intersections Update 2026", from the General Manager, Engineering and Public Works, dated September 22, 2026, be received for information.

PARKS, RECREATION & CULTURE DIVISION

6. **WEST RICHMOND PAVILION PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-376) (REDMS No. 8394151)

GP-56

See Page **GP-56** for full report

Designated Speaker: Biliana Velkova

STAFF RECOMMENDATION

That the concept proposal Postures of Resilience by artists Lee-Anne Harder and Aaron Harder, as presented in the report titled "West Richmond Pavilion Public Art Concept Proposal," dated September 14, 2026, from the General Manager, Parks, Recreation and Culture, be approved.

ADJOURNMENT

City of Richmond

Minutes

General Purposes Committee

Date: Monday, September 21, 2026

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on September 8, 2026, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **FUNDING CONSIDERATIONS FOR AFTER-HOURS OUTREACH AND FOOD AID DELIVERY PROGRAMS**
(File Ref. No. 08-4057-11-01) (REDMS No. 8485962)

Discussion ensued with respect to the funding options contemplated in the report.

In response to queries from Committee, staff noted:

- Option 1 requires the applicants to submit their application through the HSS Grant Program, and Option 2, one time funding, requires the applicants to submit a proposal outlining the activities and services they intend to deliver in 2027, and they do not need to apply to the HSS Grant Program;
- Staff have met with all three organizations, Parish of St. Alban's, Refuge Church and The Salvation Army, and confirmed they plan to continue the same level of service with the current level of funding they received in 2026, have also reviewed their 2026 interim grant use reports, and confirm they have all satisfactorily met the grant reporting requirements;
- Refuge Church confirmed that following the retirement of their senior outreach worker, they continue to run the program under new leadership and continue to use food as a way to provide outreach services in 2026 as well as 2027;
- The total 2027 HSS Grant for 2027 is $517,000, which is in accordance with Council policy to increase from the prior year to CPI, and 2% CPI was applied to the 2027 HSS Grant to derive $517,000;
- All options of funding, including Gaming revenue, will be presented to Council for consideration;
- Operation surplus figures have not been finalized, but the projection should be approximately $5-6 million this year; and
- Staff are recommending that a subsequent report will be brought forward after the two frameworks have been completed to inform a longer-term funding approach to these programs.

It was moved and seconded

That a report be brought forward outlining funding options for homelessness and community food access programs for 2028 and beyond, following Council's consideration of the Homelessness Strategy Guiding Framework (2026–2029) and the Community Food Access Framework (2027–2031), as outlined in the report titled "Funding Considerations for After Hours Outreach and Food Aid Delivery Programs", dated August 24, 2026, from the General Manager, Planning and Development.

The question on the motion was not called as further discussion ensued with respect to funding options.

In response to further queries from Committee, staff noted:

- Both the Homelessness framework and the Community Food Access framework will come forward in 2027, following which there will be a subsequent report that would outline potential sustainable funding options for 2028 and forward for Council's consideration;
- With respect to the timing of the Homelessness and the Community Food Access framework report for Council consideration, it would not be appropriate to rush any report that would lead to a permanent funding decision, but staff will make ever effort to provide a comprehensive report by mid 2027, however that will not be in time for either next year's operating budget or the HSS Grant cycle; and
- Consistent with City practice, all the one-time additional levels in the operating budget always come from surplus, which would be expected should Option 2 be selected.

As a result of the discussion there was agreement from the mover, the seconder and all members present to withdraw the motion, and the motion was **WITHDRAWN**. The following motion was then introduced:

It was moved and seconded
That $195,000 be taken out of the Rate Stabilization Account in full compensation to Parish of St. Alban's, Refuge Church and The Salvation Army instead of any HSS Grant for 2027, to substitute for the HSS Grant.

CARRIED
Opposed: Cllr. Loo

2. **RE-NAMING OF TWO CITY-OWNED CHILD CARE FACILITIES, 650-5688 HOLLYBRIDGE WAY AND10277 RIVER DRIVE**
(File Ref. No. 07-3070-01) (REDMS No. 8471838)

A minor correction to the staff recommendation was noted.

It was moved and seconded
That the staff recommendation on the Agenda be changed to reflect the wording in the report by replacing "Children's" in recommendation (1) with "Child Care", and to replace "Development" with "Care" in recommendation (2).

CARRIED

It was moved and seconded
(1) That the City-owned child care facility located at 650-5688 Hollybridge Way be renamed to "Willow Child Care Centre"; and

(2) That the City-owned child care facility located at 10277 River Drive be renamed to "River Run Child Care Centre."

3.

The question on the motion was not called as a brief discussion ensued with respect to the necessity for the name change and the name selection for the facilities.

Staff noted the previous end component of the two facility names were specific to the branding for Atira Women's Resource Society and that the intention is to maintain the original names that were approved by Council, Willow and River Run, and modify the names of the buildings to a more generic component in the event the operator were to change again in the future.

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

DEPUTY CAO'S OFFICE

3. **HOUSING AGREEMENT (AFFORDABLE HOUSING) (8520 RAILWAY AVENUE) BYLAW NO. 10789 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW-END MARKET RENTAL HOMES AT 8520 RAILWAY AVENUE (FORMERLY 8520, 8540 & 8560 RAILWAY AVENUE) PER RZ 21-936046 AND DP 24-012854**
(File Ref. No. 08-4057-05) (REDMS No. 8477679)

It was moved and seconded
That Housing Agreement (Affordable Housing) (8520 Railway Avenue) Bylaw No. 10789 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement to secure the Low-End Market Rental homes secured through Rezoning Application RZ 21-936046 and DP 24-012854.

The question on the motion was not called as a brief discussion ensued regarding the Low-end Market Rental (LEMR) household asset limit criteria.

Staff noted Council recently endorsed policy that set the $100,000 threshold, and that they continue to review the structure of the LEMR program and the components that feed into it.

In response to a query from Committee, staff noted registration of the housing agreement is a condition prior to final adoption, and that any reconsideration or review of the asset limit would delay final adoption of the rezoning bylaw.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:00 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, September 21, 2026.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 14, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	08-4105-01
Re:	**Development Cost Charges Waiver for Supportive Living Housing at 11771 Fentiman Place**		

Staff Recommendations

1. That Development Cost Charges Waiver for Supportive Housing (11771 Fentiman Place) Bylaw No. 10805 be introduced and given first, second and third readings.

2. That the estimated DCC offset of $2.98M be funded from the Rate Stabilization Account. The final DCC offset amount will be included in the Consolidated 5-Year Financial Plan upon issuance of the building permit.

Executive Summary

This report presents a City Development Cost Charges (DCC) waiver bylaw for Council consideration to waive the applicable institutional (Supportive Living Housing) City DCCs for the proposed Vancouver Coastal Health (VCH) campus of care facility at 11771 Fentiman Place, formerly known as Lions Manor. The facility, which would be built and operated by VCH, includes long-term care beds, a hospice unit and other care programs.

Staff estimate the waiver will require approximately $2.98M in DCC offset funding. It is recommended that this funding be provided from the City's Rate Stabilization Account. The final amount will be determined prior to Building Permit issuance.

Staff Report

Origin

This report presents a Development Cost Charge (DCC) waiver bylaw for Council consideration to waive all applicable City-related DCCs for the institutional use (supportive living housing) portion of the development at 11771 Fentiman Place (formerly Lions Manor).

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.*

Background

Vancouver Coastal Health (VCH) has applied for a rezoning at 11771 Fentiman Place (RZ 25-005701) to facilitate the development of a new campus of care facility consisting of an eight-storey building with 144 long-term care rooms, 14 hospice beds, adult and children's day care and support facilities. VCH is responsible for building, owning and operating the future facility. VCH has advised that final facility programming is subject to change and project funding.

Council granted third reading to the rezoning bylaw on December 15, 2025. VCH's team is currently working to complete their associated rezoning considerations, after which the subject rezoning bylaw will be forwarded to Council for adoption. VCH has not yet submitted a building permit application; however, an application is anticipated in the near future.

Analysis

The Province's Deputy Minister of Infrastructure has requested that the City consider adopting a Bylaw which would either eliminate or reduce the anticipated City DCCs for the redevelopment of 11771 Fentiman Place. This requested intervention comes as a result of VCH's review of building programming and value engineering exercises to help manage construction costs. The request is on the basis that the future long-term health care facility and integrated housing and care model proposed would fall within the category of Supportive Living Housing.

Section 563 of the *Local Government Act* (*LGA*) provides local governments with the authority to waive or reduce DCCs for eligible projects including, amongst others, not-for-profit rental housing, including supportive living housing.

The current estimated DCCs applicable to the development, and which are payable at the time of Building Permit (BP) issuance, are outlined in Table 1 below.

Table 1 – Estimated City DCCs for 11771 Fentiman Place

Use	DCCs
Long-Term Care (Institutional)	$2,984,626.23
Public Retail Café (Commercial)	$29,365.13
Total City DCCs	**$3,013,991.36**
Metro Vancouver	$1,055,549.35
TransLink	$72,842.23
Total DCCs and Charges	**$4,124,382.94**

Aside from a small retail café that will provide refreshments for patients, visitors and employees, the proposed development predominantly comprises of supportive living housing (congregate care). Based on the *LGA's* eligibility criteria, the City could consider waiving or reducing City DCCs for the supportive living housing component of the proposed development. The floor area associated with the retail café would not be eligible for a waiver or reduction.

The City does not have the ability to waive or reduce the applicable third-party DCCs, including TransLink and Metro Vancouver. City staff have advised the Deputy Minister that they would need to negotiate separately with Metro Vancouver and TransLink for any corresponding reductions in their applicable DCCs.

Waiving City DCCs for VCH's redevelopment of 11771 Fentiman Place would help support the delivery of the long-term care facility which will serve the Richmond community. The proposed waiver bylaw stipulates that the waiver is applicable only to the development of an institutional long-term care facility on the subject property, and that the facility must be operated by, or for VCH, on lands owned by VCH.

Budgetary Implications

Should Council approve the City DCC waiver associated with the institutional use (supportive living housing) portion of the redevelopment of 11771 Fentiman Place (excluding commercial floor area), an estimated $2.98M in DCC offset funding would be required. The actual funding requirement may vary depending on the applicable DCC rates in effect at the time the BP is issued. It is proposed that the DCC offset be funded from the Rate Stabilization Account.

The charges associated with any DCC waiver would be transferred from the Rate Stabilization Account into the City's Capital Reserve (Revolving Account) at the time the DCCs are to be paid, occurring concurrently with the issuance of a BP. This money will then be used to fund eligible capital projects that would otherwise rely on DCC revenue.

If approved by Council, the required funding will be included in the City's financial plan.

Conclusion

The proposed DCC waiver would support delivery of a much-needed long-term care and hospice facility.

In accordance with the *LGA*, the City can consider adopting a DCC waiver bylaw for the supportive living housing use component of the development. If adopted, the City would offset approximately $2.98 million in applicable City DCCs through the Rate Stabilization Account, with the final amount determined at BP issuance.

Respectfully submitted,

Joshua Reis, Director, Development and Mike Ching, Director, Finance

Report Contributors

This report was prepared by Joshua Reis, Director, Development and Mike Ching, Director, Finance and reviewed by Law.

