



## General Purposes Committee

Anderson Room, City Hall  
6911 No. 3 Road

Monday, June 15, 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 June 1, 2026.*



### CAO'S OFFICE

1. **2026 UBCM COMMUNITY EXCELLENCE AWARDS PROGRAM**  
(File Ref. No. 01-0005-01) (REDMS No. 8387953)

GP-12

**See Page GP-12 for full report**

*Designated Speaker: Jason Kita*

### STAFF RECOMMENDATION

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

- (1) *Excellence in Governance: Building Our Future Together: Social Development Strategy (2025-2035);*
- (2) *Excellence in Service Delivery: Richmond Fire-Rescue Online Education Program;*
- (3) *Excellence in Asset Management: Murals Celebrate Richmond's Beauty; and*

Pg. # ITEM

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



## FINANCE AND CORPORATE SERVICES DIVISION

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

GP-24

See Page GP-24 for full report

*Designated Speakers: Andrew Clark, Katie Ferland & Keith Miller*

### STAFF RECOMMENDATION

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



## ENGINEERING AND PUBLIC WORKS DIVISION

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

GP-86

See Page GP-86 for full report

*Designated Speakers: Suzanne Bycraft & Victor Ma*

### STAFF RECOMMENDATION

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

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



LAW AND COMMUNITY SAFETY DIVISION

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

GP-91

See Page GP-91 for full report

*Designated Speaker: Mark Corrado*

STAFF RECOMMENDATION

- (1) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 10752, be introduced and given first, second and third readings;*
- (2) *That Soil Deposit and Removal Bylaw No. 10200 Amendment Bylaw No. 10681, be introduced and given first, second and third readings;*
- (3) *That Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754, be introduced and given, first, second and third readings;*
- (4) *That Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755 be introduced and given first, second and third readings;*
- (5) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756 be introduced and given first, second and third readings; and*
- (6) *That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765 be introduced and given first, second and third readings.*



Pg. # ITEM

PLANNING AND DEVELOPMENT DIVISION

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

GP-110

See Page GP-110 for full report

*Designated Speakers Chris Bishop, Emily Huang & Greg*

*Newman* STAFF RECOMMENDATION

- (1) *That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and*
- (2) *That the application be forwarded to the July 20, 2026, Public Hearing at 5:30 pm.*



6. **SENIORS EXPERIENCING HOMELESSNESS IN RICHMOND**  
(File Ref. No. ) (REDMS No. )

GP-

Report Distributed at a Later Date

*Designated Speakers: Chris Duggan & Kim Somerville*

ADJOURNMENT





## General Purposes Committee

Date: Monday, June 1, 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 4:05 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on May 19, 2026, be adopted as circulated.*

**CARRIED**

### DELEGATIONS

1. Joanne Stich and Greg Parnell, Vancouver Coastal Health Authority will delegate on the Richmond Hospital Re-Development.

Joanne Stich and Greg Parnell, Vancouver Coastal Health Authority, accompanied by a project design lead, provided an update on the Richmond Hospital Re-Development, as follows:

## **General Purposes Committee**

### **Monday, June 1, 2026**

---

The project is advancing, through work with the City on permitting; the site preparation permit has been submitted and the structural, building envelope, and building permits are to follow, with detailed design continuing over several years. Pre-construction site preparation is anticipated to begin in the summer 2026, with installation of the site construction office and groundbreaking in the fall 2026. Early conversations have begun with the City's public art program regarding engaging a local artist. The design is guided by a "Healing Community Naturally" theme, and the presentation addressed the project's massing and orientation, building envelope and materiality, material expression, palette concept, landscape, and interior design.

In response to queries from Committee, the delegation advised that (i) construction is projected for completion in 2031, (ii) building height is limited to 47 metres in accordance with airport height restrictions, (iii) one level of underground parking is proposed, with service and below-grade parking being explored with City staff to meet bylaw requirements, (iv) there are 430 existing parking stalls, with 120 provided in the new building and a solution being developed for the balance, (v) staff parking has been relocated to an alternate location for the duration of construction, (vi) the hospital is expected to serve approximately 25 to 30 percent of patients from outside Richmond, particularly for surgery and maternity, (vii) \$1.9 billion is identified in the Province's 2026 fiscal plan and the project would be delivered within that funding envelope, (viii) a sewer line running through the site footprint would be relocated over the summer 2026 and a new line rebuilt at the edge of the property, in coordination with City staff, (ix) the building is set back approximately 18 metres above the podium, with a road offset retained for fire department response, (x) the campus would total eight storeys and 353 beds; and (xi) an interim site plan has been shared, with a comprehensive master plan to follow, and the temporary site construction office would be reduced in footprint and incorporate public art on the façade facing Minoru Park.

## **FINANCE AND CORPORATE SERVICES DIVISION**

### **2. RICHMOND FOOD HUB GAP ANALYSIS AND FEASIBILITY STUDY**

(File Ref. No. 08-4150-20-001) (REDMS No. 8392971)

In response to queries from Committee, staff advised that (i) a range of business support services had been identified through public consultation, including mentorship and training, product development and innovation, and connecting suppliers to new buyers, (ii) Option 1, a non-profit distribution hub, would retain greater wealth locally and reduce end costs to consumers by shortening the supply chain, while Option 2 is more directly targeted to growth in local employment by helping businesses scale to production, with

2.

**General Purposes Committee**  
**Monday, June 1, 2026**

---

both options offering overlapping benefits, (iii) a minimum level of business engagement, in the order of 40 food businesses, would be required to progress from a services stage to a facility stage, with pricing based on transaction volumes and user fees, and alternative models available should engagement targets not be met, (iv) Phase 1 would use the \$1 million grant to establish a virtual hub and programming, including market insights, coordination support, and distribution services delivered virtually or at rented facilities for specific events, while Phase 2 would require private investment to develop a physical facility with loading bays and shared storage, (v) the hub would be the 13th or 14th in the Province’s food hub network and is designed as a “made in Richmond” solution, distinct from the commissary-kitchen model already served regionally and by the private sector, (vi) the harvesting of lamb did not emerge as a major consideration during consultation and is subject to regulatory limits, (vii) participation would be open to all interested businesses, including farmers and small processors seeking market insights or new buyers, and (viii) the next stage would be procurement of an operator to submit a business plan for the services stage, which would return to Council before any move to a facilities stage.

It was moved and seconded

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

**CARRIED**

## ENGINEERING AND PUBLIC WORKS DIVISION

**3.    **ADVOCACY FOR RENEWED LOCAL GOVERNMENT CLIMATE ACTION PROGRAM FUNDING****

(File Ref. No. 10-6125-07-01) (REDMS No. 8409329)

It was moved and seconded

- (1)    That, as described in the report titled “Advocacy for Renewed Local Government Climate Action Program Funding”, dated May 5, 2026, from the General Manager, Engineering and Public Works, letters be sent to the Premier, relevant Provincial ministers, and Richmond MLAs outlining the benefits of local government climate action funding and the need for its continuation; and*
- (2)    That the proposed resolution on Continued Local Government Climate Action Funding, described in Attachment 1, for submission to the Union of British Columbia Municipalities (UBCM), in the report titled “Advocacy for Renewed Local Government Climate Action Program Funding”, dated May 5, 2026, be endorsed.*

3.

**General Purposes Committee**  
**Monday, June 1, 2026**

---

The question on the motion was not called as discussion ensued with respect to the use of the funding for permanent infrastructure, such as electric vehicle charging.

In response to queries from Committee, staff advised that climate action would continue to be prioritized and that the funding is required to be expended by March 31, 2028.

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

## LAW AND COMMUNITY SAFETY DIVISION

4. **ANNUAL FUNDING REQUIREMENT FOR EQUIPMENT REPLACEMENT RESERVE FUND - FIRE RESCUE VEHICLES**

(File Ref. No. 99-Fire Rescue) (REDMS No. 8364999)

It was moved and seconded

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

The question on the motion was not called as discussion ensued with respect to (i) the purpose of the additional contribution, (ii) the Reserve balance, past purchases, and projections, and (iii) delivery timelines for fire apparatus.

In response to queries from Committee, staff advised that (i) a longer-term, 10-year history of the Reserve could be provided in future, and (ii) a potential gap in funding had been identified, prompting the request for Council to consider the additional contribution before further apparatus is ordered, noting that apparatus costs have increased over time.

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

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

It was moved and seconded

*That staff be directed to investigate purchasing Medical Response units for responding to medical calls.*

The question on the referral motion was not called as the Committee were provided copies of the rationale for the referral motion (attached to and forming part of these minutes as Schedule 1).

**General Purposes Committee**  
**Monday, June 1, 2026**

---

Further discussion ensued with respect to (i) the differences between the City of Vancouver and Richmond in call volumes and the geographic dispersion of calls, (ii) the staffing implications of operating a separate medical response unit, (iii) whether the underlying need relates to provincial ambulance service levels, and (iv) the suitability of Richmond's current deployment model.

In response to queries from Committee, staff advised that (i) medical response units have not been factored into Richmond's staffing model, which relies on a lean complement able to deploy directly to fire calls without delay, (ii) the City of Vancouver's program arose in response to high call volumes during the opioid crisis, concentrated in higher-density areas, and that city's larger apparatus complement allows dedicated staffing of additional units, and (iii) deploying lighter units to medical calls in Richmond could reduce secondary and tertiary coverage.

The question on the motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Heed, Hobbs, Loo and McNulty opposed.

## PARKS, RECREATION & CULTURE DIVISION

5. **RICHMOND COMMUNITY MEMORIAL GARDEN – PLANNING PROCESS UPDATE, SITE SELECTION CRITERIA, AND NEXT STEPS**

(File Ref. No. 06-2000-20-004) (REDMS No. 8385767)

It was moved and seconded

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

The question on the motion was not called as discussion ensued with respect to (i) potential operating models, including City-operated, subcontracted, partnership, and outsourced approaches, (ii) the range of burial and remembrance options, including a scattering garden, benches, tables, trees, and supporting facilities, as well as the provision of a wall or plaques, (iii) cultural and faith-based considerations and the scattering of remains on the Fraser River; (iv) green burial and Terramation, (v) the projected service life and the five-acre size of the site, and (vi) the scope and methods of public and stakeholder engagement.

**General Purposes Committee**  
**Monday, June 1, 2026**

---

In response to queries from Committee, staff advised that (i) public engagement indicated a preference for a mix of burial types, with the greatest interest in cremation and approximately 33 percent support for green burial, (ii) Terramation is an emerging human-composting practice that produces remains comparable in volume to cremated remains, (iii) coordination is underway with Surrey and Delta regarding the scattering of remains on the Fraser River, with the City of Surrey having approved proceeding in that direction, (iv) the site is anticipated to provide an approximately 50-year service term under a hybrid model, and (v) engagement to date captured individual responses, with subsequent engagement planned with faith groups, funeral homes, and hospice providers, noting these matters are regulated under provincial legislation.

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

It was moved and seconded

*That the main motion be amended to add “and the approach be endorsed” at the end of the motion.*

**CARRIED**

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

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

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

## COUNCILLOR ANDY HOBBS

6. **ARTERIAL ROAD POLICY**

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

It was moved and seconded

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

6.

**General Purposes Committee**  
**Monday, June 1, 2026**

---

The question on the motion was not called as discussion ensued with respect to (i) the implications for the City's Arterial Road Policy and future rezoning, (ii) the treatment of heritage properties, (iii) the effect on lot assemblies and development incentives, and (iv) raising related density-bonus and fairness matters at the UBCM convention.

In response to queries from Committee, staff advised that (i) if the Province agreed not to enforce SSMUH zoning on arterial roads, Council would retain the opportunity to rezone, with heritage properties subject to a further level of review; and (ii) the Arterial Road Policy has supported density along arterial roads for decades, whereas SSMUH provisions may make smaller-scale development more attractive than lot assembly.

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

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (5:29 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 1, 2026.

---

Mayor Malcolm D. Brodie  
Chair

---

Rae Ratslles  
Raincoast Ventures

MOTION

CAROL DAY

## **Medical Response Units for Richmond Fire Department**

That staff be directed to investigate purchasing Medical Response units for responding to medical calls.

Rationale: The Vancouver Fire Department deploys Medical Response units called Rescue trucks to medical calls, these units have life saving gear and this allows the heavier fire engines to remain available for fire and rescue emergencies.

The lighter trucks are much cheaper to operate and cause significantly less wear on the road network. The Rescue trucks are built on a Ford F350 4X4 chassis and include rear beds and have medical equipment.

In Richmond over 80 % of the calls to the Fire Department are for medicals calls such as falls, trouble breathing, chest pains, medical and opioid overdoses so it would enhance the department to have medical response units. The cost for these units is far less than a traditional fire truck and will result in less wear and tear on the fire trucks that cost in excess of a million dollars each.



## Vancouver Fire Fighters's Post



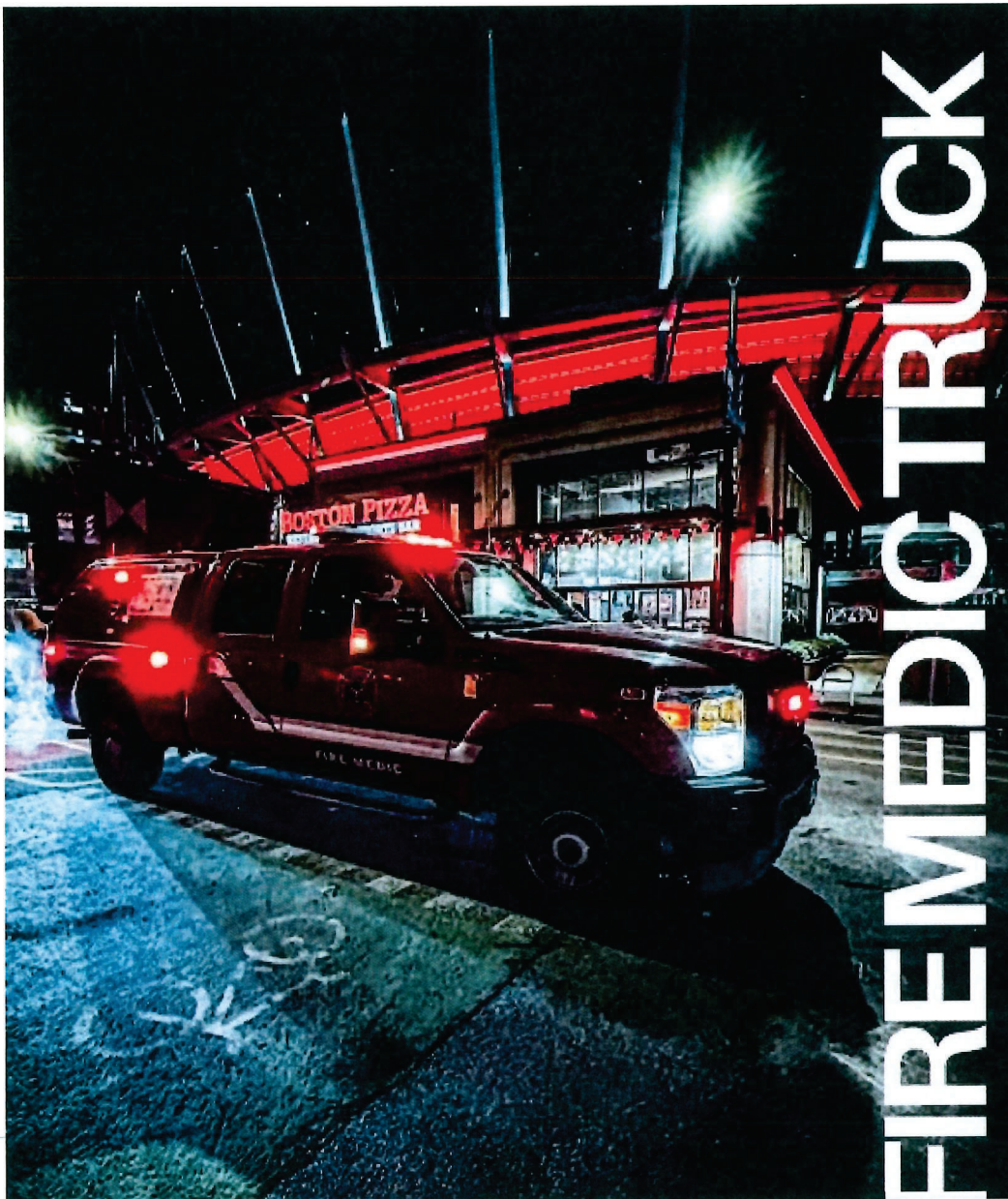
Vancouver Fire Fighters

March 13, 2024 · 🌐



🚒 What's a Rescue Truck? A crucial part of our emergency fleet, merging [#firefighting](#) & medical response. Staffed by fire fighters these trucks tackle fires by providing staffing & save lives through medical response. Despite being small they are equipped for many emergencies, but not all. Every second counts & these trucks deliver fast, effective aid.

