



**Planning Committee
Electronic Meeting**

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

**Tuesday, April 21, 2026
4:00 p.m.**

Pg. # ITEM

MINUTES

Motion to adopt the minutes of the meeting of the Planning Committee held on April 8, 2026 (distributed separately).



NEXT COMMITTEE MEETING DATE

May 5, 2026, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY COREY LIU FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GREENHOUSE WITH CONCRETE FOOTINGS AT 8200 STEVESTON HIGHWAY**

(File Ref. No. ZT 26-004041) (REDMS No. 8335581)

PLN-4

[See Page PLN-4 for full report](#)

Designated Speakers: Emily Huang & Andrew Norton

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10747, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the development of a 936 m2 greenhouse with concrete footings for agricultural purposes at 8200 Steveston Highway be introduced and given first reading.

2. **HERITAGE ALTERATION PERMIT FOR 3711 AND 3731 CHATHAM STREET (STEVESTON METHODIST CHURCH)**
(File Ref. No. HA 25-022376) (REDMS No. 8360640)

PLN-59

See Page PLN-59 for full report

Designated Speakers: Judith Mosley & Andrew Norton

STAFF RECOMMENDATION

That a Heritage Alteration Permit be issued for the protected heritage property at 3711 and 3731 Chatham Street (Steveston Methodist Church), which would permit exterior alterations.

3. **YOUTH WELL-BEING AND CELEBRATE YOUTH CAMPAIGN**
(File Ref. No. 07-3425-01) (REDMS No. 8149834)

PLN-90

See Page PLN-90 for full report

Designated Speakers: Grace Tiu & Donna Lee

STAFF RECOMMENDATION

That the report titled “Youth Well-Being and Celebrate YOUth Campaign”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

4. **ENGAGING SENIORS IN AGE-FRIENDLY PLANNING: 2025 UPDATE AND SUMMARY OF FINDINGS**
(File Ref. No. 08-4055-01) (REDMS No. 8275871)

PLN-100

See Page PLN-100 for full report

Designated Speakers: Donna Lee & Niloofar Hedayati

Planning Committee Agenda – Tuesday, April 21, 2026

Pg. # ITEM

STAFF RECOMMENDATION

That the report titled “Engaging Seniors in Age-Friendly Planning: 2025 Update and Summary of Findings”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

5. **MANAGER’S REPORT**

ADJOURNMENT



To: Planning Committee

Date: April 2, 2026

From: Joshua Reis,
Director, Development

File: ZT 26-004041

Re: Application by Corey Liu for a Zoning Text Amendment to the “Agriculture (AG1)” Zone to Permit a Greenhouse with Concrete Footings at 8200 Steveston Highway

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10747, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the development of a 936 m² greenhouse with concrete footings for agricultural purposes at 8200 Steveston Highway be introduced and given first reading.

Joshua Reis
Director, Development

JR:eh
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

Corey Liu, owner of 8200 Steveston Highway, has applied to the City of Richmond for a Zoning Text Amendment to the “Agriculture (AG1)” zone for the site at 8200 Steveston Highway to allow a 936 m² (10,075 ft²) greenhouse with soil flooring, permeable rubber mats for walking, and concrete footings. The proposed greenhouse will be used for growing herbs, vegetables, flowers, and potted plants and supporting overall agriculture production, including expanding the applicant’s existing 3.67-hectares farming operation, Jenny’s Garden Centre, located in Burnaby. The greenhouse requires concrete footings embedded into the natural soil surface for longevity and structural soundness. A location map and aerial photo are provided in Attachment 1.

In 2018, Council introduced new regulations to discourage the introduction of greenhouses with concrete floors and use of concrete generally. At that time, Council adopted Bylaw 9861 to amend the “Agriculture (AG1)” zone to add regulations for agricultural buildings and structures, and greenhouses to restrict the construction of concrete slabs or other impermeable structures and surfaces at or below the natural grade. As per the current AG1 zone, greenhouses used solely for supporting farm business are not permitted to have concrete construction, including concrete foundations and footings. At the time of Bylaw 9861 adoption, Council also implemented a “fast-track” application process for applicants proposing rezoning for greenhouses that propose a concrete floor of any size. This rezoning application has been subject to a fast-track review.

The subject site currently has no farm buildings or structures. The northern portion of the parcel is not cultivated and was recently lightly tilled to remove weedy vegetation. The southern portion of the parcel is leased to a farmer to produce potatoes and grains. The subject site has farm status as per BC Assessment.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Surrounding Development

To the North: Across Steveston Highway, a townhouse development on a lot zoned “Low Density Townhouses (RTL1)”.

To the South: A farm operation on a lot zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR).

To the East: A farm operation on a lot zoned “Agriculture (AG1)” and located in the ALR.

To the West: A farm operation on a lot zoned “Agriculture (AG1)” and “Roadside Stand (CR)” and located in the ALR.

Related Policies & Studies

Official Community Plan

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

Food Security & Agricultural Advisory Committee

The proposal was reviewed by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on February 25, 2026. The application was endorsed unanimously. An excerpt from the February 25, 2026, FSAAC meeting minutes is provided in Attachment 3.

Public Consultation

In accordance with the City’s Early Public Notification Policy, notice of the development proposal was provided to residents within 100 m of the subject site. In addition, a rezoning sign has been installed on the subject site. As a result of the notification, staff received comments from Meadow View Council at 8311 Steveston Highway regarding the application which are provided in Attachment 4. Questions were related to privacy, height, traffic and the environment, and were addressed by staff. A phone call from a resident at 8426 Steveston Highway was also received, requesting general information about the proposed greenhouse.

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

Analysis

Farm Operation

The purpose of the subject Zoning Text Amendment application is to allow the construction of a 936 m² (10,075 ft²) polyethylene-polycarbonate greenhouse located within the northern portion of the subject site, with 40 square-base concrete piers embedded 1.2 m (4 ft) into the natural soil surface. The proposed greenhouse will be 36.6 m (120 ft) by 25.6 m (84 ft) in size, with a maximum height of 7.0 m (22.8 ft), in compliance with permitted heights in the “Agriculture (AG1)” zone as shown on the development plans in Attachment 5. The subject application is limited to the proposed greenhouse only, as this building would result in a cumulative lot coverage of more than 750 m² for structures using concrete.

Other proposed structures include a 368 m² (3,961 ft²) farm building for the purposes of honey extraction and farm storage, a 90 m² (969 ft²) roadside stand and a 130 m² (1,399 ft²) covered area for the purposes of conducting the sale of plants produced by the operator. These additional structures include concrete pads and foundations and are not part of this application as they comply with the City’s zoning regulations and will be reviewed as part of separate Building Permit

(BP) applications. A future farm home is located on the northwestern portion of the subject site and is not part of this application.

A gravelled staging area is also proposed, which would serve as an extension of the greenhouse operation, supporting the cultivation of fruit trees, shrubs, berry plants and larger potted perennials. It would also support customer parking adjacent to the proposed roadside stand.

The proposed greenhouse will be used for growing and storing herbs, vegetables, flowers, and potted plants. The total anticipated annual yield of the farm operation is approximately 40,000 potted plants, generated from both indoor and outdoor nursery operations. On-site inventory will be supported by the applicant's existing 3.67-hectares farming operation in Burnaby (Jenny's Garden Centre) by providing additional retail capacity during peak production. Inventory grown on-site will comprise of at least 50 per cent of the goods sold at the proposed roadside stand and covered area in compliance with Zoning Bylaw requirements and ALR regulations. Only the northern portion of the subject site is intended to be actively farmed by the property owner. The southern portion is leased to another farmer and will continue to be farmed separately.

A galvanized metal mesh fence is proposed around the northern portion of the subject site. The proposed agrarian compatible fencing materials are compliant with the Zoning Bylaw.

Impermeable and Permeable Surface

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

The flooring of the proposed greenhouse will be soil based as is the standard requirement under the AG1 zone. A Statutory Declaration is required prior to the issuance of a BP to ensure the flooring remains soil based. This is included in the considerations associated with this application. Only the footings are proposed to be concrete, which would allow for a stable structure for year-round nursery stock production.

Gravel Use

The applicant proposes the use of gravel in the agricultural staging areas, parking lot, and loading area and have received approval to do so by the Agricultural Land Commission (ALC) via a Notice of Intent (NOI) application on January 14, 2026. The applicant's submitted Agrologist Report, provided in Attachment 6, identifies that gravel is an important medium for the growth of nursery style plants, as it reduces water pooling, lowers root disease risk, and supports worker and equipment access in wet conditions. Plant cultivation and nursery operations are recognized as farm uses under the ALCA and its associated regulations. The total approved volume of gravel to be placed is limited to 381.15 m³.

The applicant is currently seeking an amendment to the ALC's NOI approval for the subject site, to permit an increase in site grading beyond the approved 0.15 m. Should the ALC approve this change, the applicant will be required to submit a Drainage Plan and, if necessary, a Geotechnical Report prior to BP issuance.

Lighting and Heating

The applicant submitted an Agrologist Report which confirms that the greenhouse's polyethylene-polycarbonate material would provide sufficient natural light to support the proposed planting operations on site. The greenhouse is proposed to operate seasonally and may be closed during the winter months depending on plant material. During the winter months, plant material can be maintained under natural lighting and internal heating. As such, there are no plans to install artificial lighting for plant growth. A restrictive covenant will be registered on Title to prohibit the use of any artificial lighting within the greenhouse and to ensure any lighting required to meet health and safety standards under the BC Building Code are downward focused to minimize impact on neighbouring residential properties on Steveston Highway.

The greenhouse is proposed to be heated by three-unit heaters to maintain 21°C, with horizontal airflow fans to distribute heat evenly throughout the space.

Transportation and Site Access

Vehicular access to the subject site would be provided via a proposed new driveway on Steveston Highway that would be completed by City work order and constructed to City specifications. The new driveway would provide access to the on-site graveled parking and staging area and enable delivery and transportation of agricultural goods to and from the subject site. The use and extent of the gravel area have been approved by the ALC.

A total of 11 customer parking spaces are proposed, including one accessible parking space in compliance with the minimum parking requirements in the Zoning Bylaw. The parking spaces are located adjacent to the proposed roadside stand to support retail sales.

Site Servicing

Site servicing and frontage improvements are proposed to be completed via City work order prior to BP issuance. They include, but are not limited to:

- Construction of a new driveway on Steveston Highway to provide access to the subject site, including works to integrate the driveway with the existing street frontage; and
- New site service connections.

Financial Impact

None

Conclusion

The purpose of this Zoning Text Amendment application is to amend the "Agriculture Zone (AG1)" to permit the development of a 936 m² (10,075 ft²) greenhouse with concrete footings to support a farm operation at 8200 Steveston Highway.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10747 be introduced and given first reading.

A handwritten signature in black ink, appearing to read "Emily Huang".

Emily Huang
Planner 2 (Policy Planning)
(604-204-8631)

EH:cas

- Att. 1: Location Map
2: Development Application Data Sheet
3: Excerpt from the Meeting Minutes of the FSAAC (February 25, 2026)
4. Public Correspondence
5: Development Plans
6: Agrologist Report
7: Rezoning Considerations



City of Richmond



RZ 26-004041

Original Date: 02/03/26
Revision Date:

Note: Dimensions are in METRES



ZT 26-004041

Attachment 2

Address: 8200 Steveston Highway

Applicant: Corey Liu

Planning Area(s): Gilmore

	Existing	Proposed
Owner:	Corey Liu	No change
Site Size (m²):	2 hectares (4.96 acres)	No change
Land Uses:	Agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Greenhouse Lot Coverage (% of lot area):	Max. 75 %	4.7%	none
Greenhouse Setbacks (m):	Front: Min. 7.5 m Rear: Min. 4.5 m Side: Min. 4.5 m	Front: 50.3 m Rear: 308.4 m Side: 20.8 m / 4.6 m	none
Height (m):	Max. 20 m	7 m	none



Food Security and Agricultural Advisory Committee (FSAAC)

Held Wednesday, February 25, 2026 (7:00 pm)
Teams Meeting

Rezoning (Zoning Text Amendment) Application (8200 Steveston Highway, ZT26-004041)

Emily Huang, Policy Planning, introduced the proposal and provided the following comments:

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

The owner and applicant, Corey Liu, provided a presentation on the application identifying:

- The applicant owns the parcel, and is planning on expanding an existing farm operation located in Burnaby to Richmond. The entirety of the business plan includes a greenhouse to be used as a nursery, an agricultural building used for honey processing and storage for the farm business, and roadside stand to facilitate the sales of farm product.
- The greenhouse itself, which is the subject of the application, will function as a nursery. The greenhouse does not include any soil based agriculture, but is used as a staging area for plants prior to being sold at the roadside stand.
- Concrete footings are required for structural stability of the structure. There will not be any concrete flooring within the structure.

