



**Planning Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Wednesday, February 19, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on February 4, 2025.*



NEXT COMMITTEE MEETING DATE

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

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY HARJIT SANDHU FOR REZONING AT 1111 BIRD ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) ZONE TO SMALL-SCALE MULTI-UNIT HOUSING (RSM/L) ZONE**
(File Ref. No. RZ 24-008451) (REDMS No. 7909731)

PLN-8

See Page PLN-8 for full report

Designated Speakers: James Hnatowich & Joshua Reis

STAFF RECOMMENDATION

That the application to rezone the northern 30.48 m (100 ft.) of 11111 Bird Road from “School & Institutional Use (SI)” zone to “Small-Scale Multi-Unit Housing (RSM/L)” zone be denied.



2. **RICHMOND SENIORS ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 7919212)

PLN-23

See Page PLN-23 for full report

Designated Speakers: Claire Adamson & Niloofar Heyadati

STAFF RECOMMENDATION

- (1) *That the Richmond Seniors Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Seniors Advisory Committee’s 2025 Work Program be approved.*



3. **RICHMOND YOUTH ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM**

(File Ref. No. 07-3425-01) (REDMS No. 7909088)

PLN-33

See Page PLN-33 for full report

Designated Speaker: Grace Tiu

STAFF RECOMMENDATION

- (1) *That the Richmond Youth Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Youth Advisory Committee’s 2025 Work Program be approved.*



Pg. # ITEM

4. **YOUTH STRATEGY HIGHLIGHTS REPORT 2023–2024**

(File Ref. No. 07-3425-01) (REDMS No. 7898279)

PLN-41

See Page PLN-41 for full report

Designated Speaker: Grace Tiu

STAFF RECOMMENDATION

- (1) *That the Youth Strategy Highlights Report 2023–2024, as outlined in the staff report titled, “Youth Strategy Highlights Report 2023–2024”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and*
- (2) *That the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care; and posted on the City website.*



DEPUTY CAO’S OFFICE

5. **APPLICATION TO AMEND HOUSING AGREEMENT BYLAW 9952 (RICHMOND CENTRE PHASE ONE)**

(File Ref. No. 08-4057-05) (REDMS No. 7907728)

PLN-68

See Page PLN-68 for full report

Designated Speaker: Greg Newman

STAFF RECOMMENDATION

That Housing Agreement (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634 be introduced and given first, second, and third readings.



Pg. # ITEM

6. **REFERRAL RESPONSE: CHARGING FEES FOR PARKING ALLOCATED TO LOW-END MARKET RENTAL (LEMR) UNITS IN TRANSIT-ORIENTED AREAS (TOA)**
(File Ref. No. 08-4057-05) (REDMS No. 7894496)

PLN-86

See Page PLN-86 for full report

Designated Speaker: Greg Newman

STAFF RECOMMENDATION

- (1) *That, as described in the report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, dated January 18, 2025, from the Director, Housing Office, changes to the terms of affordable housing agreements used to secure LEMR units to permit a charge for parking as outlined in Option 2 be endorsed by Council;*
- (2) *That the terms used to enable owners of LEMR units to charge for the use of parking be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of February 24, 2025, notwithstanding the terms of any executed rezoning considerations letter; and*
- (3) *That the terms used to enable owners of LEMR units to charge for the use of parking, be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.*

7. **MANAGER’S REPORT**

ADJOURNMENT



Planning Committee

Date: Tuesday, February 4, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, Vice-Chair
Councillor Chak Au
Councillor Andy Hobbs

Absent: Councillor Carol Day

Also Present: Councillor Michael Wolfe

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on January 21, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **AMENDMENT TO ZONING BYLAW NO 8500 TO PROVIDE A ZONE FOR COMPACT SMALL-SCALE MULTI-UNIT HOUSING (ZS32)**
(File Ref. No. 08-4100-02-01) (REDMS No. 7909335)

It was moved and seconded
That Richmond Zoning Bylaw No 8500, Amendment Bylaw 10636, to:

- (1) *Create a new zone for “Compact Small-Scale Multi-Unit Housing (ZS32)”;*

Planning Committee
Tuesday, February 4, 2025

- (2) *Rezone 8217 No. 3 Road, 8231 No. 3 Road, 11306 Williams Road, 11308 Williams Road, 11431 Williams Road, 11433 Williams Road, 9671 No. 1 Road, 9675 No. 1 Road and 9351 No. 1 Road from “Small-Scale Multi-Unit Housing (RSM/S)” to the “Compact Small-Scale Multi-Unit Housing (ZS32)” zone; and*
 - (3) *Amend Table 1.12.3 – Table of Equivalencies to include the Compact Small-Scale Multi-Unit Housing zone (ZS32);*
- be introduced and given first, second and third reading.*

CARRIED

2. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM

(File Ref. No. 07-3300-01) (REDMS No. 7854674)

It was moved and seconded

- (1) *That the Richmond Intercultural Advisory Committee’s 2024 Annual Report, as presented in the staff report titled “Richmond Intercultural Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be approved; and*
- (2) *That the Richmond Intercultural Advisory Committee’s 2025 Work Program be approved.*

CARRIED

3. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2024 ANNUAL REPORT AND 2025 WORK PROGRAM

(File Ref. No. 07-3070-04) (REDMS No. 7881715)

It was moved and seconded

- (1) *That the Child Care Development Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Child Care Development Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 17, 2025, from the Director, Community Social Development, be approved; and*
- (2) *That the Child Care Development Advisory Committee’s 2025 Work Program be approved.*

CARRIED

Planning Committee
Tuesday, February 4, 2025

4. **RESPONSE TO METRO VANCOUVER'S REFERRAL: METRO 2050 REGIONAL GROWTH STRATEGY AMENDMENT PROPOSED BY THE CITY OF SURREY FOR THE PROPERTY LOCATED AT 15238 64 AVENUE**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 7920819)

It was moved and seconded

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying staff report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 15238 - 64 Avenue", dated January 8, 2025, from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

CARRIED

5. **MANAGER'S REPORT**

(i) *Richmond Lions Manor Rezoning Application*

Staff advised the rezoning application for the Richmond Lions Manor site at 11771 Fentiman Place has been received and will be presented following the completion of a policy and technical review.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, February 4, 2025.

Councillor Bill McNulty
Chair

Lorraine Anderson
Legislative Services Associate



To: Planning Committee

Date: February 3, 2025

From: Joshua Reis,
Director, Development

File: RZ 24-008451

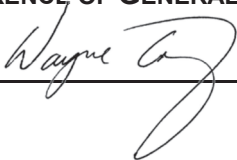
Re: **Application by Harjit Sandhu for Rezoning at 11111 Bird Road from School & Institutional Use (SI) zone to Small-Scale Multi-Unit Housing (RSM/L) zone**

Staff Recommendation

That the application to rezone the northern 30.48 m (100 ft.) of 11111 Bird Road from “School & Institutional Use (SI)” zone to “Small-Scale Multi-Unit Housing (RSM/L)” zone be denied.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:jsh
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Harjit Sandhu has applied on behalf of the owner, Baldis Kaur Sandhu, to the City of Richmond for permission to rezone the northern 30.48 m (100 ft.) portion of 11111 Bird Road from the “School & Institutional Use (SI)” zone to the “Small-Scale Multi-Unit Housing (RSM/L)” zone to increase the economic value of the site for refinancing purposes. This portion of the site is designated as “Park” in the City’s Official Community Plan (OCP). No new construction or development is being proposed at this time. The site is currently occupied by an existing single-family dwelling unit with a secondary suite located on the southern portion of the lot, which would remain on the parcel. A location map and aerial photo are provided in Attachment 1 and a Survey Plan is provided in Attachment 2.

Staff recommend denial of the proposed rezoning application as the proposal is inconsistent with a number of existing Council approved plans and strategies including the OCP.

Previous Development Applications

In 1993, the owner purchased the neighbouring property (11091 Bird Road) and submitted an application (RZ93-000344) to rezone the northern 30.48 m (100 ft.) of the site from School and Public Use District (SPU) to Single-Family Housing District, Area E (R1/E) with the intent to add a portion of it to the lot located at 11111 Bird Road. The consolidation and re-subdivision of 10091 and 11111 Bird Road would increase the amount of residentially-zoned land and bring the floor area ratio of 11111 Bird Road into conformity with the Richmond Zoning Bylaw No 8500 (for further details, see “Unpermitted Construction” section below). The proposal was contrary to the City’s objective to maintain a continuous buffer strip and incorporate it into the trail system and on August 23, 1994 the Planning & Development Services Committee denied the application.

In 2003 the owner applied to subdivide 11091 and 11111 Bird Road to transfer the northern 30.48 m (100 ft) from 11091 Bird Road to 11111 Bird Road. The application was approved in 2004. There was no change in zoning at this time.

In October 2010, the owner again applied to rezone the northern portion of 11111 Bird Road from its “School & Institutional Use (SI)” zoning to “Single Detached (RS1/E)”. That application is substantially similar to what is proposed under the current application. For several years City Staff and the owner worked to develop a solution that would allow the owner to gain additional floor area through rezoning to a site specific residential zone, in exchange for a Public Rights of Passage Statutory Right of Way (PROP SRW) over the north portion of the property to allow for access to the linear trail. This included the owner entering into an Option to Purchase Agreement with the City to allow the City to buy the north portion of the property at a nominal price when the City would wish to exercise the option in the future. In 2014, the owner advised City Staff that he would not agree to these terms and the file was ultimately closed.

Unpermitted Construction

Between 1989 and 2019, there have been enforcement actions related to unpermitted development on the site. The owner of 11111 Bird Road was the subject of a series of bylaw infractions and court rulings related to unpermitted development exceeding the permitted buildable area on the lot and construction of illegal suites and other unpermitted construction activity. These infractions ultimately resulted in the owner being charged under the Zoning Bylaw and Building Regulation Bylaw and found guilty under the jurisdiction of the Provincial Court in 1996, 2000, and 2019.

In February of 2021 a Building Permit was issued for one secondary suite as well as to remove non-permitted construction. A non-permit inspection was completed in June of 2021 for the sake of documenting progress of the obligations and expectations from the 2019 court order and permit conditions. The inspection identified additional non-permitted additions to the house, and an interior that did not match the Building Permit issued in February of 2021.

In February of 2023, a Building Permit was issued as a revision to the 2021 Building Permit, and all issues related to non-compliance have been resolved.

Findings of Fact

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

Subject Site Existing Housing Profile

The existing single detached house is currently owner-occupied and contains one secondary suite.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: A parcel zoned “Industrial Retail (IR1)” containing a number of industrial and retail businesses.

To the South: Across Bird Road, two single-family lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: Two parcels. To the northeast, a City-owned no access parcel zoned “School & Institutional Use (SI)” and designated for Park in the OCP. To the southeast, a single-family lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the West: Two single-family lots, both zoned “Small-Scale Multi-Unit Housing (RSM/L)” and designated for Neighbourhood Residential uses in the OCP.

Related Policies & Studies

Official Community Plan/ East Cambie Area Plan

The 2041 OCP land use designation for the northern 30.48 m (100 ft.) of the parcel is “Park” which comprises those areas of the City where the primary use is public or private recreation, sports, public open space and natural areas, and includes City works and utilities. This designation is applicable to a 30.48 m (100 ft.) wide area of land north of Bird Road between Shell Road and No 5 Road. The OCP land use designation for the remainder of the parcel is “Neighbourhood Residential”. The OCP Land Use Map is located in Attachment 4. The underlying land use designation in the OCP have been provided for context in Attachment 5.

The East Cambie Area Plan, which predates the 2041 OCP, designates the area as “Residential (Single-Family Only)”. The East Cambie Area Plan also predates the 2010 Trail Strategy which identifies the northern portion of the property park related use. The East Cambie Area Plan Map is located in Attachment 6.

Small Scale Multi-Unit Housing

On July 24, 2024, City wide zoning changes were brought into effect in response to Provincial Housing Regulations. The subject property was rezoned from “Single Detached (RS1/E)” zone to the new “Small Scale Multi-Unit Housing (RSM/L)” zone. The new RSM/L zone provides for up to four dwelling units on the lot and additional density in excess to what was previously allowed in the prior RS1/E zone, providing an additional minimum of 23 m² (248 ft²) of floor area on the RSM/L zoned portion of the subject site should the site be developed for Small-Scale Multi-Unit Housing.

Public Consultation

In accordance with the City’s Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification.

Analysis

Proposed Rezoning Application

The subject property is split-zoned, with the south portion of the property zoned “Small-Scale Multi-Unit Housing (RSM/L)” and the northern 30.48 m (100 ft.) portion zoned “School & Institutional Use (SI)”. The proposed rezoning application pertains to that portion of the site currently zoned “School & Institutional Use (SI)”.

In accordance with City of Richmond Zoning Bylaw 8500, where a property is split zoned the zoning boundary shall apply as if it were a lot line. Accordingly, all setbacks are measured from the zoning boundary and only the portion of the subject property that is zoned for residential use

may be used for the purposes of calculating density. As such, residential development on the subject property is restricted to that approximate 2,006 m² (21,592 ft²) portion of the subject site zoned RSM/L.

The majority of the northern portion of the subject property zoned “School & Institutional Use (SI)” is also encumbered by a BC Hydro right of way for overhead power lines which restricts development to the southern portion of the site. The power line right-of-way has been utilized as a buffer zone, being zoned School & Institutional Use (SI), with the intent to separate the industrial uses to the north from the residential uses to the south.

The applicant proposes to rezone the northern 30.48 m (100 ft.) of the site being 1,453 m² (15,640 ft²) in area from SI to RSM/L for refinancing purposes. This rezoning would have the effect of adding approximately 436 m² (4,693 ft²) of residential floor area above what is currently permitted on the subject site. Given the existing hydro encumbrance restricts development within the northern 30.48m (100 ft.) of the site this additional floor area would be required to be located within the remainder of the property where an existing single family dwelling is currently located.

As the applicant is not proposing any new development at this time, staff are unable to fully assess the impacts of this additional density as the applicant has not provided any plans for how this additional density would be distributed or constructed on the developable portion of the site. Staff anticipate that, if permitted, the additional floor area would likely result in a building form that is notably different from that of the adjacent properties and unlikely to be accommodated within the existing setbacks and height restrictions of the RSM/L zone.

Official Community Plan and Park

The City owns an approximate 30.48 m wide, 545 m long continuous linear strip within the power line right-of-way located to the east of the subject property. The City has been acquiring land within this buffer strip since the 1980s. Lands located west of Shell Road within this buffer area are owned by the Province. A map of City owned properties in the area is found in Attachment 7.

The proposed rezoning of the northern portion of the subject property to RSM/L for residential use is not consistent with the City’s 2041 OCP “Park” designation and associated OCP policies on the whole which envisions the northern portion of the site as part of an east west connection in the Richmond trail network connecting to Shell Road. The City cannot enact a zoning bylaw or zoning bylaw amendment that is not consistent with the OCP.

In addition, the proposed rezoning of this area for residential use would restrict the City’s ability to secure a long-term public trail network and access in the area. The City’s park and trail network seeks to improve walking, rolling and bicycle linkages within neighbourhoods to create safer, more convenient and attractive routes to multiple destinations a short distance from home. In this area, the park and trail network also acts as a buffer to provide an appropriate level of separation between the residential uses along Bird Road and the industrial uses to the north.

2010 Richmond Trail Strategy

The proposed rezoning application is not consistent with the 2010 Richmond Trail Strategy.

The northern portion of the site zoned “School & Institutional (SI)” and designated as “Park” in the OCP is listed as a “Proposed Trail/ Greenway” in the 2010 Richmond Trail Strategy for the Bridgeport Area. The Bridgeport Area Trail Map is located in Attachment 8. This strategy has an ongoing / long term goal of developing a trail behind the residential area on Bird Road which would eventually connect Bath Slough on the east side to St. Edwards Drive to the west.

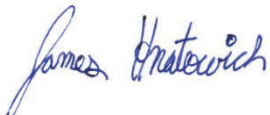
The northern portion of the subject property which is designated as “Park” in the OCP is an important future linear park component as the City already owns substantial portions of the proposed linear park in the area including the lands immediately east of the subject property. It is the City’s intention to continue to acquire lands as they become available in this area in order to complete the public park and trail network.

Conclusion

The proposed rezoning application seeks to rezone the northern 30.48 m (100 ft.) of 11111 Bird Road from “School & Institutional Use (SI)” to “Small-Scale Multi-Unit Housing (RSM/L)” to increase the economic value of the site for refinancing purposes. No development is being proposed through the rezoning; however, the application results in an increase in permitted residential floor area on the subject property.

Staff recommend rezoning application be denied as it does not comply with the City’s 2041 OCP Land Use designation of “Park” and is inconsistent with the City’s 2010 Richmond Trail Strategy.

On this basis, it is recommended that the application be denied.