[Vancouver Fire Rescue Services](#) [BC Professional Fire Fighters](#)



Comment as Carol Day



# Vancouver Medical Response Units: Rescue trucks

Vancouver Fire Rescue Services (VFRS) utilizes smaller, quick-response vehicles—such as modified pickup trucks and SUVs—for medical calls. [1, 2, 3]

These units, known as **medical-response units** or **rescue trucks**, provide specific benefits for VFRS: [1, 2]

- **Purpose-built for medical aids:** They are equipped with vital life-saving gear but allow the heavier fire engines to remain available for fire and rescue emergencies. [1, 2]
- **Downtown Eastside Efficiency:** VFRS uses cross-staffing, meaning the crew can easily swap between a massive pumper truck and a smaller unit based on the type of dispatch. [1]
- **Reduced Wear and Tear:** Lighter units are much cheaper to operate per mile and cause significantly less wear on the road network. [1]

If you'd like to know more, I can look into:

- **Which specific fire halls** utilize these smaller medic units.
- **How VFRS operates** compared to BC Emergency Health Services (BCEHS).
- The **latest fleet initiatives**, including new electric fire engines. [1, 2, 3, 4]

Let me know what you'd like to **explore next**.



8 sites

- Vancouver Fire Fighters - Facebook  
▲ What's a Rescue Truck? A crucial part of our emergency fleet, merging #firefighting & medical response. Staffed by fire fighter...



Facebook

- City looks to trim fire expenses - The Columbian  
Vancouver may use smaller vehicles to respond to low-priority medical calls \* Instead of dispatching a three-or-four person crew i...



The Columbian

- VFD's emergency response is more responsive - The Columbian  
Captain and paramedic with the Vancouver Fire Department, Bob Carroll, left, and firefighter Natalie Newgent prepare to leave Stat...



The Columbian

Show all

You said: fire medic truck info

## Core Medic Truck Specifications

Vancouver Fire Rescue Services (VFRS) custom-builds its medical-response vehicles for rapid urban deployment. The current fleet primarily relies on modified heavy-duty pickup trucks tailored for first-responder duties: [1, 2]

- **Chassis Model:** Ford F-350 4x4 Crew Cabs and heavy-duty Ford F-550 platforms. [1, 2]
- **Powertrain:** 6.2L gas or diesel engines paired with 10-speed automatic transmissions to handle stop-and-go city traffic. [1]
- **Custom Enclosures:** The rear beds feature custom aluminum utility bodies fabricated by emergency vehicle specialists like Safetek Promedx. [1, 2]
- **Battery Management:** Equipped with smart Idle Right battery systems to power emergency lights and climate-controlled medical storage without keeping the engine constantly running. [1]

## Internal Layout and Equipment

Because these trucks do not transport patients, the rear cabin space is strictly dedicated to rapid-access life support gear:

- **Medical Cabinetry:** Roll-out trays and slide-out drawers hold trauma kits, advanced airway equipment, oxygen cylinders, and automated external defibrillators (AEDs).
- **Scene Support:** Built-in compartments hold small-scale tools, flashlights, and a traffic management kit for motor vehicle accidents.
- **Crew Space:** Standard four-door crew cabs allow up to 2 to 3 firefighters to travel comfortably with their personal turn-out gear. [1, 2, 4]

## Operations and Deployment Strategy

- **The "Cross-Staffing" Model:** Firefighters do not sit in these trucks all day. At high-volume stations like **Fire Hall 2** in the Downtown Eastside, a single crew is responsible for both a full-sized engine/quint and a medic truck. When a medical call comes in, they hop into the F-350; if a fire call sounds, they switch to the big rig. [1, 2]
- **First-Out Strategy:** The medic unit is automatically designated as the "first-out" vehicle for suspected medical calls, keeping the multi-million dollar pumper trucks parked and ready for structural fires. []
- **Recent Service Changes:** To protect these crews from extreme burnout at busy halls, VFRS enacted policies to stop responding to lower-priority medical calls (such as non-life-threatening "Code Orange" or "Code Red" dispatches) unless BC Ambulance paramedics are delayed by more than six minutes. [1, 2]

Are you interested in learning about the specialized training **VFRS firefighters** receive to perform advanced pre-hospital care from these trucks?



---

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

---

### Staff Recommendation

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

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

### Executive Summary

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

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

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

## Staff Report

### Origin

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

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

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

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

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

### Analysis

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

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

#### 1. Excellence in Governance

##### Criteria:

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

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

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

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

Project Description:

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

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

2. Excellence in Service Delivery

Criteria:

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

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

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

Project Description:

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

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

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

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

### 3. Excellence in Asset Management

#### Criteria:

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

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

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

#### Project Description:

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

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

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

### 4. Excellence in Sustainability

#### Criteria:

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

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

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

**Project Description:**

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

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

**Budgetary Implications**

None.

**Conclusion**

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

Respectfully submitted,

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

**Report Contributors**

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

May 19, 2026

- 6 -

Endorsed by Serena Lusk, CAO

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

# Community Excellence Awards

## 2026 Program and Application Guide

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

### 1. Introduction

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

UBCM has offered the Community Excellence Awards since 2004.

### 2. Eligible Applicants and Projects

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

To be eligible for consideration, projects:

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

### 3. Categories

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

#### Excellence in Governance

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

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

#### Excellence in Service Delivery

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



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

### **Excellence in Asset Management**

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

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

### **Excellence in Sustainability**

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

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

## **4. Program Criteria**

---

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

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

## **5. UBCM Presidents Committee Choice Award**

---

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

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

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

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

## 6. Application Process

---

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

### Application Deadline

The application deadline is May 29, 2026.

### Application Contents

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

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

### Submission of Applications

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

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

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

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

### Review of Applications

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

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

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

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

## **7. Awards Ceremony**

---

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

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

## **8. Additional Information**

---

Please visit the [Community Excellence Awards](#) section of the UBCM website or contact [awards@ubcm.ca](mailto:awards@ubcm.ca).

## **Appendix 1: UBCM Awards Online Application Tool**

---

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

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

### **STEP ONE: UBCM Awards Online Application Tool**

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

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

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

### **STEP TWO: Application Worksheet and Required Attachments**

#### Application Worksheet

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

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

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

#### Required Attachments

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

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



---

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

---

### Staff Recommendation

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

### Executive Summary

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

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

## Staff Report

### Origin

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

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

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

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

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

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

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

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

### Analysis

#### Background

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

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

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

### Program Overview and Governance

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

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

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

### Sport Hosting Incentive Grants

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

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

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

### Tourism Master Plan Alignment

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

### Community and Industry Engagement

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

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

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

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

### Sport Hosting Strategy (2026-2031)

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

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

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

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

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

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

### Industry Support

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

### Next Steps

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

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

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

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

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

### **Budgetary Implications**

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

### **Conclusion**

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

Respectfully submitted,

Katie Ferland  
Director, Business  
Services

Keith Miller  
Director, Recreation and  
Sport Services

Andrew Clark  
Director, Sport Business  
Richmond Olympic Oval

### **Report Contributors**

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

Endorsed by Serena Lusk, CAO

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



RICHMOND  
**SPORT  
HOSTING**

# Sport Hosting Strategy

2026-2031

IN PARTNERSHIP WITH:



# CONTENTS

<b>3</b>	Strategy Overview
<b>9</b>	Sport Hosting Vision
<b>11</b>	What is Sport Hosting?
<b>16</b>	Richmond at a Glance
<b>20</b>	What We Heard
<b>22</b>	Key Trends Shaping Sport Hosting in Canada
<b>25</b>	SWOT Analysis
<b>27</b>	Why Now? Key Facts about Sport Tourism
<b>28</b>	Strategic Directions
<b>43</b>	Conclusion
<b>44</b>	Acknowledgments
<b>45</b>	Appendix 1: Action Plan

# STRATEGY OVERVIEW:

## RICHMOND SPORT HOSTING STRATEGY (2026-2031)

### INTRODUCTION

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

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

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



## WHAT IS SPORT HOSTING?

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

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

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

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

## SPORT HOSTING IN RICHMOND

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

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

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

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



## THE OPPORTUNITY

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

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

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

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

## RICHMOND’S POSITION

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

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

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



## RICHMOND'S APPROACH TO SPORT HOSTING

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

**Focused** > Targeting events that align with facilities and capacity.

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

**Coordinated** > Aligning partners to improve planning and delivery.

**Balanced** > Managing event activity alongside community use.

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



## STRATEGIC DIRECTIONS

Richmond will concentrate its efforts on seven strategic directions:

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

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

## WHAT SUCCESS WILL LOOK LIKE

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

By 2031, success will be demonstrated through:

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



# STRATEGY

2026-2031

RICHMOND  

---

**SPORT**  
HOSTING

# SPORT HOSTING VISION

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

## OUR VISION

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

## STRATEGIC DIRECTION

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

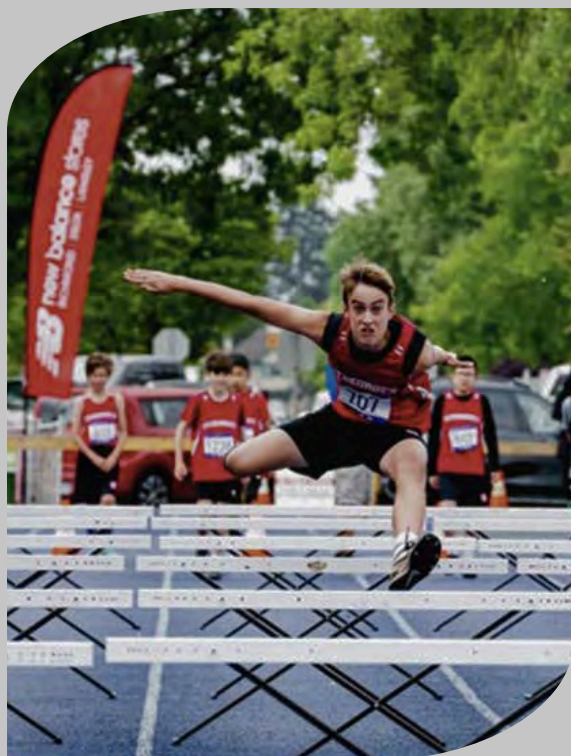
It recognizes that success will not come from pursuing all opportunities, but from making clear choices about where Richmond can be most competitive and where hosting will deliver the greatest impact.



## GUIDING PRINCIPLES

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

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



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

# WHAT IS SPORT HOSTING?

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

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



GP - 40

## **CATEGORIES OF SPORT HOSTING ACTIVITY**

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

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

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

## **BENEFITS OF SPORT HOSTING IN RICHMOND**

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

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

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

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

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

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

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

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

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

## **ALIGNMENT WITH COMMUNITY, SPORT, AND TOURISM PRIORITIES**

The Richmond Sport Hosting Strategy does not exist in isolation. It reflects and supports a broader set of municipal, provincial, and national priorities related to sport development, community wellness, accessibility, tourism, inclusion, and economic development.

This strategy aligns with key City of Richmond plans and policies, as well as broader Canadian sport system priorities that emphasize participation, accessibility, community benefit, reconciliation, sustainability, and long-term sport development. Together, these frameworks reinforce Richmond's role as a leading and forward-looking sport hosting destination that balances visitor economy growth with community wellbeing and resident quality of life.

### **Municipal Alignment:**

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

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

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

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

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

## **ALIGNMENT WITH COMMUNITY, SPORT, AND TOURISM PRIORITIES**

### **National Alignment:**

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

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

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

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

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

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

# RICHMOND AT A GLANCE

## RICHMOND'S POSITIONING IN THE BC SPORT TOURISM SECTOR

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

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

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

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

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



GP - 45

## RICHMOND’S SPORT HOSTING ECOSYSTEM

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

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



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

These funds are reinvested locally, in partnership with the accommodation sector, enabling a structured and proactive approach to event attraction.