In response to questions from FSAAC members, the owner provided the following comments:

- There are currently no structures located on site. The roadside stand, agricultural building, and greenhouse are all new development.
- The farming operation is limited to the northern portion of the site. The southern portion of the parcel will continue to be leased to a farmer currently leasing and farming the land.
- The owner feels that the site is uniquely situated away from other nurseries, and the location of the site will benefit the operation.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the proposal for a Rezoning (Zoning Text Amendment) application at 8200 Steveston Highway

Carried Unanimously

From: [DevApps](#)
To: [Huang,Emily](#)
Cc: [DevApps](#)
Subject: FW: File #ZT 26-004041 – 8200 Steveston Highway, Richmond, BC
Date: Monday, March 2, 2026 9:18:19 AM

Good morning Emily,

Please see the email below re **ZT 26-004041** at 8200 Steveston Highway and respond at your earliest convenience.

Thanks,

Abdul Abdi

Development Applications

T: 604-276-4375

From: MEADOW VIEW <meadowviewrichmond@gmail.com>

Sent: Sunday, March 1, 2026 9:55 PM

To: DevApps <DevApps@richmond.ca>

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: File #ZT 26-004041 – 8200 Steveston Highway, Richmond, BC

You don't often get email from meadowviewrichmond@gmail.com. [Learn why this is important](#)

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

Dear Emily Huang,

Re: File #ZT 26-004041 – 8200 Steveston Highway, Richmond, BC

We are writing on behalf of the residents of the complex at 8311 Steveston Highway, Richmond, BC, regarding the development application for the proposed greenhouse construction with concrete structures at 8200 Steveston Highway, fronting our complex.

We would like to raise the following concerns for your consideration:

1. Privacy impacts on adjacent residents
2. Height of the proposed structures and effect on light and views

3. Pest management
4. Waste and garbage management
5. Traffic congestion and safe access to our complex

Application Discrepancies

The description on the application states that "the City of Richmond has received a zoning text amendment for the purpose of expanding a nursery that requires concrete piles for greenhouse." However, there has never been a greenhouse in existence on the property. The question of expanding with concrete piles is questionable to the scope of the application.

Legal and Regulatory Concerns

The proposed infrastructure exceeds typical agricultural scope and may constitute non-farm use. BC's ALR regulations require approval for developments beyond standard farming, which is absent in this application. No existing greenhouses are on-site; thus, claims of expansion are unfounded. Approving this could undermine ALR protections.

Concrete Piles

Use of concrete piles on farmland contravenes ALR regulations and could impair future agricultural use, violating policies to preserve farmland from non-agricultural structures.

Environmental Implications

Construction and infrastructural development pose potential risks, including soil erosion, water runoff contamination, and habitat disruption. The current submission does not include comprehensive environmental impact assessments or mitigation strategies, raising concerns regarding long-term ecological integrity.

Land Use and Zoning Compliance

The land is designated for agricultural and rural use under municipal zoning bylaws. The proposed development conflicts with these designations.

Community and Ecological Concerns

- Infringement on neighboring residents' privacy and visual amenity
- Elevated risks of pests and plant diseases without robust biosecurity protocols

- Insufficient waste and wastewater management plans, with potential for environmental pollution
- Increased traffic and infrastructure demands, potentially compromising safety and road integrity

In light of these concerns, we strongly urge the City of Richmond to deny the application. We further request strict enforcement of land use, zoning, and environmental regulations to protect Richmond's valuable agricultural lands, ecosystems, and community interests.

Thank you for your attention to this matter.

Sincerely,
Meadow View Council
8311 Steveston Highway
Richmond, BC

From: [MEADOW VIEW](#)
To: [Huang,Emily](#)
Cc: [REDACTED]
Subject: Re: 8200 Steveston Highway - Response to Concerns
Date: Thursday, March 12, 2026 10:49:58 AM

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

Dear Ms. Huang,

Thank you for your comprehensive response. We trust the City of Richmond will fulfill its fiduciary duty by ensuring all development proposals adhere to applicable laws, bylaws, and regulations.

Sincerely,
Meadow View Council

On Mon, Mar 9, 2026 at 12:22 PM Huang,Emily <EHuang@richmond.ca> wrote:

Hello Meadow View Council,

Thank you for sharing your concerns regarding the proposed greenhouse development at 8200 Steveston Highway. Please see responses to your comments below in **orange**.

We are writing on behalf of the residents of the complex at 8311 Steveston Highway, Richmond, BC, regarding the development application for the proposed greenhouse construction with concrete structures at 8200 Steveston Highway, fronting our complex.

We would like to raise the following concerns for your consideration:

1. Privacy impacts on adjacent residents: The farm would operate from 9am to 6pm so there would be minimal disruption during working hours. The proposed greenhouse will not use lights, so there will be no light pollution at night that might disturb surrounding properties. The application is also compliant to the Zoning Bylaw regulation to ensure it does not impact surrounding properties.
2. Height of the proposed structures and effect on light and views: The proposed greenhouse height has been reviewed by staff and is compliant with the Zoning Bylaw. The proposed greenhouse would be constructed with material that allows natural light to seep through, diminishing the visual impact.
3. Pest management: The farm operation spray would only be used inside the greenhouse, only when necessary. All spraying activities comply with provincial spray-management regulations and are carried out by a certified individual.
4. Waste and garbage management: Organic waste would be composted, and garbage would be collected in a bin and picked up by a private waste hauler.
5. Traffic congestion and safe access to our complex: See traffic response below under "Increased traffic and infrastructure demands, potentially compromising safety and road integrity:"

Application Discrepancies

The description on the application states that "the City of Richmond has received a zoning text amendment for the purpose of expanding a nursery that requires concrete piles for greenhouse." However, there has never been a greenhouse in existence on the property. The question of expanding with concrete piles is questionable to the scope of the application.

The current property has no existing farm buildings and structures. The proposed greenhouse would be for a new development, however, it would be for an expansion of their existing farm operation currently located in Burnaby. I can see how "expanding a nursery" is misleading.

Legal and Regulatory Concerns

The proposed infrastructure exceeds typical agricultural scope and may constitute non-farm use. BC's ALR regulations require approval for developments beyond standard farming, which is absent in this application. No existing greenhouses are on-site; thus, claims of expansion are unfounded. Approving this could undermine ALR protections.

The proposed application is compliant with the AG1 Zoning Bylaw and has been reviewed and approved by the Agricultural Land Commission (ALC). The ALC's approval of fill to be deposited in association with the application, identify that nursery operations are farm uses under the ALC Act and its regulations. We appreciate your comments but can clarify that this application would not require a non-farm use application.

Concrete Piles

Use of concrete piles on farmland contravenes ALR regulations and could impair future agricultural use, violating policies to preserve farmland from non-agricultural structures.

The ALC's regulations do not prohibit the use of concrete piles, and this application is stemming from City requirements to restrict concrete piles without going through a RZ application. The City's regulations aim to protect farmland by limiting impermeable surfaces such as concrete. In 2018, Council made amendments to the AGI zone to prohibit concrete slabs, hard surfacing, or other impermeable structures at or below natural grade for farm-use greenhouses. This helps ensure soils remain viable for future agricultural use.

If a property owner wishes to construct a greenhouse with concrete slabs or footings, they must apply for a rezoning (zoning text amendment). These applications, such as the proposed application at 8200 Steveston Highway, follow a Council approval process.

Environmental Implications

Construction and infrastructural development pose potential risks, including soil erosion, water runoff contamination, and habitat disruption. The current submission does not include comprehensive environmental impact assessments or mitigation strategies, raising concerns regarding long-term ecological integrity.

Drainage issues have been assessed, and due to the limited amount of fill being proposed, there are no concerns at this time. The City does prioritize retaining and enhancing habitat, through Environmentally Sensitive Area designations. However, this site is not designated as an Environmentally Sensitive Area. Comprehensive environmental impact assessments would not be required for these types of applications.

Land Use and Zoning Compliance

The land is designated for agricultural and rural use under municipal zoning bylaws. The proposed development conflicts with these designations.

The proposed greenhouse is used for farm operations such as growing nursery plants which is consistent with the Agriculture land use designation, and the use has been approved by the ALC.

Community and Ecological Concerns

- Infringement on neighboring residents' privacy and visual amenity: The proposed greenhouse is compliant with the AG1 Zoning Bylaw requirements to ensure privacy to neighbouring properties. The property owner also operates another nursery in Burnaby and have good reputation with the neighbours.
- Elevated risks of pests and plant diseases without robust biosecurity protocols: To operate the farm, nursery, biosecurity and pest management protocols are integral to the operation.
- Insufficient waste and wastewater management plans, with potential for environmental pollution: The farm operation is required to comply with all applicable environmental regulations under both provincial and municipal legislation.
- Increased traffic and infrastructure demands, potentially compromising safety and road integrity: The proposed development is not anticipated to generate significant

traffic or cause notable increases to traffic volumes on Steveston Highway. The proposed driveway to the development will be offset from the existing driveways accessing 8311 Steveston Highway by approximately 60 meters and impact to existing access is not anticipated.

In light of these concerns, we strongly urge the City of Richmond to deny the application. We further request strict enforcement of land use, zoning, and environmental regulations to protect Richmond's valuable agricultural lands, ecosystems, and community interests.

Thank you for your attention to this matter.

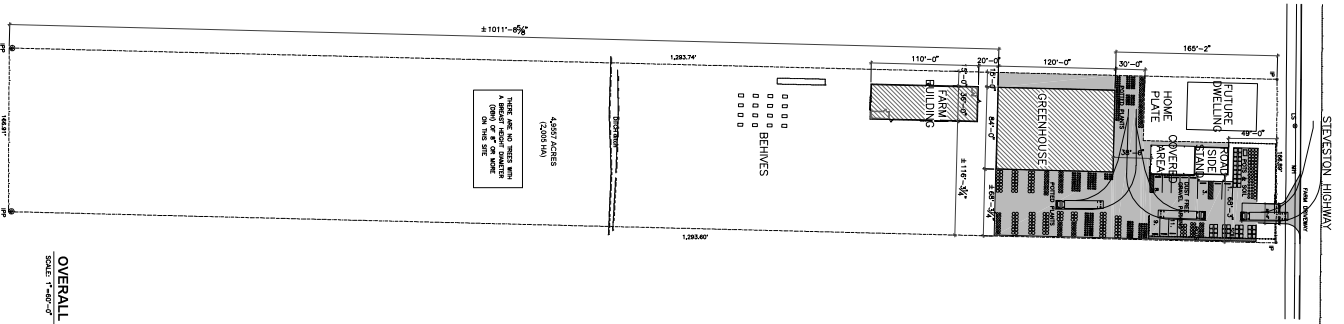
We thank you for your time and considerations bringing these matters to our attention. We would like to re-iterate that the application complies with ALC and City designations for Agriculture, complies with the Zoning Bylaw, is not regulated through any Environmentally Sensitive Area designation, drainage and fill requirements have been reviewed and determined to not be an issue based on the limited fill being proposed. The Transportation department has also reviewed the application and do not have concerns for the development as it relates to our road infrastructure.