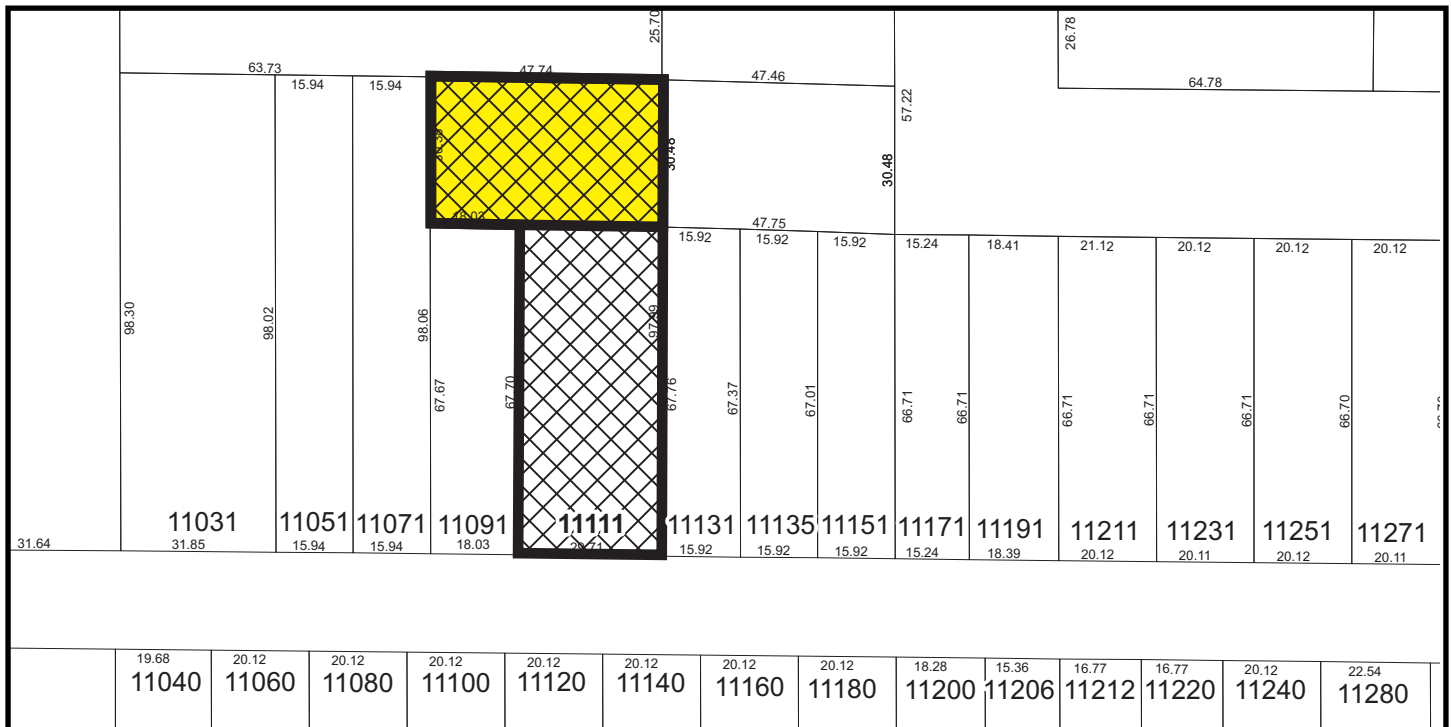
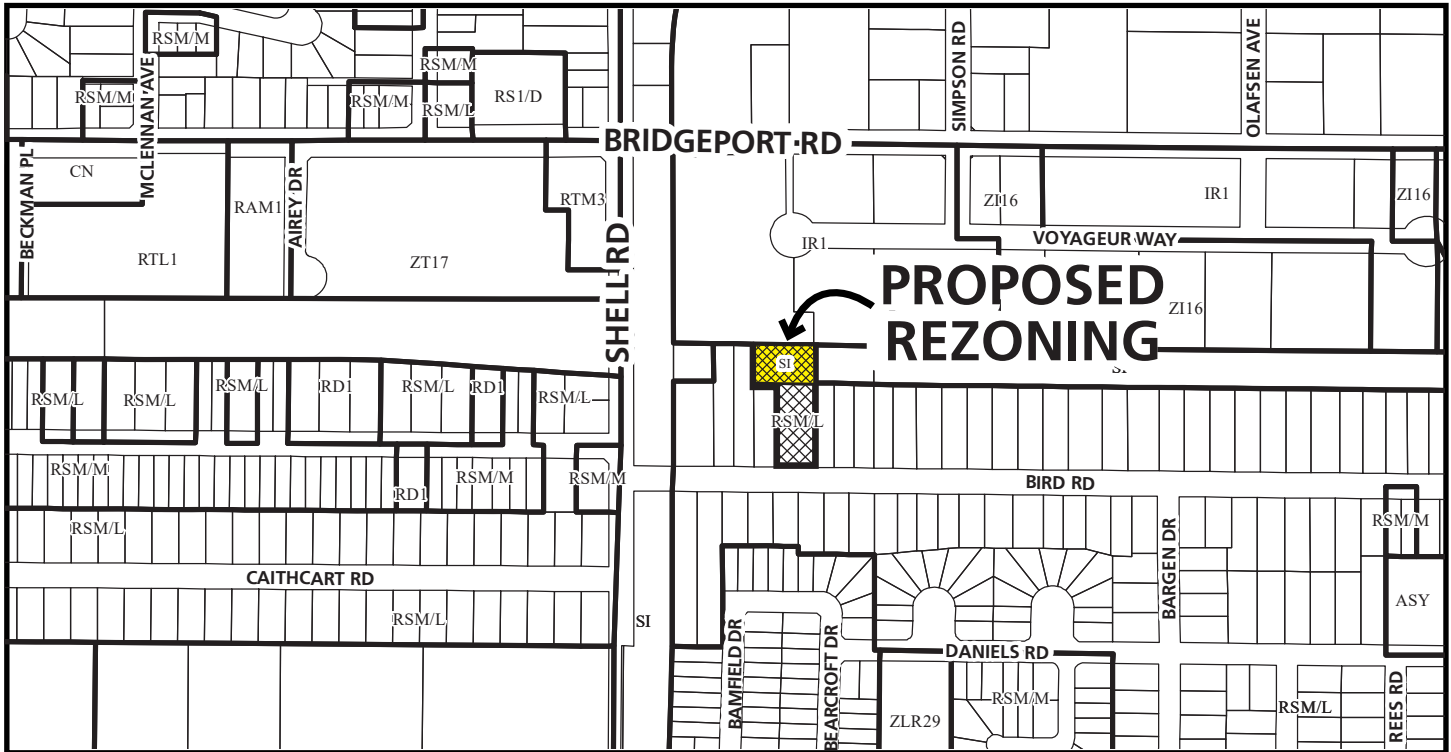
James Hnatowich
Planner 1

JSH:cas

- Attachment 1: Location Map
- Attachment 2: Survey Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Official Community Plan Map
- Attachment 5: Underlying Land Use Designations in the OCP
- Attachment 6: East Cambie Area Plan Map
- Attachment 7: City Owned Lands
- Attachment 8: Bridgeport Area Trail Map



City of Richmond



RZ 24-008451

PLN - 14

Original Date: 04/08/24

Revision Date: 12/18/24

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTY**

11111



RZ 24-008451

PLN - 15

Original Date: 04/08/24

Revision Date:

Note: Dimensions are in METRES

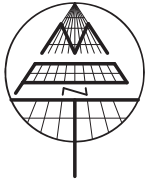
SURVEY PLAN OF LOT D SECTION 25 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP15735

Attachment 2

PARCEL IDENTIFIER (PID): 026-217-490

CIVIC ADDRESS:
#11111 BIRD ROAD
RICHMOND, B.C.

SCALE 1:250



LEGEND

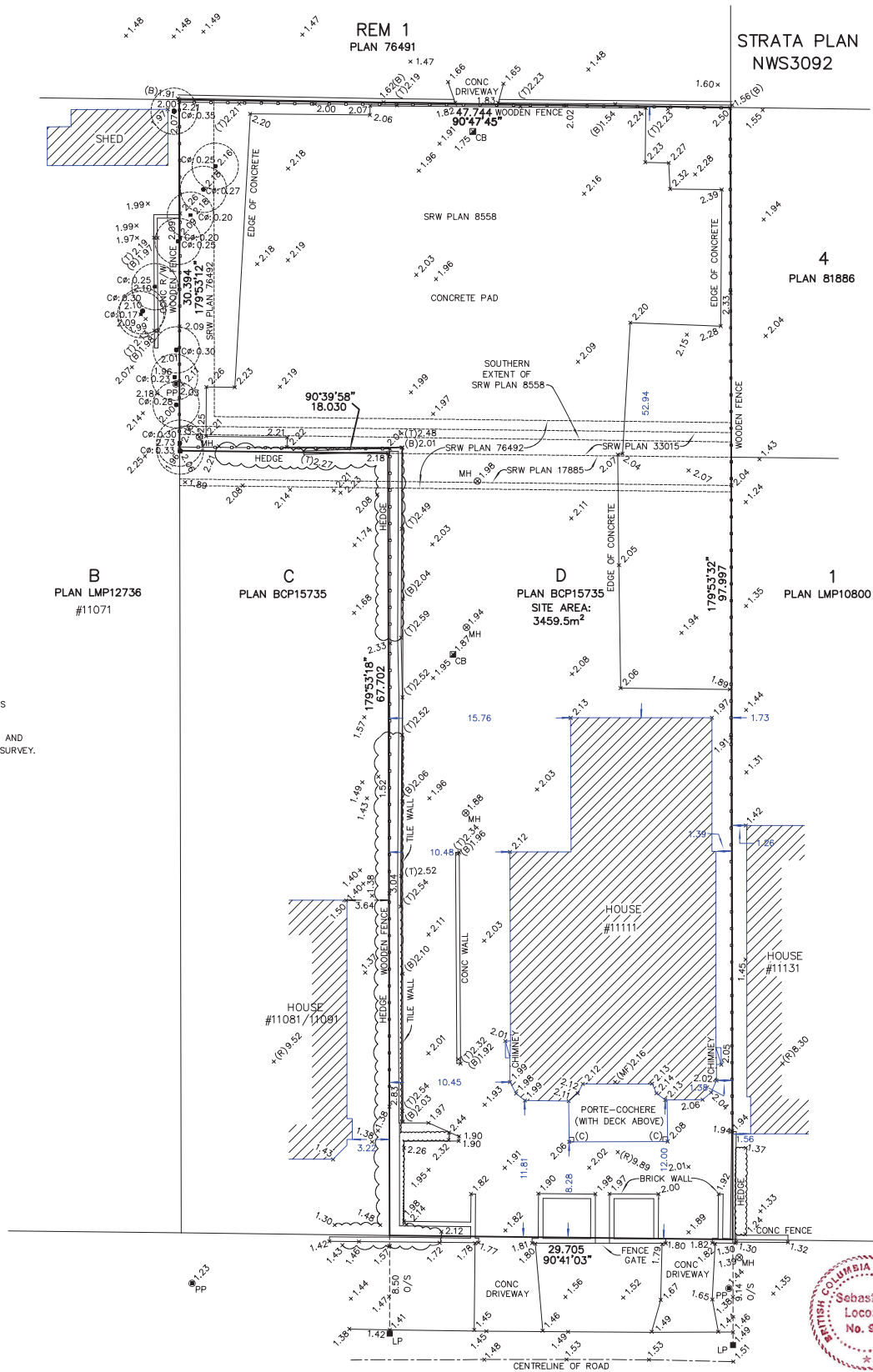
- LP INDICATES LEAD PLUG
- CB INDICATES CATCH BASIN
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- ⊗ WV INDICATES WATER VALVE
- (MF) INDICATES MAIN FLOOR
- (R) INDICATES ROOF ELEVATION
- (T) INDICATES ELEVATION TOP OF WALL
- (B) INDICATES ELEVATION BOTTOM OF WALL
- (C) INDICATES COLUMN
- CONC INDICATES CONCRETE
- O/S INDICATES OFFSET

TREE SYMBOLOGY

- TREE CROWN
- TREE TRUNK
- DENOTES TRUNK DIAMETER MEASURED 1.2 TO 1.5 METRES ABOVE GRADE AT BASE OF TREE
- DENOTES TREE TYPE
- C DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED CITY OF RICHMOND GEODETIC CONTROL MONUMENT, TABLET 92H972 WITH AN ELEVATION OF 10.392 METRES CVD28GVRO GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS AND LEGAL FIELD SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.



BIRD ROAD

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 19937-002-TPG-000.DWG

PLN - 16

CLIENT REF.: HARJIT SANDHU



DATE OF SURVEY: SEPTEMBER 22, 2023
Digitally signed by Sebastiano Loconte BGM66
Date: 2023.09.22 14:31:11 -0700

SEBASTIANO LOCONTE
BC LAND SURVEYOR (#945)
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."



RZ 24-008451

Attachment 3

Address: 11111 Bird Road

Applicant: Harjit Sandhu

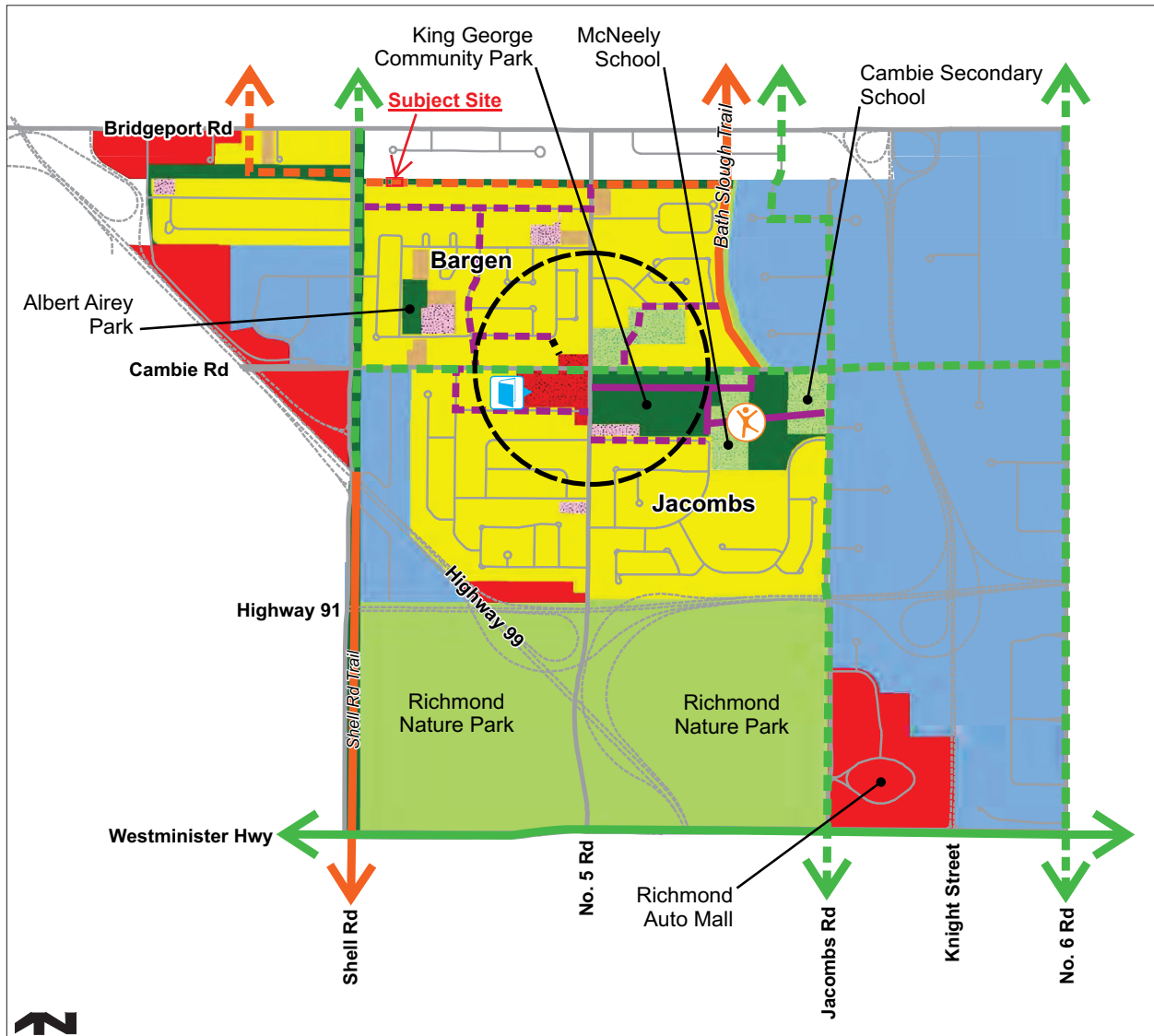
Planning Area(s): East Cambie Area Plan

	Existing	Proposed
Owner:	Baldish Sandhu	No change
Site Size (m²):	3,459 m ²	No change
Land Uses:	Single-Family	Single-Family
OCP Designation:	Neighbourhood Residential, Park	Neighbourhood Residential
Area Plan Designation:	Residential (Single-Family Only)	No change
Zoning:	School & Institutional Use (SI), Small-Scale Multi-Unit Housing (RSM/L)	Small-Scale Multi-Unit Housing (RSM/L)
Number of Units:	two	No change