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

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

## RICHMOND'S SPORT VENUE INVENTORY

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

### RICHMOND SPORT FACILITIES & VENUES

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

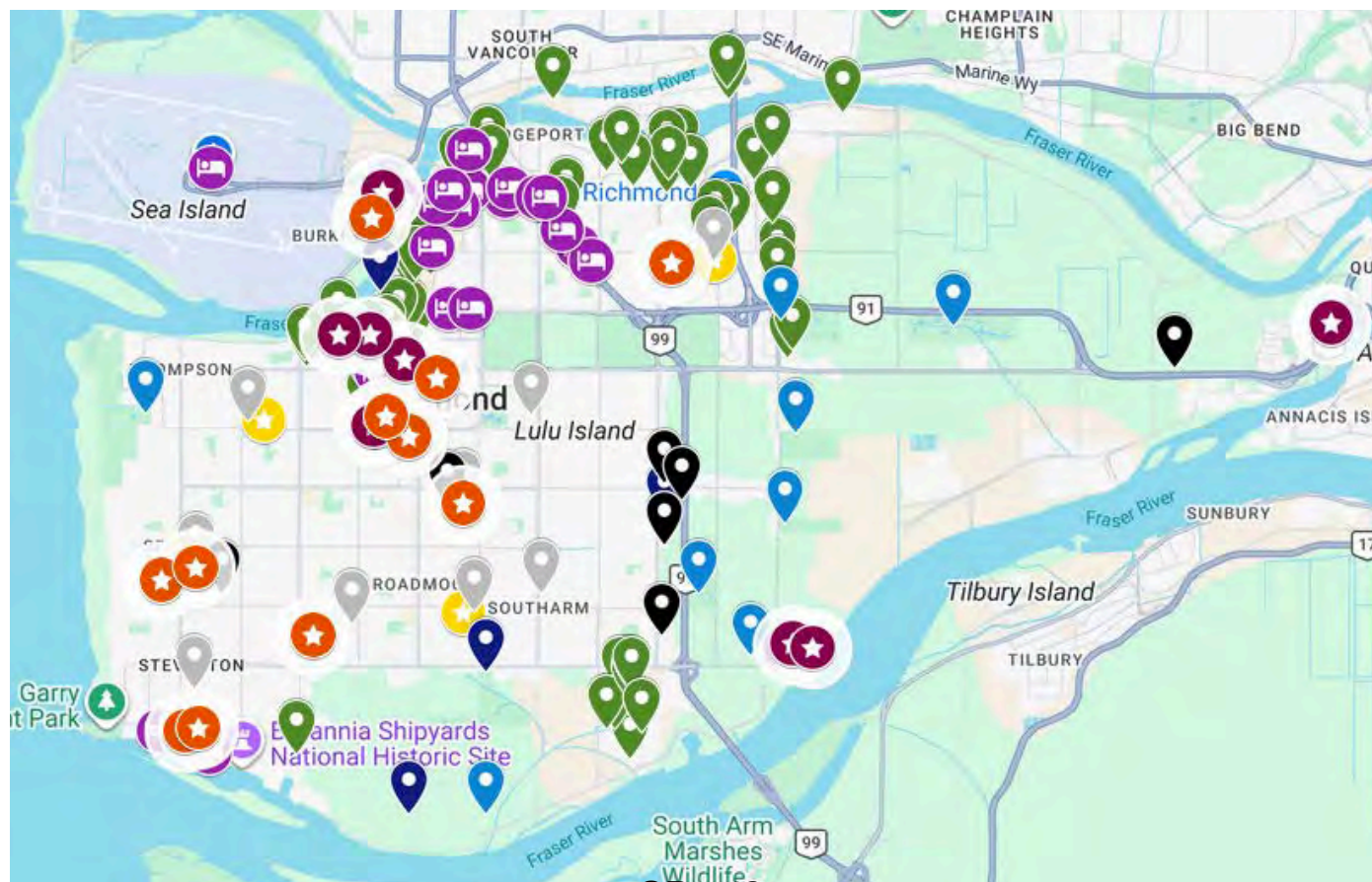


## RICHMOND SPORT HOSTING MAP

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

The map is divided into nine (9) layers:

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



# WHAT WE HEARD

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

## SCOPE OF COMMUNITY ENGAGEMENT



## WHAT WE HEARD MOST CLEARLY

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

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

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

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

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

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

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

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

## WHAT THIS MEANS

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

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

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



# KEY TRENDS SHAPING SPORT HOSTING IN CANADA

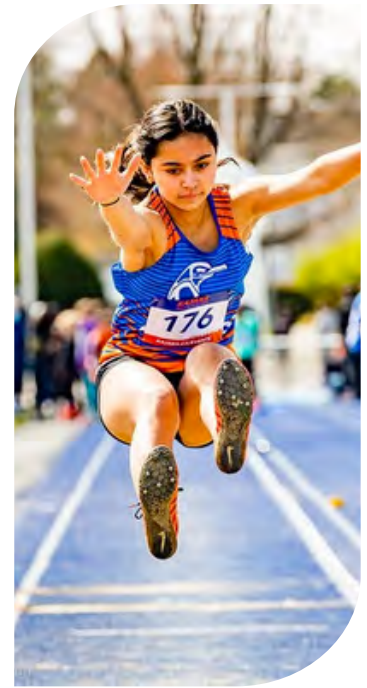
Sport hosting is evolving quickly, shaped by changes in how events are designed, how participants travel, and how destinations compete to host them. Across Canada and globally, communities are taking a more targeted approach—focusing on the sport events they can best support, how they deliver them, and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

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

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

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

- 1 Continued Growth of Participant-Driven Sport Travel:** Amateur, youth, and club-based sport travel continues to dominate the sport tourism landscape, driven by frequent competitions, team-based travel, and strong family involvement.  
**Opportunity for Richmond:** This segment offers consistent volume and repeat visitation, supported by clear prioritization and capacity management to ensure alignment with facility availability and community use.
- 2 Increasing Reliance on Financial Incentives and Bid Contributions:** Event hosting success is increasingly influenced by the level of financial support offered by host communities. This includes direct bid fees, hosting grants, facility subsidies, and in-kind contributions, particularly in the face of rising event costs. For many high-profile and even mid-tier events, the selection process has shifted toward competitive bidding environments where financial packages play a decisive role.  
**Opportunity for Richmond:** Event attraction is increasingly influenced by financial competitiveness, reinforcing the need for a clear, aligned funding approach to remain competitive with communities willing to invest.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# SWOT ANALYSIS

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

## STRENGTHS

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

## WEAKNESSES

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

## OPPORTUNITIES

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

## THREATS

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

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



# WHY NOW?

## KEY FACTS ABOUT SPORT TOURISM

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

---

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

---

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

---

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

---

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

---

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

# STRATEGIC DIRECTIONS

## FOCUSED PRIORITIES TO GUIDE SPORT HOSTING IN RICHMOND

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

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

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

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



# STRATEGIC DIRECTION #1

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

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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

## WHY THIS MATTERS FOR RICHMOND

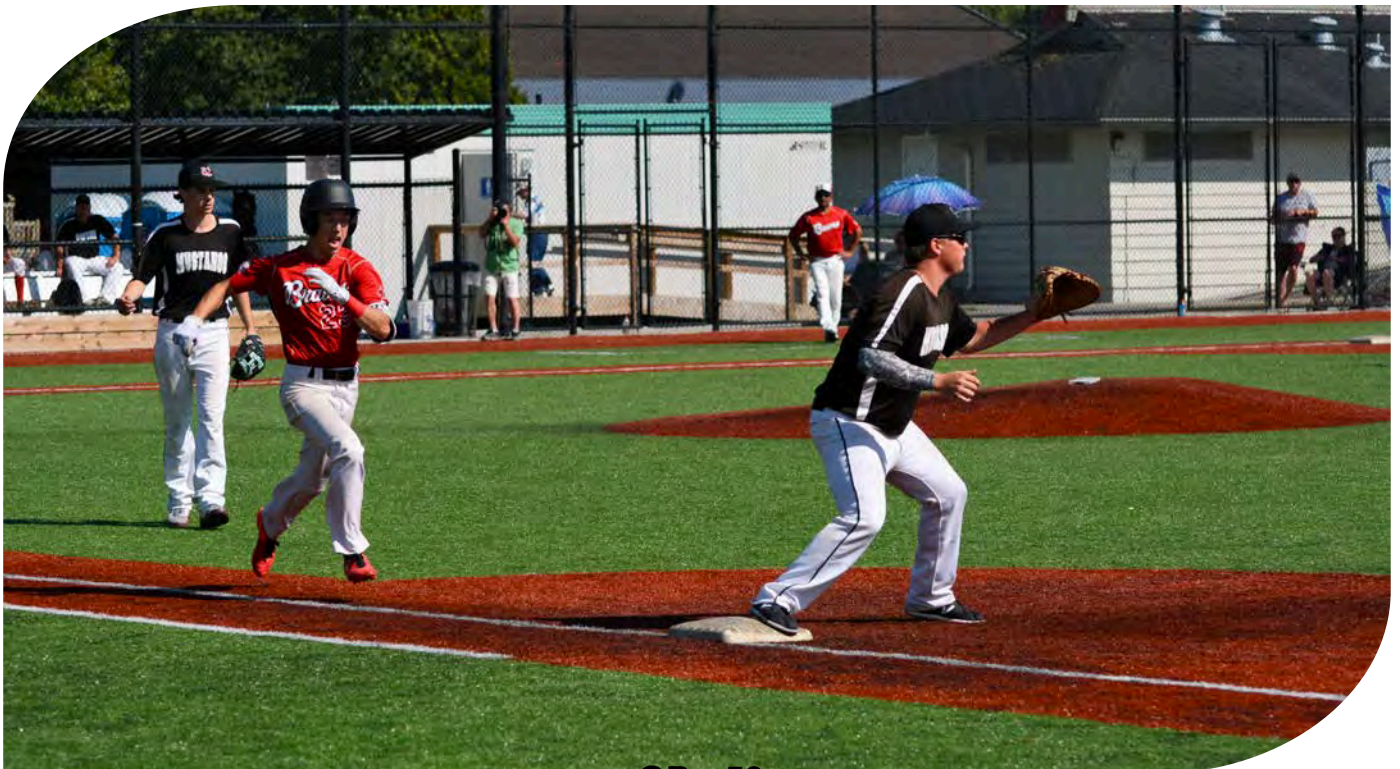
---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #2

## POSITION RICHMOND AS “CANADA’S SPORT BUSINESS CAPITAL”

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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

## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #3

## LEVERAGE HOTELS AND MEETING SPACES FOR SPORT EVENTS

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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



## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #4

## ESTABLISH RICHMOND AS A LEADING HOST FOR ACCESSIBLE AND PARASPORT EVENTS

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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



## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #5

## ATTRACT AND ANCHOR SPORT ORGANIZATIONS AND TRAINING ENVIRONMENTS

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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

## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #6

## EXPLORE OPPORTUNITIES FOR FACILITY INVESTMENT AND SPORT HOSTING PARTNERSHIPS

### OVERVIEW

---

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

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

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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

## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# STRATEGIC DIRECTION #7

## ENHANCE COORDINATION AND DELIVERY ACROSS THE SPORT HOSTING SYSTEM

### OVERVIEW

---

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

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

### WHAT THIS LOOKS LIKE IN PRACTICE

---

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

## WHY THIS MATTERS FOR RICHMOND

---

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

## SHORT-TERM ACTIONS

---

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



# CONCLUSION

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

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

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



## **PARTICIPATING COMMUNITY GROUPS AND LEADERS:**

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

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

# APPENDIX 1

## ACTION PLAN

# ACTION PLAN

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

<b>Strategic Direction #1: Define Sports and Events Best Aligned with Richmond's Sport Hosting Strengths</b>	
<b>Short-Term Actions (0-12 months)</b>	<ul style="list-style-type: none"> <li>• Confirm and formalize priority sport categories and event formats</li> <li>• Develop and implement a consistent event “fit” framework</li> <li>• Audit existing event portfolio to identify “high fit” events to retain or grow</li> <li>• Strengthen relationships with sport organizations and event rights holders in priority sports</li> <li>• Communicate priorities to event organizers and partners</li> </ul>
<b>Mid-Term Actions (1-3 Years)</b>	<ul style="list-style-type: none"> <li>• Apply the event evaluation framework consistently across all event attraction and hosting decisions</li> <li>• Track and assess event performance across economic, facility use, and community impact metrics</li> <li>• Refine priority sports and event formats based on performance, demand, and system capacity</li> <li>• Build a multi-year pipeline of repeat and returning events aligned with priority areas</li> <li>• Align facility scheduling and allocation practices with priority events and hosting windows</li> </ul>
<b>Long-Term Actions (4-5+ Years)</b>	<ul style="list-style-type: none"> <li>• Regularly review and update priority sports and event focus areas to reflect evolving market conditions and community priorities</li> <li>• Work to position and establish Richmond as a preferred sport host destination for select sports and event formats</li> <li>• Integrate sport and event priorities into long-term facility planning and investment decisions</li> <li>• Expand into new sports or event types where Richmond develops a competitive advantage</li> <li>• Use performance data to continuously refine event selection and maximize overall impact</li> <li>• Create and embed a criteria-based approach to event attraction across all partners / decision-makers</li> </ul>

<b>Strategic Direction #2: Position Richmond as “Canada’s Sport Business Capital”</b>	
<b>Short-Term Actions (0-12 months)</b>	<ul style="list-style-type: none"> <li>• Refine Richmond’s value proposition as “Canada’s Sport Business Capital”</li> <li>• Identify priority sport organizations and industry events aligned with Richmond’s value proposition</li> <li>• Align partners on messaging, roles and approach to attracting sport business activity</li> <li>• Initiate targeted outreach to key sport organizations, rights holders, and sector partners</li> <li>• Integrate sport business activity into broader tourism planning and marketing</li> </ul>
<b>Mid-Term Actions (1-3 Years)</b>	<ul style="list-style-type: none"> <li>• Attract and secure sport organization meetings, conferences, and leadership events</li> <li>• Build a multi-year pipeline of recurring sport business events and gatherings</li> <li>• Strengthen relationships with national and provincial sport organizations and sector leaders</li> <li>• Refine positioning and value proposition based on market response and performance</li> <li>• Align hotel, venue, and partner offerings to better support sport business activity</li> <li>• Increase visibility of Richmond within the sport sector through consistent presence and promotion</li> </ul>
<b>Long-Term Actions (4-5+ Years)</b>	<ul style="list-style-type: none"> <li>• Establish Richmond as a recognized destination for sport business activity within Canada</li> <li>• Attract high-profile, national-level sport conferences and industry events</li> <li>• Sustain a consistent calendar of annual and repeat sport business events</li> <li>• Integrate sport business activity as a core component of Richmond’s visitor economy</li> <li>• Expand partnerships across the sport, tourism, and business sectors to support continued growth</li> <li>• Embed sport business positioning into long-term tourism strategies</li> </ul>