Emily Huang, RPP, MCIP

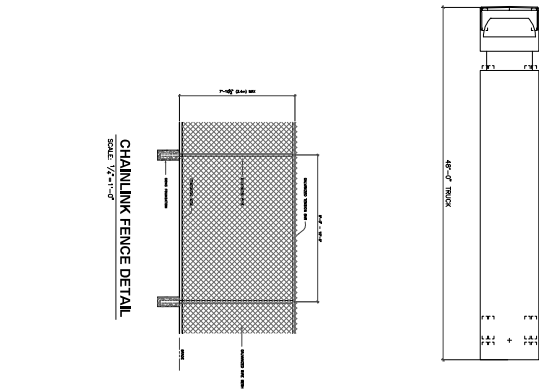
Policy Planner | Planning & Development

City of Richmond

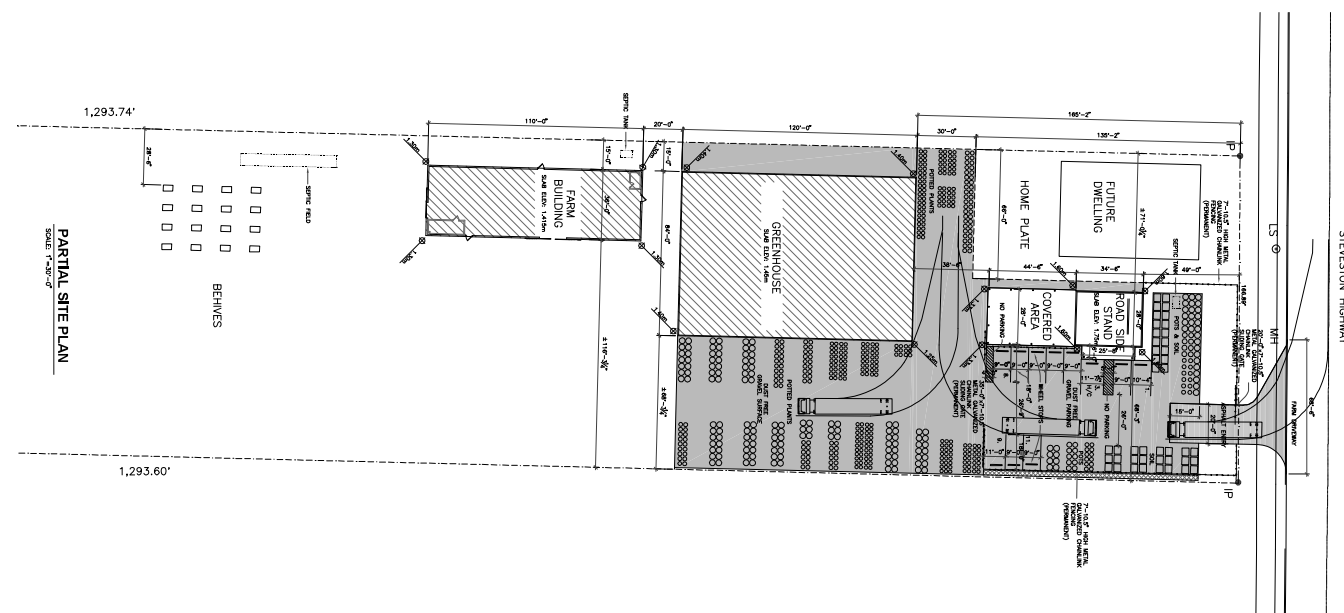
604-204-8631 | ehuang@richmond.ca



OVERALL SITE PLAN
SCALE 1"=40'-0"



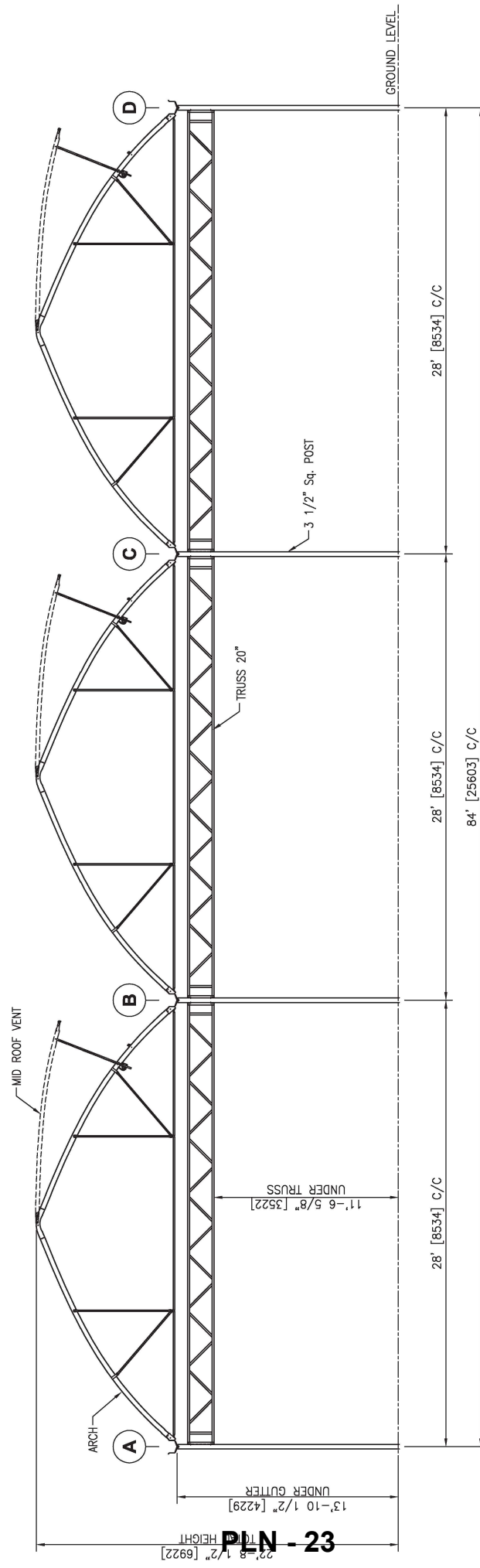
CHAINLINK FENCE DETAIL
SCALE 1/2"=1'-0"



PARTIAL SITE PLAN
SCALE 1"=30'-0"

ABBREVIATIONS

AD	ADDITIONAL	ADDITIONAL
AL	ALIGNED	ALIGNED
AS	AS NOTED	AS NOTED
BL	BUILT UP	BUILT UP
BR	BREAK LINE	BREAK LINE
CC	CONCRETE	CONCRETE
CL	CONCRETE JOINT	CONCRETE JOINT
CM	CONCRETE MASONRY	CONCRETE MASONRY
CO	CONCRETE	CONCRETE
CP	CONCRETE PAVING	CONCRETE PAVING
CS	CONCRETE SURFACE	CONCRETE SURFACE
CU	CURB	CURB
DA	DRAINAGE	DRAINAGE
DB	DRAINAGE BASIN	DRAINAGE BASIN
DC	DRAINAGE CHANNEL	DRAINAGE CHANNEL
DE	DRAINAGE DITCH	DRAINAGE DITCH
DF	DRAINAGE FLOW	DRAINAGE FLOW
DG	DRAINAGE GULLY	DRAINAGE GULLY
DH	DRAINAGE HOLE	DRAINAGE HOLE
DI	DRAINAGE INLET	DRAINAGE INLET
DJ	DRAINAGE JUNCTION	DRAINAGE JUNCTION
DK	DRAINAGE KICK	DRAINAGE KICK
DL	DRAINAGE LINE	DRAINAGE LINE
DM	DRAINAGE MANHOLE	DRAINAGE MANHOLE
DN	DRAINAGE NETWORK	DRAINAGE NETWORK
DO	DRAINAGE OUTFALL	DRAINAGE OUTFALL
DP	DRAINAGE PAVEMENT	DRAINAGE PAVEMENT
DQ	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DR	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DS	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DT	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DU	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DV	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DW	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DX	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DY	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
DZ	DRAINAGE PAVEMENT SURFACE	DRAINAGE PAVEMENT SURFACE
EA	EXISTING	EXISTING
EB	EXISTING	EXISTING
EC	EXISTING	EXISTING
ED	EXISTING	EXISTING
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EG	EXISTING	EXISTING
EH	EXISTING	EXISTING
EI	EXISTING	EXISTING
EJ	EXISTING	EXISTING
EK	EXISTING	EXISTING
EL	EXISTING	EXISTING
EM	EXISTING	EXISTING
EN	EXISTING	EXISTING
EO	EXISTING	EXISTING
EP	EXISTING	EXISTING
EQ	EXISTING	EXISTING
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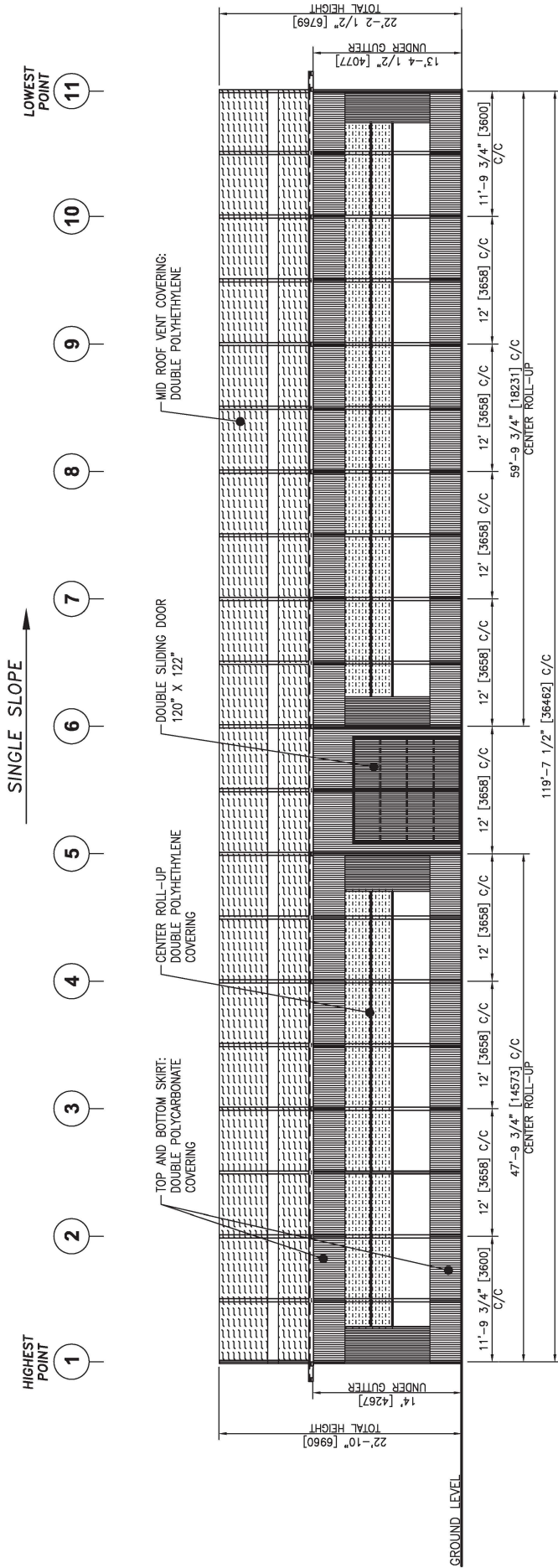


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TITLE: SECTION VIEW					
(3) LUMINOSA (S9) 28' X 120'					
14' UNDER GUTTER					
PLAN:					JEGA-C1000