	Current	Proposed	Variance
Permitted Maximum Floor Area Ratio:	718 m ² (7,728 ft ²)	1,154 m ² (12,421 ft ²)	none permitted
Size of Area Zoned "RSM/L":	2,006 m ²	3,459 m ²	none



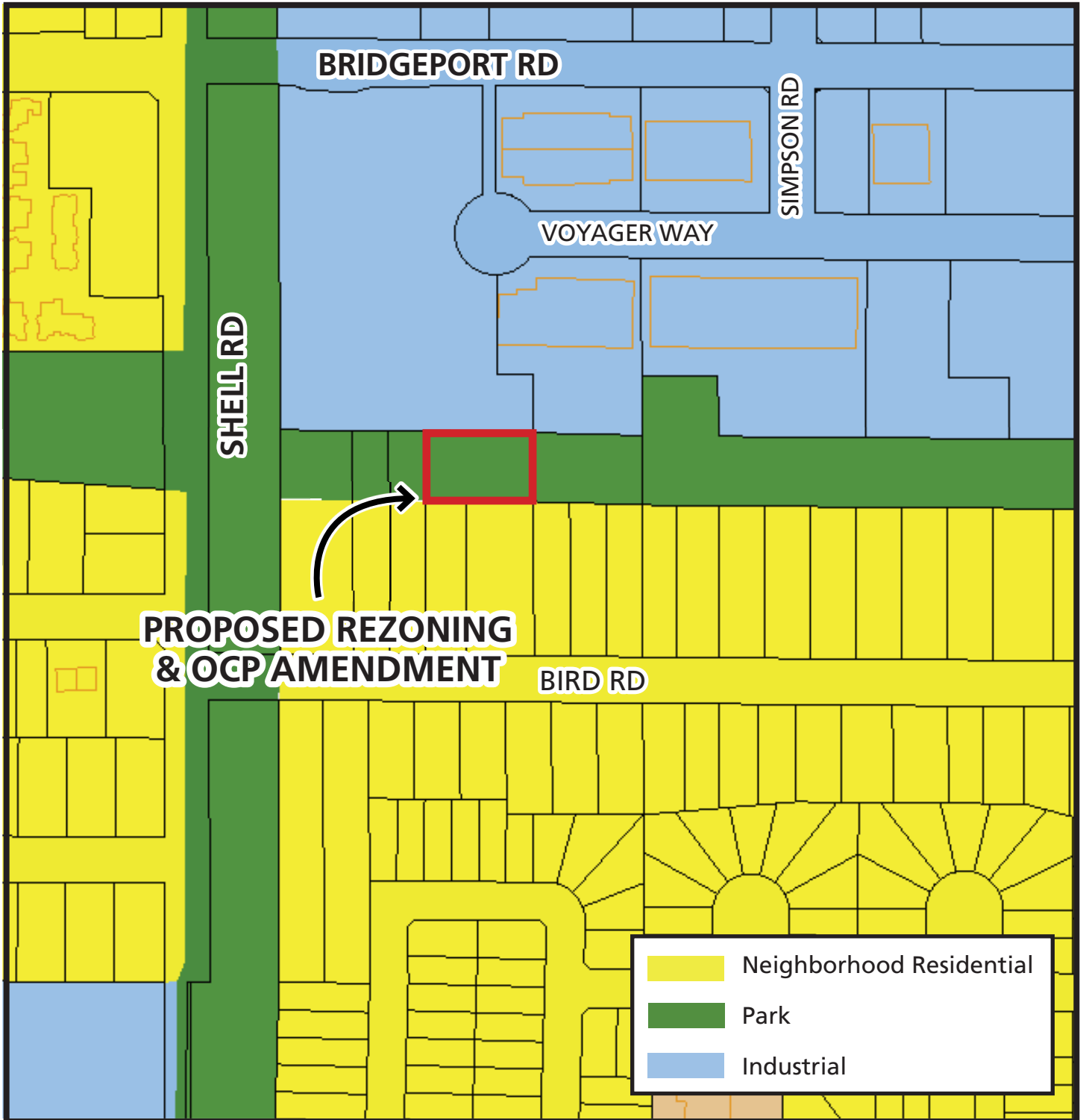
11b. East Cambie



Apartment Residential	East Cambie Neighbourhood Centre (future)	Existing Major Street Bike Route
Commercial	Cambie Community Centre	Future Major Street Bike Route
Community Institutional	Cambie Library	Existing Greenway/Trail
Conservation		Future Greenway/Trail
Mixed Employment		Existing Neighbourhood Link - enhanced
Neighbourhood Residential		Future Neighbourhood Link - unenhanced
Neighbourhood Service Centre		Future Neighbourhood Link
Park		
School		



City of
Richmond



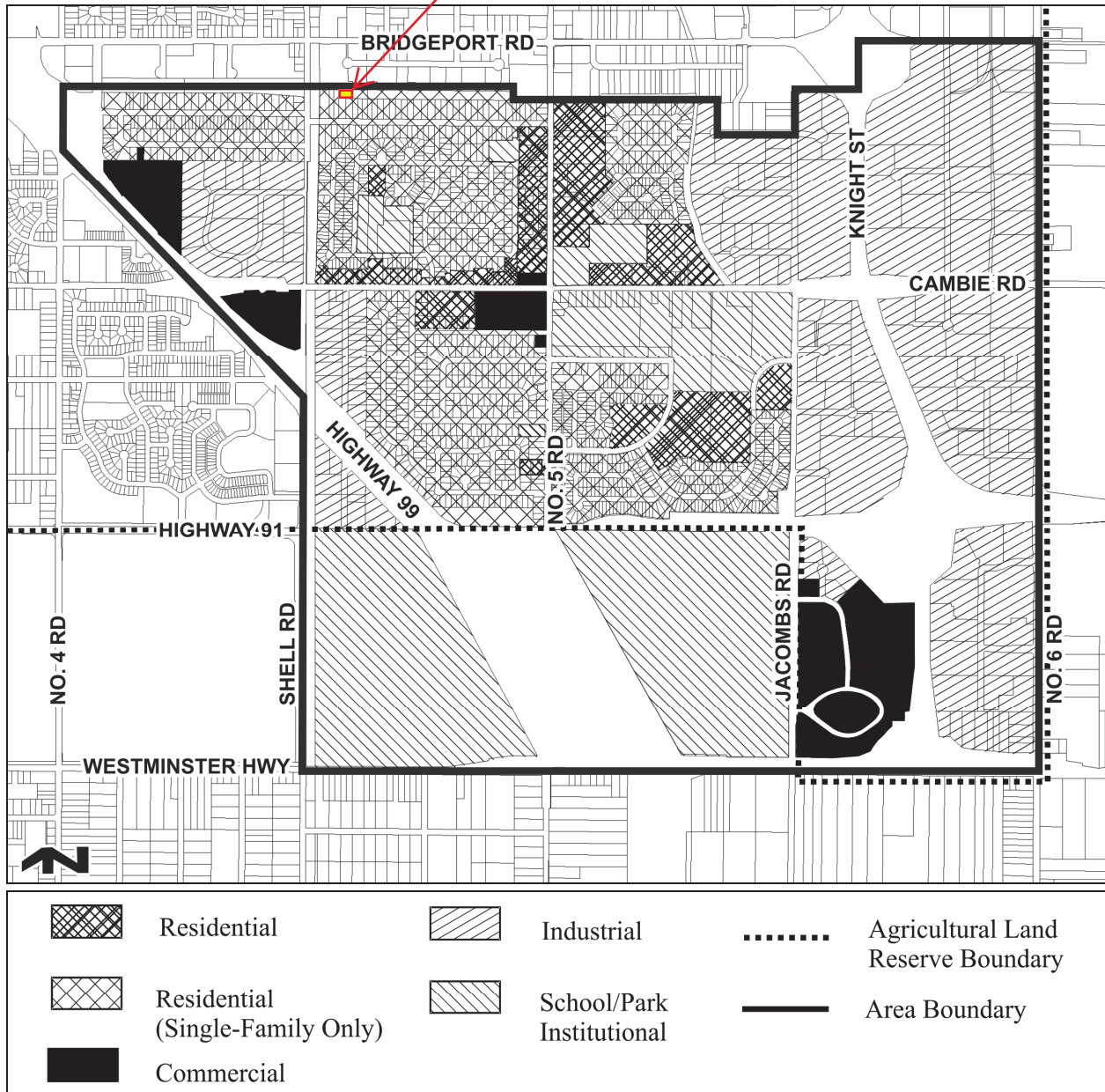
Context Land Use Map
2041 OCP Land Use Map (RZ 24-008451)
PLN - 19

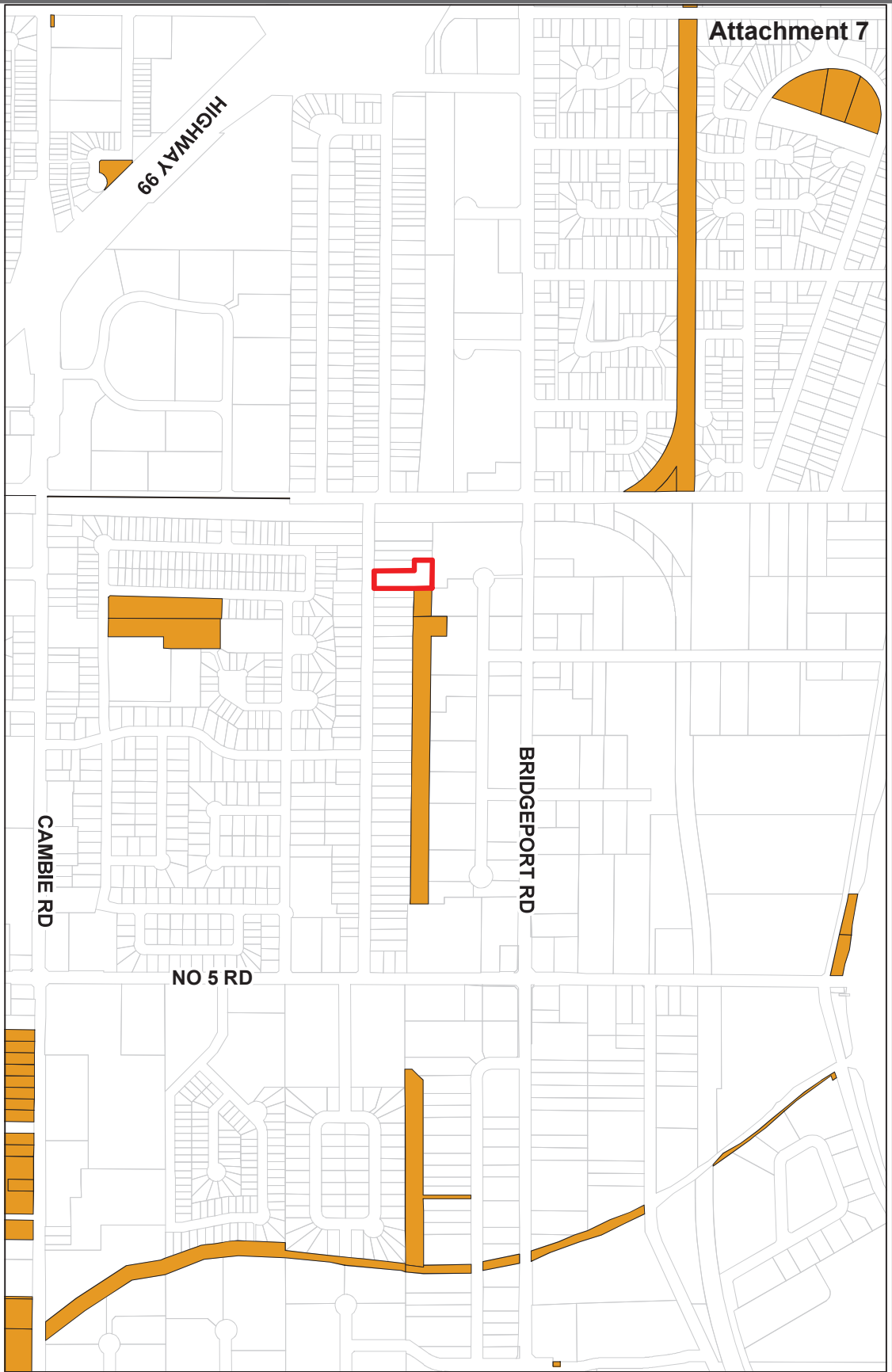
Original Date: 12/18/24
Revision Date:
Note: Dimensions are in METRES

City of Richmond

Land Use Map Bylaw 9874
2024/04/22

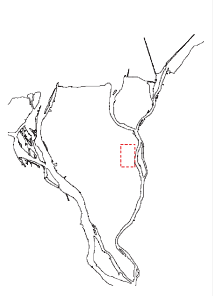
Subject Site





- Legend**
- 111111 Bird Rd
 - City Owned Parcels

January 27, 2025
 Prepared by Onkar Buttar
 LN - 21



Note:
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To: Planning Committee **Date:** January 20, 2025
From: Kim Somerville **File:** 01-0100-30-SADV1-01/2025-Vol 01
 Director, Community Social Development
Re: **Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program**

Staff Recommendations

1. That the Richmond Seniors Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Seniors Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 20, 2025, from the Director, Community Social Development, be received for information; and
2. That the Richmond Seniors Advisory Committee’s 2025 Work Program be approved.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Recreation and Sport Services	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Richmond is committed to fostering an inclusive and age-friendly community that supports the health, well-being and quality of life for its growing seniors population. This is reflected through various initiatives, policies and collaborations, including the work of the Richmond Seniors Advisory Committee (RSAC). The RSAC was formed in 1991 to act as a resource, provide advice to Council and to support and enhance the health and well-being of the seniors population living in Richmond. Each year, the RSAC submits an annual report for the completed year and a proposed work program for the upcoming year to Council. This report presents the RSAC 2024 Annual Report (Attachment 1) and RSAC 2025 Work Program (Attachment 2).

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

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

This report also supports the Seniors Strategy (2022–2032) Strategic Direction #4 Education and Understanding about Healthy Aging:

4.3 Facilitate ongoing dialogue and engagement opportunities with seniors through accessible platforms and communication methods to seek feedback on issues and opportunities related to healthy aging.

Analysis

The RSAC is comprised of up to 16 voting members who contribute diverse perspectives, knowledge and experiences to committee meetings. Their input fosters meaningful discussion and provides advice to the City, supporting the well-being of seniors in Richmond. The RSAC 2024 Work Program focused on supporting the implementation of the Council-adopted Seniors Strategy (2022–2032), monitoring seniors' issues and emerging trends, and supporting public awareness and community engagement.

2024 Annual Report

The RSAC 2024 Annual Report provides an overview of the committee's work during the past year. Highlights for 2024 included:

- **Participating in the implementation of the Seniors Strategy:** The RSAC continued its involvement with the Seniors Strategy, including representation on the Seniors Strategy Working Group to support the ongoing implementation of key initiatives;
- **Supporting Age-Friendly Neighbourhood Group Projects:** The RSAC contributed to the project's expansion into the Broadmoor, Cambie/East Richmond and Hamilton neighbourhoods, further promoting age-friendly principles across Richmond;
- **Engaging with guest speakers and community partners:** The RSAC facilitated knowledge-sharing sessions through presentations by guest speakers on topics relevant to seniors, including affordable housing, crime prevention, dementia, intergenerational programs, senior-focused community services and volunteerism;

- **The 2024 Provincial Summit on Aging:** RSAC members attended webinars, conferences and events such as the 2024 Provincial Summit on Aging, further enhancing their knowledge of seniors' issues and sharing insights to better serve Richmond's seniors;
- **Forming the Seniors Aging Well in Place (SAWIP) Sub-committee:** The SAWIP was established to gather information and delve more deeply into issues impacting Richmond seniors' ability to age well in place, further supporting the RSAC's advisory role; and
- **Contributing input to key City initiatives:** The RSAC provided input on significant City projects, including the Lansdowne Major Park Master Plan.

The RSAC was actively involved in various seniors-related initiatives throughout the city in 2024, including those related to the implementation of the Seniors Strategy and continued to monitor trends related to seniors in Richmond.

Proposed RSAC 2025 Work Program

The proposed RSAC 2025 Work Program, discussed during RSAC meetings, outlines key priorities and planned activities to address the needs and concerns of Richmond's seniors. It also builds upon the committee's past contributions to enhance the well-being of seniors in the community.