Endorsed by Serena Lusk, CAO

City of Richmond

Bylaw 10805

Development Cost Charges Waiver for Supportive Housing (11771 Fentiman Place) Bylaw No. 10805

WHEREAS the **City** collects **development cost charges** through the **City's** *Development Cost Charges Imposition Bylaw No. 9499*;

WHEREAS Section 563 of the ***Local Government Act*** permits a local government to waive **development cost charges** for eligible developments, including **supportive living housing**;

WHEREAS the **City** wishes to waive the **development cost charges** for any **supportive living housing** use to be provided as part of the **development** located at 11771 Fentiman Place;

AND NOW THEREFORE the Council of the City of Richmond enacts as follows:

1.0 INTERPRETATION

1.1 In this bylaw:

(a) "**City**" means the City of Richmond;

(b) "**development**" means the institutional long-term health care facility development located on the Lands;

(c) "**development cost charge**" means a development cost charge payable by a person to the **City** pursuant to the **DCC Bylaw**;

(d) "**DCC Bylaw**" means the **City's** *Development Cost Charges Imposition Bylaw No. 9499* as may be amended or replaced;

(e) "**supportive living housing**" means not-for-profit long-term residential care institutional use operated by, or for, Vancouver Coastal Health in a facility and on the **lands** owned by Vancouver Coastal Health;

(f) "**Lands**" means the lands and premises located at 11771 Fentiman Place, Richmond, BC, and legally described as PID 016-621-662, Lot "A" Section 2 Block 3 North Range 7 New Westminster District Plan 87236;

(g) "**Local *Government Act***" means the *Local Government At* (BC), as may be amended or replaced;

(h) "**payment date**" means the date on which **development cost charges** must be paid under the **DCC Bylaw**; and

(i) "**Zoning Bylaw**" means the *Richmond Zoning Bylaw 8500*, as may be amended or replaced.

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

2.1 Notwithstanding Section 1.4 of the DCC Bylaw, the **City** hereby waives the **development cost charges** payable for the **supportive living housing** use in the **development** on the **lands** on the **payment date**.

3.0 SEVERABILITY

3.1 If any definition, section, subsection, paragraph, subparagraph, clause or phrase in this bylaw is held invalid by a Court of competent jurisdiction, the invalid definition, section, subsection, paragraph, subparagraph, clause or phrase must be severed and the remainder of this bylaw is deemed to have been adopted without the severed definition, section, subsection, paragraph, subparagraph, clause or phrase.

4.0 CITATION

4.1 This Bylaw may be cited as **"Development Cost Charges Waiver for Supportive Housing (11771 Fentiman Place) Bylaw No. 10805".**

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	September 22, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	12-8360-01/2025-Vol 01
Re:	**Housing Target Order**		

Staff Recommendations

1. That the completed Housing Target Progress Report be forwarded to the BC Ministry of Housing and Municipal Affairs; and

2. That the Housing Target Progress Report be published on the City of Richmond website.

Executive Summary

The Province issued the City of Richmond a Housing Target Order on August 18, 2025, under the Housing Supply Act, requiring a minimum of 6,753 net new completed housing units over five years. In the first reporting year, from September 1, 2025 to August 31, 2026, the City is required to achieve 1,013 net new completed residential units. Richmond recorded 2,582 net new completed units during this period, exceeding the first-year target by 1,569 units. This total includes 528 additional net new units completed since the initial, interim six-month report ending February 28, 2026. It's anticipated that completion totals over any short period will fluctuate due to the cyclical nature of development activity.

The accompanying Housing Target Progress Report Form fulfills the City's annual reporting requirement and includes information on housing types, development applications and municipal actions to facilitate additional residential development. The City has established new data collection processes to support the expanded provincial reporting requirements. Progress toward increasing the supply of below-market and supportive rental housing remains dependent on partnerships and investment from senior levels of government. Recent completions include the 80-unit Rio Vista affordable rental project.

Staff Report

Origin

The provincial government has set housing targets through the Housing Supply Act for 40 municipalities throughout the province. The City of Richmond received its Housing Target Order (HTO) on August 18, 2025 (Attachment 1).

As part of the requirements, municipalities are required to report annual progress. A one-time interim six-month report was brought forward to Council on March 23, 2026, for the reporting period ending on February 28, 2026. The current report builds cumulatively on that data to fulfill the one-year housing target data requirement. This report accompanies the housing target data, as per the Housing Target Progress Report Form (Attachment 2), to be provided to the Province.

Background

On August 18, 2025, the Province issued an HTO to the City of Richmond under the Housing Supply Act that gives the Province authority to set housing targets for municipalities.

The HTO requires the City to report on progress toward achieving the minimum number of net new completed housing units (new units at the occupancy stage minus those lost to demolition), set out annually over a five-year period. The Province has determined that the five-year housing target issued uniquely for the City of Richmond is 6,753 units.

The five-year housing target is further broken down into yearly totals that are cumulative from the year before, as shown in Schedule A of the HTO. The minimum number of net new completed housing units required for the first year is 1,013 units as reported herein for the first-year period between September 1, 2025, and August 31, 2026.

Although the Province has the authority to set housing targets, the City does not generally build housing, and investment from housing providers or the Provincial and/or Federal governments is needed to advance housing projects. In addition, there are housing types, such as below-market and supportive rental, included in the HTO guidelines (Attachment 3) and HTO reporting requirements that are not generally provided by the development industry and require support and funding from other levels of government to deliver.

All municipalities must use the Housing Target Progress Report Form to complete the requirements for progress reporting under the Housing Supply Act. The information provided will be evaluated by the Ministry of Housing and Municipal Affairs to determine whether targets have been met or satisfactory progress has been made towards meeting the targets. If a city fails to meet the HTO requirements, specifically failure to meet targets or demonstrate satisfactory progress in reporting, the Province may intervene by appointing an advisor to review progress and make recommendations, issuing directives to force bylaw changes, or using Orders in Council to bypass local government approval processes for housing projects.

Typically, Council must receive the report through Council resolution within 45 days of the end of the reporting period, as per Schedule C of the HTO. However, due to the consideration for the

municipal elections, the date was extended to after the elections taking place on October 17, 2026. The report must be sent to the Province on or before December 15, 2026, for the reporting period ending on August 31, 2026. Also, the report must be published on the City of Richmond website.

Analysis

The first-year housing target for net new housing units granted occupancy as set by the Province is 1,013 units. This was more than doubled during the first six-month reporting period ending February 28, 2026, where there were 2,054 net new housing units. For the first-year reporting period of September 1, 2025 to August 31, 2026, that number has increased to 2,582 net new housing units, as documented in the Housing Target Progress Form, exceeding the number required for the first-year target by 1,569 units. The Province's second-year housing target is 2,093 net new housing units granted occupancy, and this target has been exceeded by 489 units.

There have been 528 net new recorded units in the last six months. It is important to note that this housing data reflects the cyclical nature of the development industry. Over shorter periods, the number of completed housing units may vary and should not be interpreted as a trend.

The Housing Target Progress Report Form requires additional reporting details describing housing units by size, tenure and affordability in accordance with the following:

- Section 3: Number of housing units by category and type
- Section 4: Municipal actions and partnerships to enable more housing supply
- Section 5: Approved housing development applications
- Section 6: Withdrawn or not approved housing development applications
- Section 7: Any other information on the City's efforts to achieve the housing targets
- Section 8: Summary of planned actions to meet targets (not applicable for initial six-month reporting)

Sections 3 and 5 of the Housing Target Progress Report Form include a detailed breakdown of net new units by size, denoted by the number of bedrooms. In order to respond, City staff have implemented new data collection processes and systems for housing target reporting.

The Province has given guidelines to each municipality for unit breakdown by size, tenure, rental affordability and also rental units with on-site supports specific to each municipality to guide the delivery of diverse housing needs. These unit guidelines are not included as part of a Housing Target Order, but the City is expected to report on progress toward achieving a mix of housing types.

One key aspect is that the rental affordability guideline indicates the Province is seeking more than 50 per cent of units to be below market, which requires federal and provincial investment. It is seeking 334 supportive rental units with on-site supports in Richmond, requiring third-party partnerships and investment to become feasible. Development of these unit types is beyond the control and direction of the City.

Since the six-month interim report, an 80-unit affordable rental building called the Rio Vista at 5491 No. 2 Road was completed on July 13, 2026. This project was delivered in partnership between the Province, through BC Housing, the City of Richmond, and the Pathways Clubhouse Society. The Rio Vista is purpose-built to support a mix of residents, including families, seniors and people living with disabilities. The building includes a range of one-bedroom to three-bedroom homes, with several accessible units.

Another important highlight, since the six-month interim report, is the completion of 120 market rental units and 156 low-end market rental units at a development called Avira by Polygon, located at 3468 & 3488 Ketcheson Court.

Financial Impact

None.

Conclusion

Complying with provincial legislation, staff have developed a reporting structure to satisfy the requirements of the HTO. The City has exceeded the housing target set by the Province for the first year.

Respectfully submitted,

James Cooper, Director, Building Approvals

Report Contributors

This report was prepared by Kathryn McCreary, Manager, Plan Review and reviewed by Development Applications, Policy Planning and Housing Office.

Endorsed by Serena Lusk, CAO

Att. 1: Housing Target Order
2: Housing Target Progress Report Form
3: Housing Unit Guidelines

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS

Housing Supply Act

Ministerial Order No. M262

WHEREAS

A. The minister has, prior to making this Housing Target Order, considered the information set out in section 3 (1) *Housing Supply Act*, SBC 2022, c.38, in relation to the City of Richmond.

B. In accordance with section 3(2) and (3) *Housing Supply Act*, SBC 2022, c. 38, the minister has consulted with the City of Richmond regarding this housing target order.

C. The minister has:

   i. provided a description of the proposed Housing Target Order to the City of Richmond.

   ii. in accordance with section 4(1), Housing Supply Regulation, B.C. Reg. 133/2023, provided the City of Richmond an opportunity to provide written comments to the minister.

D. An extension to the consultation period, if any, granted by the minister to the City of Richmond, pursuant to section 4(2), Housing Supply Regulation, Reg. 133/2023, has elapsed.

NOW THEREFORE Pursuant to section 2, *Housing Supply Act*, SBC 2022, c. 38, the Minister of Housing and Municipal Affairs orders as follows:

1. A housing target order is made for the City of Richmond, effective September 1, 2025 (the "**Effective Date**").
2. The housing targets for the City of Richmond under this housing target order are set out in the attached **Schedule A** (*Housing Targets*).
3. The performance indicators by which progress by the City of Richmond toward meeting each housing target is to be assessed are described in the attached **Schedule B** (*Performance Indicators*).
4. This Housing Target Order begins on the Effective Date and ends on August 31, 2030 (the "**End Date**").

August 18, 2025
Date

Minister of Housing and Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Housing Supply Act,* S.B.C. 2022, c. 38, s 2

Other: Housing Supply Regulation, B.C. Reg. 133/2023

5. The City of Richmond must prepare and submit a housing target progress report at the intervals set out in the attached **Schedule C** (*Housing Targets Progress Reporting*).

SCHEDULE A
Housing Targets

1. The five-year housing target for the City of Richmond is **6,753 Units**, which is the total minimum number of net new completed housing units required to comply with this Provincial Housing Target Order.
2. The above housing targets reflect 75% of total Provincial Housing Needs Estimate for the City of Richmond.
3. For each Progress Reporting Period as set out in Schedule C, the annual cumulative number of net new housing units will be measured as follows:
    a. Year 1: 1,013
    b. Year 2: 2,093
    c. Year 3: 3,343
    d. Year 4: 4,862
    e. Year 5: 6,753

SCHEDULE B
Performance Indicators

1. The performance indicators to measure annual progress toward achieving the housing target are set out in Table 1 and are based on:

a. Progress toward achieving the annual cumulative housing target; and
b. Actions taken by the municipality toward meeting the annual housing target.

Table 1 - Performance Indicators

Category	Performance Indicator	Data to Measure
Annual cumulative housing target	Satisfactory progress to meet annual cumulative housing target, measured by completed net new housing units.	Total number of net new housing units (completions minus demolitions) during the reporting period.
Actions taken by the municipality toward meeting the annual cumulative housing target	Satisfactory progress demonstrated by: 1. Update of land use planning documents to align with housing targets; 2. Adoption of policies and initiatives to meet housing targets; and 3. Residential approvals complete and/or in progress that met or will meet housing targets.	1. Relevant information about updates to land use planning documents such as the Official Community Plan, Zoning Bylaw, Housing Needs Report, Housing Action Plan/Strategy (other documents, e.g., Strategic Plan) including date of last update and related policies that align with achieving annual housing targets. 2. Description of new/amended bylaws and policies, innovative approaches, and pilot projects undertaken to achieve housing targets. 3. The number of applications received and permits issued in relation to residential development such as development, building and rezonings.