GREENHOUSES HARNOLD
 Tel: (450) 756-1041 1-888-427-6647
 Fax: (450) 756-8389

DRAWN BY:	ANNIE MARCOTTE
APPROVED BY:	-
DATE:	2026-02-18
SCALE:	N.T.S.
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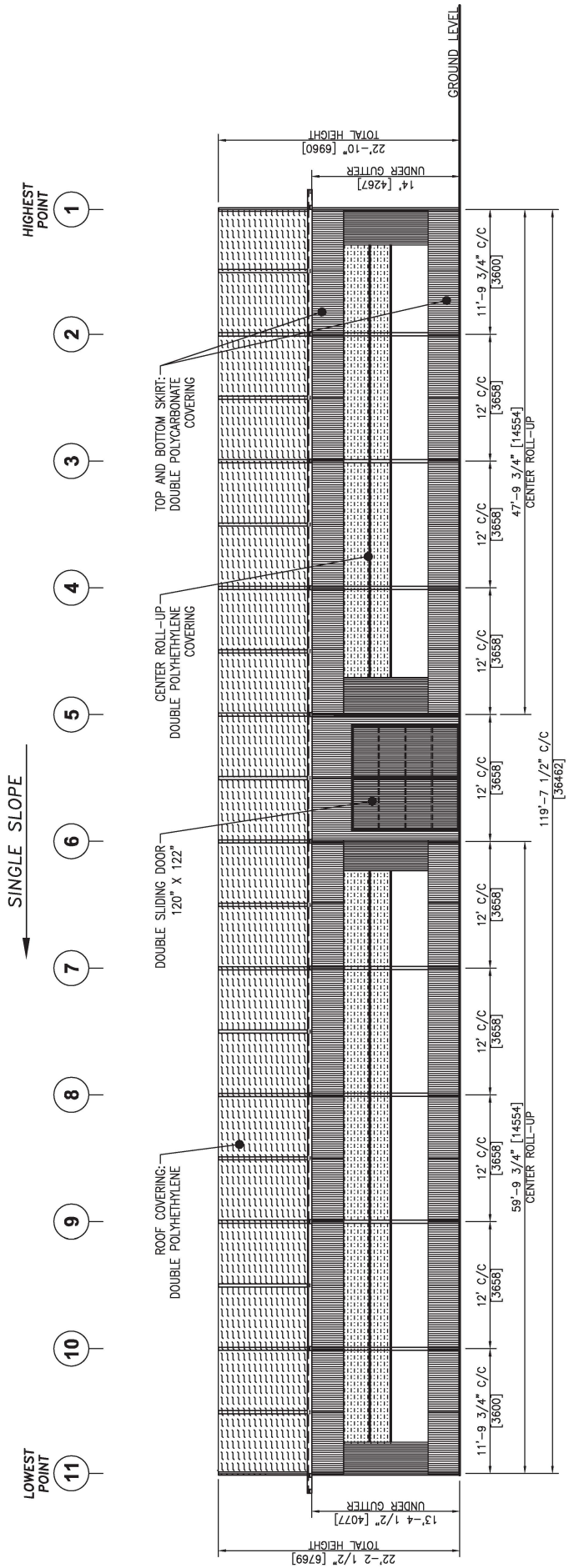
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GREENHOUSES
HARNOIS
 Tel: (450) 756-1041 1-888-427-6647
 Fax: (450) 756-5389

ISSUED FOR:	INFORMATION	APPROVAL	PERMIT	CONSTRUCTION	AS BUILT
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PLAN: JEGA-D1000					

STAMP: Permit to practice no 1001568
 PROFESSIONAL ENGINEER
 C. J. SAVARD
 # 39822
 O. U. M. B.
 2026-03-12



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AXIS "A"

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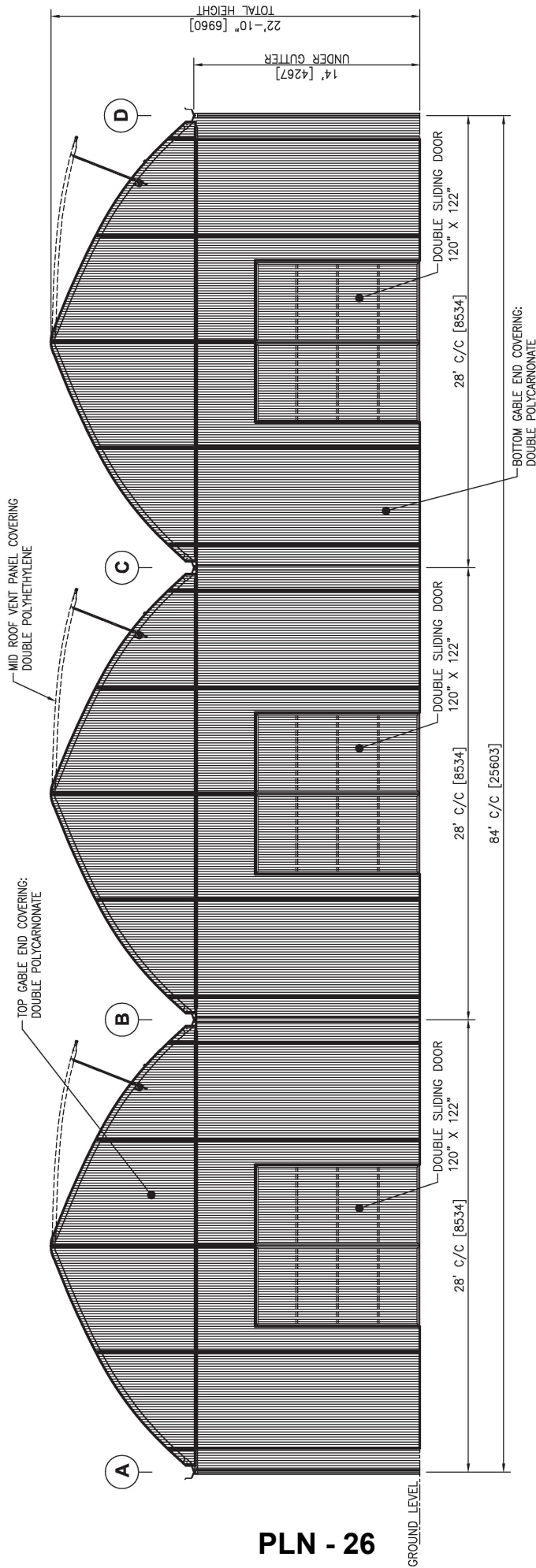
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DRAWN BY: ANNIE MARCOTTE
 APPROVED BY: -
 DATE: 2026-02-18
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HARNOIS
 Tel: (450) 756-1041 1-888-427-6647
 Fax: (450) 756-8389

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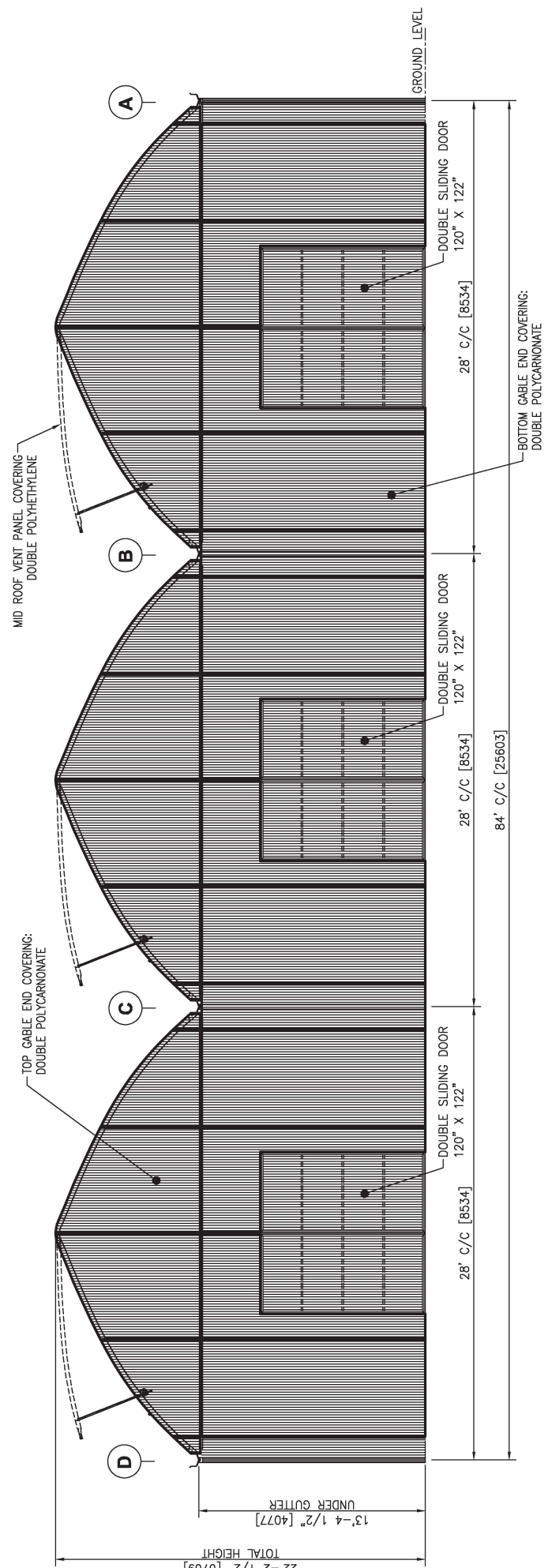
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 C. J. SAVARD
 # 39822
 C. of B. U.S.A.
 2026-03-12

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LOWEST POINT
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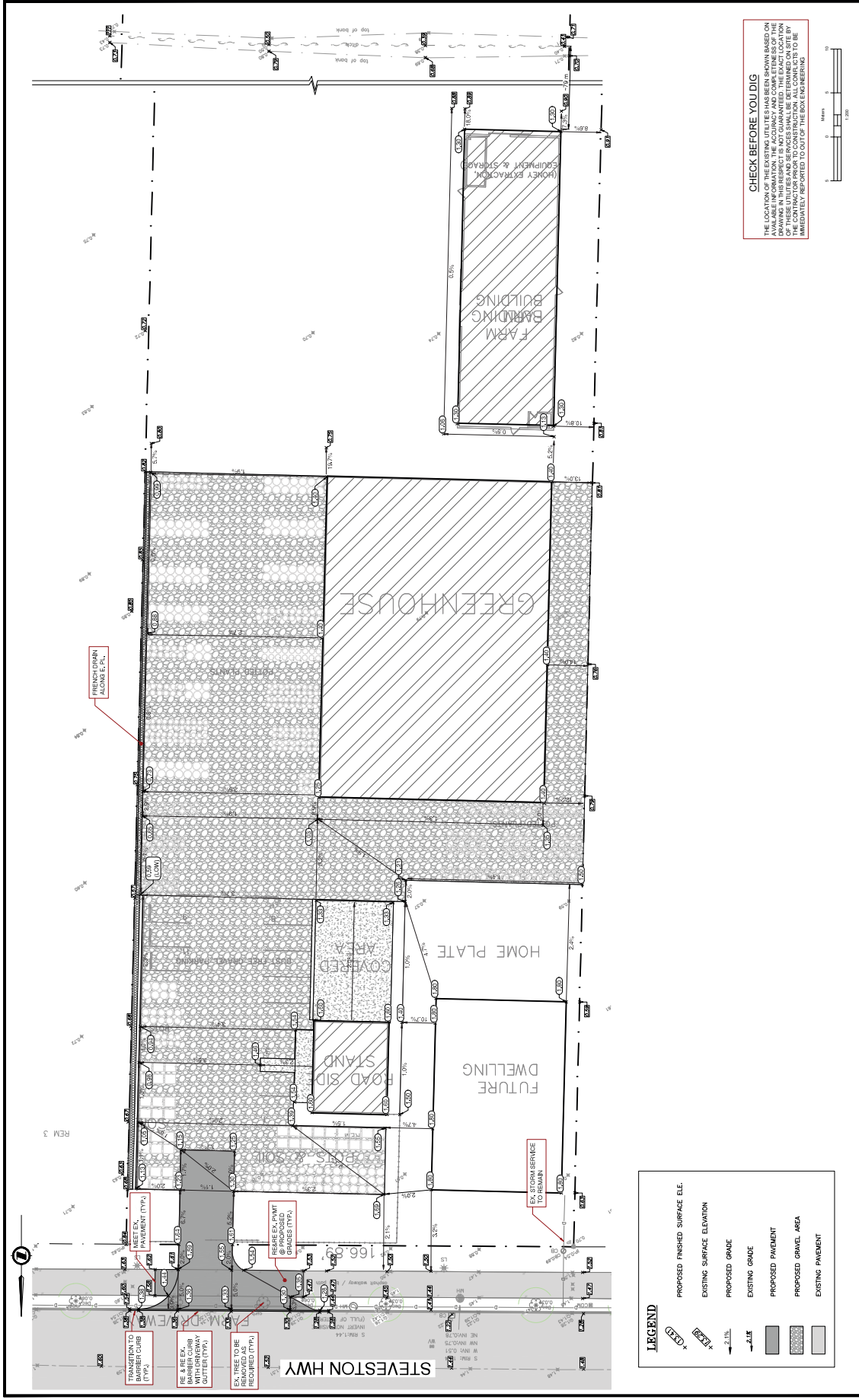
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Permit to practice no 1001669