Highlights of the proposed 2025 Work Program:

- **Enhancing knowledge of seniors' issues:** The RSAC will strengthen its understanding of seniors' challenges and opportunities through regular information sharing, guest speakers and educational sessions;
- **Supporting implementation of the Seniors Strategy:** The RSAC will provide input into the Seniors Strategy and its implementation, offering recommendations and seniors' perspectives on various initiatives. The RSAC will also provide advice and recommendations regarding aspects of other Council-adopted strategies impacting seniors in Richmond, including the City's Official Community Plan (OCP) Update;
- **Promoting community engagement and public awareness:** The RSAC will support initiatives to raise awareness of seniors' needs and promote engagement with the broader Richmond community; and
- **Focusing on priority initiatives:** Through dedicated subcommittees and discussions, the RSAC will support key seniors-related projects and provide regular updates on their progress.

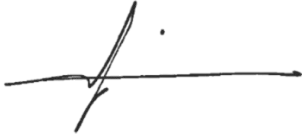
In 2025, the RSAC will meet regularly to discuss seniors-related matters, advise Council and staff, and participate in City initiatives that support the health and well-being of seniors in Richmond. The proposed 2025 Work Program focuses on supporting the implementation and advancing various actions within the Seniors Strategy. The RSAC will continue to provide input and a seniors' perspective on seniors-related policies, plans and initiatives and respond to requests and referrals from Council as they arise. The 2025 Work Program will be revised as necessary to respond to emerging opportunities related to the RSAC's advisory role.

Financial Impact

None.

Conclusion

The RSAC remains committed to addressing the evolving needs of Richmond's growing seniors' population by building on its accomplishments and maintaining its advisory role to Council. The RSAC 2024 Annual Report highlights the committee's achievements in supporting the implementation of the Seniors Strategy, promoting community engagement and enhancing awareness of seniors' issues. The proposed RSAC 2025 Work Program outlines key priorities and planned activities that will further advance this work, ensuring seniors remain informed, connected and actively involved in their community.



Niloofar Hedayati
Planner 1 (Seniors)
(604-276-4175)

- Att. 1: Richmond Seniors Advisory Committee (RSAC) 2024 Annual Report
- 2: Richmond Seniors Advisory Committee (RSAC) 2025 Work Program

Richmond Seniors Advisory Committee (RSAC) 2024 Annual Report

Purpose

The purpose of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to Council, aiming to support and enhance the health and well-being of seniors (55+) in Richmond.

2024 Membership

In 2024, the RSAC consisted of 11 citizen representatives and four representatives from organizations that support seniors in Richmond. These organizations included: S.U.C.C.E.S.S.; Richmond Centre for Disability (RCD); Richmond Cares, Richmond Gives (RCRG); and Vancouver Coastal Health (VCH).

The RSAC consisted of 15 voting members in 2024:

- Arnold Abramson
- Penny Chan
- Zarina Chan
- Queenie Choo (S.U.C.C.E.S.S)
- Monique Davidson (VCH)
- Frank Deyell
- Carol Dickson (RCRG)
- Sandra Gebhardt
- Nina Graham
- Diana Leung
- Ihsan Malik
- Mumtaz Nathu
- Yasmin Rahman
- David Richardson
- Tom Tang (RCD)

The RSAC also included three non-voting City of Richmond representatives:

- Councillor Carol Day (Council Liaison)
- Claire Adamson, Manager, Community Social Development (Staff Liaison)
- Sean Davies, Area Coordinator, Seniors Centre, Minoru Centre for Active Living

Meetings

The RSAC held 10 in-person meetings in 2024. During these meetings, City staff and guest speakers provided information and resources to the RSAC on topics related to seniors, including City and community programs and support services for seniors.

2024 Highlights

In 2024, the RSAC aligned its Work Program and topics of discussion with priorities outlined in the Council-adopted Seniors Strategy, showing commitment to support the City in its continued implementation. Additionally, a representative from the RSAC participated in the Seniors Strategy Working Group to support the ongoing collaborative implementation of the Seniors Strategy from the City and community-based organizations. RSAC members also completed an internal survey to rank and prioritize key issues for focus in 2024. The top priorities identified included aging in

place, isolation and affordable housing, with ageism emerging as an additional focus area later in the year.

Highlights of the RSAC's work and participation in seniors-related initiatives in 2024 included:

- **Guest Speakers and Topics:** The RSAC sought out and received presentations from a variety of speakers in 2024:
 - Miriam Plishka from the City of Richmond presented on the Lansdowne Major Park Master Plan;
 - Peggy Chen from the City of Richmond and Nikhat Qureshi from Richmond Multicultural Community Services presented on Mosaic Firefly, an intergenerational program that promotes cultural understanding;
 - Joey Wong, Hiro Ito and Mario Gregorio from the UBC IDEA Lab presented on Innovation in Dementia and Aging;
 - Greg Newman from the City of Richmond presented an overview of Affordable Housing policies and trends for seniors in Richmond;
 - Constable Frank Bryson and Corporal Roy Wong from the Richmond RCMP presented on Crime Prevention, Fraud and Scams;
 - Carol Dickson from Richmond Cares, Richmond Gives presented on the Seniors Housing Information and Navigation Ease (SHINE) Program;
 - Queenie Choo from S.U.C.C.E.S.S. presented on the pilot Integrated Community Services for Seniors (ICSS) Program; and
 - Mandy Hadfield from the City of Richmond and Dominique Bulmer from VCH presented on volunteer opportunities for seniors.
- **Age-Friendly Neighbourhood projects:** The RSAC supported the project's expansion to include the Broadmoor, Cambie/East Richmond and Hamilton neighbourhoods by providing input and assisting with project promotion and recruitment.
- **Information Sessions, Webinars and Conferences:** RSAC Members attended various information sessions, webinars and local conferences focused on seniors to support and enhance their work. The RSAC was kept apprised of the various topics highlighted on the Let's Talk Richmond platform and provided input from the seniors' perspective. Additionally, three RSAC members attended the 2024 Provincial Summit on Aging, hosted in Richmond, where hundreds of participants focused on seniors-related programs and services.
- **Seniors Aging Well In Place:** In order to assist the RSAC in its advisory role to Council, a new sub-committee called the Seniors Aging Well In Place (SAWIP) was formed, reporting back to the larger committee. In keeping with the RSAC's mandate, SAWIP began to gather information and delve more deeply into issues impacting Richmond seniors' ability to age well in place.

The RSAC would like to thank Mayor Malcolm Brodie and Councillors for their support. This committee is honoured to serve seniors in Richmond. The committee would also like to thank Council Liaison Carol Day for keeping the RSAC well informed and updated on relevant Council

issues, especially those affecting seniors. Special thanks go to City staff, Claire Adamson and Sean Davies for providing support to the committee.

In closing I would like to add a personal note, after serving on the RSAC committee for eight years, I will be completing my final term in December 2024. Over the years, I have noted that the issues facing seniors have remained fairly constant (e.g. housing/homelessness, health services, transportation and food security). However, statistics and research tell us there is a dramatic increase in the number of seniors dealing with these challenges on a regular basis. I would like to applaud the City of Richmond for continuing to work diligently to mitigate these challenges and to ensure that seniors living in Richmond are safe, respected, healthy and engaged in their communities.

Report prepared by:

*Sandra Gebhardt, Chair
Richmond Seniors Advisory Committee*

**Richmond Seniors Advisory Committee (RSAC)
2025 Work Program**

The RSAC 2025 Work Program outlines several initiatives with associated actions that support the RSAC's mandate to act as a resource, provide advice to Council and to support and enhance the health and well-being of the seniors (55+) population living in Richmond.

RSAC Proposed 2025 Work Program		
Initiative	Actions	Expected Outcome
1. Participate in an RSAC orientation.	<p>1.1 Members participate in an orientation to the RSAC to learn about the roles and responsibilities of advisory committee members, the RSAC Terms of Reference and the City's current strategies and initiatives related to seniors.</p> <p>1.2 Members may indicate an interest in participating in the RSAC subcommittees and taking on additional related roles within the scope of the RSAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> • RSAC Terms of Reference; • Their role as an appointed member of the RSAC; • RSAC 2025 Work Program; • Current City strategies and initiatives related to seniors; and • Additional opportunities for involvement as part of RSAC.
2. Build on and improve the RSAC's knowledge of seniors' issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Invite guest speakers to present on issues and trends that impact or benefit seniors in the community at regular RSAC meetings.</p> <p>2.2 Identify internal and external seniors-related educational opportunities for members to learn about issues and trends impacting seniors that can inform the City's policies or practices.</p> <p>2.3 Monitor seniors' issues and emerging trends.</p>	<p>The RSAC is informed of issues and trends raised by Richmond seniors.</p> <p>The RSAC is informed and well- equipped to provide seniors' perspectives and recommendations to City staff and Council.</p>

RSAC Proposed 2025 Work Program

Initiative	Actions	Expected Outcome
<p>3. Act as a resource to the City by providing recommendations and perspectives on issues relating to seniors in Richmond.</p>	<p>3.1 Respond to Council requests and provide advice on issues relating to seniors in Richmond.</p> <p>3.2 Consult and provide input on City plans, strategies, projects and policies that impact seniors, including providing input to the update of the Official Community Plan (OCP).</p> <p>3.3 Provide input and feedback to City staff on programs and services for seniors.</p>	<p>The RSAC is informed and well-equipped to provide seniors’ perspectives and recommendations to City staff and Council.</p> <p>The RSAC will provide ongoing feedback on City strategies, policies and initiatives related to seniors.</p>
<p>4. Support the implementation of the Seniors Strategy.</p>	<p>4.1 Provide input and feedback on initiatives led and supported by the City that address actions identified in the Seniors Strategy, as requested.</p> <p>4.2 Participate in initiatives related to the implementation of the Seniors Strategy, as appropriate.</p>	<p>Members of the RSAC are involved in the implementation of actions identified within the Seniors Strategy, as appropriate.</p>
<p>5. Encourage public awareness and community engagement related to the needs and concerns of seniors in Richmond.</p>	<p>5.1 Discuss seniors-related matters arising at RSAC meetings and when possible, provide feedback to those who raised the concern.</p> <p>5.2 Participate in information sessions, educational activities and special events that focus on issues impacting Richmond seniors.</p> <p>5.3 Promote opportunities for seniors to participate in public engagement opportunities led and supported by the City, including providing input to the update of the OCP to ensure it reflects the evolving needs and priorities of seniors.</p>	<p>The RSAC is informed of issues and trends that impact Richmond seniors.</p> <p>The RSAC helps to increase awareness of opportunities for Richmond seniors to provide input on initiatives that impact them.</p>

RSAC Proposed 2025 Work Program

Initiative	Actions	Expected Outcome
<p>6. Support priority seniors-related City initiatives through the RSAC agenda discussion topics and subcommittees.</p>	<p>6.1 Review current and upcoming City initiatives related to seniors and determine where the RSAC’s participation will be most effective within the scope of the committee's advisory role.</p> <p>6.2 Ensure subcommittee work supports City initiatives related to seniors.</p> <p>6.3 Discuss subcommittee work, updates on initiatives, and other important and emerging topics during monthly RSAC meetings for broader committee input and information.</p>	<p>The RSAC’s work and focus are aligned with City priorities related to seniors in Richmond.</p> <p>The RSAC’s work informs current policy updates and initiatives from various City departments related to seniors.</p> <p>Communication is streamlined between the broader RSAC, subcommittees and work on various initiatives that impact seniors.</p>



To: Planning Committee

Date: January 23, 2025

From: Kim Somerville
Director, Community Social Development

File: 07-3425-01/2025-Vol 01

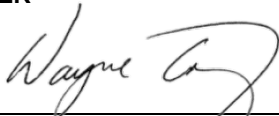

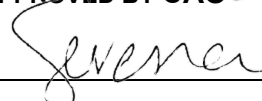
Re: **Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program**

Staff Recommendations

1. That the Richmond Youth Advisory Committee’s 2024 Annual Report, as outlined in the staff report titled, “Richmond Youth Advisory Committee 2024 Annual Report and 2025 Work Program”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and
2. That the Richmond Youth Advisory Committee’s 2025 Work Program be approved.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

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

Staff Report

Origin

Youth in Richmond represent a culturally, linguistically, socially and developmentally diverse and unique group of individuals. Guided by the City of Richmond's Youth Strategy 2022–2032 (Youth Strategy), the City has taken steps to consider youth perspectives in the planning and development of City initiatives that youth are interested in and directly impact them. This ensures that the interventions and opportunities available to youth are responsive to their needs and supports their growth and well-being.

The creation of the Richmond Youth Advisory Committee (YAC) was approved by Council on January 29, 2024 to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth. The YAC held its first meeting in May 2024. This report presents the 2024 Annual Report for the committee's inaugural year and the 2025 Work Program.

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

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

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

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

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

Analysis

The purpose of the Richmond Youth Advisory Committee is to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond. The City supports the YAC by providing an annual operating budget, a Council Liaison and a Staff Liaison.

2024 Annual Report

The YAC completed a number of activities in 2024. These are outlined below and described in the 2024 Annual Report (Attachment 1). Highlights of these activities are as follows:

- Identifying priority areas of focus for 2024 based on youth trends and perspectives;
- Gaining knowledge about community resources and programs available to youth and young adults, including services provided by the City and Community Associations and Societies, Vancouver Coastal Health, Foundry Richmond, Richmond School District No. 38, Richmond Addiction Services Society and Aspire Richmond; and

- Providing input on a number of engagement opportunities and programs offered by the City and community partners, which included:
 - The City's Official Community Plan Update;
 - Types of programs and services offered to youth by the City and Community Associations and Societies and how these are communicated to youth;
 - The City's draft Community Wayfinding Strategy; and
 - Richmond Multicultural Community Services' Strengthening Intercultural Dialogue Program.

In 2025, the YAC will continue to gain further knowledge and understanding of the needs of youth in Richmond as well as the programs available to them in the community and will provide a youth perspective to various City initiatives as requested.

2025 Work Program

The proposed 2025 Work Program (Attachment 2) was approved at the YAC meeting held January 8, 2025. This year the YAC will give priority to:

- Acting as a resource to the City by providing recommendations and perspectives on issues relating to youth and young adults in Richmond, including the City's Official Community Plan Update;
- Inviting guest speakers and facilitators to present on issues and emerging trends facing youth and young adults in Richmond to inform YAC members' role in providing advice on youth related matters;
- Providing input and feedback on initiatives related to the implementation of the Council-adopted Youth Strategy as referred by Council or City staff; and
- Promoting engagement opportunities and programs for youth that are led and supported by the City.

The 2025 Work Program outlines the YAC's priorities in the coming year to continue to advance the committee's mandate of acting as a resource and providing advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.

Financial Impact

None.

Conclusion

The YAC 2024 Annual Report provides a summary of the activities undertaken by the committee in its inaugural year. The YAC 2025 Work Program outlines the committee’s priorities for the upcoming year to provide advice to Council and staff on matters that directly impact youth. It is recommended that the YAC 2024 Annual Report and 2025 Work Program be approved.



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

- Att. 1: Richmond Youth Advisory Committee 2024 Annual Report
- 2: Richmond Youth Advisory Committee 2025 Work Program

Richmond Youth Advisory Committee 2024 Annual Report

Purpose

The purpose of the Richmond Youth Advisory Committee (YAC) is to support the City's commitment to amplifying youth voices and ensuring their perspectives contribute to plans, programs and services that are important to youth and impact their lives. This includes supporting the implementation of the City's Youth Strategy 2022–2032.

2024 Membership

The composition of the YAC includes up to 15 Council-appointed members – nine citizen representatives between 13 to 24 years, one citizen representative over 24 years and up to five organization representatives. These organizations include: Richmond Addiction Services Society (RASS), Aspire Richmond, Foundry Richmond, Vancouver Coastal Health (VCH) and Richmond School District No. 38 (SD38).

The YAC consisted of 12 voting members in 2024:

- Cindy Fu
- Ekatarina Gofsky
- Rav Johal (SD38)
- Salaar Khan
- Linus Lau
- Alvin Li (RASS)
- Jason Liu (Aspire Richmond)
- Gregg Loo (Foundry Richmond and VCH)
- Emmett Mark
- Zachary Thompson
- Joe Vu
- Wendy Zhang

The YAC also included four non-voting City of Richmond representatives:

- Councillor Carol Day (Council Liaison)
- Stefanie Myler (Parks, Recreation and Culture Staff)
- Gabriel Narciso (Recording Secretary)
- Grace Tiu (Staff Liaison)

Meetings

The YAC held six meetings in 2024. City staff, organizational representatives and guest speakers provided information and resources to the YAC on topics related to youth, including City and community programs and support services for youth.