SCHEDULE C
Housing Targets Progress Reporting

The City of Richmond must receive the progress report by resolution within 45 days of the end of the reporting period:

Reporting Period 1.1: September 1, 2025 – February 28, 2026
Reporting Period 1.2: September 1, 2025 – August 31, 2026
Reporting Period 2: September 1, 2026 – August 31, 2027
Reporting Period 3: September 1, 2027 – August 31, 2028
Reporting Period 4: September 1, 2028 – August 31, 2029
Reporting Period 5: September 1, 2029 – August 31, 2030

Progress Report Forms must be posted to the municipal website and submitted to the Minister as soon as practicable after being received.

HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the *Housing Supply Act* (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at **Housing.Targets@gov.bc.ca** as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.

Section 1: MUNICIPAL INFORMATION	
Municipality	City of Richmond
Housing Target Order Date	August 18, 2025
Reporting Period	September 1, 2025 – August 31, 2026
Date Received by Council Resolution	TBD
Date Submitted to Ministry	TBD
Municipal Website of Published Report	Bulletins, Schedules & Reports - City of Richmond, BC
Report Prepared By	☒ Municipal Staff ☐ Contractor/External
Municipal Contact Info	Kathryn McCreary, Manager Plan Review, kmccreary@richmond.ca, 604-204-8515
Contractor Contact Info	☐ N/A *(name, position/title, email, phone)*

Section 2:

Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.

Section 8 must be completed if a housing target has not been met for the reporting period.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since HTO Effective Date)
Total	2668	86	2582	2582

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)

Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	**Demolitions** (Reporting Period)	**Net New Units** (Reporting Period)	**Net New Units** (Since Effective HTO Date)
Units by Size				
Studio	82	0	82	82
One Bedroom	1090	0	1090	1090
Two Bedroom	974	0	974	974
Three Bedroom	359	86	273	273
Four or More Bedroom[1]	163	0	163	163

Units by Tenure				
Rental Units[2] – Total	571	0	571	571
Rental – Purpose Built	475	0	475	475
Rental – Secondary Suite	95	0	95	95
Rental – Accessory Dwelling	1	0	1	1
Rental – Co-op	0	0	0	0
Owned Units	2097	86	2011	2011
Units by Rental Affordability				
Market	296	0	296	296
Below Market[3] - Total	275	0	275	275
Below Market - Rental Units with On-Site Supports[4]	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Targeted OCP Update: In February 2026, Council adopted Phase 1 of the City's targeted OCP Update, which included a new 2050 land use map, new housing policies and an update to the Environmentally Sensitive Area (ESA) maps and guidelines. The OCP provides additional capacity for approximately 100,000 new dwelling units and includes incentives for rental and below-market housing.
Official Community Plan Report: Public_Hearing_1-19-2026.pdf (Item 2)

Bill 44 - Small-Scale Multi-Unit Housing (SSMUH): In June 2024, Council amended the zoning of almost 27,000 single-family and duplex lots throughout the City to permit SSMUH. These changes permit up to three, four and six ground-oriented units per lot subject to criteria. As part of the City's ongoing monitoring of SSMUH implementation, Council has adopted subsequent amendments to the City's SSMUH zoning in March 2025 and in February 2026 to support project viability and design flexibility.
SSMUH Report Addressing Setbacks: Open_Council_11-24-2025.pdf (Item 13)
SSMUH Report Addressing Vehicle Parking, Access, and Maneuvering: Revised_Open_Council_2-23-2026.pdf (Item 12A)

Housing Priorities Grant Program: The City launched a grant program in 2024/2025 to help address financial barriers that limit the delivery of affordable rental housing. Funded by the HAF, the program allocated $10 million to support the delivery of 347 affordable rental units over five projects, exceeding the Grant Program's target of 220 units. The developments supported by the Grant Program when completed will also deliver 609 market rental units, for a total of approximately 956 new purpose-built rental units, including affordable and market rental units. Each successful applicant has until November 2027 to receive a Building Permit to receive the grant funding. On July 28, 2028, Council adopted a DCC Waiver Bylaw for 9000 No. 3 Road, a 100% rental housing development. There were 64 rental units secured, of which seven units were voluntary affordable rental units, resulting in a DCC offset (waiver) of $108,000.
Housing Priorities Grant Program Allocation Report: Open_Council_7-28-2025.pdf (Item 10)

Fast-Track Program for 100 per cent Rental Housing: The City has established a fast-track program to expedite the review of development applications for 100 per cent residential rental housing projects, and those including a portion of below-market housing. The City has created a team dedicated to processing rental projects.

Pre-Zoning Strategic Sites for Affordable Housing: Council adopted new OCP policies to support potential opportunities to pre-zone strategic sites in Richmond. This may include pre-zoning for rental housing and/or pre-zoning based on ownership/operation to facilitate the construction of below-market and/or non-market housing.

Affordable Housing Non-Profit Partnership Program: In 2025, a Richmond-focused network of NPOs was established to build partnerships and advance the delivery of affordable housing. There are currently over 20 local NPOs engaged in the program who meet with staff quarterly. Meetings enable the City to provide updates on housing initiatives, seek input on affordable housing policy and share collective lessons learned and market updates.

Automated Plan Review: Council has approved the funding for advancing an Automated Plan Review system, which is under development, using software that evaluates design documents, presented as Building Information Modelling files, to determine conformance to the BC Building Code and critical elements of the Zoning Bylaw.
Provision of Automated Building Code and Zone Review Software Report: Open_Council_7-28-2025.pdf (Item 11)

Permit Optimization Program (POP): The City launched the online MyPermit portal to reduce approval times by optimizing and digitizing the permitting process, for which Council approved funding to advance. The advantage of the online MyPermit portal is that it leverages new technology to improve the customer experience and support end-to-end modernization, including digital submissions, review/ approval, and permit issuance. In 2023, MyPermit portal began accepting Plumbing and Gas permits, followed by an expansion in 2024/2025 of Sprinkler, Demolition and development-related Tree removal permits. In 2026, Servicing Agreements, Rezoning applications, and Building Permits (BP) for Single-Family Dwellings, SSMUH, and BP alteration/addition applications were recently added as additional types of applications that the MyPermit portal will accommodate. Another release is planned for November 2026 that will introduce online Development Permit and Subdivision applications, as well as additional BP application types for new commercial, industrial and multifamily construction projects. Staff have hosted industry engagement sessions to inform MyPermit enhancements, with a strong turnout. To date, over 1,600 applications have been submitted via MyPermit.

Development Permit (DP) Exemption Criteria: In December 2025, Council approved updates to the City's DP exemption criteria. Changes included an inflationary increase to the construction value for exterior renovations from $75,000 to $150,000.
DP Exemption Criteria Report: Open_Council_11-24-2025.pdf (Item 10)

Surety Bond Pilot Program: On July 14, 2025, Council approved a pilot program to permit the use of Surety Bonds as an alternative form of security for DCC installment payments, DP landscape securities, and SA works. On November 10, 2025, Council approved the expansion of the pilot program to permit the use of Surety Bonds for tree survival securities.
Surety Bond Pilot Program Report: Open_Council_7-14-2025.pdf (Item 15)

Harmonization of the Basic Universal Housing Features with the BC Building Code "Adaptable Dwelling Unit" Regulations: On March 9, 2026, Council amended the zoning regulations to harmonize the existing provisions of the Basic Universal Housing Features (Section 4.16) with those described in Section 3.8.5, Adaptable Dwelling Unit, of the current British Columbia Building Code.
Harmonization of the Basic Universal Housing Features with the BC Building Code "Adaptable Dwelling Unit" Regulations Report: Open_Council_3-9-2026.pdf (Item 12)

Development Cost Charges (DCC) Rate Freezing:
On March 9, 2026, Council meeting, Council directed staff to hold DCC rates at 2024 levels until March 2027.
DCC and ACC Public Consultation Update and Referral Response Report: Open_Council_3-9-2026.pdf (Item 15)

2026 UBCM Grant Application (Local Government Development Approvals Program): On March 23, 2026, Council endorsed Staff's application to the Union of British Columbia Municipalities (UBCM) Local Government Development Approvals Program, including the funding stream. The City was successful in receiving the UBCM grant and the work is underway.
Local Government Development Approvals Program - 2026 UBCM Grant Application Report: Open_Council_3-23-2026.pdf (Item 12)

Review of Low-End Market Rental (LEMR) Housing Contribution Rates: On May 25, 2026, Council directed staff to review the Low-End Market Rental (LEMR) contribution rates applied in the review of

rezoning applications associated with larger-scaled developments (i.e., having 60 or more dwelling units). Also, considering current market conditions, the City is reviewing its LEMR contribution rates to ensure such do not hinder the overall financial viability of residential development.
Review of Low-End Market Rental (LEMR) Housing Contribution Rates Report: Open_Council_5-25-2026.pdf (Item 8)

Housing Office Consultation on City Owned Sites: On May 25, 2026, Council directed staff to initiate City-wide public engagement, commencing in summer 2026 to capture community input on the City's proposal to build a portfolio of approximately 260 new affordable rental homes on four City-owned sites. The four City-owned sites that have been identified for potential affordable housing development are 23560 Westminster Hwy, 10171 No. 2 Rd, 8000 No. 3 Rd, and 4320 Moncton St.
Development of Four City-Owned Sites for Affordable Housing: Initial Community Engagement Program Report: Open_Council_5-25-2026.pdf (Item 9)

Response to Provincial Housing Bills: Density Bonus and Inclusionary Zoning Requirements and Associated Zoning Bylaw Amendments: On May 25, 2026, Council approved the bylaws to allow that the City's existing standard residential and mixed-use zones could be brought into compliance with the Local Government Act as amended by Bill 16, prior to the Provincial deadline of June 30, 2026. The purpose of the zoning bylaw changes was to amend the density bonus provisions in existing standard Small-Scale Multi-Unit Housing zones and remove the density bonus provisions in other existing standard residential and mixed-use zones; and also to create a new reserve fund for cash-in-lieu of affordable housing received through a density bonus bylaw.
Response to Provincial Housing Bills: Density Bonus and Inclusionary Zoning Requirements and Associated Zoning Bylaw Amendments Report: Open_Council_5-25-2026.pdf (Item 10)

Establishment of DCC rates for the new SSMUH development category
On June 8, 2026, Council approved bylaw amendments that would establish a DCC framework for SSMUH developments, while maintaining (freezing) current DCC rates for other development categories.
Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 Report: Open_Council_6-8-2026.pdf (Item 17)

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

Council has approved potential funding pending the outcome of the proposed Rezoning / Development Permit for the redevelopment of Bill Rigby Manor, located at 4100 Chatham Street, into a 104-unit building for seniors and families. Bill Rigby Manor is currently owned by BC Indigenous Housing Society. On February 27, 2026, the City received an application for rezoning (RZ # 26-006626) to permit a mixed-use development with approximately 350 m^2 of non-residential floor area and 104 affordable rental residential units, contained in one building of up to six storeys. The application is still in circulation at the City.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	0	6	164	170
New Units	0	32	430	462
Unit Breakdown				
Units by Size				
Studio	0	0	12	12
One Bedroom	0	0	117	117
Two Bedroom	0	6	29	35
Three Bedroom	0	15	169	184
Four or More Bedroom[1]	0	11	103	114
Units by Tenure				
Rental Units[2] – Total[2]	0	0	157	157
Rental – Purpose Built	0	0	64	64
Rental – Secondary Suite	0	0	93	93
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	0	32	273	273
Units by Rental Affordability				
Market	0	0	150	150
Below Market[3] - Total	0	0	7	7
Below Market - Rental Units with On-Site Supports[4]	0	0	0	0

Note: The City of Richmond has not historically collected bedroom data and the following assumptions have been made when compiling housing unit data: Single Family demolished are all 3-Bedroom units, Secondary Suites are 1-Bedroom units and Single Family constructed units are all 4-Bedroom or more units.