**Strategic Direction #3:  
Leverage Hotels and Meeting Spaces for Sport Events**

<p><b>Short-Term Actions (0-12 months)</b></p>	<ul style="list-style-type: none"> <li>• Identify event types suited to hotel and flexible venue environments</li> <li>• Engage hotel partners to confirm interest, capacity, and alignment</li> <li>• Align event timing with hotel availability and demand patterns</li> <li>• Establish coordination mechanisms between hotels and sport partners</li> <li>• Integrate hotel-based hosting into event attraction and positioning</li> </ul>
<p><b>Mid-Term Actions (1-3 Years)</b></p>	<ul style="list-style-type: none"> <li>• Attract and secure events aligned with hotel and meeting space capabilities</li> <li>• Refine and standardize coordination between hotel partners and the sport hosting system</li> <li>• Expand the range and volume of events delivered in hotel-based environments</li> <li>• Develop integrated hosting approaches that align accommodations, venues, and services</li> <li>• Strengthen alignment between event timing and hotel availability across the calendar</li> <li>• Promote successful hotel-based events to build credibility and attract similar opportunities</li> </ul>
<p><b>Long-Term Actions (4-5+ Years)</b></p>	<ul style="list-style-type: none"> <li>• Establish hotel and meeting spaces as a core and recognized component of Richmond’s hosting model</li> <li>• Sustain a consistent pipeline of events aligned with accommodation-based delivery</li> <li>• Through collaboration with sport hosting partners, work to increase competitiveness for flexible-format and non-traditional sport events</li> <li>• Collaborate and enhance communication processes to maximize utilization of hotel infrastructure across peak and non-peak periods</li> <li>• Integrate hotel-based hosting into long-term sport tourism and destination strategies</li> <li>• Continuously refine event selection and delivery approaches based on performance and demand</li> </ul>

<p style="text-align: center;"><b>Strategic Direction #4:</b> <b>Establish Richmond as a Leading Host for Accessible and Parasport Events</b></p>	
<p><b>Short-Term Actions</b> (0-12 months)</p>	<ul style="list-style-type: none"> <li>• Identify priority parasport events and multi-sport opportunities aligned with Richmond’s facilities and hosting capabilities</li> <li>• Assess accessibility across venues, accommodations, and transportation to identify key strengths and gaps</li> <li>• Engage parasport organizations and partners to support event attraction</li> <li>• Align partners on a coordinated approach to accessible and inclusive event hosting</li> <li>• Integrate accessibility considerations into event planning, evaluation, and delivery processes</li> </ul>
<p><b>Mid-Term Actions</b> (1-3 Years)</p>	<ul style="list-style-type: none"> <li>• Inform facility improvement planning processes to address priority accessibility gaps across venues and accommodations where feasible</li> <li>• Actively attract and host regional and provincial parasport events</li> <li>• Strengthen partnerships with parasport organizations and governing bodies</li> <li>• Build capacity among staff, volunteers, and partners to support inclusive event delivery</li> <li>• Refine coordination across venues, accommodations, and services to improve accessibility outcomes</li> <li>• Promote Richmond’s accessibility strengths to support event attraction and positioning</li> </ul>
<p><b>Long-Term Actions</b> (4-5+ Years)</p>	<ul style="list-style-type: none"> <li>• Continue to work to establish Richmond as a recognized destination for accessible and parasport events</li> <li>• Attract national-level parasport competitions and high-profile inclusive events</li> <li>• Advocate for accessibility standards as a minimum baseline across all sport hosting activities</li> <li>• Sustain strong relationships within the parasport system to support ongoing event attraction</li> <li>• Continuously improve accessibility across facilities, accommodations, and services</li> <li>• Integrate accessibility and inclusion into long-term sport hosting and community development strategies</li> </ul>

<p style="text-align: center;"><b>Strategic Direction #5: Attract and Anchor Sport Organizations and Training Environments</b></p>	
<p><b>Short-Term Actions (0-12 months)</b></p>	<ul style="list-style-type: none"> <li>• Identify priority sport partners and training opportunities aligned with Richmond’s facilities</li> <li>• Assess facility availability to support training and residency opportunities</li> <li>• Align partners on a coordinated approach to supporting long-term presence</li> <li>• Engage provincial / national sport organizations to assess interest in “anchoring” in Richmond</li> </ul>
<p><b>Mid-Term Actions (1-3 Years)</b></p>	<ul style="list-style-type: none"> <li>• Attract and secure training camps, seasonal residencies, and partial organizational presence</li> <li>• Strengthen relationships with key sport organizations and governing bodies</li> <li>• Align facilities, accommodations, and services to better support training environments</li> <li>• Refine + promote Richmond’s offering based on successful training + residency experiences</li> <li>• Increase utilization of facilities through year-round training and organizational activity</li> <li>• Support coordination across partners to deliver consistent + effective training environments</li> </ul>
<p><b>Long-Term Actions (4-5+ Years)</b></p>	<ul style="list-style-type: none"> <li>• Establish sustained presence of select sport organizations + training environments in Richmond</li> <li>• Position Richmond as a preferred location for both competition and preparation within the sport system</li> <li>• Expand year-round sport activity through ongoing training, camps, + organizational presence</li> <li>• Strengthen Richmond’s role within provincial and national sport systems</li> <li>• Integrate training and organizational presence into long-term facility and hosting planning</li> <li>• Sustain and grow partnerships that support ongoing sport system engagement and activity</li> </ul>

**Strategic Direction #6:  
Explore Opportunities for Facility Investment and Sport Hosting Partnerships**

<p><b>Short-Term Actions (0-12 months)</b></p>	<ul style="list-style-type: none"> <li>• Identify near-term facility improvements and operational enhancements to strengthen event delivery and participant experience</li> <li>• Identify and prioritize facility gaps aligned with sport hosting and community sport needs</li> <li>• Inform facility development planning processes with sport hosting needs and considerations</li> <li>• Signal priority areas for facility investment to partners, operators and the development community</li> <li>• Engage private sector, community, and sport partners to explore investment, partnership and shared-use opportunities</li> <li>• Establish clear processes to evaluate and advance facility investment and partnership opportunities</li> </ul>
<p><b>Mid-Term Actions (1-3 Years)</b></p>	<ul style="list-style-type: none"> <li>• Advocate for the advancement of priority facility enhancement and modernization projects that strengthen hosting capabilities and community use</li> <li>• Support partnership-based facility developments across public, private, non-profit, and education sectors where feasible</li> <li>• Collaborate to identify, communicate and support opportunities to improve hosting readiness and efficiencies through improvements to accessibility, technology, athlete services and spectator experience</li> <li>• Better integrate schools, hotels, and privately operated venues into Richmond's hosting ecosystem</li> </ul>
<p><b>Long-Term Actions (4-5+ Years)</b></p>	<ul style="list-style-type: none"> <li>• Work to expand overall sport hosting capacity by informing partner-led facility development and shared-use models that facilitate increased hosting possibilities</li> <li>• Collaborate with partners within the Sport Hosting Ecosystem to enable the attraction and delivery of larger and concurrent events through increased infrastructure readiness</li> <li>• Collaborate to identify and maintain a diversified and adaptable mix of facilities aligned with evolving sport, event, and community needs</li> <li>• Strengthen Richmond's ability to attract recurring events, training environments, and sport organization presence</li> <li>• Continuously assess and identify facility gaps related to hosting to inform future facility planning</li> </ul>

**Strategic Direction #7:  
Enhance Coordination and Delivery Across the Sport Hosting System**

<p><b>Short-Term Actions (0-12 months)</b></p>	<ul style="list-style-type: none"> <li>• Review program governance and clarify roles and responsibilities across Richmond Sport Hosting, City of Richmond, Tourism Richmond, facility operators, and hotel partners</li> <li>• Review and update funding model and sport hosting incentive grant program</li> <li>• Launch a shared event calendar across local sport organizations, facilities, and key partners</li> <li>• Strengthen Richmond Sport Hosting’s role as a primary entry point for event organizers with clear intake, triage and referral processes</li> <li>• Explore opportunities to align facility allocation processes across all City facilities</li> <li>• Provide local sport organizations with shared tools, templates, and coordination support to deliver events</li> <li>• Establish a coordinated process for tracking and reporting out on sport hosting outcomes including visitation, participation, and economic impact metrics.</li> </ul>
<p><b>Mid-Term Actions (1-3 Years)</b></p>	<ul style="list-style-type: none"> <li>• Implement a coordinated event planning and delivery model across all system partners</li> <li>• Develop shared bid templates, operational playbooks, and hosting tools for consistent delivery</li> <li>• Integrate facility booking systems with event planning timelines and partner coordination</li> <li>• Strengthen hotel alignment through improved understanding of sport event needs and timing</li> <li>• Expand LSO support through shared staffing models, volunteer coordination, and services</li> <li>• Establish regular partner forums to coordinate upcoming events and resolve delivery challenges</li> </ul>
<p><b>Long-Term Actions (4-5+ Years)</b></p>	<ul style="list-style-type: none"> <li>• Operate a fully integrated sport hosting system across RSH, City, facilities, and partners</li> <li>• Enable faster, more competitive bid responses through aligned decisions, funding, and access</li> <li>• Use data to track event performance, system capacity, and economic and community impact</li> <li>• Position RSH as a recognized leader and convenor in regional and national hosting</li> <li>• Sustain strong hotel alignment to support repeat events and optimize occupancy</li> <li>• Continuously refine funding, processes, and coordination to meet evolving event demands</li> <li>• Balance high-quality event delivery with community access and resident experience</li> </ul>

May 2026

**Re: Richmond Sport Hosting Updated Strategy**

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Nancy Small".

Nancy Small  
CEO, Tourism Richmond



Date: May 6, 2026

To Whom It May Concern,

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

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

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

Sincerely,

*Franco Michielli*

Franco Michielli  
Executive Director  
Richmond Hotel Destination Association



May 15, 2026

RE: Richmond Sport Hosting 2026-2031 Strategy

To Whom It May Concern,

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Perna".

Chris Perna  
Chair  
Richmond Hotel Association



**May 15, 2026**

***Justine Cheng***

Manager, Richmond Sport Hosting

Dear Justine,

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

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

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

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

Regards,

A handwritten signature in black ink that reads "S. Corrigan". The signature is written in a cursive, flowing style.

Stuart Corrigan  
Richmond Sports Council  
Chair

"cc"

- RSC Board of Directors



---

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

---

### Staff Recommendations

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

### Executive Summary

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

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

## Staff Report

### Origin

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

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

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

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

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

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

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

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

### Analysis

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

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

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

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

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

#### Review Process

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

**Table 1 – RFP Evaluation Results**

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

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

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

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

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

### Contract Term

The general scope of the contract includes:

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

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

### **Budgetary Impact**

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

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

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

**Table 2 – Previous Contract Cost (2023-2026)**

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

The cost breakdown is summarized in Table 3.

**Table 3 – Estimated Contract Cost**

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

## **Conclusion**

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

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

Respectfully submitted,

Suzanne Bycraft, Director, Public Works

## **Report Contributors**

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

Endorsed by Serena Lusk, CAO



---

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

---

**Staff Recommendations**

1. That Traffic Bylaw No. 5870, Amendment Bylaw No. 10752, be introduced and given first, second and third readings;
2. That Soil Deposit and Removal Bylaw No. 10200 Amendment Bylaw No. 10681, be introduced and given first, second and third readings;
3. That Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754, be introduced and given, first, second and third readings;
4. That Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755 be introduced and given first, second and third readings;
5. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756 be introduced and given first, second and third readings; and
6. That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765 be introduced and given first, second and third readings.

**Executive Summary**

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

## Origin

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

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

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

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

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

## Analysis

### Traffic Bylaw No. 5870, Amendment Bylaw No. 10752

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Budgetary Implications**

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

## **Conclusion**

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

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

Respectively submitted,

Mark Corrado,  
Director, Community Bylaws and Business Licencing

## **Report Contributors**

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

Endorsed by Serena Lusk, CAO



Traffic Bylaw No. 5870
Amendment Bylaw No. 10752

The Council of the City of Richmond enacts as follows:

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

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

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

CURB RAMP means a lowered section of curb designed to provide access between the sidewalk and roadway for pedestrians, including persons using wheelchairs, mobility aids, strollers, or similar devices, and for vehicles where such access is intended or permitted.

DIGITAL PERMIT means a parking permit issued electronically by the City and linked in the City's parking permit system to a vehicle number plate, which authorizes parking within a permit zone."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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



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

The Council of the City of Richmond enacts as follows:

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

**“OTHER MATERIAL**

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

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

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

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

- (i) will not exceed 14 cubic metres over the course of the calendar year; and
- (ii) is accessory to a permitted residential use of the **Subject Property** on a non-**ALR Property**,”

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

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

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

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

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

- (a) immediately ceasing all **Soil** or **Other Material Deposit** or **Soil Removal** activities;
- (b) addressing any contravention of the **Permit** as specified by the **General Manager** by a date specified by the **General Manager**;
- (c) removal of unauthorized **Soil** and/or **Other Material** from the **Subject Property** by a date specified by the **General Manager**;
- (d) remediating the **Subject Property** to a standard suitable to the **General Manager** by a date specified by the **General Manager**;
- (e) if requested by the **General Manager**, submission of a completed **Soil** or **Other Material Deposit** and/or **Soil Removal** application with a non-refundable application fee twice the amount specified within the **Consolidated Fees Bylaw** to the City within five (5) business days, unless specified otherwise by the **General Manager**. Unless exempted by the **General Manager**, the **Applicant** would be required to meet all other requirements within the **Bylaw** or **Permit**, should one be issued. If an application is not submitted within the specified period, the **General Manager** is authorized to stipulate the means to correct the contravention; and
- (f) complying with an order, notice or direction of the **General Manager**.”

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

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

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

Bylaw 10681

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

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



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

The Council of the City of Richmond enacts as follows:

- 1. Bylaw Enforcement Officer Bylaw No. 9742, as amended, is further amended at section 1.3, by:
a) deleting the word "and" at the end of section 1.3(g);
b) deleting the period at the end of section 1.3(h) and replacing it with a semi-colon; and
c) adding the following new sections after section 1.3(h):
(i) Director, Community Bylaws & Licencing / Chief Licence Officer;
(j) Program Manager, Business Licencing;
(k) Program Manager, Parking & Animal Services;
(l) Program Manager, Community Bylaws Policy and Programs; and
(m) Program Manager, Tree Preservation.
3. This Bylaw is cited as "Bylaw Enforcement Officer Bylaw No. 9742, Amendment Bylaw No. 10754".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_
MAYOR

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



---

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

The Council of the City of Richmond enacts as follows:

1. **Boulevard Maintenance Regulation Bylaw No. 7174**, as amended, is further amended at section 1.1.1, by deleting subsection (b) and replacing it with following:
  - “(b) place any hard surfaces, such as rocks, gravel, landscaping ties, rails, asphalt, brick, concrete structures or figures; or
  - (c) place or install artificial turf.”
2. **Boulevard Maintenance Regulation Bylaw No. 7174**, as amended, is further amended at Part Two: Violations and Penalties, by deleting section 2.1 in its entirety and replacing it with the following:
  - “2.1 A violation of any of the provisions identified in this bylaw shall:
    - (a) result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended or replaced from time to time;
    - (b) be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122* in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as they may be amended or replaced from time to time; and
    - (c) be subject to such fines as may be prescribed in the *Municipal Ticket Information Authorization Bylaw No. 7321*.
  - 2.2 Every person who contravenes any provision of this bylaw is considered to have committed an offence against this bylaw and is liable on summary conviction, to a fine of not more than Fifty Thousand Dollars (\$50,000), and each day that such a violation is caused, or allowed to continue, constitutes a separate offence.”
3. This Bylaw is cited as “**Boulevard Maintenance Regulation Bylaw No. 7174, Amendment Bylaw No. 10755**”.