Professional Engineer
C. J. SAVARD
39822
C.O. B.C. U.A.B.
ENGINEER



CHECK BEFORE YOU DIG
 THE LOCATION OF UTILITIES SHOWN IS BASED ON AVAILABLE INFORMATION. THE ACCURACY AND COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES SHALL BE INDICATED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL CONTRACTS TO BE INDICATED / REPORTED TO OUT OF THE BOX ENGINEERING

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	PROPOSED GRAVEL AREA
	EXISTING PAVEMENT

<p>OUT OF THE BOX ENGINEERING 0772308 BC LTD Box 274 Agassiz, P.O. Agassiz, BC V0M 1A0 COLLING@outofthebox.ca 604-819-9889</p>		<p>CLIENT: JENNY'S GARDEN CENTRE TITLE: SITE GRADING PLAN PROJECT / LOCATION: 8200, STEVESTON HWY RICHMOND, BC</p>		<p>SCALE: AS NOTED DATE: 2025-06-23 JOB NO.: 2025-2311 DRAWING NO.: 2025-2311-01</p>	
<p>REVISED AS FOR SITE PLAN REVISIONS 2025/03/03 SM REVISED AS FOR ARCH. WINDOWS 2025/02/03 SM REVISED & SUBMITTED FOR APPROVAL 2025/07/28 SM ISSUED FOR REVIEW 2025/09/23 SM</p>	<p>ISSUE / REVISION</p>	<p>DATE / ISSUE</p>	<p>BY / APPROVED</p>	<p>SCALE</p>	<p>PROJECT / LOCATION</p>



Agricultural Farm Plan Report 8200 Steveston Highway, Richmond, BC

Prepared for: Corey Liu

REV D.3

March 23, 2026

Document title	McTavish Agricultural Farm Plan Report 8200 Steveston Highway, Richmond, BC
Document subtitle	Prepared for: Corey Liu
Date	March 23, 2026
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EXECUTIVE SUMMARY

McTavish has developed this Farm Plan based on the 2024 agricultural capability assessment, the proposed agricultural development at 8200 Steveston Highway, Richmond (the Site), and the City of Richmond's regulatory requirements. The purpose of this document is to provide the city with an overview of the proposed agricultural activities and a clear rationale for the import of surface gravel necessary for the outdoor container-nursery operation.

The Client, owner of Jenny's Garden Centre LTD, has operated a successful 3.67-ha nursery business at 4888 Marine Drive, Burnaby (PID 004-413-318), for the past 20 years. The Client is seeking to expand their nursery operations to the Site, where they will establish a container-nursery and apiculture (beekeeping) operation. Currently, there are three active nurseries in the southern portion of Richmond with similar business models, but none within a 3-km radius of the Site. Expanding local nurseries strengthens Richmond's agricultural sector by increasing the availability of high-quality plants and essential horticultural products for farms, home gardeners, and some commercial nurseries.

Gravel is an industry-standard surface treatment for container-nursery operations, improving site conditions by enhancing drainage, stabilizing soil, and providing a durable, all-weather working surface. It prevents water pooling, reducing the risk of root diseases, while also facilitating the movement of workers and equipment, particularly in wet conditions (McTavish, 2003; BC Ministry of Agriculture, 2015). Additionally, gravel suppresses weed growth and minimizes soil-borne pests, reducing maintenance requirements and improving plant health (McTavish, 2003). The BC nursery production guide specifically recommends gravel surfaces for container-nursery operations, as they promote rapid drainage away from the base of containers while providing a clean, weed-free growing environment (BC Ministry of Agriculture, 2017).

The Client proposes to develop 0.37 ha (18.5%) of the northern portion of the Site for nursery and apiculture activities, including facilities for honey extraction, produce sales, storage, and greenhouse cultivation. To support these operations, 15 cm of surface gravel will be imported and applied across 2,221 m² of the Site, with approximately 1,441 m² designated for staging and growing areas for potted plants and 780 m² allocated for vehicle access and parking. To prevent soil admixing, a geotextile fabric will be placed over the native topsoil before the imported gravel is applied. Since the proposed gravel import exceeds 50 m³, a *Soil and Fill Notice of Intent* must be submitted to the Agricultural Land Commission (ALC).

The Client plans to construct a roadside farm stand in 2026 to facilitate direct-to-consumer sales. During the initial year, before full on-site production is established, the Client intends to sell plants from Jenny's Garden Centre LTD at the Site. Per Section 11(3) of the *Agricultural Land Reserve Use Regulation*, at least 50% of the farm stand's retail space must be dedicated to selling farm products grown either on-site or by an agricultural association to which the landowner belongs (BC Ministry of Agriculture, 2019). As the Client is the owner of the Site and has been operating Jenny's Garden Centre LTD for the last two decades, he would be eligible to sell products from this business on the Site's farmstand. In 2024, Jenny's Garden Centre LTD produced approximately 30,000 flats of starter plants and 10,000 baskets and potted plants, out of which 20% remained unsold and was discarded. This surplus inventory of approximately 6,000 flats and 2,000 potted plants would be sufficient to stock at least 50% of the farm stand's retail space (44.5 m²) in 2025. The Client is aware of this regulatory threshold and is committed to ensuring compliance.

Once full production is underway at the Site, the farm stand and covered area (a combined 220 m²) will primarily be used to sell nursery stock, honey, and vegetables produced on-site. With an anticipated annual yield of over 40,000 potted plants from indoor and outdoor nursery operations, on-site inventory will be more than sufficient to meet ALR retail sales requirements, occupying at least 50% of the farm stand and covered area (110 m²) year-round. The Client's nursery in Burnaby (3.67 ha) will support the broader farm operation by providing additional retail capacity during peak production, while infrastructure at the Site may be used for shared processing, storage, and equipment servicing for both locations.



1. INTRODUCTION

McTavish Resource & Management Consultants Ltd. (McTavish) was retained by Corey Liu (the “Client”) to develop a farm plan for the property located at 8200 Steveston Highway, Richmond, BC (PID 000-511-048, the “Site”). McTavish conducted an agricultural capability assessment, which was reviewed by the City of Richmond (the “City”) in December 2024. Following the review, the City requested additional details on the farm plan.

This report outlines the agricultural farm plan for the Site as required by the City of Richmond. This plan is based on the Client’s proposed nursery production and apiculture activities.

2. METHODOLOGY

Based on the data collected during the 2024 agricultural capability assessment, McTavish has developed the farm plan in accordance with the Farm Plan requirements outlined by the City of Richmond. These requirements include the following:

- Site plan, description, and legal description
- Zoning and current land use
- Soils Description and Unimproved Agricultural Capability
- Soil Management Rationale/Improved Agricultural Capability
- Recommended Agricultural Uses and Suitable Crops
- Proposed Agricultural Plan, including:
 - Drainage Requirements/Rationale
 - Irrigation Requirements/Rationale and Water Sources
 - Proposed Agricultural Operator
 - Proposed Farm Access
- Proposed Site Plan which includes:
 - Proposed planting plan (agriculture types, locations, and improvements such as roads, driveways, drainage, irrigation;
 - the location of any houses, existing or proposed, and the Farm Home Plate in accordance with the Zoning Bylaw; and,
 - the location of the existing environmentally sensitive areas.
- Agricultural Improvement Cost Estimate (including material costs, drainage costs, irrigation costs and installation costs)
- Project Income Statement (5-10 years)



3. SITE DESCRIPTION AND LAND USE

The 2.0-ha Site is zoned AG1 – Agricultural and is located within the BC Agricultural Land Reserve (ALR) and is therefore subject to the *Agricultural Land Commission Act* (2002) and its associated regulations. The specific parcel characteristics of the Site are described in **Table 1-1** (City of Richmond, 2024). An overview map of the Site and surrounding areas is provided in **Figure 1-1**.

Table 3-1 Summary of Site Parcel Characteristics

Parcel	Address	PID	Zoning	Legal Description	Area (ha)
1	8200 Steveston Highway, Richmond, BC	000-511-048	AG1 - Agricultural	LOT 2 SEC 4 BLK 3N RG 6W PL NWP3840 LOT 2, BLOCK 3N, PLAN NWP3840, SECTION 4, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BYLAW 7 9687	2.0

Note: Information retrieved from City of Richmond (2024). Site area is approximately to the nearest tenth of a hectare.

The Site is bordered by Steveston Highway to the north, and agricultural parcels to the east, south and west (**Figure 3-1**). The Site does not have a vehicle access/egress point to Steveston Highway. Vehicle access into the Site is via the neighbouring parcel to the west; 8040 Steveston Highway. This adjacent property has three separate farm access roads which connect to Number 3 Road. The Site is cultivated as two large forage fields with the neighbouring parcel to the west; 8040 Steveston Highway, and a portion of the parcel to the east, 8340 Steveston Highway. The Site is divided centrally by an east-to-west agricultural ditch which divides the Site into two fields each approximately 1.0 ha in size.

A review of available imagery indicates that the Site has been cultivated with the neighbouring parcels to the west and east since at least 2000, with annual forage as the predominant land use with exception of a period of mix-vegetable production between 2009-2014 (Google Earth 2024). Mapping indicates that the topography of the Site features a nearly level terrain with elevations ranging from 1 to 2 meters above sea level (Lidar BC, 2016).

Adjacent land use to the Site includes agricultural properties to the south, east and west ranging in size from 1.0 ha to 28.2 ha, and residential properties to the north. The neighbouring farms are predominantly in forage, berry, mix-vegetable, and nursery production systems.




3.2 Site observations December 2024

The 2024 field assessment confirmed the lack of Site access via Steveston Highway and verified the use of 8040 Steveston Highway for vehicle access into the Site. Within the Site, there was no access between the two field across the central agricultural ditch; however, an access crossing between the two fields is available from the property to the east. The central agricultural ditch was vegetated and featured well established Himalayan blackberry.

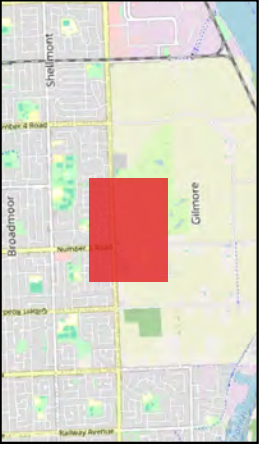
At the time of the field assessment, the north field was not under cultivation and was dominated by weedy vegetation, including pineapple weed, lamb’s quarters, and field mustard. The southern field was being managed as a single parcel with the neighbouring parcel to the west and east. Topsoil in the southern field had been plowed with no subsequent tillage or planting observed. Soil conditions in the south field were saturated at the time of the field assessment and multiple areas with standing water at or near the surface were observed.



LEGEND

-  Project Parcel (the Site)
-  Adjacent Property Boundaries
-  Agricultural Land Reserve (ALR)

LOCATION OVERVIEW



0 0.1 0.2 km

Scale: 1:5000
Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0021-AG
Project Description: 8200 Steveston Hwy
Created By: F.L.
Date: 2025-03-14

FIGURE 3-1 SITE OVERVIEW MAP



4. SOILS AND AGRICULTURAL CAPABILITY

4.1 Summary of Field Assessment

McTavish carried out a field investigation to determine the soil series and agricultural capability of the Site in December 2024. A summary of the results of the soil investigation and review of provincially mapped soils and agricultural capability ratings are provided in **Table 4-1**. A map delineating the published and revised agricultural capability polygons and their respective ratings is provided in **Figure 4-1**. The report named *Agricultural Capability Report 8200 Steveston Highway, Richmond, BC* contains more detailed information regarding the revised soils and agricultural capability of the Site.

The findings from the McTavish soil survey and field assessment indicated that there were minor variations with the agricultural capability mapping. Therefore, minor revisions relating to the subclasses and their geospatial extent were completed. The Site consists of mineral soils classified as Class 3 and 4, primarily limited by excess water during certain times of the year. Based on the field assessment, these soils can be improved to Class 2, reducing the impact of excess water and expanding the range of crops suitable for soil-bound agriculture through the following recommendations:

- **Drainage:** The key management priority for this Site is enhancing drainage, as it sits in a low-lying area with poorly drained soils. Effective drainage requires the installation of subsurface drain lines at a sufficient depth to remove excess water from the root zone. This would require the installation of subsurface drain lines and relies on access to drainage infrastructure and suitable outlets.
- **Increasing topsoil depth:** The southern field shows signs of topsoil mixing with the subsoil due to historical farming practices (e.g., tillage) on shallow A horizons. Adding topsoil would improve soil quality, reduce the risk of tilling saturated soils, and support a broader range of crops. This recommendation would be most effective when implemented alongside drainage improvements to optimize soil conditions.