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	5 (RZ+DP) ,1 (BP)	0
Proposed Units	15 (RZ+DP), 134 (BP)	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Address	Rational for Project Being Withdrawn or Not Approved	Project Description	Total Units
140 Wellington Cres	Due to new SSMUH policies implemented, rezoning application is not required	Applicant had applied to the City of Richmond for permission to rezone 140 Wellington Cres. from Single Detached (RS1/E) to Coach House (ZS20) - Burkeville to permit a coach house above a detached garage, with vehicle access to a rear lane, with one unit proposed.	1
10511 Lassam Road	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 10511 Lassam Road from Single Detached RS1/E to Single Detached RS2/B to subdivide to two equal lots, with two units proposed.	2
6660 Francis Rd	Cancelled due to inactivity	Applicant had applied to the City of Richmond to rezone 6660 Francis Road from Single Detached (RS1/E) to Arterial Road Two-Unit Dwelling (RDA).	2
10840 Bonavista Gate	Applicant withdrawn	Applicant had applied to the City of Richmond to rezone 10840-10860 Bonavista Gate from the RD-1 (Two-Unit Dwellings) zone to the RS2/C (Single Detached) zone to subdivide the existing duplex lot into two single family lots.	2
6560 and 6580 Williams Road	Applicant withdrawn due to change in development plans	Applicant had applied to the City of Richmond to develop two 3-storey townhouses at 6560 and 6580 Williams Road with five units building fronting Williams Road and three units building at the rear.	8

8131 Westminster Highway	Applicant recently canceled the Building Permit and Associated Development Permit as they no longer intend on proceeding with the development at this time.	Applicant had applied to the City of Richmond for permission to develop 8131 Westminster Hwy to construct a 14-storey mixed-use building, with 122 residential units and 13 LEMR units.	134

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

The City has implemented new data collection processes and systems at intake, including demolition and housing declaration forms.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	**Number of Units:**

**Copy/Paste above description tables as needed*

[1] If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.
[2] **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.
[3] **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.
[4] **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.

BRITISH COLUMBIA

Appendix B – Housing Unit Breakdown as Guidance for the City of Richmond

The following guidelines are based on 75% of the Province's estimated housing need by unit size, tenure, rental affordability, and rental units with on-site support. Needs are estimated over a five-year timeframe between 2025 and 2030.

UNITS BY SIZE	GUIDELINE
Studio/One bedroom	4,475 (1-bedroom minimum: 1,430)
Two Bedroom	1,141
Three or More Bedroom	1,137

UNITS BY TENURE	GUIDELINE
Rental Units	5,166
Owned Units	1,587

Rental units: *Number of new rental units built in prescribed municipality, including purpose built rental and secondary rental (e.g. secondary suites, accessory dwellings, etc.).*

RENTAL AFFORDABILITY	GUIDELINE
Below Market	2,728
Market	2,438

Below Market: *Number of rental units which are at or below 30% of the local Housing Income Limits (HIL) per unit size.*

SUPPORTIVE RENTAL UNITS	TOTAL
With On-site Supports	334

Supportive rental units with On-Site Supports: *Number of below-market rental units with on-site supports to provide permanent housing for people to transition out of homelessness.*

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	September 25, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	08-4105-01/2025-Vol 01
Re:	**Pilot Program for On-Demand / Irrevocable Surety Bonds – One-Year Implementation Review**		

Staff Recommendation

That the report titled "Pilot Program for On-Demand / Irrevocable Surety Bonds – One-Year Implementation Review", from the General Manager, Planning and Development, dated September 21, 2026, be received for information.

Executive Summary

On July 14, 2025, Council approved a Pilot Program to permit the use of On-Demand / Irrevocable Surety Bonds as an alternative form of security, in addition to cash or Letter of Credit, for City Development Cost Charge (DCC) instalment payments, Servicing Agreement (SA) and Development Permit (DP) landscaping securities. On October 27, 2025, Council approved adding tree survival securities to the Pilot Program. The Pilot Program was also amended to align with new Provincial Surety Bond regulations for City DCC instalment payments that became effective on January 1, 2026.

To date, the City has approved three Surety Bond applications for City DCC instalment payments and SA securities, with the current value of Surety Bonds held by the City totalling approximately $18.93 million. An additional nine Surety Bond applications are pending approval and represent a total security amount of approximately $33.37 million.

Staff do not recommend any changes to the Pilot Program at this time and will continue to monitor the uptake and implementation of the Pilot Program.

Staff Report

Origin

On July 29, 2025, Council approved a Pilot Program to permit the use of On-Demand / Irrevocable Surety Bonds ("Pilot Program") as an alternative form of security, in addition to cash or Letter of Credit (LoC), for City Development Cost Charges (DCC) instalment payments, Servicing Agreement (SA) and Development Permit (DP) landscaping securities. On October 27, 2025, Council approved an expansion of the Pilot Program to permit the use of Surety Bonds for tree survival securities.

In 2025, the Province also introduced changes to DCC instalment regulations which took effect on January 1, 2026. The changes required local governments to accept the use of on-demand surety bonds, subject to certain criteria, as an acceptable form of security for DCC installments. The Pilot Program was amended accordingly to align with new Provincial Surety Bond regulations.

As part of Council's approval of the Pilot Program, staff were directed to review and report back to Council in one year on the implementation of the Pilot Program. This report provides a review of the implementation of the Pilot Program in the City of Richmond to date.

This report supports Council's Strategic Plan 2022-2026 Focus Areas #2 and #4:

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.*

Focus Area #4: Responsible Financial Management and Governance:

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

Analysis

On-Demand / Irrevocable Surety Bonds

An On-Demand / Irrevocable Surety Bond is a three-party agreement between the Developer, Surety Bond Insurer ("Surety") and the City. Similar to the arrangement of a LoC, it obligates the Surety (where in the case of a LoC, it obligates the issuing bank) to pay the City monies on-demand, if required, to complete outstanding and deficient works, or pay amounts owing to the City.

Accepting On-Demand / Irrevocable Surety Bonds, in addition to cash or LoC as a form of security, provides a wider range of financing options for developers to choose from, including offering greater access to working capital to fund development projects. Surety Bonds also maintain the City's financial interests, as the issuing Surety is required to meet certain financial criteria prior to the City's acceptance of the Surety Bond, and a Surety Bond, once issued, is on-demand and irrevocable. These factors assist in reducing the City's exposure to risk.

On-Demand / Irrevocable Surety Bond Pilot Program Criteria

The Pilot Program was designed to be implemented in a targeted, managed manner that provides a wider range of financial security options while protecting the City's interests, and is applicable to:

- City DCC instalment payments;
- SA securities;
- DP landscaping securities; and
- Tree survival securities.

The Pilot Program has the following limits:

- There are no limits or restrictions applicable to City DCC instalment payments that are paid in accordance with *Local Government Act* DCC Instalment Regulations;
- An aggregated and combined total of $50 million for SA, DP landscaping and tree survival securities; and
- Available to developers on a first-come, first-served basis, with a limit of no more than a total of four On-Demand Surety Bonds per developer for SA, DP landscaping and tree survival securities.

The Pilot Program is available for new securities and the replacement of existing securities, subject to the program limits and criteria noted above. The replacement of existing securities may require legal undertakings to modify or replace legal agreements registered on Title prior to acceptance of the Surety Bond.

City Actions to Support On-Demand / Irrevocable Surety Bond Pilot Program

To raise awareness of the City's Pilot Program and to assist the development community with applying to use a Surety Bond, staff have undertaken the following actions:

- **Surety Bond Bulletin:** A Surety Bond bulletin has been published on the City's website with information about the Pilot Program, its eligibility criteria and application process.
- **Surety Bond Application Form:** A Surety Bond-specific application form has been developed to support ease of use and timely processing of Surety Bond applications. The application form is available for download on the City's website.
- **Surety Bond Agreement Templates:** Surety Bond Agreement templates have been developed for DCC instalment payments, SA, DP landscaping and tree survival securities. The agreement templates include the City's approved terms and conditions and have been developed to support efficiency and provide standardization in the application submission and review process. The Surety Bond Agreement templates are available for download on the City's website.
- **Development Community Consultation:** Staff continue to meet regularly with the development community to create awareness of City initiatives like the Pilot Program and to discuss industry feedback. One such organization is the Urban Development Institute (UDI), who continues to express their support for the City's Pilot Program.

One-Year Implementation Summary

Since the commencement of the Pilot Program, surety bonds have been used to secure a total of $18.93 million in developer commitments. An additional estimated value of $33.37 million in surety bonds have been received but have not yet been finalized. Of this amount, $20.3 million is associated with DCC instalment payments that are only finalized at the time of Building Permit (BP) issuance. These surety bonds have been applied for ahead of BP issuance, understanding that there are outstanding requirements that they must fulfill before the permits can be issued. The remaining pending securities are subject to the finalization of associated legal agreements, which are actively being advanced.

The applications received to date, both approved and pending, include new securities and the replacement of existing securities.

Table 1 provides a summary of the approved and pending Surety Bond applications, including the current value of Surety Bonds held by the City or under staff review.

Table 1 – Surety Bond Application Summary (as of September 25, 2026)

Security Type	Surety Bonds held by City (Approved)	Pending (Estimate)	Program Limit	Remaining Capacity
	Bond Amount	Bond Amount		
DCC Instalments	$5.34 M	$20.30 M	**N/A**	**N/A**
SA	$13.59 M	$9.03 M	**$50 M**	**$23.35 M**
DP Landscaping	$0	$4.04 M		
Tree Survival	$0	$0		
Total	**$18.93 M**	**$33.37 M**		

While the acceptance of Surety Bonds has provided more options for developers, a majority of developers continue to use traditional forms of securities (i.e. LoCs and Cash) for their SA, DP landscaping and tree survival securities.

Pilot Program Limits

The Pilot Program limits the value of the Surety Bonds held by the City to an aggregated and combined total of $50 million for SA, DP landscaping and tree survival securities. It is estimated that there is approximately $23.35 million of remaining capacity.

Based on the rate of uptake in the Pilot Program to date, there is sufficient remaining capacity within the existing $50 million limit. Furthermore, as projects progress through to occupancy and complete required works and maintenance, the approved Surety Bond amounts will be reduced as securities are released.

Staff do not recommend any changes to the Pilot Program at this time. Staff will continue to monitor the uptake and implementation of the Pilot Program, which is expected to remain a Pilot until the City has been able to observe a number of Surety Bond applications throughout their lifecycle (i.e. approval, monitoring and release of the Surety Bond). Should amendments to the Pilot Program be identified, staff will report back to Council with recommended changes for their consideration.

Budgetary Implications

None. The Pilot Program results in no direct financial implications to the City's budget. Administrative costs associated with the implementation of the Pilot Program are recovered through a Surety Bond Administration Fee.

Conclusion

The On-Demand / Irrevocable Surety Bond Pilot Program enables the City to accept Surety Bonds as an alternative form of security, in addition to cash and LoC, for City DCC instalment payments, SA, DP landscaping and tree survival securities in a targeted, managed manner. Staff will continue to monitor the implementation of the Pilot Program, including the program's eligibility criteria and limits.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Andrew Norton, Manager, Development - West and reviewed by the Finance Department.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	October 2, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6000-00/Vol 01
Re:	**Award of Contract – 8522Q – Supply and Delivery of Valves & Hydrants**		

Staff Recommendation

1. That Contract 8522Q – Supply and Delivery of Valves & Hydrants be awarded in two parts for an initial three-year term commencing November 1, 2026, as follows:

   a. the supply and delivery of valves be awarded to Fred Surridge Ltd. for an estimated contract value of $651,000, excluding taxes; and

   b. the supply and delivery of hydrants be awarded to Andrew Sheret Ltd. for an estimated contract value of $726,000, excluding taxes;

   for a combined contract value of $1,377,000, excluding taxes, as described in the report titled "Award of Contract – 8522Q – Supply and Delivery of Valves & Hydrants," dated September 16, 2026, from the Director, Public Works;

2. That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to execute the contracts and all related documents with Fred Surridge Ltd. and Andrew Sheret Ltd.; and

3. That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to extend the initial three-year contracts for up to two additional one-year terms, to a maximum total term of five years, for a maximum aggregate contract value of $2,329,000, excluding taxes.