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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



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

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the following to the list in Section 1.1 in alphabetical order:

“Boulevard Maintenance Regulation Bylaw No. 7174, as amended”

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw, to Schedule A of Bylaw No. 8122 as a new “Schedule - Boulevard Maintenance Regulation Bylaw No. 7174”.
3. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following lines in “Schedule – Traffic Bylaw No. 5870” of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	11.2	No	\$70.00	\$45.00	\$95.00	n/a
Stopping within 1.5 metres of a sidewalk crossing, private road or lane	12.3 (d)	No	\$ 70.00	\$ 45.00	\$ 95.00	n/a

and replacing them with the following lines:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	11.2	No	\$110.00	\$80.00	\$140.00	n/a

Stopping within 1.5 metres of a sidewalk crossing, private road, curb ramp/let down or lane	12.3 (d)	No	\$ 70.00	\$ 45.00	\$ 95.00	n/a
---	----------	----	----------	----------	----------	-----

4. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following line in “Schedule – Parking (Off-Street) Regulation Bylaw No.7403” of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	3.2.2	No	\$70.00	\$45.00	\$95.00	n/a

and replacing it with the following line:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Failure to Obey Traffic Control Devices	3.2.2	No	\$110.00	\$80.00	\$140.00	n/a

5. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the following lines in “Schedule – Traffic Bylaw No. 5870” of Schedule A in numerical order:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Excavate highway/public place without permit	6.3 (a)	No	\$275.00	\$225.00	\$325.00	n/a
Closure/blocking of highway without permit	6.3 (b)	No	\$275.00	\$225.00	\$325.00	n/a
Obstruction of highway without permit	6.3 (c)	No	\$275.00	\$225.00	\$325.00	n/a

Damage highway/public place without permit	6.3 (d)	No	\$275.00	\$225.00	\$325.00	n/a
Failure to comply with permit	6.6	No	\$275.00	\$225.00	\$325.00	n/a

6. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by deleting in its entirety the content of the following lines in “Schedule – Noise Regulations Bylaw No. 8856” of Schedule A:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Making or causing a prohibited type of noise which disturbs the quiet, peace and enjoyment of a neighbourhood.	3.2.1	No	\$200.00	\$175.00	\$225.00	n/a

and replacing it with the following line:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Making or causing a prohibited type of noise	3.2.1	No	\$300.00	\$250.00	\$350.00	n/a

7. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the following lines in “Schedule – Noise Regulations Bylaw No. 8856” of Schedule A in numerical order:

Description of Contravention	Section	Compliance Agreement Available	Penalty	Early Payment Option	Late Payment Option	Compliance Agreement Discount
Prohibited construction noise	3.2.1 (h)	No	\$500.00	\$450.00	\$550.00	n/a

8. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10756**”.

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

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

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CORPORATE OFFICER

**Schedule A to Bylaw No. 10756**

<b>Schedule – Boulevard Maintenance Regulation Bylaw No.7174</b>							
<b>Designated Bylaw Contraventions and Corresponding Penalties</b>							
<b>A1</b> <b>Bylaw</b>	<b>A2</b> <b>Description of Contravention</b>	<b>A3</b> <b>Section</b>	<b>A4</b> <b>Compliance Agreement Available</b>	<b>A5</b> <b>Penalty</b>	<b>A6</b> <b>Early Payment Option</b>	<b>A7</b> <b>Late Payment Amount</b>	<b>A8</b> <b>Compliance Agreement Discount</b>
<b>Boulevard Maintenance Regulation Bylaw No. 7174</b>	<b>Period of Time from Receipt (inclusive)</b>		<b>N/A</b>	<b>29 to 60 days</b>	<b>1 to 28 days</b>	<b>61 days or more</b>	<b>N/A</b>
	Failure to keep boulevard clear of garbage/debris	1.1.1 (a)	No	\$ 110.00	\$ 80.00	\$ 140.00	N/A
	Prohibited placement of hard surfaces	1.1.1 (b)	No	\$ 110.00	\$ 80.00	\$ 140.00	N/A
	Failure to trim grass below 20cm	1.2.1 (a)	No	\$ 110.00	\$ 80.00	\$ 140.00	N/A
	Failure to keep boulevard free of brush or noxious weeds	1.2.1 (b)	No	\$ 110.00	\$ 80.00	\$ 140.00	N/A



Noise Regulation Bylaw No. 8856
Amendment Bylaw No. 10765

The Council of the City of Richmond enacts as follows:

- 1. Noise Regulation Bylaw No. 8856, as amended, is further amended at section 3.2.1 by deleting subsection (e) and replacing it with the following:

“(e) the sound made by amplified music, whether pre-recorded or live, after 11:00 p.m. and before 8:00a.m. on any day;”

- 2. This Bylaw is cited as “Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10765”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures or dates.

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

MAYOR

CORPORATE OFFICER



**To:** General Purposes Committee

**Date:** June 2, 2026

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

**File:** TU 26-011521

**Re:** **Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**

---

### Staff Recommendations

1. That the application by BC Housing Management Commission for a new Temporary Use Permit that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three years starting on March 15, 2027, through to March 15, 2030; and
2. That the application be forwarded to the July 20, 2026, Public Hearing at 5:30pm.

### Executive Summary

BC Housing Management Commission has applied for a new Temporary Use Permit (TUP) for the City-owned site at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This permit would allow for the continued operation of Aster Place, a three-storey, 40-unit modular supportive housing development. The current TUP expires on March 15, 2027, and a new application is required to permit continued operations for a three-year term.

## Staff Report

### Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond for a new Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The original TUP that was granted in 2021 and then renewed in 2024 and is set to expire on March 15, 2027. A new TUP would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1) and until March 15, 2030. The 2,348 m<sup>2</sup> City-owned site is zoned “Light Industrial (IL)”.

This staff report addresses the relevant policies applicable to the use of the property. There has been no change to the existing building structure or on-site landscaping installed under the original 2021 TUP.

### Findings of Fact

#### Background

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and provided capital and operating funding for the new temporary supportive housing. The lease was subsequently extended following Council’s issuance of the three-year extension of the TUP in 2024. Should Council issue the subject TUP, a ground lease with BC Housing could be entered into for a period of time consistent with the new TUP.

When initially opened in 2022, the primary purpose of the development was to transition individuals experiencing homelessness into stable housing. Since that time, Aster Place has continued to accommodate those who are transitioning out of homelessness. The City is party to a Memorandum of Understanding (MOU) with BC Housing and Community Builders. The MOU defines roles and responsibilities as they relate to the management of the building, property maintenance, security, tenant selection, the conduct of staff, tenants and visitors, and dispute resolution. The City convenes regular meetings with BC Housing and Community Builders staff to discuss ongoing operations, resourcing needs, tenanting activities and community feedback. Participants in these meetings also include representatives of Richmond Fire Rescue, Richmond RCMP and Vancouver Coastal Health.

#### Subject Site and Surrounding Development

Currently, there is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving in on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Development immediately surrounding the subject site is as follows:

To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL) with Complete Village Space Overlay,” which had been subject to a Temporary

Commercial Use Permit (TU 23-009170) to temporarily permit the outdoor storage of rental vehicles on site.

To the South: A vacant City-Owned lot zoned “Light Industrial (IL)”.

To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.

To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned “Light Industrial (IL)”.

### **Related Policies & Studies**

#### Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP may be considered by Council on the subject site due to its designation as “Commercial”.

#### Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

#### Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A. The building facilitates temporary accommodations and has been constructed to meet both Canada Mortgage and Housing Corporation (CMHC) residential interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy”. The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

#### Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years. Since there has already been one extension application in 2024, a new TUP application is required. The proposed term for this permit is for a three-year term from March 15, 2027, to March 15, 2030.

### **Public Consultation**

In accordance with the City’s Early Public Notification Policy, notice of the TUP application was provided to residents within 100 m of the subject site. In addition, a TUP sign has been installed on the subject site. As a result of the notification, staff received a phone call and a follow-up email (Attachment 3) from a resident and business owner near the subject site.

The comments received were related to safety, increasing crime, substance use, trespassing of one of their properties and other incidents on site. In response to the comments received, there have been no recorded bylaw infractions, and the operator works closely with the RCMP to

address all incidents involving the facility. The operator has indicated that they have not had any recent incidents involving neighbours, and when there have been incidents in the past, the operator has been quick to meet with neighbours in a timely fashion. The existing MOU between the City and the operator, in addition to regular meetings with the operator, provides an appropriate mechanism to promptly address any concerns from the community as they arise.

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

### **Analysis**

The subject TUP application would enable the continued use of the property for supportive housing. Supportive housing is a government service and remains a critical part of Richmond's Housing Continuum. There are no changes proposed to the existing three-storey building, parking, associated landscaped areas and amenity spaces originally constructed and installed under the original 2021 TUP.

### **Urban Design and Site Planning**

- The existing three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 4).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the existing building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building, which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way.

The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.

- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space is screened from the street by 1.2 m (4 ft.) tall fencing and landscaping, which provides separation from the future sidewalk along Smith Street.

The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces continue to be sufficient in meeting their daily needs for staff and visiting professionals. There are also no parking issues to date. (Attachment 5).

#### Landscaping and On-Site Amenity Areas

- There are two outdoor amenity areas for building residents:
  - The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
  - The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.

#### Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates, which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhances casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

#### Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell handrails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **Budgetary Implications**

None.

### **Conclusion**

The purpose of the new TUP application is to allow the continued operations of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road on a temporary basis until March 15, 2030.

Respectfully submitted,

Joshua Reis, Director, Development  
Peter Russell, Director, Housing Office

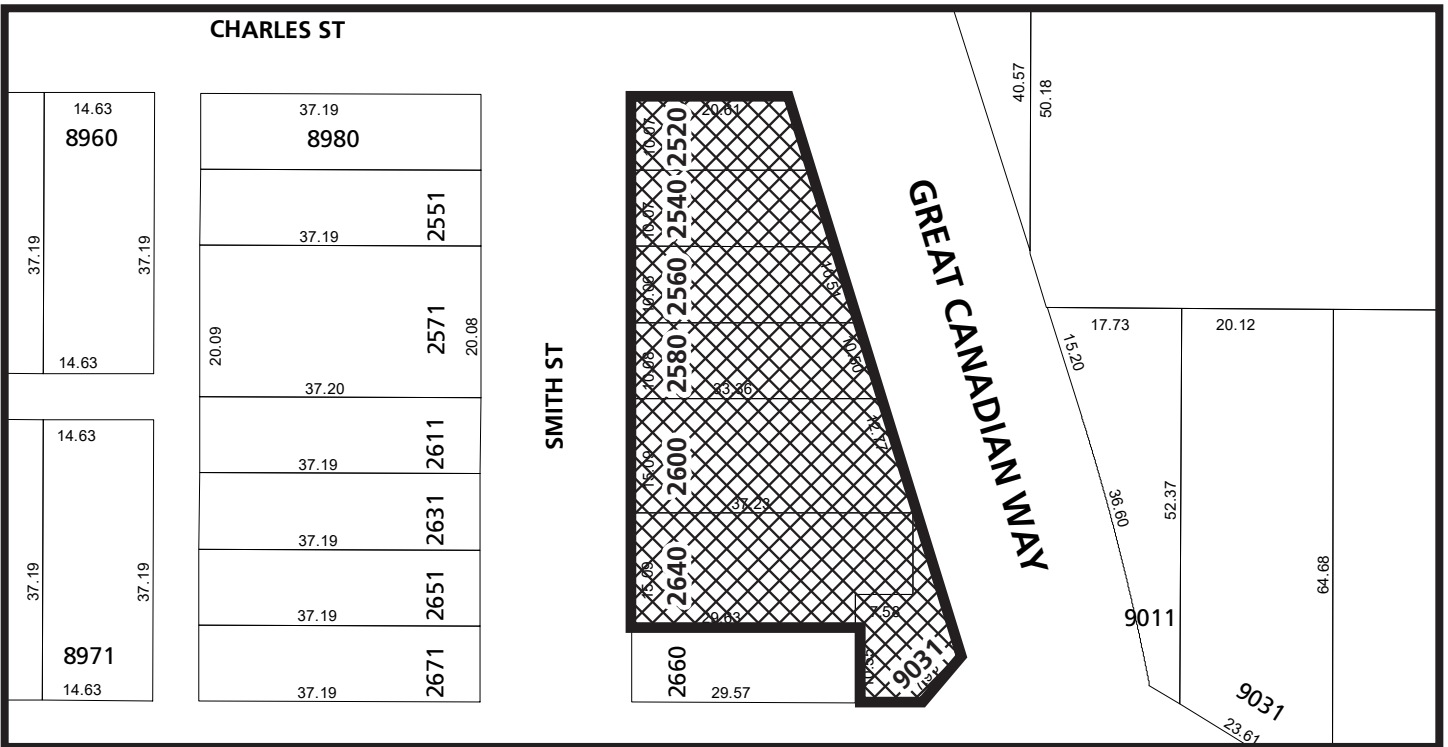
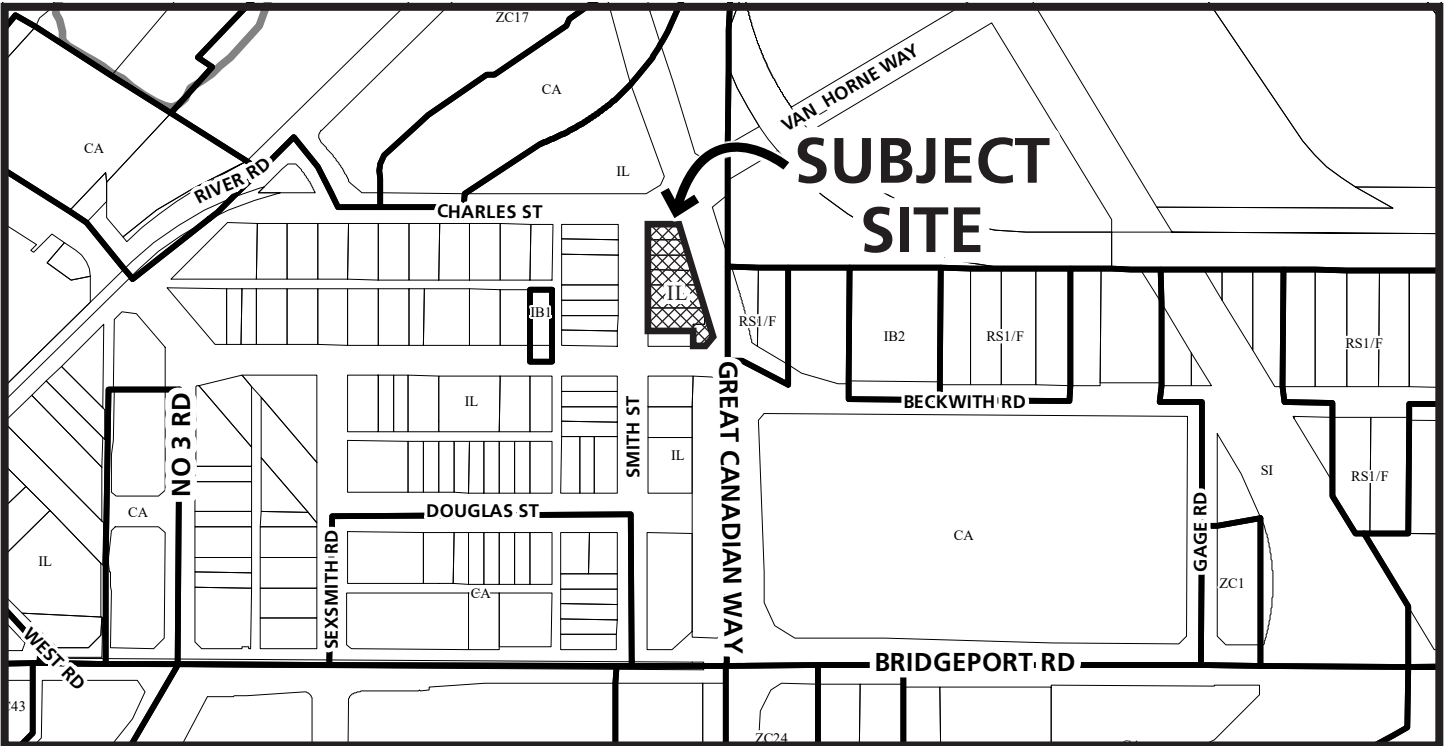
### **Report Contributors**

This report was prepared by Emily Huang, Planner 2 and reviewed by Real Estate Services.