4.2 Recommended Agricultural Uses and Crop Suitability

The Site is currently managed in conjunction with the neighboring parcels and is primarily used for annual forage production. With the recommended land improvements mentioned above, the conditions on Site could support the production of annual legumes, blueberries, cole crops, corn, perennial forage crops, and shallow rooted annual vegetables (except celery) (Bertrand et al. 1991). The Site has approximately 2.0 ha (4.94 acres) of land that could be farmed. This size of parcel would be suitable for a:

- Market garden production
- Small scale organic Blueberry farm.
- Mixed vegetable production using raised beds.

The establishment and commercial production of the suited crops on the Site depends on the successful installation of sub-surface drainage and access to appropriate outlets. If subsurface drainage installation is not feasible, the Site can also be used for non-soil bound agriculture. Potential non-soil bound agriculture uses include:

- Outdoor container nurseries
- Indoor production of vegetables (greenhouses)
- Apiculture
- Mushroom farming



Table 4-1 Summary of Published and Revised Soil and Agricultural Capability in the Site

Polygon	Published					Assessed				
	Soil Series	Unimproved Capability Rating (CC)	Improved Capability Rating (IC)	Area of Site (ha)	Soil Pits	Soil Classification	Unimproved Capability Rating (CC)	Improved Capability Rating (IC)	Area of Site (ha)	Capability Rating Revision
1	⁷ Crescent ³ Westham	⁷ 3W	⁵ 1 ³ 2WN ² 2T	1.6	1, 2 Scratch pits 1, 2, 3	Orthic Humic Gleysol	3W	2W	0.9	<ul style="list-style-type: none"> • Removal of N and T subclass • Refined polygon extent
		³ 4W					4W	0.7	<ul style="list-style-type: none"> • Removal of N and T subclass • Refined polygon extent 	
2	Westham	4W	2WN	0.4	3	Orthic Humic Gleysol	3W	2W	0.4	<ul style="list-style-type: none"> • Removal of N subclass

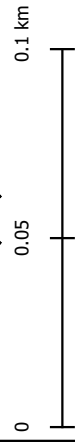
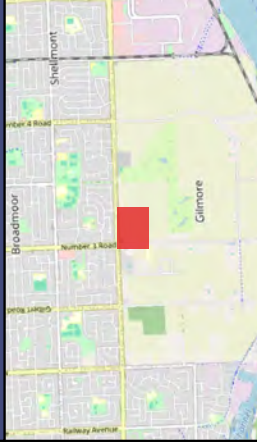
Note: Superscript numbers represent proportion of polygon out of 10. Published unimproved and improved ratings are from BC SIFT (Province of BC 2018).



LEGEND

- Project Parcel (the Site)
- Detailed Soil Pits (DSP)
- Scratch Pits (SP)
- BC Agricultural Capability Mapping
- Assessed Agricultural Capability
 - Orthic Humic Gleysol
 - Rego Humic Gleysol

LOCATION OVERVIEW



Scale: 1:2000

Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0021-AG
Project Description: 8200 Steveston Hwy
Created By: F.L.
Date: 2025-03-14

**FIGURE 4-1 ASSESSED
AGRICULTURAL CAPABILITY MAP**



5. PROPOSED AGRICULTURAL DEVELOPMENT

The Client operates Jenny's Garden Centre LTD, a nursery business that has been in operation on a 3.67-ha parcel at 4888 Marine Drive, Burnaby (PID 004-413-318), for the past 20 years. The Client is seeking to expand their nursery operations to the Site, where he will establish a container-nursery and apiculture (beekeeping) operation. Currently, there are three active nurseries in the southern portion of Richmond with similar operations to Jenny's Garden Centre, but none within a 3-km radius of the Site. Expanding local nurseries supports Richmond's agricultural sector by supplying high-quality plants, and essential horticultural products for farms, home gardeners, and commercial nurseries.

5.1 Rationale for Surface Gravel and Farm Building Areas

The Client proposes to develop 0.37 ha (18.5%) of the northern portion of the Site for nursery and apiculture activities, including facilities for honey extraction, produce sales, storage, and greenhouse plants. The proposed development area also includes a gravel staging and growing area for potted plants, an access road, and a parking lot. Details of the proposed development are provided in **Table 5-1**. Detailed and overview maps of the proposed development are provided in **Figures 5-3** and **5-4**.

The main agricultural use of the development area will be for a nursery operation, which requires the import of dust-free surface gravel. Gravel is an industry-standard surface treatment for container-nursery operations, improving site conditions by enhancing drainage, stabilizing soil, and providing a durable, all-weather working surface. It prevents water pooling, reducing the risk of root diseases, while also facilitating the movement of workers and equipment, particularly in wet conditions (McTavish, 2003; BC Ministry of Agriculture, 2015). Additionally, gravel suppresses weed growth and minimizes soil-borne pests, reducing maintenance requirements and improving plant health (McTavish, 2003). The BC nursery production guide specifically recommends gravel surfaces for container-nursery operations, as they promote rapid drainage away from the base of containers while providing a clean, weed-free growing environment (BC Ministry of Agriculture, 2017).



Figure 5-1 Example of outdoor container nursery at Salt Spring Island, BC.





Figure 5-2 Examples of gravel beds in outdoor container nursery included in the Canadian Nursery Crop Profile for Container Production (McTavish 2003).

To further enhance agricultural productivity, the Client plans to construct a permanent polyethylene-polycarbonate greenhouse with concrete footings, providing a stable structure for year-round nursery stock production. This facility will serve as the indoor nursery operation, optimizing growing conditions while supporting the long-term agricultural use of the Site. Additional farm buildings, including a processing facility, roadside stand, and covered area, will support nursery and apiculture operations by providing space for honey extraction, equipment storage, and product display and sales.

Based on the proposed development plan, approximately 333 m³ of surface gravel will be required. Since this exceeds 50 m³ and the Site is located within the Agricultural Land Reserve (ALR), a *Soil and Fill Notice of Intent* application must be submitted to the Agricultural Land Commission (ALC). The breakdown of approximate gravel volume¹ proposed is outlined below:

- Agricultural staging areas (outdoor nursery): 216 m³
- Parking lot, access road, loading zone: 117 m³

The total volume of imported gravel proposed for the agricultural development at the Site should be included in the Notice of Intent. Supporting documents² for the application must include a Site Plan/Proposal Sketch and a Detailed Building Plan. Additionally, McTavish has provided soil management recommendations for the proposed development (**Section 5.2**), which can also be attached as supporting documents for the application.

¹Gravel volume was estimated using the surface areas provided in Table 5-1 and assuming a maximum gravel depth of 15 cm (~6 inches), as stated in ALC File 105445. Note that the ALC resolution allows a maximum of 381.15 m³ of fill to be imported to the Site.

² Supporting document information based on <https://www.alc.gov.bc.ca/application-and-notice-process/soil-and-fill-notice-of-intent/>









Table 5-1 Proposed Agricultural Development Area and Land Use

Item description	Total area (ha)	Proposed land use
<p>Total farm building area</p> <ul style="list-style-type: none"> • Farm building (368 m²) • Roadside stand (90 m²) • Covered area (130 m²) • Greenhouse (936 m²) 	0.15	<p>The farm facilities will support the nursery and apiculture operations by providing space for honey extraction, equipment storage, and plant sales. The roadside stand will allow for direct sales of plants and honey, while the greenhouse will be used to grow nursery and ornamental plants.</p> <p>The greenhouse will follow a similar operational design as the greenhouses at the Burnaby location and will include supplemental heating but no supplemental lighting, as it operates seasonally and is closed during winter when lighting would be required. Natural light during active growing periods is considered sufficient to support healthy seedling development. The greenhouse will be heated by three unit heaters capable of maintaining 21°C, with horizontal airflow fans to distribute heat evenly throughout the space.</p>
<p>Dust-free surface gravel</p> <ul style="list-style-type: none"> • Parking lot (183 m²) • Access road³ and loading zone (597 m²) • Staging areas (1,441 m²) 	0.22	<p>The parking lot will be used year-round for vehicle parking. The access road and loading zone will provide vehicle access for the delivery and transport of agricultural goods to and from the agricultural buildings.</p> <p>The staging areas will function as an outdoor extension of the greenhouse operation. These areas will be used to grow fruit trees, shrubs, and berries, as well as to display large potted perennials, such as roses and dianthus.</p>
Total development area	0.37	

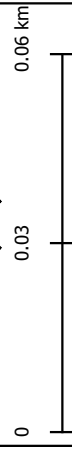
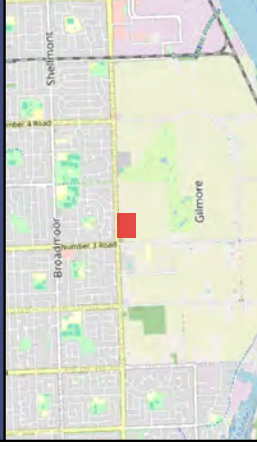
³ Includes small asphalt entry in the north end of the Site.



LEGEND

-  Project Parcel (the Site)
-  Revised Site Layout
-  Dust-free gravel surface_2026
-  Access road & loading zone
-  Parking lot
-  Staging areas

LOCATION OVERVIEW



Scale: 1:1200

Spatial Reference: NAD83 / BC Albers

Project ID: 2024-0021-AG
Project Description: 8200 Steveston Hwy
Created By: F.L.
Date: 2026-03-03

**FIGURE 5-4 PROPOSED SITE
DEVELOPMENT (OVERVIEW)**



5.2 Soil Management Recommendations

Based on the proposed farm development for the Site, the following summarizes soil management recommendations for the surface gravel areas and farm building areas.

5.2.1 Surface gravel areas

As discussed in **Section 5.1**, the proposed surface gravel areas are approximately 0.22 ha and include the parking lot and staging areas. McTavish recommends the following soil management practices to preserve farmable land within the ALR:

- Imported gravel should be selected to be good quality, clean, contaminant free, and appropriate for the intended land capability classification aims and land use of the proposed gravel areas.
- Geotextile fabric should be installed over native topsoil across all proposed gravel areas before applying imported gravel. The fabric must be of sufficient quality to prevent rupturing during gravel application and ensure no mixing occurs between the gravel and native topsoil.
- Avoid aggregate activities in saturated soil conditions and/or periods of heavy rain, which is defined as >25 mm of rain in 24 hours.
- The imported gravel should be tapered from the property line and into the neighboring properties.
- The final contour of the gravel areas should facilitate drainage across and down the slope towards a drainage infrastructure.

5.2.2 Farm building areas

As discussed in **Section 5.1**, the proposed farm building areas are approximately 0.15 ha and include a greenhouse, a processing facility, a roadside stand, and a covered area. McTavish recommends the following soil management practices to preserve farmable land within the ALR:

- Construction activities should be undertaken during dry conditions to minimize soil erosion and compaction.
- Usable topsoil should be salvaged within the proposed areas for all farm buildings and be retained on-site. Soil salvage should be completed by an experienced equipment operator following the topsoil depths observed in the north field and/or recommendations from a Qualified Registered Professional (QRP) with soils expertise.
- If stockpiles of topsoil are present, protect them with covers in rainy conditions or tackify in dry conditions to reduce soil erosion. Any temporary stockpiles should be no more than 3 m high, with 5:1 (i.e., horizontal to vertical, or 20%) side slopes to reduce the erosion potential.
- Excavated topsoil could be applied to the southern field to improve growing conditions. Given the constraints of the development and the availability of excess topsoil, redistributing this material to the southern field would be a practical way to enhance its fertility and productivity.



6. FARM PLAN

6.1 Site Plan

The proposed nursery and apiculture activities will occur north of the ditch that runs east-to-west through the center of the parcel, occupying approximately 6,459 m². The Site Plan includes the roadside stand and covered area, the farm building, the greenhouse, the gravel staging areas, and the areas north of the ditch that will be used for honey production (beehives) and mixed-vegetable production.