Executive Summary

The City issued a Request for Quotation (RFQ) 8522Q – Supply and Delivery of Valves & Hydrants to establish contracts for materials required to support the ongoing operation, maintenance, repair and renewal of the City's water distribution system. Three quotations were received and evaluated separately for the RFQ.

Based on the lowest priced compliant bid received through the competitive procurement process, staff recommend awarding the valve portion of the contract to Fred Surridge Ltd. and the hydrant portion to Andrew Sheret Ltd. The recommended split award represents the lowest evaluated quotation for each respective product category and will provide the City with the best value. The contracts would commence on November 1, 2026 for a period of three years, renewable up to five years at a maximum combined contract value of $2,329,000, excluding taxes.

Staff Report

Origin

The purpose of this report is to recommend the award of contract for the supply and delivery of fire hydrants, valves and related waterworks components necessary to support the City's water distribution system.

These materials are required for the ongoing operation, maintenance, renewal and rehabilitation of the City's water infrastructure. Fire hydrants and valves enable reliable water delivery, system isolation, and emergency response such as fire protection throughout the City.

To engage qualified suppliers for these materials, the City issued a Request for Quotation (RFQ) 8522Q – Supply and Delivery of Valves & Hydrants on BC Bid.

This report presents the results of the RFQ process and recommends awarding the valve portion to Fred Surridge Ltd. and the hydrant portion to Andrew Sheret Ltd.
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.*

Analysis

The RFQ invited qualified bidders to provide quotations for the supply and delivery of valves and hydrants in support of capital, maintenance and repair works in the City's Water Services section.

All products are required to meet the City's technical specifications and applicable industry standards, including American Water Works Association (AWWA) and American National Standards Institute (ANSI) specifications.

Three (3) quotations were received by the closing date from the following bidders:

- Andrew Sheret Ltd.
- Fred Surridge Ltd.
- Wolseley Canada Inc.

The RFQ document advised bidders that the City would place the greatest emphasis on price, however, all bidders are known and reputable suppliers of these products.

The RFQ required bidders to submit separate financial quotations for valve and hydrant materials based on historical data and anticipated annual demand. The RFQ terms stipulated that the City may award different components of the work to one or more bidders.

A summary of quotations is provided in Tables 1 and 2 below.

Table 1: RFQ Submission Result Summary – Valves

Ranking	Company	Total Annual Amount (excluding taxes)
1	**Fred Surridge Ltd.**	**$196,833**
2	Wolseley Canada Inc.	$197,050
3	Andrew Sheret Ltd.	$197,528

Table 2: RFQ Submission Result Summary – Hydrants

Ranking	Company	Total Annual Amount (excluding taxes)
1	**Andrew Sheret Ltd.**	**$219,601**
2	Wolseley Canada Inc.	$220,152
3	Fred Surridge Ltd.	$220,699

Contract Term

The recommended contract is for an initial three-year term with the option to extend for up to two additional one-year terms at the conclusion of the initial term. The quoted unit prices are firm for the initial three-year contract term. The annual quantities are estimates only and do not represent a minimum purchase commitment by the City.

Budgetary Implications

Contract 8522Q will be funded through applicable capital and operating budgets on an “as and when needed” basis. The estimated value of the contracts over the initial three-year term is $1,377,000, excluding taxes.

The City will retain the option to extend the contracts for up to two additional one-year terms. The estimated value of the two optional extension years is $952,000, excluding taxes, resulting in a maximum aggregate contract value of $2,329,000, excluding taxes, as summarized in Table 3.

Table 3: Estimated Contract Cost

Estimated Cost			
	Valves	Hydrants	
	Fred Surridge Ltd.	Andrew Sheret Ltd.	Total
First Year (November 2026 – October 2027)	$217,000	$242,000	$459,000
Second Year (November 2027 – October 2028)	$217,000	$242,000	$459,000
Third Year (November 2028 – October 2029)	$217,000	$242,000	$459,000
Subtotal (Three-year Term)	**$651,000**	**$726,000**	**$1,377,000**
Optional Fourth Year – 2.5% price increase (November 2029 – October 2030)	$222,000	$248,000	$470,000
Optional Fifth Year – 2.5% price increase (November 2030 – October 2031)	$228,000	$254,000	$482,000
Subtotal (Optional Years)	**$450,000**	**$502,000**	**$952,000**
Total Estimated Costs (exclusive of taxes)	**$1,101,000**	**$1,228,000**	**$2,329,000**

Conclusion

The City completed a competitive procurement process for the supply and delivery of valves and hydrants required to support the ongoing operation, maintenance, repair and renewal of the water distribution system.

Staff recommend awarding the valve portion of Contract 8522Q to Fred Surridge Ltd. and the hydrant portion to Andrew Sheret Ltd. for an initial three-year term, with options to extend for up to two additional one-year terms.

Respectfully submitted,

Suzanne Bycraft, Director, Public Works

Report Contributors

This report was prepared by Deborah Prystay, Project Manager, and reviewed by Finance.

Endorsed by Serena Lusk, CAO

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	September 22, 2026
From:	Roeland Zwaag General Manager, Engineering and Public Works	**File:**	10-6500-01/2025-Vol 01
Re:	**Top 20 Collision-Prone Intersections Update 2026**		

Staff Recommendation

That the report titled "Top 20 Collision-Prone Intersections Update 2026", from the General Manager, Engineering and Public Works, dated September 22, 2026, be received for information.

Executive Summary

This report provides an update on the status of improvements to the City's Top 20 Collision-Prone Intersections in response to questions raised at the May 20, 2026, Public Works and Transportation Committee meeting.

Since 2019, intersection safety improvements have been implemented based on results of road safety reviews and warrant studies for new traffic signal installations. Minor improvements to all of the Top 20 Collision-Prone Intersections, major geometric improvements to 10 intersections and installation of new traffic signals at 24 intersections have been completed over the past seven years. Construction at an additional 10 intersections is ongoing or upcoming over the next two years.

Staff Report

Origin

At the May 20, 2026, Public Works and Transportation Committee meeting, The Committee requested an update on the status of the Top 20 Collision-Prone Intersections program and other upcoming intersection improvement projects within the City.

This report provides information on how intersections are selected for safety improvements, provides a status update on Council-approved improvements and an overview of potential future projects.

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

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

Analysis

Origin of Intersection Improvement Projects

Intersections recommended for road safety improvements are identified through a combination of road safety reviews and warrant studies for traffic signal implementation. Intersection improvements are also delivered through development.

2019 Review of Collision-Prone Intersections

In 2019, the City completed a road safety review using collision data from ICBC to identify the Top 20 Collision-Prone Intersections based on:

- The observed collision rate;
- The collision severity index, which is a measure of how severe collisions are and whether they resulted in injuries or fatalities; and
- The number of collisions involving vulnerable road users such as cyclists and pedestrians.

Through this assessment, the Top 20 Collision-Prone Intersections within the City were identified. These intersections are outlined in Attachment 1.

Short-term improvements, such as improved signage, pavement markings and minor traffic signal modifications were implemented at each of the Top 20 Collision-Prone Intersections as part of the 2020 Capital Budget.

Additional assessments were conducted on the Top 20 Collision-Prone Intersections to identify potential causes of chronic collision patterns and determine long-term safety improvements to mitigate collisions. These improvements typically include addition of new turning lanes, traffic signal and timing modifications, removal of channelized right-turn islands, intersection lighting

improvements and pedestrian and cycling safety and accessibility improvements.

Removal of Channelized Right-Turn Islands

Through the additional assessment, channelized right-turn islands were found to be a significant contributor for vehicle collisions and pedestrian conflicts.

A report titled "Removal of channelized right-turn islands to Improve Road Safety" from the Director, Transportation dated September 6, 2022, identified 45 intersections within the City with channelized right-turns. Staff reviewed these intersections based on jurisdictional authority, right-turn vehicle volumes, pedestrian volumes, collision history and intersection geometry. The report recommended the following actions:

- Removal of channelized right-turn islands at 11 intersections (three are part of the City's Top 20 Collision-Prone Intersections); and
- Further assessments to be undertaken at two intersections to review feasibility of removing existing right-turn channels.

These intersections are identified in Attachment 2.

A memorandum titled "Channelized Right Turn Safety – No.4 Road and Alderbridge Way Intersection Safety Improvements" from the Director, Transportation dated May 19, 2026, reviewed historical right turn collisions at the intersection. It found that channelized right-turns resulted in a collision rate 15 times higher than normal right turn movements. 44 per cent of those collisions resulted in injury. A review of average collision rates at eight major intersections in Richmond found that, on average, the collision rate for channelized right-turns was four times higher than normal right turn movements.

Installation of New Traffic Signals

Installation of new traffic signals at intersections is typically driven by growth and are guided by the City's Official Community Plan. Installation of new traffic signals at intersections to improve safety and traffic flow are determined through warrant studies which considers factors such as observed traffic volumes, traffic performance, collision history, pedestrian demands and the specific conditions at the intersections.

Status of Intersection Improvement Projects

Completed Intersection Upgrades

Since 2019, projects have been brought forward for Council's approval as part of annual budget processes. Intersection safety upgrades have also been completed through development of adjacent properties. To date, works that have been completed through a combination of capital construction and development include:

- Short-term upgrades of all of the Top 20 Most Collision-Prone Intersections.
- Long-term upgrades of five of the Top 20 Most Collision-Prone Intersections:
    - No. 5 Road at Cambie Road;
    - No. 4 Road at Cambie Road;

  - No. 5 Road at Westminster Highway;
  - No. 2 Road at Westminster Highway; (final paving and restoration work remaining); and
  - Minoru Boulevard at Granville Avenue.
- Removal of channelized right-turns at five intersections:
  - No. 3 Road at Capstan Way;
  - Westminster Highway at Gilley Road;
  - Garden City Road at Lansdowne Road;
  - Cooney Road at Westminster Highway; and
  - St. Edwards Drive at Cambie Road.
- Installation of new traffic signals at sixteen intersections, as identified in Attachment 3.

The completion of long-term improvements for intersections listed above is too recent to assess safety improvements. To accurately assess changes in collision statistics at improved intersections, 5 full calendar years of data is needed for enough data to be collected for comparison. There is also a one-year delay for ICBC to process and release collision data. Should an intersection experience periods of disruption, such as for development or utility construction, additional data may be required.

Upcoming Intersection Improvements

Improvements to 10 intersections are underway through Capital Plans approved through 2026. Proposed improvements to an additional two intersections are included in the 2027 Capital Plan for Council consideration. The status of these projects are summarized in Table 1.

Table 1: Upcoming Upgrades to Intersections

Intersection	Status and Construction Schedule	Scope of Work
Granville Avenue at Cooney Road	Construction underway, target completion Q4 2026	• Removal of a channelized right-turn island at the northwest corner of the intersection • Conversion of the southbound right turn lane to a shared through and right turn lane
Great Canadian Way at Beckwith Road	Construction underway, target completion Q4 2026	• New traffic signal
Cambie Road at Garden City Road	Construction underway via development	• New southbound right-turn lane • Pedestrian safety and accessibility improvements at the northwest corner of the intersection • Traffic signal improvements
No. 4 Road at Westminster Highway	Construction underway, target completion Q2 2027	• Addition of dual left-turn lanes in the eastbound and westbound directions • Implementation of protected-only left-turns in the eastbound and westbound directions • Alignment adjustment of the northbound and southbound left-turn lanes to create a positive offset to improve visibility • Pedestrian safety and accessibility improvements
Cambie Road at Brown Road	Construction underway, target completion Q4 2026	• New traffic signal • Pedestrian safety and accessibility improvements

Bridgeport Road at Sexsmith Road	Construction underway, target completion Q4 2026	• New pedestrian activated traffic signal crossing Bridgeport Road • Removal of a channelized right-turn island
Coppersmith Place at Steveston Highway	Construction underway, target completion Q3 2027	• Removal of a channelized right-turn island to be completed as part of the Steveston Highway Multi-Use Pathway project
Garden City at Alderbridge Way	Construction scheduled for 2027	• Removal of channelized right-turn islands at the northwest, southwest and southeast corners • Addition of dual left-turn lanes in the eastbound direction • Cycling facility improvements along Garden City Road • Transit improvements including addition of a southbound bus queue jump to improve bus speed and reliability and a new eastbound bus stop on Alderbridge Way
No. 6 Road at Vulcan Way	Construction scheduled for 2027/2028 (subject to CN approval)	• New traffic signal and CN rail signal and gates
No. 4 Road at Alderbridge Way	Construction scheduled for 2028	• Removal of a channelized right-turn island at the southeast and southwest corners of the intersection • Adjust offset of eastbound and westbound left-turn lanes to improve visibility
No.4 Road at Blundell Road	Included in 2027 Capital Plan for Council Consideration	• Minor road widening and pavement marking adjustments to create additional westbound lane
No.3 Road and Granville Ave	Included in 2027 Capital Plan for Council consideration	• Traffic signal improvements • Street lighting improvements • Pedestrian safety and accessibility improvements

Future Upgrades to Top 20 Collision-Prone Intersections

Staff continue to assess potential improvements at intersections that have been identified as part of the Top 20 Collision-Prone Intersection report and the Removal of channelized right-turn islands to Improve Road Safety report. The status of these projects are described in Attachments 1 and 2.