- Att. 1: Location Map  
2: Development Application Data Sheet  
3: Public Correspondence  
4: Site Planning  
5: Letter from Community Builders dated May 21, 2026



# City of Richmond



TU 26-011521

Original Date: 04/30/26  
Revision Date:

Note: Dimensions are in METRES



# City of Richmond



## TU 26-011521

Original Date: 04/30/26  
Revision Date:

Note: Dimensions are in METRES



**TU 26-011521**

**Attachment 2**

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m<sup>2</sup> Net: 1,908 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>
Site Area	2,347.6 m <sup>2</sup>	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m <sup>2</sup>	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m <sup>2</sup>	None
Common Outdoor Amenity Space:	None	118 m <sup>2</sup>	None

**From:** [Huang,Emily](#)  
**To:** [REDACTED]  
**Subject:** RE: NO to temporary use permit file TU 26-011521  
**Date:** Tuesday, May 19, 2026 12:29:00 PM

---

Hello Cristina,

Thank you for taking the time to call me last week and for emailing a follow up about your concerns regarding Aster Place as a resident and business owner in the area. Your feedback will be shared with Council.

For your information, the Temporary Use Permit (TUP) application may be scheduled for an upcoming [General Purpose Committee](#) in June. The TUP may proceed to [Public Hearing](#) in July. If that happens, residents located within 100m of the subject site will receive a written notice by mail of the Public Hearing.

If the TUP proceeds during these dates, you can find the information posted online at the following links:

- [General Purpose Committee agenda](#)
- [City Council Meeting agenda](#)
- [Public Hearing agenda](#)

**Emily Huang, RPP, MCIP**  
Policy Planner | Planning & Development  
City of Richmond  
604-204-8631 | [ehuang@richmond.ca](mailto:ehuang@richmond.ca)

---

**From:** Cristina Faure <[REDACTED]>  
**Sent:** Thursday, May 14, 2026 3:15 PM  
**To:** Huang,Emily <EHuang@richmond.ca>  
**Subject:** NO to temporary use permit file TU 26-011521

You don't often get email from [REDACTED] [Learn why this is important](#)

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hi Emily,

Thank you for taking my call yesterday and hearing my concerns regarding the BC housing temporary use permit file TU 26-011521.

As mentioned, I have been a resident of this neighbourhood for almost two decades. First living in this area and then continuing business here. My husband and I own a property at [REDACTED] and rent one directly behind that at [REDACTED]. At the time of being a residential resident, this was a very unique and interesting neighbourhood with a mix of residential and business. We knew our neighbours, we

developed friendships and watched out for each other. We got to know the businesses in the area and people who ran them. There was a real sense of community here. I would walk or ride my bike down Bridgeport trail entering from Charles st or under the Oak St bridge from Beckwith Road without concern. I could leave my bike outside and it would still be there in the morning. We had a beautiful outdoor patio space and would leave belongings there untouched. Sadly, that is no longer the case for this community since the arrival of the BC Housing supportive housing development (Aster House 2520 Smith St).

Once that opened there was an immediate shift in the neighbourhood and we no longer were safe to walk alone or leave our property out. I can no longer walk this trail as there are encampments along the trail and under the bridge. Garbage, drug paraphernalia, needles and human feces catered along the trail as well as in front of our businesses. This housing has brought open drug use, drug sales, violence, theft, property damage and fear to this community. Anything not locked up or nailed to the ground will be stolen. Valuables damaged and our safety compromised. I think it is easily seen by the number of complaints and police calls that have been made in this neighbourhood since BC Housings arrival. We have had to lock up our houses and business tight, put up cameras and hope for the best each night. As an example just last week, May 7, we had someone break into our property, again. The neighbour called the police and the man was found in our property and was arrested. He is known to police and continues to be arrested only to then be released to continue committing crimes in the area. This person had been to our property before attempting to break in and was caught on camera again May 12 trying to kick in our back door. Thankfully he was unsuccessful, but he did manage to steal the camera before leaving. This requires us to take time out of our day and money from our pockets to address the damage done and attempt to better secure our property. And despite the Aster Place providing housing, we often find addicts sleeping at our front door or on our work trailer and driveway with drug paraphernalia scattered around. This causes a safety hazard for us at our place of business. We are fearful to confront these addicts, or to even just ask them to leave as they often become aggressive. They can be heard fighting amongst themselves and they don't hesitate to engage with you if you look their way. Its very scary. They have stolen countless things and damage personal property and vehicles parked outside. That is just a few examples of what we have personally experienced here. I know other residents have been dealing with the same, neighbours having squatters in the property with large police responses required to sort it out. Physical fights in the streets between drug fueled addicts. As another example, yesterday May 13, the Emergency Response Team with their armored vehicle, gear and riffles ready, helicopter above, first responders and many police officers, were at said location (Aster Place 2520 Smith St) to deal with what I understood was a stand off with a resident who was threatening harm and had barricaded themselves in a room. I don't know the exact details but it was clearly a very serious situation. This isn't the first time and it won't be the last.

Im sure building this facility, its running costs and the constant use of emergency services due to the problems brought by its residents is costly and I cant help but feel frustrated that that is how our tax dollars are being spent. Not to help those contributing to society but instead to those who are destroying it. Things are hard

enough right now with the general cost of living and people don't have extra money to constantly be replacing and fixing all the things that are broken and stolen from us due to the residents of this housing. We have to work hard to provide shelter, food and necessities for our children because no one provides that to us, we have to work for it. And its frustrating to watch it being given to others for doing nothing except causing trouble for those who do work hard. I understand the idea of this facility, offering shelter, meals, counselling, life-skills training etc. But when consuming drugs is also allowed, these people only choose that. I believe if this were a sober living facility we may not have as many problems. It is extremely unfair that tax paying citizens are not being protected from this chaos. Its costing us time, money and our safety. This is not what we want in this community, or any community for that matter, and we ask that you deny BC Housings request to continue operating at this location for the safety and well being of the existing hard-working taxpayers.

Thank you for taking the time to read this and to pass along my concerns.

Sincerely,

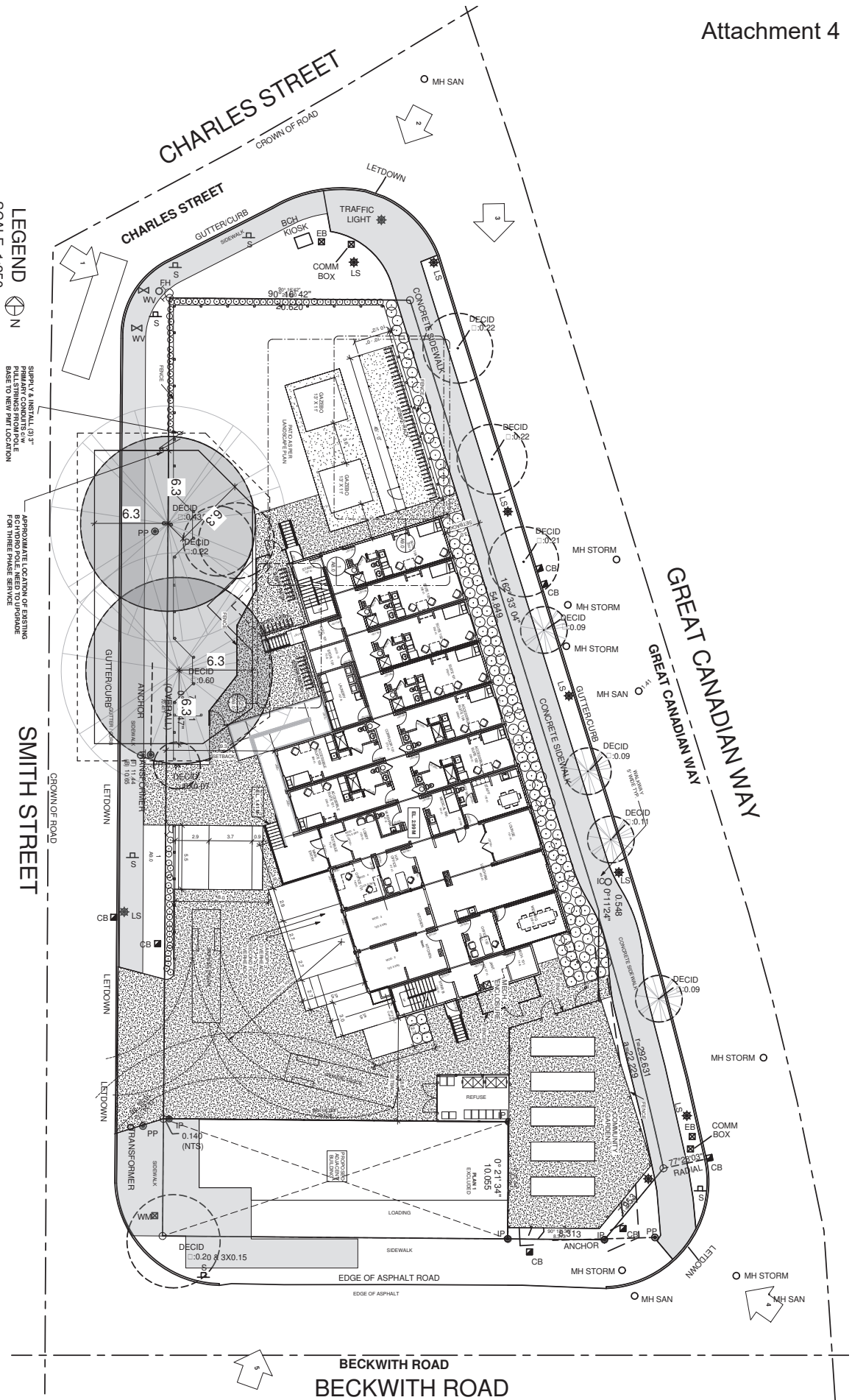
Cristina Faure

LEGEND  
SCALE 1:250

SUPPLY & INSTALL 9.5" PRIMARY CONCRETE SW BASE TO NEW PAVT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVT TO BE REMOVED FOR THREE PHASE SERVICE

SMITH STREET



AS BUILT DRAWINGS Date: October 20/ 2023

A1.1  
DRAWING NO.

<b>BC HOUSING</b>			
2520-2640 SMITH STREET, RICHMOND, BC			
SITE PLAN			
20 09	Author: DB	Checker: GB	October 28/ 2022

GENERAL CONTRACTOR: LANDSEA 7-3800 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE   604-810-1111	MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS VANCOUVER CONTACT: NICK 604-273-3133
---	--

**GP-122**

**BUILDING PERMIT REVISION**

**Gerry Blonski**  
architect a.i.b.c.  
Suite 1A, 12488 82nd Ave., Surrey, B.C. V3W 2E9  
Ph: 572-3608  
Fax: 572-3700  
www.gerryblonski.com



May 21, 2026

Shauna Webber  
 Community Builders  
 325-1130 West Pender Street  
 Vancouver, BC  
 V6E 4A4

File number: TU23 032827

**Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)**

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street continue to meet our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provided the following parking statistics based on Community Builders’ current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers
	1 Building Caretaker
	0-1 Chef, currently only 1 of our housing sites has a chef working full-time

Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We also continue to ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process. We also confirm that there is sufficient bike storage for staff and residents.