The area south of the ditch (9,310 m²) will be rented out to a farmer to produce potatoes and grains and has not been included in this farm plan. Details on the Site areas included and excluded from this plan are provided in **Table 6-1**. A detailed map of the proposed Site plan is provided in **Figures 5-1**.

Table 6-1 Site Areas Included and Excluded from Farm Plan

Site area	Area (m ²)	Area (ft ²)	Area (ac)	Included/Excluded
Development area - north side				
Max home plate area	1,000	10,764	0.25	Excluded
Roadside stand and covered area	220	2,366	0.05	Included
Farm building	368	3,960	0.09	Included
Greenhouse (poly)	936	10,080	0.23	Included
Gravel staging areas	1,441	15,511	0.36	Included
Gravel parking lot, access road & loading zone	780	8,396	0.19	Excluded
Unimpacted setbacks	50	538	0.01	Excluded
<i>Total development area</i>	4,795	51,615	1.18	-
Farming area - north side				
Grass areas	1,861	20,033	0.46	Excluded
Beehives (40 x 40 ft)	149	1,600	0.04	Included
Mixed-vegetable production	3,345	36,000	0.83	Included
<i>Total farming area (north)</i>	5,355	57,633	1.32	-
Southern areas				
Farming area leased	9,310	100,212	2.30	Excluded



Site area	Area (m ²)	Area (ft ²)	Area (ac)	Included/Excluded
Existing ditch and riparian vegetation	600	6,458	0.15	Excluded
<i>Total southern areas</i>	9,910	106,670	2.45	-
GRAND TOTAL	20,060	215,918	4.96	

There are four main locations that will be used for agricultural production or processing purposes: (1) the greenhouse, (2) the gravel staging areas, (3) the farm building, and (4) the field north of the ditch that will be used for honey production (beehives) and mixed-vegetable production. Additionally, the roadside farm stand and covered area will primarily be used for farm retail sales.

The greenhouse will be a gutter-style structure designed for commercial high occupancy based on most recent design by Hanois dated March 13, 2024. It will have a maximum height of 22.8 ft and feature an inner and outer polyethylene roof, along with 8 mm twin-wall polycarbonate walls and rolling sides. A truss beam system will provide structural support to the greenhouse while also serving as a stable framework for hanging baskets. The floor of the greenhouse will not be paved. The greenhouse will primarily be used for producing:

- herb starts (rosemary, lavender, sage, etc.) in trays,
- vegetable starts (kale, pea, tomato, bok choy, gailan, etc.) in trays,
- flowers in 10" and 12" hanging baskets, and large wooden baskets, and
- potted perennials (roses, dianthus, etc.) in 1-gal, 2-gal, and 3-gal pots.

The greenhouse will be heated by three unit heaters capable of maintaining 21°C, with horizontal airflow fans to distribute heat evenly throughout the space. The greenhouse will not have supplemental lighting, as it operates seasonally and remains closed during winter months when supplemental lighting is typically required. Natural light during active growing periods is considered sufficient for healthy seedling development, and is consistent with practices at the Burnaby location, where greenhouses function without artificial lighting.

The staging areas north and south of the parking lot will be comprised of dust-free gravel. Their primary use will be for storing and growing larger, more mature potted perennials that do not require greenhouse protection. These areas will contain perennial flowers such as roses and dianthus, as well as fruit trees, shrubs, and berries, all in 1-gal, 2-gal, or 3-gal pots. As a secondary use, a small portion of the staging areas will be used to store skids of unused soil amendments, pots, baskets, and other materials that do not require indoor storage.

The farm building will be used for honey processing and storage. Inside the building, approximately 10.2 m² will be dedicated to honey processing. Honey will be processed in liquid, infused, and comb forms. The remaining space will be used for storing nursery farming equipment, honey boxes, jars, frames, and soil amendments that require indoor storage.

The field north of the drainage ditch will support honey and mixed-vegetable production. The honey operation will include approximately 16 beehives, with an estimated annual yield of 1,000 lbs. of honey. The mixed vegetable operation will grow primarily pumpkin, squash, and kale.

The farm stand and covered area will be the primary retail space for the Site. A total of 80% of all plants produced in the greenhouse and staging areas will be sold at the farm stand, while the remaining 20% will be sold wholesale. All honey and vegetables produced on the Site will be sold at the farm stand.



Additionally, the stand will offer a selection of imported items, including soil, pots, fertilizer, and specialty potted plants. It is estimated that 70% of total products sold at the stand will originate from the Site, while 30% will be imported.

6.1.1 Farm Stand 2026 Plan

The Client plans to construct a roadside farm stand in 2026 to facilitate direct-to-consumer sales. During the initial year, before full on-site production is established, the Client intends to sell plants from Jenny's Garden Centre LTD (4888 Marine Drive, PID 004-413-318) at the Site. Jenny's Garden Center LTD operates in a 3.67-ha parcel and sells a variety of starter plants, hanging baskets and potted plants (**Figure 6-1**). In accordance with Section 11(3) of the *Agricultural Land Reserve Use Regulation*, at least 50% of the farm stand's retail space must be dedicated to selling farm products grown either on-site or by an agricultural association to which the landowner belongs (BC Ministry of Agriculture, 2019). As the Client is the owner of the Site and has been operating Jenny's Garden Centre LTD for the last two decades, he would be eligible to sell products from this business on the Site's farmstand. In 2024, Jenny's Garden Centre LTD produced approximately 30,000 flats of starter plants and 10,000 baskets and potted plants. Of this total, 20% remained unsold and was discarded, representing a surplus of approximately 6,000 flats and 2,000 potted plants. This surplus inventory would be able to stock at least 50% of the farm stand's retail space (44.5 m²) in 2026. The Client is aware of this regulatory threshold and is committed to ensuring compliance.



Figure 6-1 Photographs of the nursery operation at Jenny's Garden Centre in Burnaby, BC.

6.1.2 Integration of Farm Operations Plan

Once the remaining agricultural buildings are constructed and the Site is in full production, farm products from the Site will primarily be sold at the farm stand and the covered area. The combined retail area of these spaces is approximately 220 m². The Site is projected to produce more than 40,000 potted plants annually from the indoor and outdoor nursery operations (see **Section 6.5** for details), which alone will be sufficient to occupy at least 50% of the farm stand and covered area (110 m²) year-round.

In addition to potted plants, the farm stand will offer honey and vegetables produced on-site, along with a limited selection of imported items, including soil, pots, fertilizer, and specialty potted plants that are difficult to grow locally. As noted in **Section 6.1**, an estimated 70% of farm stand sales will come from plants or vegetables grown on the Site, while the remaining 30% will consist of imported products.

The Client's nursery business in Burnaby, which operates on a 3.67-ha parcel, will continue to play a key role in the broader farm operation by providing additional retail capacity during periods of high production at the Site. Conversely, agricultural buildings at the Site may be used for processing, storage, or equipment servicing that supports both properties, given the similar nature of operations. This integrated approach is intended to strengthen operational sustainability and improve flexibility in managing supply, demand, and production across both locations.

6.2 Drainage

The Site has one unmaintained drainage ditch that divides the northern and southern fields. Due to the relatively level terrain, installing subsurface drainage may be challenging. To address drainage limitations, the following measures are proposed:

- Construct a shallow drainage swale along either the eastern or western Site boundary, directing water north-south toward the central ditch.
- Clear vegetation and perform general maintenance on the existing ditch.
- Grade the proposed gravel areas to ensure proper surface drainage toward the swale.
- Utilize raised beds for mixed-vegetable production to improve drainage.

6.3 Irrigation

Irrigation on the Site will be limited to the greenhouse and the farming area north of the ditch. The greenhouse will utilize drip irrigation, sprinklers, and hand-held watering for once- or twice-daily watering, depending on the season. Any potted perennials in the staging areas will be hand-watered from the same water source. The farming area north of the ditch will also use drip irrigation.

The water will be sourced from the City of Richmond, and a water permit will be obtained as part of the building permit application for the proposed agricultural development.

6.4 Farm Management

The farm will be operated under the business name 'Jenny's Garden Centre LTD - Richmond' and employ a total of sixteen people.

Fifteen people will be employed in farm operations, in a combination of full time and part time capacities. This will cover the day-to-day operations of planting and watering in the greenhouse and staging areas, stocking and managing the farm stand, managing the cultivated field between the farm buildings and drainage ditch, etc. Additionally, one person will be employed for the apiculture operations. Three immediate family members of the Client will be part of the total staff employed by the business.



6.5 Financials

McTavish has prepared the financial estimates for the proposed Site Plan; however, real costs and revenues are dependent on the landowner management practices and market conditions. The projections presented in this section are for informational purposes only and should not be interpreted as exact expected costs and revenues. The financial projections are based on the following assumptions:

- The total area of agricultural production will be approximately 5,881 m² (1.46 ac) and will comprise of indoor nursery production areas (0.23 ac), outdoor nursery production areas (0.36 ac), honey production areas (0.04 ac), and mixed-vegetable production areas (0.83 ac).
- Labour costs are based on the expected number of staff employed by the business (16 staff – a combination of seasonal and some full time and the total area of the Site plan (6,459 m² or 1.60 ac), which includes the area of production (1.46 ac), the storage areas (0.09 ac), and the farm retail areas (0.05 ac).
- Start-up costs are based on McTavish's experience on similar projects and quotes provided by the Client for the construction of the agricultural buildings.
- For the indoor nursery production, direct costs and revenues are based on the maximum production of #1 pots and 10" hanging baskets in 60% of the greenhouse area. Forty (40) % of the area is removed from production to account for access paths (20%) and spaces for crop management (20%). Since the greenhouse will have a truss beam system, the indoor production assumes that 100% of floor growing area will be used for #1 pots and that 50% of ceiling growing area will be used for hanging baskets. The nursery items selected may vary in the future but represents commonly grown nursery stocks in a small- to mid- scale operation.
- For the outdoor nursery production, direct costs and revenues are based on the maximum production of #2 and #3 pots in 60% of the gravel staging area. Forty (40) % of the area is removed from production to account for access paths (20%) and spaces for crop management (20%). The nursery items selected may vary in the future but represents commonly grown nursery stocks in a small- to mid- scale operation.
- For the honey production, direct costs and revenues are based on the maximum production of medium-sized (500 mL) honey jars with the 1,000 lbs. of honey production expected in 2026. The total area for honey production considers the beehives area (149 m²) and the processing space inside the farm building (10 m²). The Client already possesses honey processing equipment and beehives from an existing operation, thus the direct costs of for the honey production only include the cost of jars.
- For the mixed-vegetable production, direct costs and revenues are based on the crop selection (i.e., squash and pumpkin) and will vary if crops change throughout time.
- Revenues are based on an annual production cycle, yielding one crop per pot indoors and 0.5 crops per pot outdoors, as perennial plants require two years for full development. However, with the greenhouse's heating potential, additional production during winter could increase revenues.

The start-up costs for the agricultural production on the Site are provided on **Table 6-2**. Start-up costs include the costs of bed preparation and irrigation for the mixed-vegetable operation, and the construction costs for the earthworks and agricultural buildings needed for the nursery and apiculture operation.

The direct costs for the agricultural production on the Site are provided on **Table 6-3**. Direct costs include the costs related to plastic containers, soilless media, fertilizer and labour for the nursery and apiculture operation, and the costs related to labour, machine rental, fuel, and seed purchase for the mixed vegetable



production. However, direct costs may vary based on specific site conditions and access. The projected costs for the Site over the next 5 years consider a 3% annual increase in the total direct cost due to inflation.

The revenues and gross profits for the agricultural production on the Site are provided on **Table 6-4**. Revenue from farm retail sales assumes that 85% of all potted plants will be sold and 15% will be retained. Based on the indoor and outdoor nursery growing area, the Site is expected to produce 18,100 #1 pots, 9,300 #2 pots, 4,600 #3 pots, and 3,000 10" hanging baskets. Revenue and projected income statements assume that nursery stock selections are constant and will vary if stock change throughout time (**Table 6-5**). The projected revenue for the Site considers a 3% annual increase in the total revenue due to inflation.

Table 6-2 Startup Costs for Agricultural Production on the Site.