For many of the remaining 15 intersections identified for improvements, these improvements require additional property to accommodate turn lanes, cycling facilities and improved pedestrian infrastructure. Staff recommend that these changes be implemented through future re-development of surrounding properties.

Intersections where there may be an opportunity for medium-term improvements prior to re-development will be reviewed and should any suitable improvements be determined, they will be brought forward for Council's consideration as part of future Capital Plan submissions. Currently there are three intersections under review:

- Shell Road at Alderbridge Way;
- Garden City Road at Sea Island Way; and
- Garden City Road at Granville Avenue.

Budgetary Implications

Future intersection improvements will be presented to Council for consideration as part of the annual budget process.

Conclusion

The City is committed to improving the safety and operational efficiency of our transportation network. Since 2019, major safety and operational improvements have been implemented at 34 intersections, with upgrades to another 10 intersections underway.

Staff continue to review opportunities to implement safety, operational and accessibility improvements throughout the City, which may be secured through re-development of adjacent properties or through future Capital Budgets.

Respectfully submitted,

Lloyd Bie, Director, Transportation

Report Contributors

This report was prepared by Justin Ng, Acting Manager, Transportation Development and Design, and reviewed by Transportation.

Endorsed by Serena Lusk, CAO

Att. 1: Status and Scope of Top 20 Collision-Prone Intersections
2: Status of Channelized Right-Turn Island Removal Projects
3: Intersections with New Traffic Signals Installed (2019 – 2026)

Status and Scope of Top 20 Collision-Prone Intersections

Top 20 Ranking	North-South Road	East-West Road	Project Status	Completed Works or Potential Works
1	Shell Road	Alderbridge Way	Under Review	**Potential Works** • channelized right-turn improvement or removal • Traffic signal adjustments • Pedestrian/Cycling infrastructure improvement **Future Works** • Additional southbound and eastbound right turn lanes **Note**: Requires coordination with Ministry of Transportation and Transit and CN Rail
2	Garden City Road	Sea Island Way	Under Review	**Potential Works** • channelized right-turn improvement or removal • Traffic signal adjustments • Modifications to laning and merge conditions • Pedestrian/Cycling infrastructure improvement **Note**: Requires coordination with Ministry of Transportation and Transit
3	No. 2 Road	Westminster Highway	Complete (2026)	**Completed Works** • Removal of channelized right-turn • Additional eastbound left-turn lane • Traffic signal adjustments • Pedestrian safety and accessibility improvements • Pedestrian/Cycling infrastructure improvement • Final paving and restoration work remaining
4	No. 4 Road	Alderbridge Way	Approved for Construction (scheduled for 2028)	**Construction Works** • Removal of two channelized right-turn • Median modifications on Alderbridge Way to create positive offset left-turn lane to improve visibility • Pedestrian/Cycling infrastructure improvement
5	No. 5 Road	Westminster Highway	Complete (2025)	**Completed Works** • Removal of one channelized right-turn • Pedestrian/Cycling infrastructure improvement • Review of signal timing adjustments to balance safety and traffic flow are ongoing
6	No. 5 Road	Cambie Road	Complete (2024)	**Completed Works** • Addition of left-turn lanes in all 4 directions • Pedestrian safety and accessibility

				improvements
7	No. 4 Road	Westminster Highway	Under Construction	**Construction Works** • Implementation of dual eastbound and westbound left-turn lanes • Pedestrian and cyclist safety and accessibility improvements • Addition of dual left-turn lanes in east and westbound directions • North-south lane alignment adjustments to create positive offset left turn lanes to improve visibility
8	Garden City Road	Cambie Road	Under Construction	**Construction Works** • New southbound right-turn lane • Pedestrian safety and accessibility improvements at the northwest corner of the intersection • Traffic signal improvements **Future Works (with Development)** • Driveway consolidation • Pedestrian/Cycling infrastructure improvement
9	Garden City Road	Granville Avenue	Under Review	**Potential Works** • Intersection reconfiguration • Signal timing modification • Pedestrian/Cycling infrastructure improvement
10	No. 2 Road	Blundell Road	Future Review	**Future Works (with Development)** • Driveway consolidation or elimination • Pedestrian/Cycling infrastructure improvement
11	No. 3 Road	Granville Avenue	Interim Improvements In 2027 Capital Plan	**Works Identified in 2027 Capital Plan** • Traffic signal improvements • Street lighting improvements • Pedestrian safety and accessibility improvements
12	No. 4 Road	Blundell Road	Interim Improvements In 2027 Capital Plan	**Works Identified in 2027 Capital Plan** • Minor road widening and pavement marking adjustments to create additional westbound lane **Future Works (with Development)** • Traffic signal improvements • Street lighting improvements • Addition of north-south left-turn lanes along No. 4 Road • Pedestrian/Cycling infrastructure improvement • Traffic signal improvements

13	No. 4 Road	Cambie Road	Complete (2026)	**Completed Works** • Addition of left-turn lanes in all directions • Pedestrian/Cycling infrastructure improvement • Traffic signal improvements
14	Shell Road	Bridgeport Road	Future Review	**Future Works (with Development)** • Addition of left-turn lanes in all directions • Pedestrian/Cycling infrastructure improvement • Traffic signal improvements
15	Minoru Boulevard	Granville Avenue	Complete (2025)	**Completed Works** • Street lighting improvements • Pedestrian accessibility improvements
16	Garden City Road	Blundell Road	Under Review	**Potential Works** • Streetlighting improvements **Future Works (with Development)** • Addition of left-turn lanes in all 4 directions • Pedestrian safety and accessibility improvements • Traffic signal improvements
17	No.1 Road	Francis Road	Future Review	**Future Works (with Development)** • Addition of left-turn lanes in all directions • Traffic signal improvements
18	No.1 Road	Steveston Highway	Future Review	**Future Works (with Development)** • Addition of north-south left-turn lanes on No.1 Road • Aligning east-west left-turn lanes • Traffic signal improvements
19	Gilbert Road	Blundell Road	Future Review	**Future Works (with Development)** • Addition of east-west left-turn lanes on Blundell Road • Traffic signal improvements
20	No. 5 Road	Blundell Road	Future Review	**Future Works (with Development)** • Traffic signal improvements

Status of Channelized Right-Turn Island Removal Projects

Intersection		Channelized Right-Turn Island Removal Recommended in 2022	Status / Recommendation
North-South Road	**East-West Road**		
Garden City Road	Lansdowne Road	Yes	Completed
No. 3 Road	Capstan Way	Yes	Completed
Westminster Highway	Gilley Road	Yes	Completed
Cooney Road	Westminster Highway	Yes	Completed
Cooney Road	Granville Avenue	Yes	**Construction In Progress 2026**
Railway Avenue	Granville Avenue	Yes	Under Review
St. Edwards Drive	Cambie Road	Yes	Completed
Garden City Road	Alderbridge Way	Yes	**Construction 2027** *Removal of the southbound, westbound, and northbound right-turn movements*
No.6 Road	Vulcan Way	No	**Construction 2027/2028** **(Subject to CN Approval)**
Shell Road	Cambie Road	No	N/A
Shell Road	Westminster Highway	No	N/A
Boundary Road	Westminster Highway	No	N/A
Coppersmith Place	Steveston Highway	Further review required	**Construction 2026-2027** *Removal of the eastbound right-turn movements as part of Phase 4 of the Steveston Highway Multi-Use Pathway Project*
No. 5 Road	Steveston Highway	Further review required	Future review

Intersections with New Traffic Signals Installed (2019 – 2026)

	North-South Road	East-West Road
1	Minoru Gate	Granville Avenue
2	Kwantlen Street	Lansdowne Road
3	Railway Avenue	Garry Street
4	No. 2 Road	Moncton Street
5	No. 5 Road	Vulcan Way
6	Old Westminster Highway	Westminster Highway
7	No. 5 Road	King Road
8	Moffatt Road	Blundell Road
9	Nelson Road	Blundell Road
10	River Parkway	Cambie Road
11	River Parkway	Leslie Road
12	Shell Road	Williams Road
13	St. Albans Road	Bennett Road
14	Cooney Road	Park Road
15	No. 5 Road	Granville Avenue
16	Lynas Lane	Granville Avenue
17	No. 4 Road	Edgington Avenue
18	Pearson Way	River Road
19	No. 3 Road	McMyn Way
20	Bridgeport Road	McLennan Avenue
21	Hazelbridge Way	Capstan Way
22	Minoru Boulevard	Mah Bing Road
23	Buswell Street	Park Road

City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	**Date:**	September 14, 2026
From:	Elizabeth Ayers General Manager,Parks,Recreation and Culture	**File:**	11-7000-09-20-376/Vol 01
Re:	**West Richmond Pavilion Public Art Concept Proposal**		

Staff Recommendation

That the concept proposal *Postures of Resilience* by artists Lee-Anne Harder and Aaron Harder, as presented in the report titled "West Richmond Pavilion Public Art Concept Proposal," dated September 14, 2026, from the General Manager, Parks, Recreation and Culture, be approved.

Executive Summary

The West Richmond Pavilion Public Art Concept Proposal *Postures of Resilience* by artists Lee-Anne Harder and Aaron Harder is recommended following an artist selection process conducted in accordance with the Public Art Program Administrative Procedures and the Council-approved Terms of Reference for the project.

The recommended project was assessed and evaluated by a five-person selection panel comprised of community partner representatives, arts professionals, and community members at large who were selected from the Richmond Public Art Program Selection Panellist Roster.

Staff Report

Origin

On December 8, 2025, Council approved the Terms of Reference for the West Richmond Pavilion Public Art Project.

This report presents for Council's consideration the public art concept proposal *Postures of Resilience* by artists Lee-Anne Harder and Aaron Harder for the West Richmond Pavilion Public Art Project.

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

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

Analysis

West Richmond Pavilion

The new two-storey, 10,830 sq.ft. community amenity building located in Hugh Boyd Community Park will feature multipurpose rooms, a kitchen, concession, change rooms, washrooms, storage and administrative spaces. A second-floor balcony area will provide users with an outdoor area to view the sports fields and gather during events. The entrance plaza located to the north of the facility will provide views to Francis Road and offer a welcoming gathering space for visitors and residents upon arrival to the facility.

West Richmond Pavilion – Public Art Terms of Reference

The Council-approved Public Art Terms of Reference for the West Richmond Pavilion Public Art Project (Attachment 1) describes the art opportunity, themes, site description, scope of work, budget, selection process, schedule and submission requirements. Artists were invited to respond to the guiding question: "How can art reflect the ideals of sportspersonship?" as it relates to the history of sports and recreation at Hugh Boyd Community Park.

An artist call for submissions was issued on January 22, 2026, with a deadline of February 26, 2026. Eligibility was for professional artists residing in British Columbia.