**COMMUNITY BUILDERS**  
STRIVING FOR EXCELLENCE IN COMPASSION

Please note that we also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

*Shauna Webber*

**Shauna Webber**

Director of Operations

Community Builders

325-1130 West Pender St. Vancouver, BC

(o) 778.379.3940



No. TU 26-011521

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND 9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY BURNABY, BC V5H 4V8

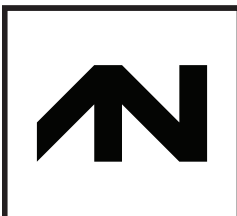
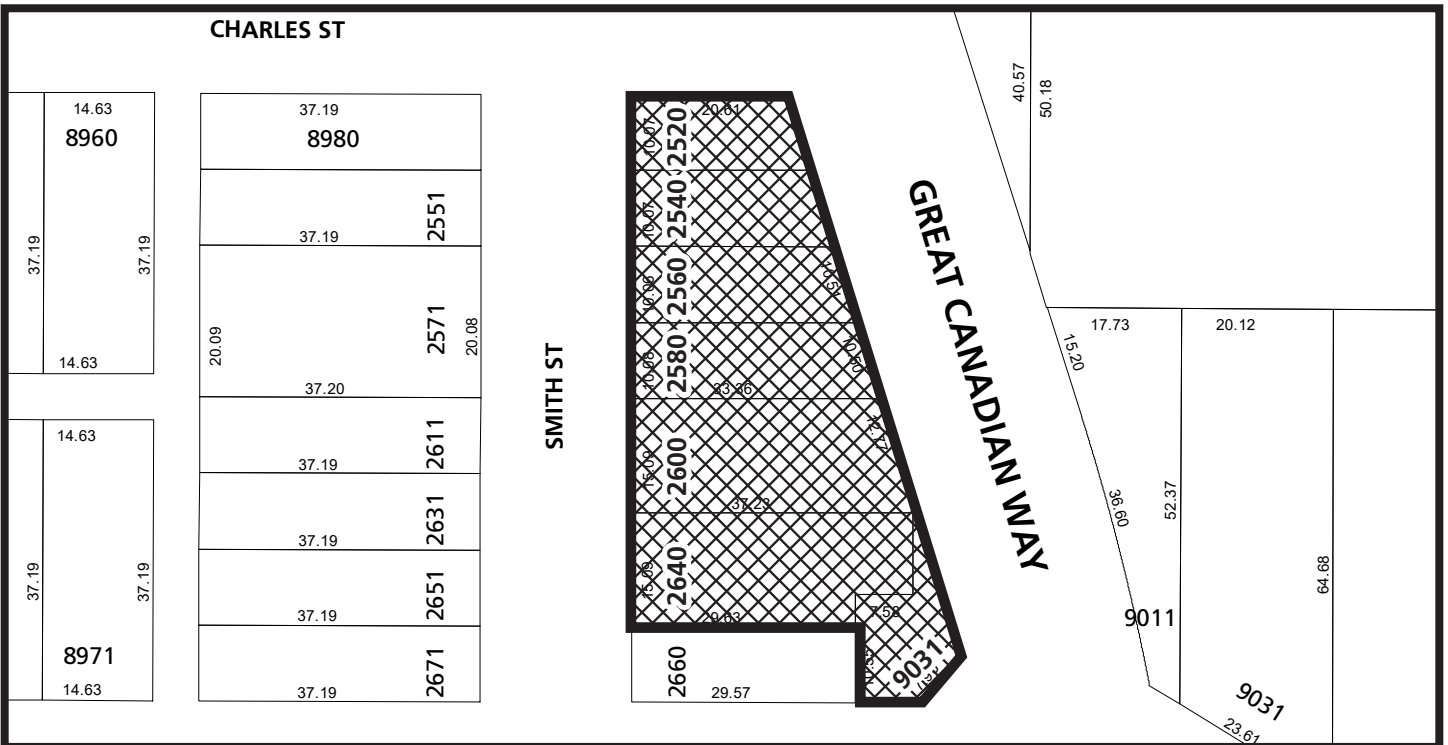
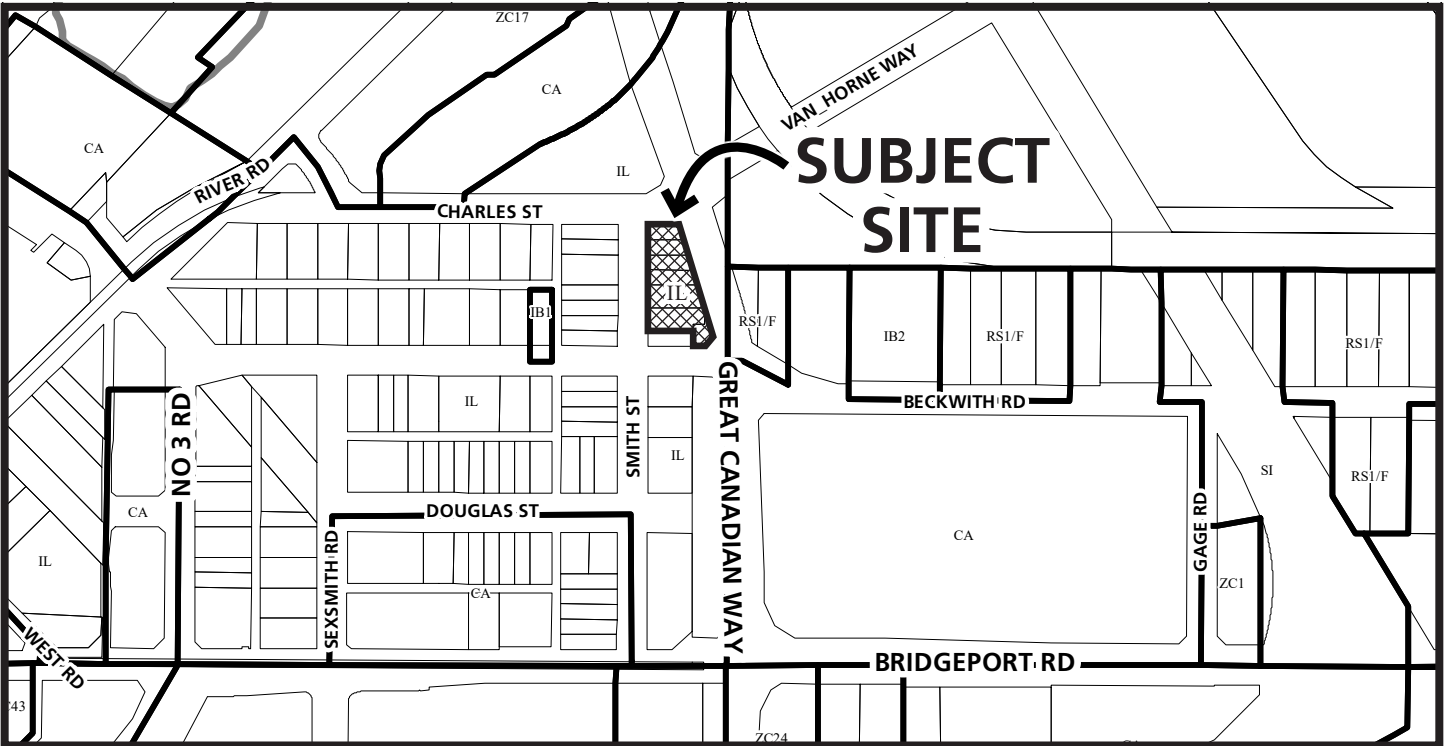
---

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
  - a) reduce the required landscaped parking setback from 3.0 m to zero;
  - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
  - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. The lands described herein have been developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule "B" which shall form a part hereof.
6. Any temporary buildings, structures and signs shall be demolished or removed, and the lands and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.
7. As a condition of issuance of this Permit, Council is retaining the \$43,366.40 in security associated with TU 26-011521 for this 3-year term to ensure that the development on the lands is in compliance with the terms and conditions of this Permit and Schedule "B". Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to ensure that the development hereby authorized is maintained according to the terms and conditions of this Permit and in compliance with all of the plans and terms set out in Schedule "B" attached hereto, the City may use the security to carry out such works as are necessary by its servants, agents or contractors in order to ensure maintenance and compliance, and any





# City of Richmond

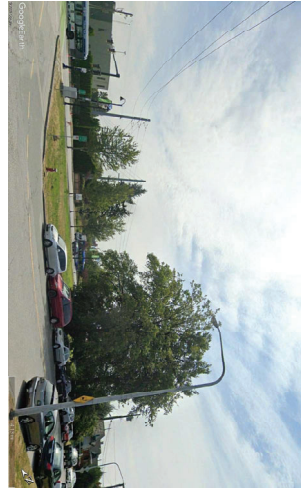


## TU 26-011521 SCHEDULE "A"

Original Date: 04/30/26  
Revision Date:

Note: Dimensions are in METRES

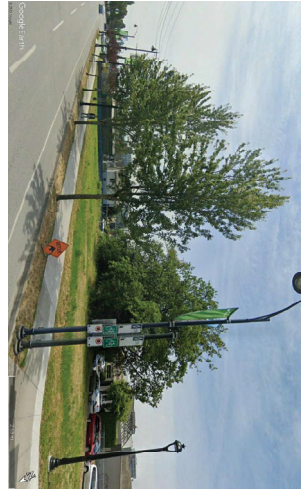




1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



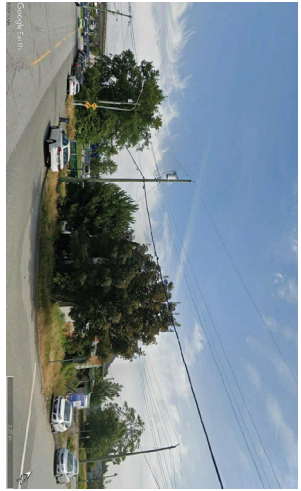
2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TYP

**A0.2**  
DRAWING NO.

<b>SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING</b>			
2520-40 SMITH STREET, RICHMOND, BC			
SITE PHOTOS			
20.09	Author	Checker	Nov. 03, 2020

CLIENT: LANDSEA 738571 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE  
MODULAR CONSULTANT: WESTCOAST HIGHLAND BUILDING SOLUTIONS CONTACT: JESSICA HARRISON | 604-913-5585

**GP - 129**

**Gerry Blonski**  
architect a.i.b.c.

Ph: 572-3606 Fax: 572-3700  
Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBMITTED FOR TWP

<b>A0.3</b> <small>DRAWING NO.</small>	<b>SMITH STREET RICHMOND HOUSING          PROJECT - BC HOUSING</b> <small>2520-40 SMITH STREET, RICHMOND, BC</small> <small>RENDERING/NO</small>		<small>CLIENT:</small> LANGSEA 7380Y HODGESS WAY SURREY, BC VAN/TEL: 604.591.4300	<small>MODULAR CONSULTANT:</small> WESTCOAST HIGHLAND BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIKEL HARRISON   604.210.6266	<b>Gerry Blonski</b> architect a.l.b.c. <small>Ph: 604.698.1111          Fax: 604.698.1112          Suite 114 - 12668 - 62nd Ave., Surrey, B.C. V3W 3E9</small>
	<small>25-09</small>	<small>Author</small>	<small>Checker</small>	<small>Nov. 03, 2020</small>	

1/28/2021 9:46:44 PM



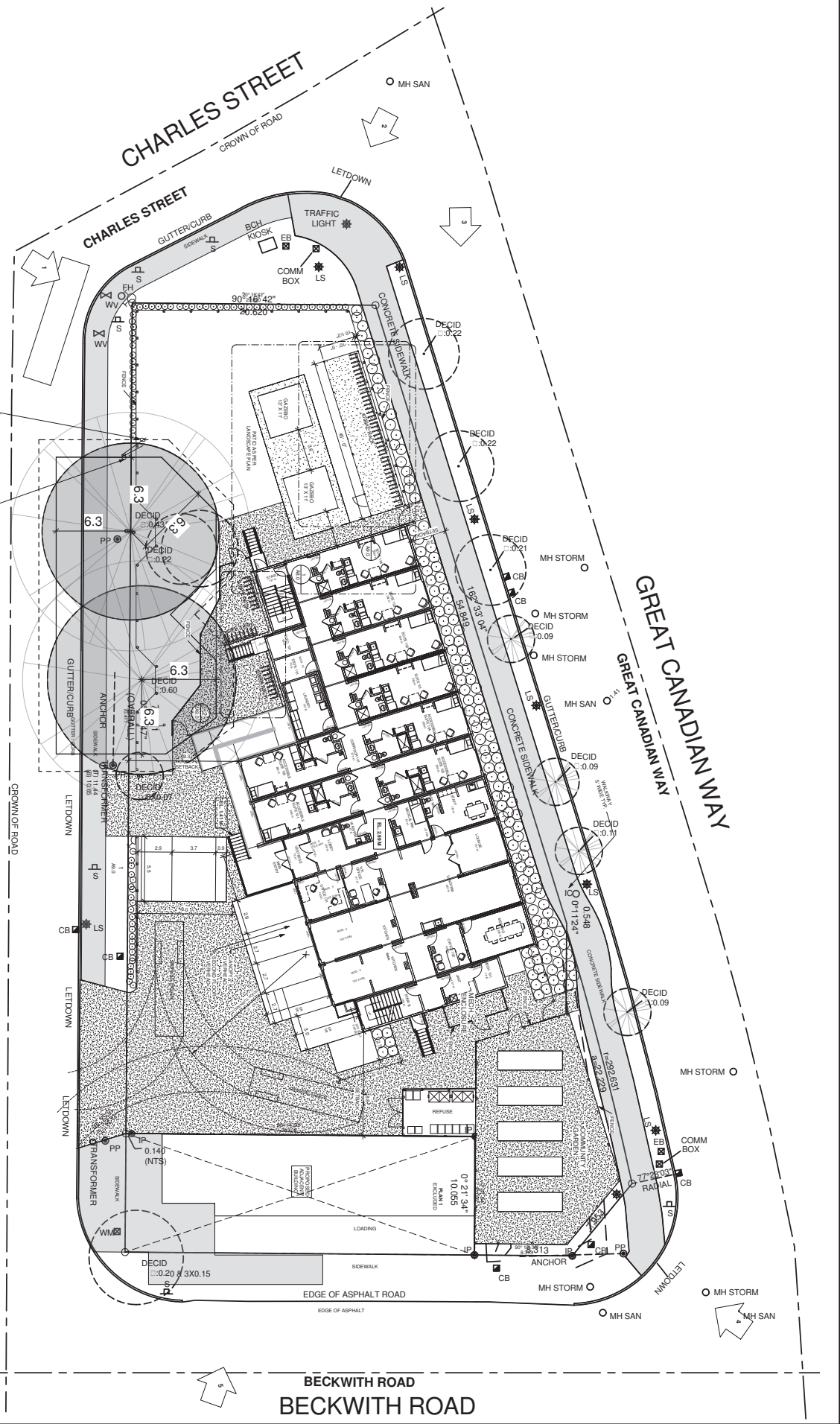
LEGEND  
SCALE 1:250



SUPPLY & INSTALL 9.5" PRIMARY CONCRETS AS SHOWN TO NEW PAVEMENT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVEMENT FOR THREE PHASE SERVICE

SMITH STREET



AS BUILT DRAWINGS Date: October 20/ 2023

**A1.1**  
DRAWING NO.

**BC HOUSING**  
2520-2640 SMITH STREET, RICHMOND, BC  
SITE PLAN  
20 09 Author: DB Checker: GB October 28/ 2022

GENERAL CONTRACTOR:  
LANDSEA  
7-3800 PROGRESS WAY  
SQUAMISH, BC  
CONTACT: MIKE COYNE | 604-810-  
MODULAR CONSULTANT:  
WESTCOAST HIGHLAND BUILDING SOLUTIONS  
VANCOUVER  
CONTACT: NICK  
**GP-132**  
313-6506

**BUILDING PERMIT REVISION**

**Gerry Blonski**  
architect a.i.b.c.  
Suite 1A, 12488 82nd Ave., Surrey, B.C. V2W 2E9  
PH: 572-3608  
FAX: 572-3700  
www.gerryblonski.com

Revisions

NO.	DATE	DESCRIPTION
01	10/15/20	LAYOUT & SPLIT
02	10/31/20	RISE CRANK SPACE HT.
03	12/01/20	AREA DATA
04	12/15/20	GEN. LAYOUT & RV. AREA
05	01/12/21	KIT. CAB. RAMP COM. KIT.
06	01/20/21	TRP. RAMP & STEPLANDING



Tel: 604-313-6506  
Email: info@highlandbuilding.ca

Copyright reserved. This design and drawing is exclusive property of HIGHLAND BUILDING SOLUTIONS and may not be used or reproduced without the written consent of HIGHLAND BUILDING SOLUTIONS.