2024 Highlights

Highlights of the YAC's work and participation in youth-related initiatives in 2024 included:

- Guest speakers were invited to share information and seek input from YAC members. Invited guests in 2024 included:
 - Alvin Li, Program Coordinator, Richmond Addiction Services Society (programs available to youth)
 - Gregg Loo, Operations Manager, Mental Health and Substance Use Services, Richmond Infant, Child & Youth Mental Health, Vancouver Coastal Health (programs available to youth)
 - Jason Liu, Manager of Youth Connections Program, Aspire Richmond (programs available to youth)
 - Rav Johal, Director of Instruction – Student Services and Data Analytics, Richmond School District No. 38 (programs available to students)
 - Alan Hill, Inclusion Coordinator, Richmond Multicultural Community Services (Strengthening Intercultural Dialogue Program)
 - Emily Huang, Policy Planner, City of Richmond (engagement on the Official Community Plan Update)
 - Omar Rajan and Mia Mascarina, Youth Outreach Workers, City of Richmond (programs available to youth)
 - Sherry Baumgardner, Tourism Development Liaison, City of Richmond (engagement on the Draft Community Wayfinding Strategy)
- **Annual Work Program** – In 2024, YAC identified YAC priority areas of focus and aligned its Work Program and the Council-adopted Youth Strategy and is committed to supporting the City in the ongoing Youth Strategy implementation.
- **Engagement** – YAC members were offered a number of opportunities to complete surveys and participate in information sessions to ensure youth perspectives were heard and that members were well-informed of matters relating to youth. This included completing the second federal State of the Youth report, the City's Arts Strategy Update 2024 Questionnaire and the Official Community Plan Update 2024. Members of the committee were also encouraged to share these opportunities with youth in their networks.

The Richmond Youth Advisory Committee would like to extend our heartfelt gratitude to the Mayor and Councillors for their support and guidance. Their commitment to the creation and success of this committee has significantly influenced its impactful first year. The committee would also like to thank Council Liaison Carol Day for keeping the YAC informed and updated on issues arising and resources that impact youth.

Report prepared by:

*Ekatarina Gofsky, Chair
Richmond Youth Advisory Committee*

Richmond Youth Advisory Committee 2025 Work Program

The Richmond Youth Advisory Committee's (YAC) proposed 2025 Work Program outlines several initiatives with associated actions that support the YAC's mandate to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.

YAC Proposed 2025 Work Program		
Initiative	Actions	Expected Outcome
1. Participate in a YAC orientation, and identify priority topics of interest and opportunities to form subcommittees.	<p>1.1 Members participate in an orientation to the YAC to learn about the roles and responsibilities of advisory committee members, the YAC Terms of Reference and the City's current strategies and initiatives related to youth.</p> <p>1.2 Members may indicate an interest in participating in YAC subcommittees and taking on additional related roles within the scope of the YAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> • The YAC Terms of Reference • Their role as an appointed member of the YAC • The YAC 2025 Work Program • Current City strategies and initiatives related to youth • Additional opportunities for involvement as part of the YAC
2. Build on and improve the members' knowledge of youth issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Learn about issues and trends that impact or benefit youth in the community by inviting guest speakers to present at regular YAC meetings.</p> <p>2.2 Identify and participate in internal and external youth-related educational opportunities, information sessions and special events to learn about issues and trends impacting youth that can inform the City's policies or practices.</p> <p>2.3 Monitor youth issues and emerging trends.</p>	<p>Members of the YAC are informed of issues and trends raised by Richmond youth and that impact Richmond youth.</p> <p>The YAC is informed and well-equipped to provide youth perspectives and recommendations to City staff and Council.</p>

YAC Proposed 2025 Work Program

Initiative	Actions	Expected Outcome
<p>3. Act as a resource to the City by providing recommendations and perspectives on issues relating to youth in Richmond.</p>	<p>3.1 Respond to Council requests and provide advice on issues relating to youth in Richmond, including providing input to the update of the Official Community Plan (OCP).</p> <p>3.2 Provide input on City plans, strategies, projects and policies that impact youth.</p> <p>3.3 Participate in and promote initiatives related to the implementation of the Youth Strategy.</p> <p>3.4 Provide input and feedback to City staff on programs and services for youth.</p>	<p>Members of the YAC provide ongoing feedback on City strategies, policies and initiatives related to youth.</p> <p>YAC work is aligned with City priorities related to youth in Richmond.</p> <p>YAC work informs policy and initiatives related to youth.</p>
<p>4. Support the implementation of the City’s Youth Strategy.</p>	<p>4.1 Provide input and feedback on initiatives led and supported by the City that address actions identified in the Youth Strategy, as requested.</p> <p>4.2 Participate in initiatives related to the implementation of the Youth Strategy, as appropriate.</p>	<p>Members of the YAC are involved in the implementation of actions listed in the Youth Strategy, as appropriate.</p>
<p>5. Encourage public awareness and engagement on youth-related matters.</p>	<p>5.1 Promote opportunities for youth to participate in public engagement opportunities led and supported by the City.</p>	<p>The YAC helps to increase awareness of opportunities for Richmond youth to provide input on initiatives that impact them.</p>



To: Planning Committee

Date: January 23, 2025

From: Kim Somerville
Director, Community Social Development

File: 07-3425-01/2025-Vol 01

Re: Youth Strategy Highlights Report 2023–2024

Staff Recommendations

1. That the Youth Strategy Highlights Report 2023–2024, as outlined in the staff report titled, “Youth Strategy Highlights Report 2023–2024”, dated January 23, 2025, from the Director, Community Social Development, be received for information; and
2. That the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly and provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care; and posted on the City website.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Environmental Programs	<input checked="" type="checkbox"/>	
Fire-Rescue	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
RCMP Administration	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Since its adoption on July 24, 2023, the City of Richmond Youth Strategy 2022–2032 (Youth Strategy) has guided the City’s approach to working collaboratively with the community to meet the needs of youth in Richmond.

The purpose of this report is to highlight several initiatives in 2023 and 2024 that advanced the actions outlined in the Youth Strategy, and to provide an update on the progress made in implementing the Youth Strategy to date.

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

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

This report also 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.

This report also responds to the City of Richmond Youth Strategy 2022–2032 Strategic Priority 5: Awareness:

5.3 Monitor and evaluate the implementation of the Youth Strategy and report out on the progress on a biennial basis.

Analysis

Youth and young adults in Richmond represent a developmentally and socially diverse community with varied ethnic and cultural backgrounds. According to the 2021 Statistics Canada Census, there are approximately 27,000 youth 13 to 24 years in Richmond. The 2023 BC Adolescent Health Survey, which surveyed youth 12 to 24 years enrolled in participating provincial school districts, reported that Richmond youth are more likely to identify as having East Asian and Southeast Asian backgrounds. Further, 49 per cent of youth identified as male, 46 per cent identified as female and five per cent as non-binary. The majority of youth continued to report having a good life and rated their mental health as good or excellent with a slight decrease compared to five years ago when the previous survey was completed.

In addition, the 2023/2024 Youth Development Index, which is completed by secondary school students across the province, reported that youth generally feel like they belong at school and have supportive adults at home and at school. However, 52 per cent of youth reported feeling a high level of stress in regards to future uncertainty. This is consistent with reports from youth-serving organizations who have shared that youth are feeling concerned about their future mainly due to affordability and lack of confidence in life skills. There have been a number of initiatives implemented across the city that support youth with aspects of their transition to adulthood,

such as career planning and gaining meaningful employment and volunteer experiences as well as numerous programs that aim to engage youth from equity-deserving communities.

The Youth Strategy is guided by the vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.” To achieve this vision, the strategy outlines five strategic priorities:

- 1) *Foundation* - Youth have access to services and resources in the community that provide a foundation for wellness.
- 2) *Voice* - Youth are heard, valued and engaged as members of the community and their opinions and perspectives inform plans, programs and services that are important to them and impact their lives.
- 3) *Collaboration* - Youth are supported by an integrated and collaborative network of youth-serving agencies, non-profit organizations, public partners and local government that work together to promote positive youth development.
- 4) *Opportunity* - Youth have equitable access to a wide-range of programs, services and initiatives that address their needs and support them to learn, develop and successfully navigate the various stages and transitions from early adolescence to young adulthood.
- 5) *Awareness* - Youth, their families and the broader community have access to information and resources and are aware of the services and supports available to youth in Richmond.

Under these strategic priorities, the Youth Strategy identifies 36 actions with associated timelines to be completed over a 10-year period. These actions are intended to be completed in collaboration and partnership with youth, key partners and youth-serving organizations in Richmond.

Youth Strategy Highlights Report 2023–2024

The City and its partners have made notable strides over the past two years in supporting youth and young adults in Richmond through advancing priority actions outlined in the Youth Strategy. A City of Richmond Youth Strategy Highlights Report 2023–2024 (Attachment 1) provides an overview of these initiatives. Key highlights include:

- In January 2024, Council approved the creation of the Richmond Youth Advisory Committee (YAC) to act as a resource and provide advice to Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond.
- In 2023, the Media Lab was awarded \$360,000 in grant funding from the Ministry of Jobs, Economic Development and Innovation. This funding allowed for a comprehensive upgrade of equipment and software, greatly enhancing the variety and quality of programs offered to youth.
- In January 2023, Public Safety Canada announced that the City of Richmond was awarded \$2.68 million from the Building Safer Communities Fund (BSCF). Grant funding supported the development of a three-year City of Richmond’s BSCF Strategy, adopted by Council and approved by Public Safety Canada in July 2023, that incorporates research and evidence-based initiatives tailored to Richmond, focusing on gun and gang violence prevention and intervention. The grant funding has supported several initiatives,

including the development of youth “micro hubs” at South Arm, City Centre and Cambie Community Centres.

- The Positive Ticket (POSI-ticket) program, a collaboration between the City, Community Associations and Societies and RCMP that provides community service providers an opportunity to recognize positive behaviours, reward good deeds and build positive relationships with youth by awarding them with POSI-tickets was relaunched in 2023. POSI-tickets can be redeemed for one free drop-in session at a participating community centre or facility of the recipient’s choice.
- The Richmond Green Ambassadors is a youth volunteer program coordinated by the City of Richmond in partnership with the Richmond School District. In 2023 and 2024, the Green Ambassadors hosted ten symposiums and four training sessions for team leaders, participated in eight city and community events and provided support to eight secondary school green teams, contributing a total of 3,138 volunteer and training hours.

In addition to these key highlights, the Youth Strategy Highlights Report 2023–2024 includes additional initiatives and achievements related to each of the five strategic priorities. A complete list of the actions identified in the Youth Strategy and the status of each is provided in Attachment 2. Copies of the Youth Strategy Highlights Report 2023–2024 will be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly, provincial Ministers whose ministries are related to youth, including the Minister of Children and Family Development, the Minister of Post-Secondary Education and Future Skills and the Minister of Education and Child Care, pending Council’s approval. The report will also be posted on the City website.

Financial Impact

None.

Conclusion

The Youth Strategy represents the City’s ongoing commitment to ensuring that Richmond youth and young adults are thriving in the community. The Youth Strategy Highlights Report 2023–2024 outlines highlights of the City’s and its partners’ progress towards implementing Strategy priorities and actions over the past two years. Pending Council’s approval, it is recommended that the Youth Strategy Highlights Report 2023–2024 be distributed to key partners, local Members of Parliament, local Members of the Legislative Assembly, provincial Ministers whose ministries are related to youth and posted on the City’s website.



Grace Tiu
Program Lead, Youth
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- Att. 1: City of Richmond Youth Strategy Highlights Report 2023–2024
2: City of Richmond Youth Strategy 2022–2032 Status of Actions



City of Richmond
**Youth Strategy Highlights
Report 2023–2024**

PLN – 45





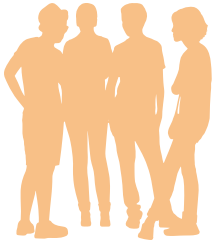
Introduction

On July 24, 2023, City Council adopted the City of Richmond Youth Strategy 2022–2032 (Youth Strategy), which guides the City’s approach to addressing the priority needs of youth and young adults in Richmond. Developed through research, youth engagement and a demographic analysis of Richmond’s youth population, the Youth Strategy outlines five strategic priorities and 36 actions to guide policies and initiatives for youth and young adults aged 13-24 years. The Youth Strategy is framed by a vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.”

Implementation of the Youth Strategy relies on the input, expertise and collaborative efforts of key partners, including:

- The Government of Canada
- The Province of BC
- The City of Richmond
- Richmond Community Associations and Societies
- Richmond Youth-Serving Community Organizations
- Public Partners and Government Agencies
- Richmond Youth

The City of Richmond Youth Strategy Highlights Report 2023-2024 provides a snapshot of the progress and achievements that have occurred during the first two years of Youth Strategy’s implementation.



Strategic Priority 1: Foundation

Meeting youth’s basic needs is crucial for their success and well-being. When communities provide these resources, youth can thrive, pursue education and develop important life skills. Prioritizing these needs empowers young people and strengthens the entire community, fostering a healthier society.

The following actions support **Strategic Priority 1: Foundation**:

- 1.1** Continue to foster positive and meaningful connections between youth and safe, supportive adults in the community.
- 1.2** Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from equity-deserving groups.
- 1.3** Align youth mental and physical health promotional tools and use common language to increase youth engagement, understanding and well-being.
- 1.4** Promote community safety initiatives to increase youth feelings of safety at home, at school, online and in their neighbourhood.
- 1.5** Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.
- 1.6** Increase clarity of and access to resources for all youth and their families to meet their basic needs (e.g. food, housing, medical care, education, child care).
- 1.7** Raise awareness of the existing emergency and crisis services for youth in the community and how to access them.
- 1.8** Share information and resources to support youth and their families who are navigating housing insecurity and require a shelter, safe house or transitional housing.



Highlights

- In January 2023, Public Safety Canada announced that the City of Richmond was awarded \$2.68 million from the Building Safer Communities Fund (BSCF). Grant funding supported the development of a three-year City of Richmond’s BSCF Strategy, adopted by Council and approved by Public Safety Canada in July 2023, and will fund several initiatives identified within the plan. The BSCF Strategy incorporates research and evidence-based initiatives tailored to Richmond, focusing on gun and gang violence prevention and intervention through mentorship, counselling, rehabilitation, skills development and recreational opportunities.
- To-date, through the BSCF Strategy, utilizing BSCF grant funding:
 - The City has distributed Organized Crime Agency of British Columbia End Gang Life educational materials, facilitated an End Gang Life workshop for City and partner youth workers and hosted two information sessions for parents; and
 - Youth “Micro Hubs” were established at South Arm, City Centre and Cambie Community Centres. The Micro Hubs, staffed part-time with Touchstone Family Association (TFA) Youth Workers, provided new equipment to enhance existing youth spaces. TFA staff work closely with Community Association Youth Development Coordinators to provide resource referrals and drop-in opportunities for youth, including crafts, games, special events and workshops in areas of financial literacy, resume writing, and interview skills.
- In July 2023, the Richmond RCMP formally launched the Yankee-30 Youth Partnership Car program (Yankee-30), in collaboration with the Ministry of Children and Family Development’s (MCFD) Youth Justice Services and Child Protection Services. Through collaboration between a police officer from the Richmond RCMP Youth Section and a probation officer or social worker from MCFD, Yankee-30 identifies and provides support to youth who are considered at risk due to their behaviour, vulnerability or exploitation by others.



- In October 2023, the City, Richmond Multicultural Community Services, City Centre Community Association and the Minoru Seniors Society completed a series of initiatives, funded by a \$92,000 grant from the Department of Canadian Heritage’s Community Support, Multiculturalism, and Anti-Racism Initiatives. This project brought together youth and senior participants from diverse cultural backgrounds to discuss multiculturalism, diversity and racism through storytelling, performance and the arts. Youth from equity-deserving communities, including newcomers and racialized groups, reported a greater sense of safety and belonging due to participating in the project, which culminated in two public “guided play” performances that focused on participants’ personal migration stories.
- In March 2024, the Fearless Youth Leadership group at City Centre Community Centre organized She-nanigans; a four-hour event where 25 youth learned about gender equity and gender roles through various activities and whole-hearted discussions about how to better support women, transgender and non-binary folks in the community.
- In 2024, the City, in partnership with Aspire Richmond and the Richmond Public Library, facilitated Express Yourself, a free, year-long community-engaged artist project by Keely O’Brien that invited Richmond youth aged 12-19 years to explore their emerging identities. This project guided youth through a variety of art mediums, including collage, drawing, printmaking, storytelling, and zine creation to recognize neurodiversity and the differences and similarities among us. It aimed to build a vibrant community of young artists exploring the possibilities of creative self-expression.
- Throughout the year, free youth hangout events are held weekly at all community centres to provide safe, welcoming and inclusive opportunities for Richmond youth to connect with their peers and participate in a variety of activities. Community Association Youth Development Coordinators work closely with youth to develop these events and support youth participation. In addition, the City’s Youth Outreach Workers host youth mega hangouts at various locations across the City during the summer and other school breaks. In 2024, these included an open mic night at the Cultural Centre Annex, a barbecue at West Richmond Community Centre, a water fight at Thompson Community Centre, and Camp Cambie at Cambie Community Centre.