West Richmond Pavilion – Public Art Artist Selection Process

There were 24 submissions received during the first stage of the selection process. On April 23, 2026, following the Public Art Program's administrative procedures for artist selection for civic public art projects, a five-person selection panel comprised of community partners, arts professionals, and community representatives reviewed the submissions. The selection panel included the following individuals:

- Andrea Friesen, Richmond United Football Club;
- Elizabeth Komar, West Richmond Community Association;
- Heather Woolley, Arts Professional;
- Jeanette Lee, Arts Professional; and
- Monica Hetti, Richmond resident, Community Member-at-Large.

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

In addition, a representative from the project's architectural team attended the meeting to provide background on the new facility and address technical questions.

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

The shortlisted artists were:

- Glen Andersen;
- Mary Ann Liu; and
- Lee-Anne Harder and Aaron Harder.

As per the terms of reference, the three finalists were invited to attend an artist orientation meeting on April 28, 2026. The meeting provided an opportunity to share additional information about the site context and design parameters. The artists asked questions related to site users, procurement methods, project schedule and budget.

On June 8, 2026, the selection panel convened to interview the three finalists and review their concept proposals. Following deliberation, the panel recommended the concept proposal *Postures of Resilience* by artists Lee-Anne Harder and Aaron Harder for the West Richmond Pavilion Public Art Project (Attachment 2).

Recommended Artists

Lee-Anne Harder and Aaron Harder are a husband-and-wife artist team from Quesnel, BC. Their many years together have shaped their aesthetic and collaborative approach to combining design and sculpture to create public artworks that speak to diverse audiences.

Recommended Public Art Concept Proposal

In response to the guiding question in the Terms of Reference (artist call): "How can an artwork reflect the ideals of sportspersonship?" *Postures of Resilience* aims to reflect the beauty of nature, joy of sports, and respect through human gestures. The playful interpretation of larger-than-life dandelions is intended to symbolize resilience, hope and the ability to overcome adversity, attributes that are essential to becoming a great athlete.

The work is comprised of four stand-alone dandelion sculptures. Each spherical stainless steel seed head or "clock" of the dandelion is supported by a stem made of copper-finish steel pipe. The spherical design also references the many types of balls used in field sports at Hugh Boyd Community Park.

Two of the dandelions are posed in a gesture of embrace, expressing celebration, affection or consolation. The remaining pair of sculptures are gently bowing to one another, expressing respect, dignity, humility and gratitude, and common values across cultures and continents. These postures reflect the four core principles of sportspersonship: respect, fairness, integrity and responsibility.

The recommended concept proposal will be further refined through the detailed design process, and staff will ensure that the artwork design adheres to current accessibility and safety standards. Durability of materials and fabrication will also be reviewed to minimize maintenance requirements and extend the lifespan of the artwork. As per the Terms of Reference, the artwork design will be integrated into the northeast entrance area, complementing the rest of the building project's landscape design.

The Selection Panel cited the following rationale in their recommendation:

- Proposal responds thoughtfully to the guiding question: "How can an artwork reflect the ideals of sportspersonship?";
- Scale of the artwork is appropriate for the site and facility, signaling arrival and welcome for users and visitors to the facility and park, while taking into consideration views from Francis Road and the entrance drop-off and pick-up area;
- Artwork materials are durable and long-lasting and will minimize maintenance requirements by the City;
- Artwork minimizes risk and exposure to vandalism and safety concerns related to climbability and physical touching;
- LED lighting features were well received by the Selection Panel as an additional value-added feature proposed by the artists; and
- LED lighting features are in keeping with the environmental sustainability design principles of the new facility, will contribute to nighttime viewing experiences and complement placemaking for evening activities and events at the facility.

On June 16, 2026, the Richmond Public Art Advisory Committee reviewed and endorsed the selection process and the concept proposal.

Budgetary Implications

None

Conclusion

The new West Richmond Pavilion facility represents an opportunity to contribute to an inclusive, safe and welcoming public space for a culturally diverse and growing community of Hugh Boyd Community Park users. The public artwork will join a family of other public artworks in the area, contributing to a sense of vibrancy and identity in the Park. Council approval is required to commission Lee-Anne Harder and Aaron Harder to implement the West Richmond Pavilion Public Art Concept Proposal.

Respectfully submitted,

Marie Fenwick, Director, Arts, Culture and Heritage Services

Report Contributors

This report was prepared by Biliana Velkova, Public Art Planner and reviewed by:
Finance, Parks Services, PRC, Planning & Strategic Initiatives, Recreation and Sport Services, and Facilities and Project Development.

Endorsed by Serena Lusk, CAO

Att. 1: Public Art Terms of Reference for the West Richmond Pavilion Public Art Project
2: Concept Proposal *Postures of Resilience* by artists Lee-Anne Harder and Aaron Harder

call to artists

PUBLIC ART RICHMOND



Figure 1. West Richmond Pavilion. Architectural rendering.

West Richmond Pavilion

Public Art Opportunity

Request for Qualifications, RFQ

OPPORTUNITY

The Richmond Public Art Program is seeking an artist or artist team to create a stand-alone sculpture to be installed at the entrance to the new West Richmond Pavilion community facility and fieldhouse located in Hugh Boyd Community Park, 9200 No.1 Road.

This is a two-stage artist call, open to artists residing in British Columbia. Following review of the submissions, the Selection Panel will recommend up to three shortlisted artists. Shortlisted artists will be invited to develop artwork concepts and attend an interview. An artist fee of $750, plus applicable taxes, will be paid to each of the shortlisted artists or artist teams. All information about the opportunity is contained herein.

Artist Fee:	$120,000
Eligibility:	Professional artists residing in British Columbia
Deadline:	February 26, 2026
Completion:	Spring 2027

HUGH BOYD COMMUNITY PARK

Hugh Boyd Community Park is a well-utilized 41.66 acre community park in Richmond, serving as the primary location for West Richmond Community Centre, Hugh Boyd Secondary School, and many local sport groups' practices, home games and popular tournaments, including Richmond Raiders Spring Flag Football Jamboree, Richmond Pickleball Association Charity & Fundraising Tournament, and The Nations Cup.

Opened in 1964, the Park's outdoor sports fields have provided recreational space for over 60 years. Today, the sports fields include two full-size artificial turf fields, two smaller artificial turf mini fields, two full-size grass fields and the current Hugh Boyd Fieldhouse. The Park's outdoor facilities support a diversity of physical activities, including:

- soccer
- ultimate flag football
- pickleball
- tennis
- basketball
- pitch and putt golf
- fitness circuit
- children's playground

The current 970-sq.ft. Fieldhouse, built in 1969, contains a concession stand, change rooms and washrooms. Due to challenges with its ageing infrastructure, this facility's services will be succeeded by the construction of a new community facility and fieldhouse in the park.

WEST RICHMOND PAVILION

The new 10,830-sq.ft. community facility and fieldhouse will be centrally located within the park and include team change rooms, public washrooms, multipurpose rooms, kitchen and concession. In addition, the facility will include a covered outdoor viewing space of approximately 1,000 sq.ft.

The facility will support the provision of community programs, including:

- low impact fitness, wellness, martial arts and dance programs
- creative exploration and art programs
- 55+ social group drop-in sessions
- youth social group drop-in sessions
- children's after-school programs
- parent & tot programs
- community rentals

In addition, the facility will support the day-to-day needs of multiple local sport user groups and offer opportunities to attract and host high-profile tournaments and sporting competitions.

call to artists

PUBLIC ART RICHMOND

ARTIST OPPORTUNITY

Applicants are invited to respond to the guiding question, “How can an artwork reflect the ideals of sportspersonship?” as it relates to their material practice, considering the qualities of ethical and fair behaviour; graciousness in both winning and losing; and respect and generosity towards opponents, teammates and sport itself.

In addition, the artwork itself will:

- signal arrival and welcome to the facility,
- support wayfinding and placemaking, and
- enhance physical and social connectedness within the community.

Shortlisted artists will be invited to propose an artwork concept to be located at the north entrance plaza of the facility. More information regarding the site and project parameters will be provided to shortlisted artists prior to the second stage artist selection process. A $750 artist honorarium will be provided to each shortlisted artist.

The commissioned artwork will join a growing number of artworks in the Hugh Boyd Community Park, including:

- *Hidden Stories of the Bioverse*, Andrea Hoff, 2024
- *Community,* Dawn Lo, 2022
- *Signs of Pride*, Paige Gratland, Sam McWilliams, Phranc, 2021
- *Ladybug in the Sun*, Laura Kwok, 2020
- *Let’s Get Out and Play,* David Pacholko, 2020
- *Rising,* Jeanette Lee, 2014
- *Community Kaleidoscope*, Mark Glavina, 2005

LOCATION

The artwork will animate the north entrance plaza for the new facility. Please refer to Figure 3 for artwork location.

The artwork location will have a power connection. Shortlisted artists will have the option of incorporating an LED lighting component in their concept and budget proposal.

To understand the site context, applicants are encouraged to visit Hugh Boyd Community Park prior to submitting an application.

BUDGET

The commissioned artist will be awarded a contract budget of $120,000 CAD that is inclusive of all project expenses including, but not limited to: artist fee, materials, fabrication, production, structural engineering consultant fees, lighting design, installation, photography, administration, insurance and applicable taxes, excluding GST. The contract budget will also include administration and coordination meetings with City staff and City contractors.

ARTIST ELIGIBILITY

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

SELECTION PROCESS

A selection panel comprised of artists, arts professionals and community representatives will recommend the artist/artist team through a two-stage process.

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

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

ARTIST SELECTION CRITERIA

Stage 1

- Artist response to the Artist Opportunity and guiding question
- Artist's demonstrated qualifications, skills and experience of past work
- Artist's demonstrated ability to respond to the existing character of the site and building by taking into account scale, colour, material, texture, content and physical characteristics of the location
- Artist's demonstrated ability to create artwork that is durable, low maintenance and deters graffiti and vandalism
- Artist's capacity to work with other design professionals and stakeholders
- Appropriateness of the submission to the Public Art Program goals.

Stage 2

- Artist response to any feedback and follow-up questions from Selection Panel regarding Artist Statement of Interest
- Artist response to any feedback and follow-up questions from Selection Panel regarding ability of the artwork to respond to the existing character of the site by taking into account scale, colour, material, texture, content and the physical characteristics of the location
- Artist response to any feedback and follow-up questions from Selection Panel regarding appropriateness of the proposal to the Public Art Program goals.
- Artist visualizations, sketches or renderings to communicate how the artwork will respond to the site including scale, colour, material, subject matter, and physical characteristics of the location.
- Artist project budget, inclusive of all project expenses. The contract budget will also include administration and coordination meetings with City staff and City contractors.
- Updated Artist Team Statement and References, inclusive of all artist team members and subcontractors. If working with subcontractors to produce the work, the City will require three (3) references for each subcontractor.

SUBMISSION REQUIREMENTS

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

Applicants will receive a confirmation email upon receipt of their application. If a confirmation email is not received within 72 hours, please contact staff: T. (604) 204-8671.

- **INFORMATION FORM** – Please complete the information form attached to this document.
- **STATEMENT OF INTEREST** – (one page maximum) subject matter interest or artistic exploration in response to guiding question, demonstrated experience in large-scale public art sculpture.
- **ARTIST TEAM STATEMENT** – (one page maximum) If applying as a team, please list project team members, including responsibilities, relevant experience and how team members will work together.
- **ARTIST CV** – (one page maximum) current professional CV. Artist teams will include a one-page CV for each team member.

- **WORK SAMPLES** – Artists and artist teams can submit up to ten (10) samples of past work that best illustrate their qualifications for this project. One image per page. Please include artist name(s), title, year, location and medium information.

- **REFERENCES** – Three (3) references who can speak to your abilities, skills and accomplishments. Please only provide name, title and contact telephone number and email. Teams should include two references for each member. Only references for shortlisted artists will be contacted.

PROJECT TIMELINE

*Applicants are requested to reserve this date and time in their calendar, if they are shortlisted.