**Project**  
2800 Smith Street, Richmond BC, Housing

**Drawing**  
GROUND FLOOR PLAN  
7,080 sf (658 sq.M.)

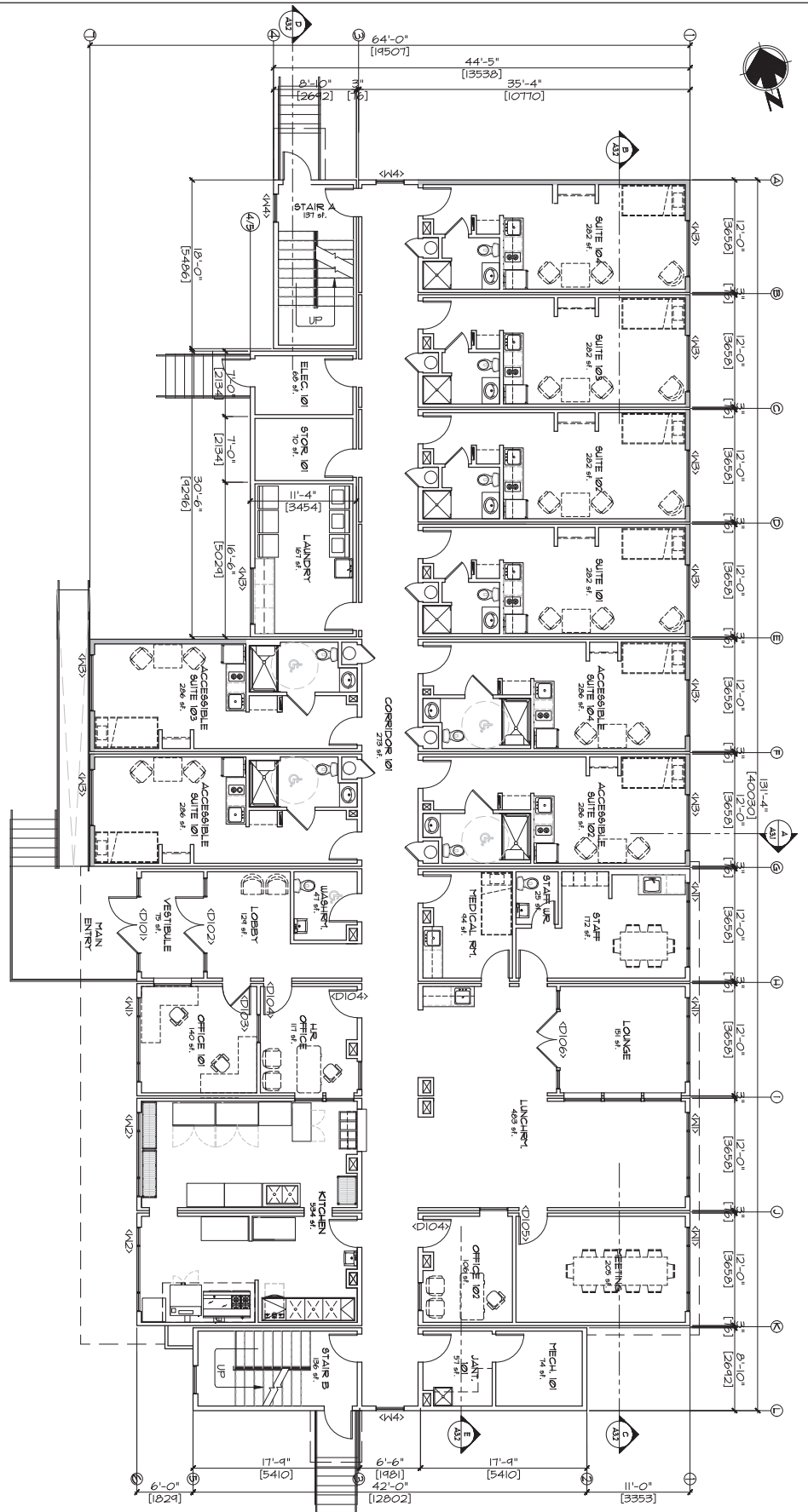
Scale : 1/8" = 1'-0"

Drawn: . .

Date: 9FRT. 20. 2020

Project No. 200956-PIA

Drawing No.

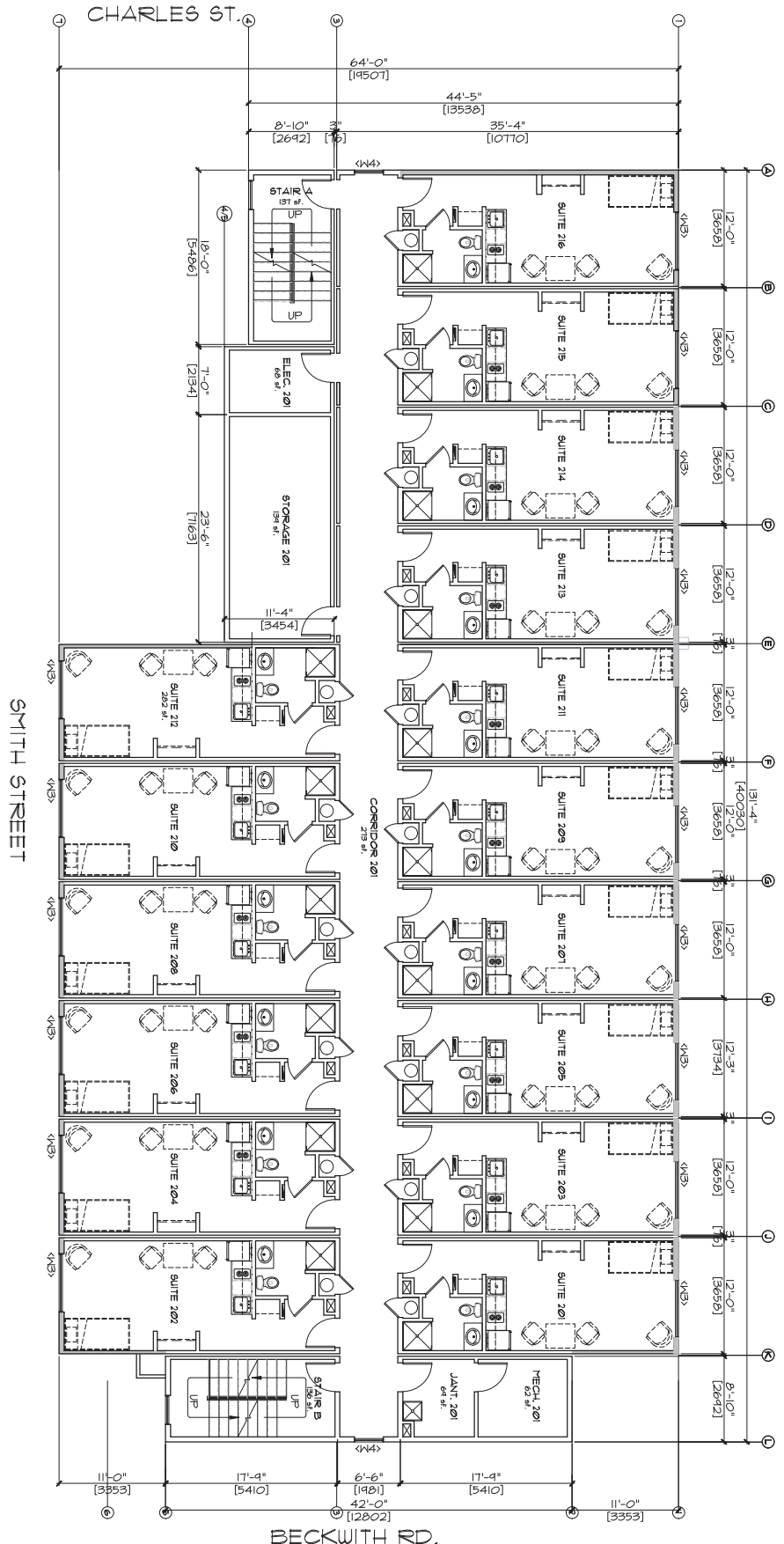


Ⓞ All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.  
These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers Ⓞ



GREAT CANADIAN WAY



BECKWITH RD.

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.  
 These features include:  
 - Stairwell handrails  
 - Lever type handles for plumbing fixtures and door handles  
 - Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©

Architect  
 Gerry Blonski, a.l.b.c.  
 Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	LAYOUT SUIT 210
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT FOR AREA
04	01/12/21	KIT CAB RAMP CON. KIT.



Tel: 604-313-6506  
 Email: nigel@highlandbuilding.ca  
 Copyright reserved. This design and drawing is exclusive property of HIGHLAND BUILDING SOLUTIONS and may not be used or reproduced without the written consent of HIGHLAND BUILDING SOLUTIONS.

**Project**  
 2600 Smith Street, Richmond  
 BC, Housing

**Drawing**  
 SECOND FLOOR PLAN  
 7,323 sq. ft. (681 sq. M)

Scale : 1/8" = 1'-0"

Drawn: .

Date: SEPT. 20, 2020

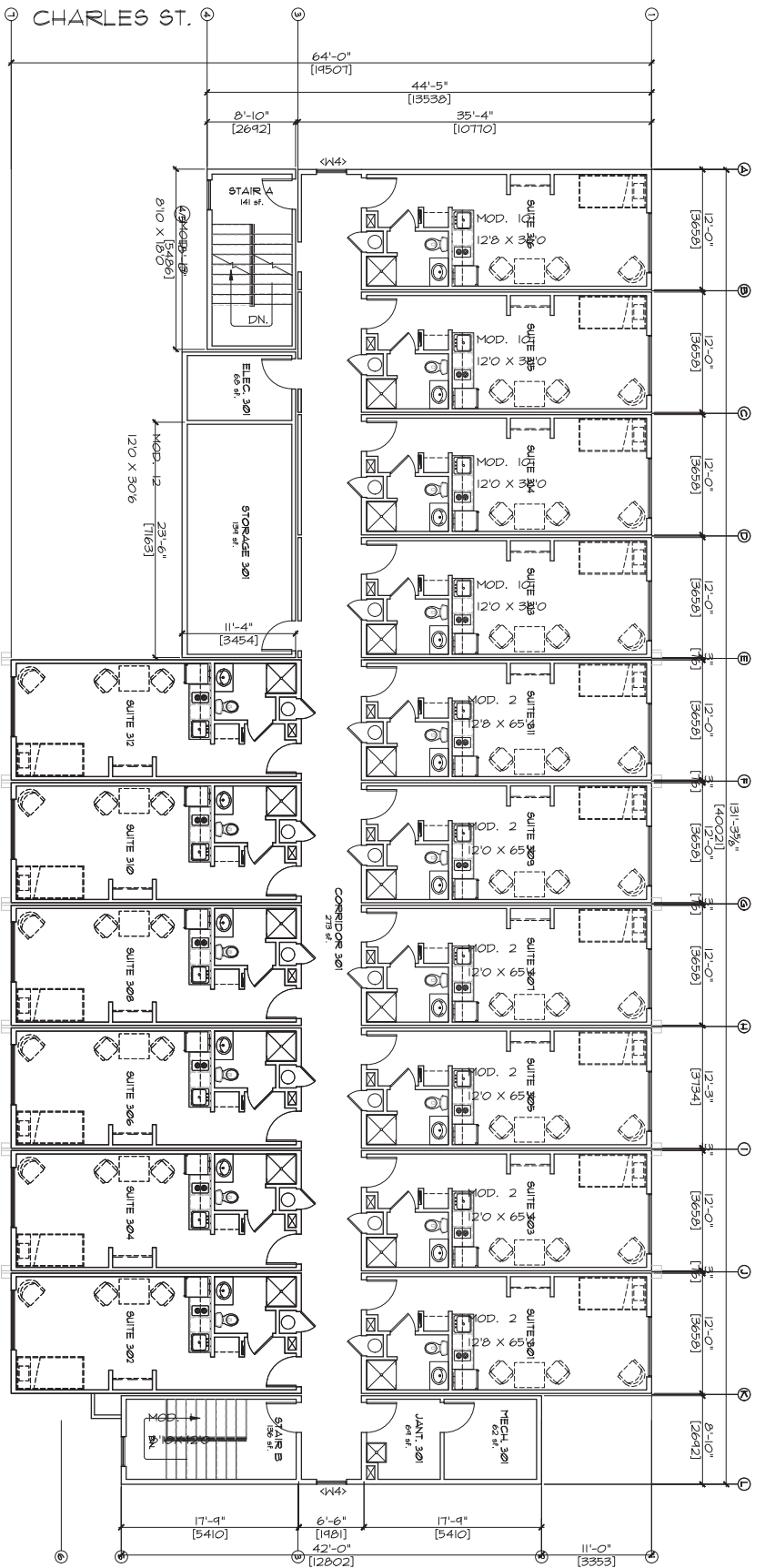
Project No. 200956-PIA

Drawing No.

A12



GREAT CANADIAN WAY



SMITH STREET

BECKWITH RD.

CHARLES ST.

Architect  
Garry Blonski, a.l.b.c.  
Tel. 604 572 3606

NO.	DATE	DESCRIPTION
01	10/24/20	LAYOUT SUIT 301
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT, CAB RAMP CON. KIT.



Tel: 604-313-6506  
Email: info@highlandbuilding.ca

Copyright reserved. This design and drawing is exclusive property of HIGHLAND BUILDING SOLUTIONS and may not be used or reproduced without the written consent of HIGHLAND BUILDING SOLUTIONS.

**Project**  
2600 Smith Street, Richmond  
BC, Housing

**Drawing**  
THIRD FLOOR PLAN  
7,323 sq. ft. (681 sq. M)

Scale : 1/8" = 1'-0"

Drawn: . .

Date: SEPT. 20, 2020

Project No. 200956-PIA

Drawing No.

A13

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.  
These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



**EXTERIOR FINISH LEGEND**

TYPE	COLOR
1 METAL CLADDING	TAN - 6074 VICWEST
2 METAL FLASHING	METRO BROWN - 16164 VICWEST
3 HAND PANELS	AUTUMN TAN JH020
4 HAND TRIM	APRILIC WHITE JH040

**A2.1**  
DRAWING NO.

**SMITH STREET RICHMOND HOUSING  
PROJECT - BC HOUSING**  
2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

20.09	Author	Checker	Nov. 03, 2020
-------	--------	---------	---------------

CLIENT:  
LANDSEA  
708577 PROGRESS WAY  
DANFORTH, BC  
CONTACT: MIKE COYNE

MODULAR CONSULTANT:  
WESTCOAST HIGHLAND BUILDING SOLUTIONS  
CONTACT: MIKE COYNE | 604-113-5586

**GP - 136**

**Gerry Blonski**  
architect a.i.b.c.

Ph: 572-3606  
Fax: 572-3700  
Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9