Strategic Priority 2: Voice

Youth possess valuable insights into their own needs and challenges, making their involvement in decision-making essential for effective community programs. By prioritizing their perspectives, youth are empowered and create solutions that resonate with their own experiences. Engaging young people ensures that interventions are relevant and impactful, fostering a sense of ownership in their community.

The following actions support **Strategic Priority 2: Voice**:

- 2.1** Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.
- 2.2** Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.
- 2.3** Increase public awareness and education of the positive contributions youth make in the community.
- 2.4** Continue to provide and enhance formal opportunities for recognition and celebration of youth in Richmond (e.g. through events and communication campaigns) including specific youth identified from equity-deserving groups.
- 2.5** Engage in further collaboration with Indigenous youth, their families and Elders regarding the Youth Strategy and its implementation.
- 2.6** Include youth in the development of an implementation plan and promotion of the Youth Strategy.



Highlights

- In January 2024, City Council approved the creation of the Richmond Youth Advisory Committee (YAC) to act as a resource and provide advice to City Council regarding the planning, development and implementation of policies, programs and services that directly impact youth and young adults in Richmond. The YAC is comprised of up to nine youth and young adults 13-24 years and one individual of any age who plays a significant role in a young person’s life and/or has a significant interest in positive youth development in Richmond. The committee has a total of four organizational representatives from Aspire Richmond, Foundry Richmond, Richmond Addiction Services Society, Richmond School District and Vancouver Coastal Health. The YAC held its first meeting in May 2024.
- The City’s U-ROC (Richmond Outstanding Community) Awards formally recognize youth for their contributions to community, volunteerism, leadership and resilience; and recognize supportive adults, known as “Asset Champions”. In 2023 and 2024, 105 youth and 43 Asset Champion received U-ROC Awards. The City’s U-ROC Scholarship, awarded to one outstanding youth each year to help with expenses related to their post-secondary education such as tuition fees and cost of textbooks, increased from \$500 to \$1,000 in 2024.
- BC Youth Week is an annual celebration held from May 1-7 that highlights the diverse interests, accomplishments and valuable contributions of youth in the community. Free and/or low cost events are held throughout the week, including recreational activities and a city-wide Youth Swim to celebrate and recognize the positive contributions of youth. Over 850 youth participated in the Youth Week events held across the city throughout 2023 and 2024.
- To strengthen opportunities for youth input into transportation planning, the City hosted three engagement sessions with youth at Thompson, West Richmond and Cambie Community Centres from April to September 2024. The sessions focused on promoting walking, cycling and taking transit to and from school, and youth were able to share their current travel habits. The feedback received will help to inform the City’s active transportation plans and initiatives to foster increased sustainable transportation trips to and from school by Richmond students.



- The annual Richmond Arts Awards program recognizes the achievements and contributions to the arts by Richmond residents within five categories, including Youth Arts. In May 2024, Opal Chen, a seventh-grader in Richmond was recognized for her creative use of recycled materials, promoting environmental sustainability and raising awareness through her art. For her artwork and its positive impact on conservation advocacy and the community, Opal received a \$300 scholarship from the Richmond Arts Coalition.
- The Positive Ticket (POSI-ticket) program, a collaboration between the City, Community Associations and Societies and RCMP that provides community service providers an opportunity to recognize positive behaviours, reward good deeds and build positive relationships with youth by awarding them with a POSI-ticket, was relaunched in 2023. POSI-tickets can be redeemed for one free drop-in session at a participating community centre or facility of the recipient's choice. Since the program relaunched, there have been 196 visits to six different facilities across the city.
- In 2024, Richmond Arenas Community Association (RACA) created \$1,000 bursaries for graduating high school students to use towards any post-secondary schooling. One bursary was awarded to a student in each of the RACA minor sport organizations: Richmond Ravens, Richmond Ringette, Connaught Figure Skating Club, Richmond Lacrosse, Richmond South Delta Ball Hockey and Richmond Jets.



Strategic Priority 3: Collaboration

Richmond’s youth sector thrives on strong collaboration among agencies, creating a strong network of service providers. This integrated approach, involving non-profits, public partners, and local government, prioritizes comprehensive support for positive youth development in the community.

The following actions support **Strategic Priority 3: Collaboration:**

- 3.1** Develop tools and practices to support robust information sharing with front line youth service providers.
- 3.2** Identify opportunities to collaborate with post-secondary institutions regarding the delivery of programs and services for young adults.
- 3.3** Utilize a systems-based approach to address the needs of vulnerable groups and individuals including: a) Reducing barriers to participation; and b) Avoiding duplication of youth services.
- 3.4** Facilitate increased cross-agency information sharing regarding youth programs, supports and resources, especially those related to mental health.
- 3.5** Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum and during transitions.
- 3.6** Dedicate appropriate staff resources to adequately plan for and meet the current and evolving needs of an increasingly complex population of youth in Richmond.
- 3.7** Advocate to senior levels of government to enhance funding for community-based services and supports for youth in Richmond.



Highlights

- In August 2023, as part of the City of Richmond’s Building Safer Communities Fund (BSCF) Strategy, utilizing BSCF grant funding, a number of initiatives were implemented in collaboration with Touchstone Family Association (TFA), including:
 - The creation of three new TFA Youth Outreach Worker positions to engage with at-risk youth 12-24 years and their families. These positions aim to promote access to prosocial opportunities, focusing on off-site programming and case management.
 - The expansion of TFA’s StreetSmarts program to provide targeted mentorship and programming for a larger number of at-risk youth in Richmond.
 - A new Workforce Readiness Initiative, implemented by TFA, to support at-risk and gang-involved youth aged 12-24 years. This initiative offers vocational training, job readiness skills, resume development, and interview preparation support tailored to individual career goals, helping participants secure sustainable employment and contribute positively to the community.
- In August 2024, the Ministry of Public Safety and Solicitor General announced that the City of Richmond was awarded \$50,000 to assist with the implementation of a youth situation table. Situation tables enable front-line workers to proactively identify risks through information sharing, use and coordinate existing community resources and relationships between health supports and culturally safe services, plan and deliver collaborative interventions and reduce increased risk in youth’s lives. The City’s situation table is anticipated to begin in late 2025.



- The City’s Richmond Youth Media Program, in collaboration with community partners, offered a variety of programs that provided equity-deserving youth with opportunities to gain skills in media arts and connect with the City’s Youth Outreach Workers at the Media Lab. These programs include:
 - In 2023, a bi-monthly skill session on media arts for equity-deserving youth from the TFA School Readiness Program.
 - From September 2023 to June 2024, the Richmond School District’s Integrated Child and Youth (ICY) Program’s Outreach Workers provided over 100 hours of mentorship at the Media Lab. In addition, three students from the Richmond School District volunteered over 150 hours at the Media Lab.
 - In May 2024, Kwantlen Polytechnic University’s Entertainment Arts Program provided a youth with the unique opportunity to lead a skill session workshop on Video Game Design.
 - In 2024, the Photovoice Project, a collaboration with Richmond Addiction Services Society, taught grade seven students, who take part in Blundell Elementary School’s School’s Out program, basic photography skills.
- The City of Richmond’s Film Office works with a number of post-secondary institutions in the region that offer Film Programs to provide education and training on the City’s filming processes. Students from these programs are able to apply for student film permits and fees for filming are often fully waived. The Richmond Film Office worked with 15-25 student groups per year in 2023 and 2024.
- Throughout the 2023/24 school year, Richmond Fire Rescue staff attended staff attended J.N. Burnett, Hugh Boyd and McMath Secondary Schools, engaging with nearly 1,000 students, to provide information on firefighting as a career option, and to provide information on emergency services and community involvement.



Strategic Priority 4: Opportunity



Providing youth with meaningful activities that foster skill development, social engagement and community contribution is essential for promoting Positive Youth Development. Prioritizing diversity, equity and inclusion ensures that all young people feel safe and welcomed. Access to a wide range of culturally relevant and inclusive programs is crucial, particularly for equity-deserving groups, addressing opportunity gaps and supporting youth through their transitions from adolescence to adulthood.

The following actions support **Strategic Priority 4: Opportunity:**

- 4.1** Ensure a range of programs and services that prioritize wellness, learning and skill development are available for youth.
- 4.2** Align and promote community-wide youth services through a common framework (e.g. the 40 Developmental Assets Framework).
- 4.3** Expand provision of relevant programs, services and resources to include individuals aged 19-24 years in collaboration with young adults.
- 4.4** Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.
- 4.5** Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.
- 4.6** Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.
- 4.7** Investigate funding opportunities to help facilitate the development of new or expanded youth spaces within the community.
- 4.8** Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.
- 4.9** Expand opportunities for youth to learn about and engage with local government.
- 4.10** Involve youth in advancing City initiatives such as sustainability and climate-action projects.

Highlights

- The Richmond Green Ambassadors is a youth volunteer program coordinated by the City of Richmond in partnership with the Richmond School District. In 2023 and 2024, the City's 144 Green Ambassadors hosted ten symposiums and four training sessions for team leaders, participated in eight City and community events, and provided support to eight secondary school green teams, contributing a total of 3,138 volunteer and training hours. The Richmond Green Ambassadors program fosters communication, teamwork and leadership development through learning or skill-based opportunities and experiences such as public speaking, critical thinking, networking and leadership training. As part of the program's review in 2024, City staff hosted a workshop for interested Green Ambassadors to provide feedback on opportunities for program enhancements.
- In 2023 and 2024, Community Associations and Societies received \$275,000 in Canada Summer Job Grants to fund youth employment positions, primarily in summer day camp programs. The Richmond Nature Park Society received an additional \$4,400 through the Canadian Parks and Recreation Association Youth Employment Experience Grant in 2024 to help support funding towards four summer day camp leader positions at the Richmond Nature Park. The summer leaders gained valuable people, leadership, supervisory and team skills in their roles caring for and educating children throughout the summer.
- In 2023, the Media Lab was awarded \$360,000 in grant funding from the Ministry of Jobs, Economic Development and Innovation. This funding allowed for a comprehensive upgrade of equipment and software, greatly enhancing the variety and quality of programs offered to youth. Examples of items purchased included music creation and recording devices, iPads and computers for graphic design and two state of the art 3D printers. This equipment helped make the expansion of the Richmond Youth Media Program's free, weekly drop-in sessions possible by adding two new sessions: Create Space and Music Jam. This expansion increased opportunities for youth to connect with each other over similar interests, expand their learning and network with the support of Youth Outreach Workers.
- In February 2024, the Minoru Seniors Society was awarded \$25,000 in federal New Horizon's grant funding to implement "Now and Then – A Journey through the Eras," an intergenerational program geared towards bringing together children, youth and seniors. Dining through the Decades gave youth and seniors an opportunity to create a healthy and delicious meal and discuss past and present dining habits. In July and August 2024, the Technology through the Times program worked with youth and seniors to learn about what technology was like in the past and present, and create a fun technology based project. These projects aimed to build mentorship and provide leadership and experience for youth while reducing ageism.



- In 2023/24, the City’s Transportation Department hired seven Engineering students from the University of British Columbia and the University of Victoria for four to eight month co-op terms. Students gained skills and training experience in transportation related design and development while working on active transportation planning projects.
- Richmond RCMP’s annual Youth Academy, jointly coordinated with the Richmond School District, is a week-long event where youth in Grades 10-12 can explore their interest in policing as a potential career. Participants engage in practical police-related scenarios and have the opportunity to speak with police officers from various specialized sections, including the Integrated Police Dog Services and Emergency Response Team. In 2023 and 2024, a total of 60 youth participants experienced an RCMP-style Regimental Dinner and attended a formal graduation ceremony with their parents.
- In 2024, a new Girls Only Fitness program was launched at Minoru Centre for Active Living. This registered program introduces female youth to different fitness activities, equipment and classes, in a safe and welcoming environment. Thirteen youth participated in the first program.
- New in 2024, the City offered Empower Her, a free, referral-based program for female-identifying youth 13-24 years interested in taking part in physical activities and outings. Through low-barrier introductions to activities such as hiking, kickboxing and volleyball, the City’s Youth Outreach Workers supported participants to overcome barriers to participation, build positive relationships and access other community supports, as needed.
- The City’s Youth Outreach Workers work across the City to engage with youth and youth-serving agencies to develop youth driven opportunities and support youth participation. For example, in March 2024 10 youth referred from youth-serving agencies in the community attended a ski/snowboard lesson at Whistler Snow School with the City’s Youth Outreach Workers. Youth who had never been to Whistler had an opportunity to make positive, impactful memories and feel a sense of pride and accomplishment in trying something new. This trip was made possible through an in-kind donation by Zero Ceiling Foundation.

- From March 2023 to December 2024, 17 youth were enrolled in the Instructor/Lifeguard Subsidy Program. This program provides training courses offered by the City at a 90% subsidized rate to residents 13 years and older who are experiencing financial hardship and who are interested in a career or position as an Instructor/Lifeguard.
- Introduced in 2023, the Richmond Sports Council Active Recreation and Sports Fund provides funding support for youth 18 years and younger in financial need to participate in sports and recreation activities that are not affiliated with a provincial sport organization and not delivered directly through the City. By the end of 2024, 26 children and youth have received a combined \$8,375 of funding support.
- In February 2024, City Centre Community Centre facilitated a Leadership Through a Reconciliation Lens workshop with 110 youth in attendance. During the workshop, youth learned about significant historical topics such as Residential Schools, Day Schools and the Sixties Scoop. Youth were also given an opportunity to learn more about decolonization and colonization and ask questions related to reconciliation.
- In 2023, 1,094 youth volunteers contributed 31,680 volunteer hours and in 2024, 1,271 youth volunteers contributed 36,232 volunteer hours through various opportunities that support Parks, Recreation and Culture programs and events, including those provided by the City and Community Associations, as well as the Richmond Public Library and other City initiatives. Through these volunteer opportunities, youth are able to develop leadership skills and contribute positively to their community. Certificates of appreciation and accomplishment are issued by the City and Community Associations and Societies to recognize the volunteer contributions of youth.
- Richmond Community Association and Societies offered a number of opportunities focused on skill development and job support in 2023 and 2024, including:
 - South Arm Community Association hosted Resume & Interview Skill Building sessions to educate youth on how to update a resume, review job postings and learn fundamental interview skills.
 - Thompson Community Association hosted interactive “Peek into Business” workshops that introduced youth to basic business skills, including marketing, budgeting and developing draft business plans.
 - Steveston Community Society launched a Special Events Volunteer Team that allowed youth to gain hands-on leadership experience in event facilitation, program management and community development.

Strategic Priority 5: Awareness

Access to information is crucial for youth and their families to engage with community programs and services. Providing this information in various formats and through multiple platforms ensures that everyone can access the resources available in Richmond. It is a priority for the community to raise awareness of the diverse services and supports for youth.

The following actions support **Strategic Priority 5: Awareness:**

- 5.1** Create youth-related content for City communication platforms that is culturally relevant, digitally equitable and meets the needs of youth, their families and the community.
- 5.2** Explore and implement safe, equitable and effective communication tools to increase knowledge of local youth resources for youth and their families.
- 5.3** Monitor and evaluate the implementation of the Youth Strategy and report out on progress on a biennial basis.
- 5.4** Monitor the impacts of the COVID-19 pandemic and other emerging global or local exceptional events on Richmond youth including impacts to both mental and physical well-being.
- 5.5** Research and analyze trends and innovative practices to understand and respond to the changing needs of youth and share findings with the community.



Highlights

- The City created various youth-related materials and promotions to advertise programs and services available to youth, create awareness of ongoing City projects and promote youth engagement. This information was shared with youth through the City’s website, social media channels, digital transit ads and at community centres across the city.
- The City’s Youth Outreach Workers and Community Association and Society Youth Development Coordinators utilized the City’s @CityofRichmondYouth Instagram account to share information directly with youth, and promote programs and services available to them. In 2024, the Instagram account reached over 4,200 accounts, with over 2,000 content interactions, 290 new followers, and over 3,900 profile visits.
- Throughout 2023 and 2024, the City, in partnership with Richmond Addiction Services Society, facilitated a Youth Network Table comprised of approximately 35 youth-serving organizations across the city. Organizations represented at the table include Vancouver Coastal Health, Richmond School District, Richmond Public Library, Pathways Clubhouse, Touchstone Family Association and Richmond Multicultural Community Services. The table meet regularly to share program information, discuss youth trends and promote collaboration to ensure emerging youth needs are being addressed.
- In 2024, the City initiated research to establish an inventory of grant funding programs available to the City that support the actions outlined in the Youth Strategy. This work is expanding, with input from community partners, to include funding programs available to government, health authorities, not-for-profit organizations, and groups of youth, with the goal of enhancing collaborations and new coordinated responses to addressing youth needs in the Richmond.