Submission Deadline:	February 26, 2026
Artist Orientation:	March 19, 2026, 1:00pm* (Virtual Meeting)
Finalist Interviews:	April 23, 2026, 5:00 – 7:00pm*
Completion:	Spring 2027

SOURCES FOR ADDITIONAL INFORMATION

City of Richmond Public Art Program

City of Richmond Archives

Richmond Arts Strategy

Richmond Recreation and Sport Strategy

Richmond 2022 Parks and Open Space Strategy

SUBMISSION GUIDELINES

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

ADDITIONAL INFORMATION

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

QUESTIONS

Please contact the Richmond Public Art Program:

Tel: 604-204-8671

Email: publicart@richmond.ca

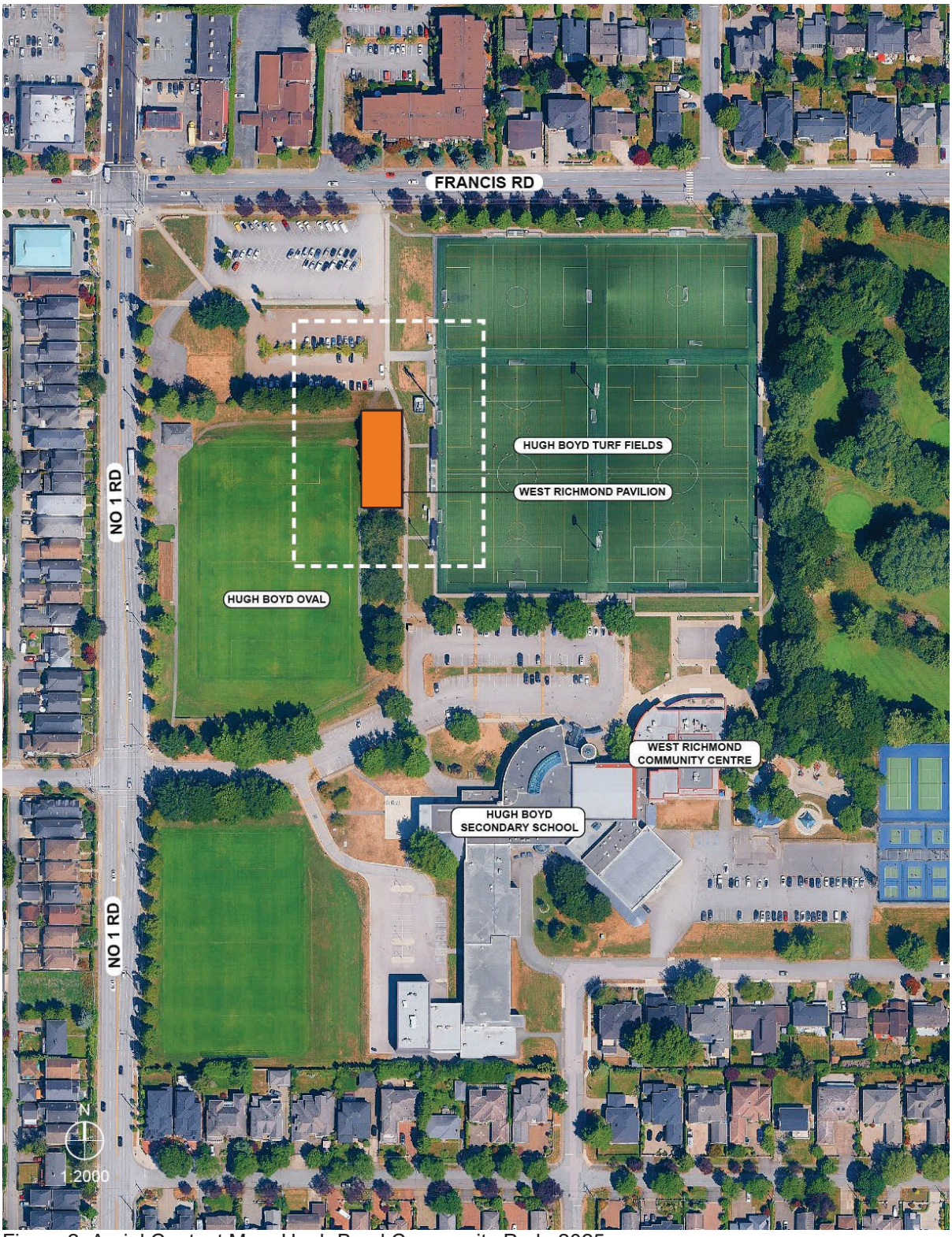


Figure 2. Aerial Context Map, Hugh Boyd Community Park, 2025.

call to artists

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Figure 3. West Richmond Pavilion and Public Art Location.



Figure 4. Hugh Boyd Community Park, January 1970. Richmond Archives, Photograph: 1988 123 478



Figure 5. Existing Hugh Boyd Fieldhouse.

call to artists

PUBLIC ART RICHMOND

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

Name: _____

Address: _____

City: _____ **Postal Code:** _____

Primary Phone: _____ **Secondary Phone:** _____

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

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

If applicable, please indicate additional members of your artist team (collaborators, subcontractors):

_____

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

_____

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

_____

_____

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

Signature: _____ **Date:** _____

Submit applications by email to: publicart@richmond.ca

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Postures of Resilience (working title)



West Richmond Pavillion Sculpture Proposal

Aaron Harder Phone: (250) 983-9803 Email; aaronharder@hotmail.ca
Lee-Anne Harder Phone: (250)983-9640 Email: leechism@yahoo.ca
Quesnel BC, CANADA

Project Proposal

Postures of Resilience (Working Title**)**

Artwork Statement

For the West Richmond Pavillion we would like to propose a work that reflects the beauty of nature, the joy of sports, and respect through human gesture, with a playful interpretation of larger-than-life dandelions clocks.

The dandelion was chosen because it is a representation of resilience, hope, and the abılity to overcome adversity. These attributes are essential in becoming a great athlete through sportspersonship.

Because the pavilion is centered around community and sports, we feel it is fundamental to introduce imagery to the piece that would reflect that, so the spherical seed head/ clock of the dandelion is proposed to be constructed as a wireframe truncated icosahedron. The spherical design would be interpreted as a ball shape used in many of the sports the facility has to offer. This design can also be adapted to a more undulating organic sphere.
These would be fabricated with stainless steel, which is also by nature, very resilient, embodying the characteristic of the dandelion through artistic interpretation.

The human gesture will be represented by the positioning of the individual pieces.
Two of the dandelions will be postured in a gesture of embrace, as though hugging each other. This can be seen as an expression of celebration, affection, or consolation.
The others would be positioned as bowing to one another. The bow is a gesture that exemplifies respect, dignity, humility, and gratitude across a variety of cultures and continents.
These postures reflect the four core principles of sportspersonship: respect, fairness, integrity, and responsibility.

We feel that this work embodies these values, would be an engaging piece to welcome people to the pavilion, and create a visual dialogue to ponder the postures of resilience.

Preliminary Concept Design

Technical Details/Specifications

Spherical Dandelion Clock

- 4pcs. @ 1.2-1.5m / 4-5ft. diameter / approx. weight 80-90 kg.
- 1.5" 304 Stainless Steel/SS welded tube wireframe truncated icosahedron
- Brushed or polished finish (TBD)
- Internal support structure - 60pcs ½" 304 SS tubing welded from each pentagon junction to a SS cylindrical central hub for attachment to stem/standpipe
- Black stainless finish on internal support tubes/mounting hub
- Integral LED light housing on cylindrical center hub

Stem/Standpipe

- 4pcs. 6-8" tapered / curved steel pipe 4-5m
- Integral Connection and hardware for truncated icosahedron
- Integral steel baseplates
- Tamper resistant electrical access at base
- Rose copper finish w/ Sculpture grade clear coat (Sculpt Nouveau/Everclear)
- Pipe/baseplate thickness TBD by engineer

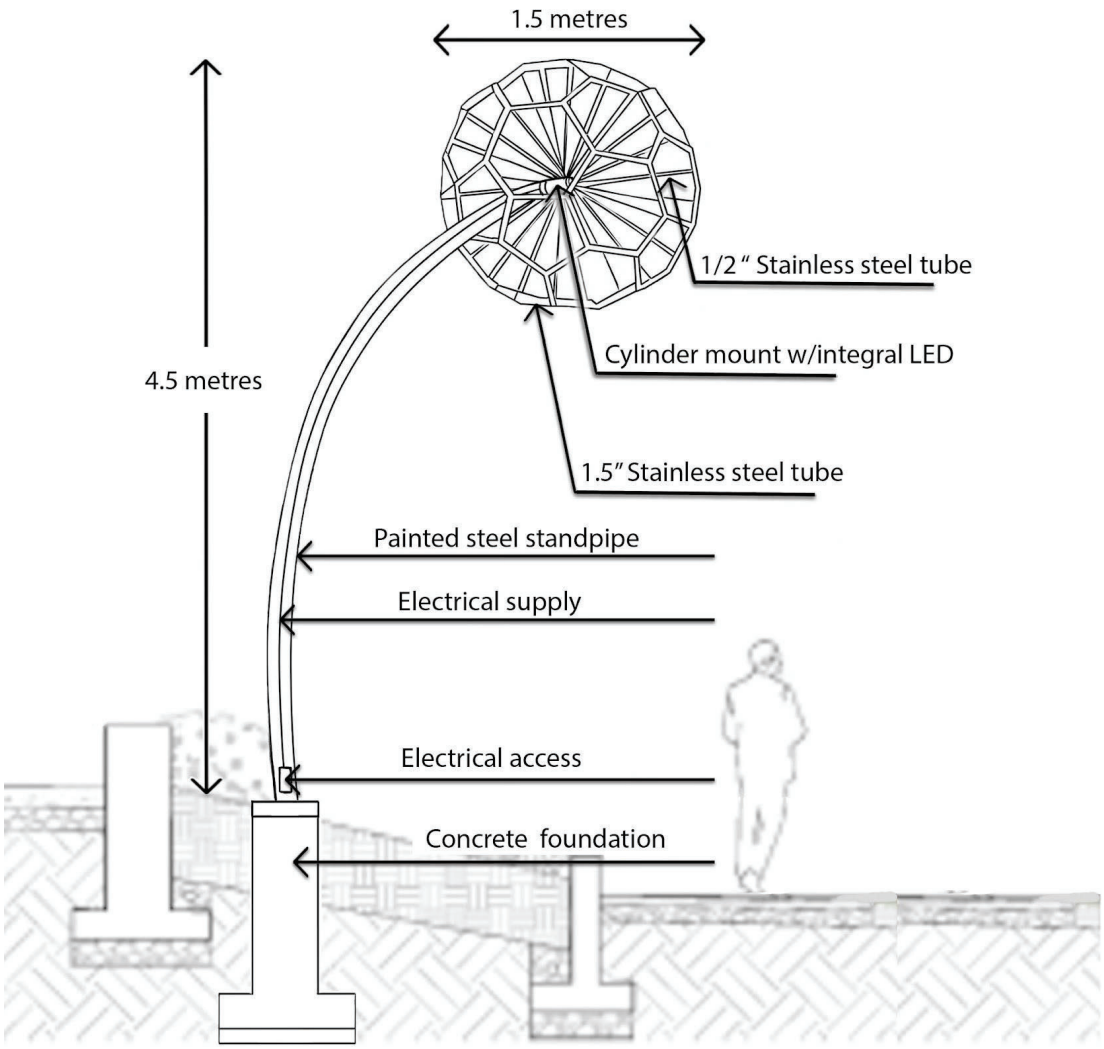
Electrical (each location)

- Waterproof medium lamp base w/ 14-2 120v waterproof supply wire
- Phillips Commercial LED corncob bulb (or equivalent) w/ diffuser/weather protection
- Selectable color temperature 3000K/4000K/5000K (or color to match landscape lighting)

Foundation

12"x12"x40" Concrete pedestal on 36"x36"x8" spread footing w/ integral steel reinforcement/ anchorbolts / electrical conduit
(sizing TBD by engineer)

Preliminary Concept Design (technical drawing)



Preliminary Concept design - Image 1.



Preliminary Concept Design - Image 2.