Next Steps and Conclusion

Since the Youth Strategy was adopted, several initiatives highlighted in this report have contributed towards achieving the strategic priorities and outcomes identified in the Youth Strategy. Progress towards Youth Strategy implementation reflects the ongoing commitment and collaboration between the City, Community Associations and Societies, partners, youth serving organizations and Richmond youth themselves.

The City and its partners continue to monitor the evolving needs of youth in the community and collaborate closely to ensure these needs are effectively addressed. Most importantly, the voices of Richmond youth will continue to be prioritized and amplified through planning and initiatives that impact them. By listening to and responding to what Richmond youth are saying, the Youth Strategy will continue to guide collective actions towards the vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.”



City of Richmond

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City of Richmond Youth Strategy 2022–2032 Status of Actions

Timeline

- *Ongoing*
- *Short-term* refers to 0–3 years.
- *Medium-term* refers to 4–6 years.
- *Long-term* refers to 7–10 years.

Status

- *Complete*: Identified work towards this Action is complete.
- *Ongoing*: Work to support this Action is ongoing. Due to the changing community context, some Short-term, Medium-term or Long-term Actions are better suited as Ongoing as reflected in the Status.
- *In Progress*: There has been some progress towards addressing this Action, but more work remains.
- *Not Yet Initiated*: Work towards achieving this Action has not been initiated.

Strategic Priority 1: Foundation		
Themes and Actions	Timeline	Status
1.1 Continue to foster positive and meaningful connections between youth and safe, supportive adults in the community.	Ongoing	Ongoing
1.2 Increase opportunities for youth to connect with peers and develop supportive positive relationships and a sense of belonging including youth from equity-deserving groups.	Short-term	In Progress
1.3 Align youth mental and physical health promotional tools and use common language to increase youth engagement, understanding and well-being.	Short-term	Not Yet Initiated
1.4 Promote community safety initiatives to increase youth feelings of safety at home, at school, online and in their neighbourhood.	Short-term	In Progress
1.5 Ensure the provision of safe, welcoming and inclusive programming and services for youth in the community.	Short-term	Ongoing
1.6 Increase clarity of and access to resources for all youth and their families to meet their basic needs (e.g. food, housing, medical care, education, child care).	Short-term	In Progress
1.7 Raise awareness of the existing emergency and crisis services for youth in the community and how to access them.	Short-term	In Progress
1.8 Share information and resources to support youth and their families who are navigating housing insecurity and require a shelter, safe house or transitional housing.	Short-term	Ongoing

Strategic Priority 2: Voice		
Themes and Actions	Timeline	Status
2.1 Increase opportunities for youth to provide meaningful input into City-related matters that impact them including youth from equity-deserving groups.	Short-term	Ongoing
2.2 Promote and seek youth engagement in program, service and facility development and on topics in the community that impact youth.	Medium-term	In Progress
2.3 Increase public awareness and education of the positive contributions youth make in the community.	Medium-term	In Progress
2.4 Continue to provide and enhance formal opportunities for recognition and celebration of youth in Richmond (e.g. through events and communication campaigns) including specific youth identified from equity-deserving groups.	Medium-term	In Progress
2.5 Engage in further collaboration with Indigenous youth, their families and Elders regarding the Youth Strategy and its implementation.	Ongoing	In Progress
2.6 Include youth in the development of an implementation plan and promotion of the Youth Strategy.	Ongoing	Ongoing

Strategic Priority 3: Collaboration		
Themes and Actions	Timeline	Status
3.1 Develop tools and practices to support robust information sharing with front line youth service providers.	Medium-term	In Progress
3.2 Identify opportunities to collaborate with Post-secondary Institutions regarding the delivery of programs and services for young adults.	Long-term	Not Yet Initiated
3.3 Utilize a systems-based approach to address the needs of vulnerable groups and individuals including: a) Reducing barriers to participation; and b) Avoiding duplication of youth services.	Medium-term	Not Yet Initiated
3.4 Facilitate increased cross-agency information sharing regarding youth programs, supports and resources, especially those related to mental health.	Ongoing	Ongoing
3.5 Identify and implement strategies to eliminate gaps and address the needs of youth across the developmental continuum and during transitions.	Medium-term	In Progress
3.6 Dedicate appropriate staff resources to adequately plan for and meet the current and evolving needs of an increasingly complex population of youth in Richmond.	Ongoing	Ongoing
3.7 Advocate to senior levels of government to enhance funding for community-based services and supports for youth in Richmond.	Ongoing	Ongoing

Strategic Priority 4: Opportunity		
Themes and Actions	Timeline	Status
4.1 Ensure a range of programs and services that prioritize wellness, learning and skill development are available for youth.	Ongoing	Ongoing
4.2 Align and promote community-wide youth services through a common framework (e.g. the 40 Developmental Assets Framework).	Short-term	In Progress
4.3 Expand provision of relevant programs, services and resources to include individuals aged 19-24 years in collaboration with young adults.	Medium-term	In Progress
4.4 Develop additional volunteer and paid opportunities for personal growth and development and for youth to gain job readiness skills, training and employment.	Medium-term	In Progress
4.5 Continue to provide a range of programs and services that prioritize accessible and inclusive recreation and social connection for youth.	Ongoing	Ongoing
4.6 Continue to provide youth with safe, welcoming and accessible places to gather, socialize and engage within new and existing indoor and outdoor spaces in the community.	Short-term	In Progress
4.7 Investigate funding opportunities to help facilitate the development of new or expanded youth spaces within the community.	Long-term	In Progress
4.8 Expand initiatives that provide leadership and mentorship for youth including refugees, new immigrants and youth who are at risk of or experiencing vulnerability.	Medium-term	Not Yet Initiated
4.9 Expand opportunities for youth to learn about and engage with local government.	Short-term	In Progress
4.10 Involve youth in advancing City initiatives such as sustainability and climate-action projects.	Medium-term	In Progress

Strategic Priority 5: Awareness		
Themes and Actions	Timeline	Status
5.1 Create youth-related content for City communication platforms that is culturally relevant, digitally equitable and meets the needs of youth, their families and the community.	Ongoing	Ongoing
5.2 Explore and implement safe, equitable and effective communication tools to increase knowledge of local youth resources for youth and their families.	Short-term	In Progress
5.3 Monitor and evaluate the implementation of the Youth Strategy and report out on progress on a biennial basis.	Ongoing	Ongoing
5.4 Monitor the impacts of the COVID-19 pandemic and other emerging global or local exceptional events on Richmond youth including impacts to both mental and physical well-being.	Ongoing	Ongoing
5.5 Research and analyze trends and innovative practices to understand and respond to the changing needs of youth and share findings with the community.	Ongoing	Ongoing



City of Richmond

Report to Committee

To: Planning Committee

Date: January 22, 2025

From: Peter Russell
Director, Housing

File: 08-4057-05/2025-Vol
01

Re: Application to amend Housing Agreement Bylaw 9952 (Richmond Centre Phase One)

Staff Recommendation

That Housing Agreement (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634 be introduced and given first, second, and third readings.

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

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

Staff Report

Origin

This report outlines a request from the property owner RCRES Nominee Ltd. ('Owner') to amend the definitions of permitted rent and eligible tenant in Housing Agreement Bylaw No. 9952 associated with DP 17-768248 and CP16-752923 at 6551 No 3 Rd., which is Phase 1 of the Richmond Centre redevelopment.

On November 12, 2024, Council approved changes to the City's Low-End Market Rental (LEMR) Program, updating the permitted rents and income thresholds as described in the report titled "Updating the Low-End Market Rental (LEMR) Program to Support the Delivery of Affordable Housing" dated October 16, 2024.

The approved permitted rent rates and income thresholds apply to housing agreements for new or in-stream development applications. The updated rates can be applied to existing agreements where an amending bylaw is adopted by Council.

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

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

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

Analysis

Housing Agreement Bylaw No. 9952 was adopted on January 28, 2019, and secures 79 LEMR homes as part of the first phase of the Richmond Centre redevelopment. This phase also includes 1,087 market-ownership homes and 11,681 m² (125,725 ft²) of commercial space. The 79 LEMR homes are clustered into one tower (7557 Cst. Jimmy Ng Road, Richmond, BC) and must be operated by a non-profit housing organization. It is anticipated that the LEMR homes will be available for tenanting in March, 2025.

The requested amendment aligns with the endorsed permitted rent rates of 10 per cent below CMHC average market rents, specific to the City of Richmond, and income thresholds that set rent at 30 per cent of gross (before-tax) household income. Table 1 outlines the permitted rent rates and income thresholds that would be enabled in the event the application to amend Housing Agreement Bylaw No. 9952 is approved.

Table 1- Maximum Rent Rates and Income Thresholds under Proposed Housing Agreement

	Max. Rent	Max. Income
Studio	\$1,306	\$52,236
1 Bdrm	\$1,552	\$62,064
2 Bdrm	\$1,914	\$76,572
3 Bdrm +	\$2,014	\$80,568

Council’s approval of the requested amendments would bring new maximum rent rates and income thresholds applicable to the 79 LEMR units within Phase 1 of the Richmond Centre redevelopment into alignment with the rates established within the City’s updated LEMR Program framework. It ensures that rents and income thresholds align with current market conditions and, therefore, enhances the long-term sustainability of operating these affordable rental units.

Financial Impact

None

Conclusion

The proposed amendment to Housing Agreement Bylaw No. 9952 aligns with the City’s updated Low-End Market Rental (LEMUR) framework.



Cade Bedford
 Planner 2, Affordable Housing
 (604-247-4916)



Housing Agreement (Affordable Housing)
(6551 No.3 Rd) Bylaw No. 9952,
Amendment Bylaw No. 10634

The Council of the City of Richmond enacts as follows:

- 1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver an amendment to a housing agreement, substantially in the form set out as Schedule B to this Bylaw, with the owner of the lands described in Schedule A to this Bylaw.
2. This Bylaw is cited as "Housing Agreement (Affordable Housing) (6551 No.3 Rd) Bylaw No. 9952, Amendment Bylaw No. 10634"

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

Four horizontal lines for signatures or initials.

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division
CAB
APPROVED for legality by Solicitor
LH

SCHEDULE A to Bylaw No. 10634

LANDS

Those lands and premises located in the City of Richmond and municipally and legally described as follows:

<i>Municipal Address</i>	<i>Legal Description</i>
7557 Cst. Jimmy Ng Road, Richmond, B.C.	Parcel Identifier: 032-417-063 Air Space Parcel 3 Section 8 Block 4 North Range 6 West New Westminster District Air Space Plan EPP136490

SCHEDULE B TO BYLAW NO. 10634

AMENDMENT TO HOUSING AGREEMENT BETWEEN RCCOM LP, AIMCO REALTY
INVESTORS LP, 7904185 CANADA INC., RC (SOUTH) INC., RCRES LP AND
RCRES NOMINEE LTD., AND CITY OF RICHMOND

**AMENDMENT TO AFFORDABLE HOUSING AGREEMENT
(Section 483 Local Government Act)**

THIS AMENDMENT is dated for reference this ____ day of _____, 2025.

AMONG:

RCCOM LP (REG. NO. XP0696226), a limited partnership duly formed under the laws of the Province of Ontario and having its registered office at 20th Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, by its general partner **RCCOM GP INC.** (INC. No. 002505246), a corporation duly incorporated under the laws of the Province of Ontario and extraprovincially registered in British Columbia under Reg. No. A0099427, and having its delivery address in British Columbia at 20th Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8

and

AIMCO REALTY INVESTORS LP (Reg. No. XP0699448), a limited partnership duly formed under the laws of the Province of Manitoba and having its registered office at Suite 1700 – 666 Burrard Street, Vancouver British Columbia V6C 2X8, by its general partner **AIMCO RE GP CORP.** (Inc. No. 2015600709), a corporation duly incorporated under the laws of the Province of Alberta and extraprovincially registered in British Columbia under Reg. No. A0100192, and having its delivery address in British Columbia at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4

(collectively, the “**Lot A Beneficiary**”)

AND:

7904185 CANADA INC. (Inc. No. 7904185) a company duly incorporated under the laws of Canada and extraprovincially registered in British Columbia under Reg. No. A0118233, and having its registered office at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4
as to an undivided 1/2 interest

and

RC (SOUTH) INC. (Inc. No. 2510864), a company duly incorporated under the laws of the Province of Ontario and extraprovincially registered in British Columbia under Reg. No. A0099783, and having its head office at Suite 500 – 20 Queen Street West, Toronto, Ontario M5H 3R4
as to an undivided 1/2 interest

(collectively, the “**Lot A Nominee**”, and together with the Lot A Beneficiary, the “**Lot A Owner**”)

AND:

RCRES LP (Reg. No. XP0696230), a limited partnership duly formed under the laws of the Province of Ontario and having its registered office at 20th Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, by its general partners, **THE CADILLAC FAIRVIEW CORPORATION LIMITED** (Inc. No. 3271809), a corporation duly continued under the laws of the Province of Nova Scotia and extraprovincially registered in British Columbia under Reg. No. A0088251, and having its delivery address in British Columbia at 20th Floor – 250 Howe Street, Vancouver, British Columbia V6C 3R8, **ARI RICHRES GP INC.** (Inc. No. 2020970543), a corporation duly incorporated under the laws of the Province of Alberta and extraprovincially registered in British Columbia under Reg. No. A0104975, and having its office at Suite 1600 – 10250 101 Street NW, Edmonton, Alberta T5J 3P4, and **SHAPE LIVING CORP.** (Inc. No. BC0934395), a corporation duly incorporated under the laws of the Province of British Columbia and having its office at 2020 One Bentall Centre, 505 Burrard Street, Vancouver, British Columbia V7X 1M6

(the “**Lot 1 Beneficiary**”)

AND:

RCRES NOMINEE LTD. (Incorporation No. BC1264251), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 2020 One Bentall Centre, 505 Burrard Street, Vancouver, British Columbia V7X 1M6

(the “**Lot 1 Nominee**”, and together with the Lot 1 Beneficiary, the “**Lot 1 Owner**”)

(the Lot A Owner and the Lot 1 Owner are collectively, the “**Owner**”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia V6Y 2C1

(the “**City**”)

WHEREAS:

- A. The Lot A Owner and the City are party to a Housing Agreement dated for reference January 28, 2019 (the “**Original Agreement**”) to provide for affordable housing, pursuant to the Affordable Housing Strategy, on the Lands, which was approved by Council for the City under Housing Agreement Bylaw No. 9952;

- B. The Lot A Owner transferred their beneficial and registered interests in those portions of the Lands, as defined in the Original Agreement and on which the residential improvements (including the Affordable Housing Units) are situated, to the Lot 1 Owner pursuant to Recital C of the Original Agreement;
- C. The Lot 1 Owner is the beneficial and registered owner of the residential portion of the Lands, as defined in the Original Agreement, and shall for the purposes of the Original Agreement become the Owner and be subject to the terms hereof; and
- D. The Owner and the City have agreed to amend the Original Agreement in accordance with the terms and conditions of this Amendment.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

1.1 Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them under the Original Agreement.

1.2 The Original Agreement is hereby amended as follows:

- (a) inserting the following new definitions in Section 1.1, in alphabetical order, and renumbering the remaining sections accordingly:

“**ASP3**” means those lands and premises located in the City of Richmond and municipally described as 7557 Cst. Jimmy Ng Road, Richmond, B.C. and legally described as Parcel Identifier: 032-417-063, Air Space Parcel 3 Section 8 Block 4 North Range 6 West New Westminster District Air Space Plan EPP136490, as may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;”;

“**CMHC**” means the Canada Mortgage and Housing Corporation or its successor in function;”;

“**CMHC Average Rental Rates**” means the most recent CMHC average market rent per month, reported through the annual CMHC Rental Market Survey, for the City of Richmond and applicable to the unit type and number of bedrooms, based on the rates available at the time a Tenant enters into a Tenancy Agreement, provided that if the number of bedrooms in a unit exceeds three, then such CMHC average market rent applicable to "3 Bedroom +" shall apply;”;

- (b) deleting the definition of “Eligible Tenant” and replacing it with the following:

“**Eligible Tenant**” means a Family having a cumulative gross annual income equal to or less than the amount calculated, from time to time, by the following formula:

- (i) 90% of the then current CMHC Average Rental Rate for the applicable number of bedrooms and unit type, multiplied by 12 and then divided by 0.30,

provided however that:

- (ii) if there is a decrease in such then current CMHC Average Market Rental Rate following the commencement of a tenancy of an Affordable Housing Unit by such Family, such cumulative gross annual income for such Family shall be the cumulative gross annual income for such Family for the immediately preceding calendar year, adjusted on January 1st of the then current calendar year, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, provided that if there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the cumulative gross annual income for the subsequent year shall remain unchanged from the previous year; and
 - (iii) in the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted cumulative gross annual income in any particular year shall be final and conclusive;";
- (c) deleting the definition of "Lands" and replacing it with the following:

""**Lands**" means ASP3 and Lot 2, as either may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;";
- (d) deleting the definition of "Lot" and replacing it with the following:

""**Lot**" means ASP3 or Lot 2, as the context may require;";
- (e) deleting the definition of "Lot 1" in its entirety;
- (f) deleting the definition of "Lot 2" and replacing it with the following:

""**Lot 2**" means those lands and premises located in the City of Richmond legally described as Parcel Identifier: 031-146-481, Lot 2 Section 8 Block 4 North Range 6 West New Westminster District Plan EPP87774, as may be Subdivided from time to time, and including a Building or a portion of a Building located thereon;";
- (g) deleting the definition of "Permitted Rent" and replacing it with the following:

""**Permitted Rent**" means:

 - (i) an amount which does not exceed 90% of the then current CMHC Average Rental Rate, as of the time an Eligible Tenant enters into a Tenancy Agreement,

provided that:

 - (ii) such amount may be adjusted by the maximum percentage rental increase permitted by the *Residential Tenancy Act* independent of any exemption status of the Owner (i.e. non-profit housing society) during the period of time that the applicable Affordable Housing Unit is occupied by the Eligible Tenant under the Tenancy Agreement; and


- (iii) in the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;”;
 - (h) deleting the text “subsection 1.1(p) of” from Section 3.9(h)(ii) and replacing it with the following text “the definition of Eligible Tenant in”;
 - (i) deleting the text “subsection 1.1(p) of” from the last paragraph of Section 3.9(h) and replacing it with the following text “the definition of Eligible Tenant in”;
 - (j) deleting the text “Lot 1” from Subsection 2.4(c) and replacing it with the following text “ASP3”; and
 - (k) deleting Schedule B to the Original Agreement in its entirety.
- 1.3 From and after the date written above, this Amendment will be read and construed along with the Original Agreement and the covenants, terms, conditions, and agreements contained in the Original Agreement will continue in full force and effect other than as modified by this Amendment, and the parties hereto ratify and affirm the Original Agreement as modified by this Amendment.
- 1.4 The Owner will do everything necessary, at the Owner’s expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.
- 1.5 This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
 - (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.
- 1.6 If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
- 1.7 Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

- 1.8 Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.
- 1.9 If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.
- 1.10 This Agreement may be signed and delivered by the parties in counterparts, with the same effect as if each of the parties had signed and delivered the same document, and that execution and delivery will be valid and legally effective.

[remainder of page intentionally blank]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

RCCOM LP, by its general partner,
RCCOM GP INC., by its authorized signatories:

Per: 
David Fenrich

Per: _____

AIMCO REALTY INVESTORS LP, by its general partner,
AIMCO RE GP CORP., by its authorized signatories:

Per: _____


Per: _____

7904185 CANADA INC., by its authorized signatories:

Per: _____

Per: _____

RC (SOUTH) INC., by its authorized signatories:

Per: 
David Fenrich

Per: _____


IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

RCCOM LP, by its general partner,
RCCOM GP INC., by its authorized signatories:

Per: _____

Per: _____

AIMCO REALTY INVESTORS LP, by its general partner,
AIMCO RE GP CORP, by its authorized signatories:

Per:  _____
Jaclyn O'Neill

Per: _____

7904185 CANADA INC., by its authorized signatories:

Per:  _____
Jaclyn O'Neill

Per: _____

RC (SOUTH) INC., by its authorized signatories:

Per: _____

Per: _____

RCRES LP, by its general partners,
THE CADILLAC FAIRVIEW CORPORATION LIMITED,
ARI RICHRES GP INC. and **SHAPE LIVING CORP.,**
by their authorized signatory(ies):

THE CADILLAC FAIRVIEW CORPORATION LIMITED

Per:  _____
David Fenrich

Per:  _____
Matthew Cavanaugh

ARI RICHRES GP INC.

Per: _____

Per: _____

SHAPE LIVING CORP.

Per: _____

Per: _____

RCRES NOMINEE LTD., by its authorized signatories:

Per: _____

Per: _____

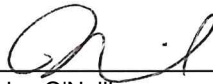
RCRES LP, by its general partners,
THE CADILLAC FAIRVIEW CORPORATION LIMITED,
ARI RICHRES GP INC. and SHAPE LIVING CORP.,
by their authorized signatory(ies):

THE CADILLAC FAIRVIEW CORPORATION LIMITED

Per: _____

Per: _____

ARI RICHRES GP INC.

Per:  _____
Jaclyn O'Neill

Per: _____

SHAPE LIVING CORP.

Per: _____

Per: _____

RCRES NOMINEE LTD., by its authorized signatories:

Per: _____

Per: _____

RCRES LP, by its general partners,
THE CADILLAC FAIRVIEW CORPORATION LIMITED,
ARI RICHRES GP INC. and SHAPE LIVING CORP.,
by their authorized signatory(ies):

THE CADILLAC FAIRVIEW CORPORATION LIMITED

Per: _____

Per: _____

ARI RICHRES GP INC.

Per: _____

Per: _____

SHAPE LIVING CORP.

Per: Brad Stokes
Brad Stokes

Per: _____

RCRES NOMINEE LTD., by its authorized signatories:

Per: Brad Stokes
Brad Stokes

Per: _____

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)



To: Planning Committee **Date:** January 18, 2025
From: Peter Russell **File:** 08-4057-05/2024-Vol 01
Director, Housing Office
Re: **Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)**

Staff Recommendations

1. That, as described in the report titled “Referral Response: Charging Fees for Parking Allocated to Low-End Market Rental (LEMR) Units in Transit-Oriented Areas (TOA)”, dated January 18, 2025, from the Director, Housing Office, changes to the terms of affordable housing agreements used to secure LEMR units to permit a charge for parking as outlined in Option 2 be endorsed by Council;
2. That the terms used to enable owners of LEMR units to charge for the use of parking be used in housing agreements for any conditionally approved rezoning applications, being those for which a zoning amendment bylaw has been given third reading and an associated housing agreement has yet to be executed as of February 24, 2025, notwithstanding the terms of any executed rezoning considerations letter; and
3. That the terms used to enable owners of LEMR units to charge for the use of parking, be used in any future housing agreement associated with a new or in-stream development application for which conditional approvals have yet to be granted.

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

Att. 1

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

Staff Report

Origin

At the November 5, 2024 Planning Committee meeting, the following referral motion was passed:

That staff look at the free parking provision for Low-End Market Rental (LEMR) units in transit-oriented development areas and report back.

A review was undertaken to evaluate the impact of the Province's recently enacted housing legislation as it relates to the ability of local governments to require a minimum parking supply in areas well served by transit. The standard terms of affordable housing agreements used in other municipalities within Metro Vancouver were examined in order to identify whether or not such agreements allow the owner of an affordable housing unit(s) to charge for the use of parking. From this review, staff recommend that terms within the City's standard affordable housing agreement be adjusted to allow a charge for parking allocated to the tenants of LEMR units.

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

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

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.

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

Analysis

Since the implementation of the LEMR Program in 2007, Richmond has experienced the introductions of the Canada Line SkyTrain along with the implementation of the City Centre Area Plan (CCAP) and an updated Official Community Plan (OCP). Policies in the CCAP and OCP encourage sustainable transportation choices by concentrating residential uses in areas well served by transit. Richmond has also set ambitious goals through the Community Energy and Emissions Plan (CEEP), which seeks to achieve a 50 per cent reduction in Greenhouse Gas (GHG) emissions by 2030. Further, Richmond's Zoning Bylaw sets a lower parking rate for LEMR units than what is required for market rental or strata units. The objectives of these measures are to promote the use of public transit, helping to reduce GHG emissions, and to lower the cost of developing affordable housing.

Removal of Ability to Require Parking in Areas Well Served by Frequent Transit

In December 2023, the Province amended the *Local Government Act* in an effort to stimulate the development of housing with a focus on areas well served by public transit. The amendments included Bill 44 (2023 Housing Statutes (Residential Development) Amendment Act) and Bill

47 (Housing Statutes (Transit-Oriented Areas) Amendment Act). Among other matters, Bill 44 mandates that local governments adopt zoning bylaw amendments to remove residential parking minimums in areas within 400 metres of a Frequent Transit Service Area (FTSA).

Through Bill 47, the Province requires that local governments designate TOAs as prescribed by regulation. Richmond's prescribed TOAs reflect a measured radius (800m) from five Canada Line stations. The Bill also requires that local governments exempt residential uses within each TOA from the requirement to provide a minimum amount of off-street vehicle parking, other than any accessible parking supply requirement.

In June 2024, the City adopted bylaw amendments and passed a TOA Designation Bylaw, as required by the Province through Bills 44 and 47.

Supply of LEMR Units within Frequent Transit Service Areas and Transit-Oriented Areas

Eighty-seven per cent of built LEMR units are situated in FTSA and TOA areas in the City, as illustrated in Attachment 1. LEMR units being proposed through in-stream applications are similarly concentrated in areas well served by transit. One of the primary objectives of the Province, through the noted legislative reform, is to prompt a transition away from private automobile use by prohibiting minimum parking supply requirements in FTSA and TOA. Constraints on the ability of local governments to require parking has the potential to reduce construction costs.

Developers now have the discretion to provide parking deemed necessary to serve market-driven demand in FTSA and TOA areas, where the majority of LEMR homes exist or are proposed. The City's approach to prohibiting a parking charge for the use of parking allocated to LEMR units will lessen the likelihood of a developer dedicating any parking to these units. Removing the limitation would allow the developer to charge LEMR unit tenants for the use of shared parking, allowing parking supply to be aligned with overall demand.

Comparing Richmond's Affordable Housing Parking Charges to Others in the Region

Staff have reviewed the terms of housing agreements used in five Metro Vancouver cities to confirm whether they enable the owners of affordable housing units to charge for parking. The Cities of Burnaby, New Westminster, Port Moody, Surrey and the District of North Vancouver allow the owner of an affordable housing unit to charge tenants for parking.

Options for Adjustments to Parking Charges for LEMR Units

The City uses housing agreements to set maximum rents, define tenant eligibility, and to establish other terms and conditions, such as the ability of unit owners to charge tenants for parking. Housing agreements are implemented by bylaw and can only be amended by a Council-approved bylaw amendment. Any changes to City policy and standard housing agreement terms allowing the owner of LEMR units to charge for parking would only apply to new housing agreements. For developments with existing housing agreements that have been approved by bylaw, the owners could apply to the City to amend the agreement by bylaw.

The following options are presented for Committee consideration:

- Option 1: Maintain the Status Quo (Not Recommended): No change to the current prohibition on the ability of LEMR unit owners to charge for parking. Option 1 would help to maintain the overall affordability of living in a LEMR unit where a housing agreement does not currently permit a parking charge. In FTSA and TOA areas, where minimum parking supply requirements are no longer permitted, a limit on the ability to charge LEMR unit tenants for parking will deter a developer from providing any parking for these units.
- Option 2: Permit a Parking Use Charge for Tenants of LEMR Homes (Recommended). The majority of LEMR units are situated in areas well served by public transit. The ability to charge LEMR tenants for the use of parking would support greater cost recovery for the owner and would support the sustainable transportation goals of the CCAP, the OCP and the CEEP. Through discussions with members of the development community, and based on responses to an ongoing statutory declaration process, it is understood that market charges for parking in Richmond currently fall between \$100 and \$150 per month.
- Option 3: Permit a Parking Charge in TOA and Frequent Transit Service Areas only (Not Recommended). This option would bring the terms of housing agreements into alignment with those used by other cities and would maintain affordability for LEMR unit tenants in areas that are not well served by transit. The option would, however, introduce variation in the terms of the City's standard housing agreement and may add to the complexity of managing the LEMR program should the boundaries of any FTSA or TOA change over time.

Financial Impact

None.

Conclusion

Since the establishment of the LEMR Program, the owners of LEMR units have been prohibited from charging LEMR unit tenants for parking per conditions in the housing agreement set out by the City. A review of other municipal approaches has shown that elsewhere in the region the owners of affordable housing units are permitted to charge the tenants of these units for parking. This report recommends that the City permit the owner(s) of LEMR units to charge tenants for the use of parking allocated to these units.

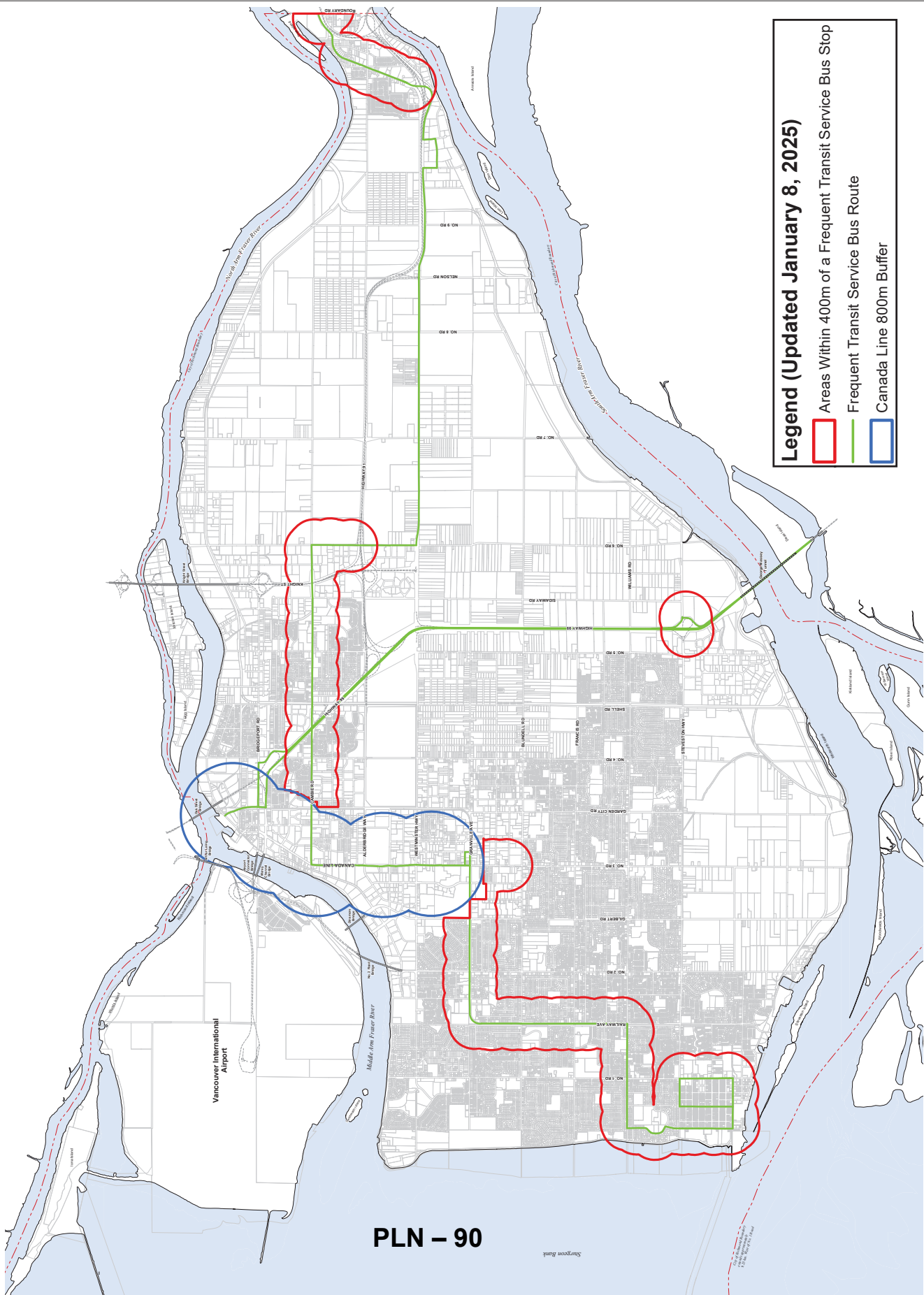


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Att. 1: Map of Transit-Oriented Areas and Frequent Transit Service Areas

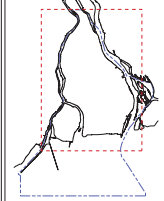


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Legend (Updated January 8, 2025)

- Areas Within 400m of a Frequent Transit Service Bus Stop
- Frequent Transit Service Bus Route
- Canada Line 800m Buffer

January 8, 2025
Prepared by: Urban Planner



Note: This information is provided for informational purposes only. It is not intended to be used as a legal document. The City of Richmond is not responsible for any errors or omissions in this information. This map is a general overview and does not represent any specific transit service. For more information, please contact the City of Richmond at 604-273-8787 or visit our website at richmond.ca.