Startup Costs	Acres	Total estimate
Bed Preparation	0.83	\$2,905.00
Irrigation (\$2000/acre)	0.83	\$1,660.00
Poly greenhouse	0.23	\$211,266.00
Farm building	0.09	\$293,891.00
Farm stand and covered area	0.05	\$250,000.00
Gravel surface areas with drainage swale	0.55	\$38,500.00
TOTAL		\$798,222.00

Note: Total estimated start-up costs are based on the acreage of each production component on the Site. Estimates for bed preparation and irrigation in the mixed vegetable production are based from McTavish's experience with similar projects. Cost estimates for agricultural buildings and gravel areas are based on quotes provided by the Client from third-party contractors.

Table 6-3 Direct Costs for Agricultural Production on the Site.

Direct Costs	2025 \$/acre	2026 \$/acre	2030 \$/acre	Acres	Total 2030
Pumpkin, squash, and kale production	\$9,748.69	\$10,041.15	\$11,547.32	0.83	\$9,584.28
Nursery production - indoors	\$120,786.76	\$124,410.36	\$143,071.91	0.23	\$32,906.54
Nursery production - outdoors	\$83,016.47	\$85,506.96	\$98,333.01	0.36	\$35,399.88



Direct Costs	2025 \$/acre	2026 \$/acre	2030 \$/acre	Acres	Total 2030
Honey production	\$23,419.13	\$24,121.70	\$27,739.96	0.04	\$1,109.60
Labour (10 FT, 6 PT)	\$250,135.67	\$257,639.74	\$296,285.70	1.46	\$432,577.12
TOTAL					\$511,577.42

Table 6-4 Revenues and Gross Profit for Agricultural Production on the Site.

Gross profit	2025 Revenue/Acre	2026 Revenue/Acre	2030 Revenue/Acre	Acres	Total Revenue 2030	Total Direct Expenses	Gross Margin (Profit)
Pumpkin, squash, and kale production	\$28,913.42	\$29,780.82	\$34,247.94	0.83	\$28,425.79	\$18,235.82	\$10,189.97
Nursery production - indoors	\$1,125,555.39	\$1,159,322.05	\$1,333,220.36	0.23	\$306,640.68	\$270,823.96	\$35,816.73
Nursery production - outdoors	\$512,259.33	\$527,627.11	\$606,771.18	0.36	\$218,437.62	\$208,430.73	\$10,006.89
Honey production	\$266,252.41	\$274,239.98	\$315,375.98	0.04	\$12,615.04	\$14,086.91	-\$1,471.87
TOTAL					\$566,119.14	\$511,577.42	\$54,541.72

Table 6-5 Projected Income Statement for Agricultural Production on the Site⁴.

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue	\$566,119.14	\$588,763.90	\$612,314.46	\$636,807.04	\$662,279.32
Cost of Goods and Services (COGS)	\$283,059.57	\$294,381.95	\$306,157.23	\$318,403.52	\$331,139.66

⁴Administrative expenses such as owners salary, insurance etc. are estimated based on McTavish's experience with other Garden Centres. Most administrative expenses on a small operation such as this are discretionary and many will be shared between the two business sites. Therefore, it is not possible for McTavish to estimate the exact numbers, and an industry average were used.



	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Profit	\$283,059.57	\$294,381.95	\$306,157.23	\$318,403.52	\$331,139.66
Expenses	\$198,141.70	\$202,104.53	\$206,146.62	\$210,269.55	\$214,474.95
Net Income Before Tax	\$84,917.87	\$92,277.42	\$100,010.61	\$108,133.96	\$116,664.71

Notes: Projections assume 4% increase in Revenue and COGS with expenses at 2% per year. Depreciation of capital expenditures included in expenses. Since much of the expenses are discretionary for the owner, we have assumed they increase by 2% annually.

7. CLOSING

This report has been prepared for the exclusive use of the Client with the understanding that all available information of the Site has been disclosed. The Client has acknowledged that in order for McTavish to properly provide professional service, McTavish is relying upon full disclosure and accuracy of this information. McTavish is not liable for information that has not been provided or has been misrepresented.

We trust this is the information that you require at this time. Should you have any questions regarding this report please contact the undersigned.

Sincerely,

MCTAVISH RESOURCE & MANAGEMENT CONSULTANTS LTD.

Per



Franco Lopez Campomanes, P.Ag.

Agrologist

Reviewed by:



Bruce McTavish, P.Ag

Senior Project Agrologist



REFERENCES

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Address: 8200 Steveston Highway

File No.: ZT26-004041

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10747, the developer is required to complete the following:

1. **(Artificial lighting restriction)** Registration of a restrictive covenant on Title to prohibit the use of artificial lighting for the purpose of growth and to ensure any lighting for health and safety is downward facing within the greenhouse.
2. **(Payment of Notice Fees)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

3. Submission of a Drainage Plan and if required, Geotechnical Report prepared by a qualified professional(s) should the Agricultural Land Commission (ALC) provide an approval to raise the greenhouse beyond the 0.15 m elevation approved by the ALC (ALC File: 105445 – approval dated January 14, 2026).
4. Submission of a Statutory Declaration confirming that all proposed construction shall comply with the permitted uses specified in Zoning Bylaw 8500, consistent with the City's Bulletin No. BUILDING-32 "Statutory Declaration Requirement for Building Permit Applications in AG1 Zones"
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
7. At the developer's sole cost complete the following works via a City Work Order:
 - a) A driveway construction to provide vehicular access via Steveston Highway.

Water Works:

- b) Using the OCP Model, there is 1518 L/s of water available from the 500mm water main and 1179 L/s available from the 300mm water main at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- c) At Developer's cost, the Developer is required to
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. At minimum, at least one hydrant is required along the Steveston Highway frontage.
 - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.

d) At Developer's cost, the City will:

- i. Install a new water service connection and tie-in to the existing 300mm AC main along Steveston Highway frontage, complete with meter and meter chamber. Exact size and location to be determined during the building permit process.

Storm Sewer Works:

e) At Developer's cost, the Developer is required to:

- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- ii. Confirm through video inspection the size and condition of existing storm sewer service connection and inspection chamber. If size and condition deemed adequate by the City, it may be reused.

f) At Developer's cost, the City will:

- i. Upon inadequate size or condition of existing storm sewer service connection and inspection chamber, cut and cap at the box culvert.
- ii. Upon inadequate size or condition of existing storm sewer service connection and inspection chamber, install a new storm sewer service connection, complete with inspection chamber.

Sanitary Sewer Works:

g) At Developer's cost, the Developer is required to:

- i. Install an on-site sewage disposal system. Design shall be signed and sealed by a Professional Engineer.

Street Lighting:

h) At Developer's cost, the Developer is required to:

- i. Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

i) At Developer's cost, the Developer is required to:

- i. Complete other frontage improvements as per Transportation requirements.
- ii. Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- iii. Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed Conditions on File)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10747 (ZT 26-004041)
8200 Steveston Highway

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

- 1. Richmond Zoning Bylaw 8500 as amended, is further amended by:
a. Inserting the following as a new Section 14.1.11.19 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:
'One greenhouse, 936 m2 in size, with concrete footings is permitted so as to not permit a concrete slab for the entirety of the floor, on the following site only:
8200 Steveston Highway
PID 000-511-048
Lot 2 except: Parcel F (Bylaw Plan 79687), Section 4 Block 3 North Range 6 West New Westminster District Plan 3840
2. This Bylaw may be cited as 'Richmond Zoning Bylaw 8500, Amendment Bylaw 10747'.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: April 2, 2026

From: Joshua Reis,
Director, Development

File: HA 25-022376

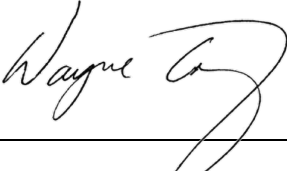
**Re: Heritage Alteration Permit for 3711 and 3731 Chatham Street (Steveston
Methodist Church)**

Staff Recommendation

That a Heritage Alteration Permit be issued for the protected heritage property at 3711 and 3731 Chatham Street (Steveston Methodist Church), which would permit exterior alterations.

Joshua Reis
Director, Development

JR:jm
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Real Estate	<input checked="" type="checkbox"/>	

Origin

The Richmond Hospital/Healthcare Auxiliary has applied to the City of Richmond for a Heritage Alteration Permit (HAP) to allow exterior alterations to the building and landscaping of the protected heritage property known as the Steveston Methodist Church, located at 3711 and 3731 Chatham Street in the Steveston Village Heritage Conservation Area. A location map and aerial photo are included in Attachment 1.

The proposal comprises of alterations to signage, landscape elements, location of storage containers and the rear (north) building elevation, which includes a new ramp and door and window and door replacements. The building continues in use as a thrift store, as permitted under the subject site's current "Steveston Commercial (CS3)" zoning.

Background

Heritage Value

The Steveston Methodist Church at 3711 and 3731 Chatham Street is one of the 17 protected heritage buildings in the Steveston Village Heritage Conservation Area. It was built in 1894 as a mission church for First Nations cannery workers and is one of the oldest surviving church buildings in Richmond, located on its original site. The church hall was added in 1927 at the rear, perpendicular to the church.

The heritage value of the Steveston Methodist Church lies in its historical association with the spiritual life of Steveston, as a rare surviving example of a mission church of the late Victorian era, and its reflection of the multicultural workforce that supported the local salmon fishing and canning industries. The character-defining elements of the Steveston Methodist Church include its location, form, scale and massing, its modest vernacular ecclesiastical design and simple wooden construction.

More detailed information about the heritage value and character-defining elements of the Steveston Methodist Church can be found in the Statement of Significance (Attachment 2).

Previous Heritage Alteration Permit

The applicant and current owner, the Richmond Hospital/Healthcare Auxiliary, is a registered non-profit society, and has been operating a thrift shop in the building since 2008. The applicant purchased the property in 2017 and has been working towards the restoration of the building in phases.

On May 14, 2018, Council issued an HAP (HA 18-818536) for the first phase of the conservation work to install a new foundation. At the time, Council also approved a grant in the amount of \$150,000 for the foundation replacement. The work was completed.

On April 22, 2024, Council issued an HAP (HA 23-035787) for the exterior conservation of the building and also approved an additional grant in the amount of \$100,000.

The conservation work includes removal of later stucco, rehabilitation of exterior wooden siding, replacement of later windows with authentic wood replicas of the originals, exterior painting in historic colours and restoration of other exterior elements, including the belfry, gable louvre, wood doors and other details. The roof structure over the hall has also been substantially repaired and the whole roof fully recovered. The work has been guided by a heritage conservation plan prepared by a heritage professional and implemented by a contractor specializing in heritage conservation. This conservation work is nearing completion. Recent photographs of the restored exterior are included in Attachment 3.

Surrounding Development

Development surrounding the subject site is as follows:

To the North: The Steveston United Church at 3720 Broadway Street on a site zoned “Assembly (ASY)”.

To the East: A three-storey mixed-use building on a site zoned “Commercial Mixed Use (ZMU32) – Steveston Village” at 3755 Chatham Street.

To the South: Across Chatham Street, a multi-unit commercial strata building zoned “Steveston Office Commercial (ZC49) – Chatham Street (Steveston)” at 3740 Chatham Street.

To the West: Across 2nd Avenue, a vacant site zoned “Steveston Commercial (CS3)” at 3691 and 3695 Chatham Street. An active rezoning application for development of a three-storey, mixed-use building is currently under staff review (RZ 24-042233).

Related Policies & Studies

Official Community Plan & Steveston Area Plan

The City’s Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated “Local Villages – Tier 1” in the OCP and “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)” in the Steveston Area Plan. The continued second-hand retail use of the Steveston Methodist Church is consistent with the plan and current “Steveston Commercial (CS3)” zoning.

Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy.

All properties within the HCA are subject to the City's conservation requirements and applicable heritage policies and design guidelines.

An HAP is required for exterior alterations to protected heritage buildings within the Heritage Conservation Area in accordance with the *Local Government Act* (Part 15) to help retain the heritage values and special heritage character of Steveston Village. This includes changes to the building exterior, signage and landscape elements as proposed. Proposed alterations for protected heritage properties should be in keeping with the history and heritage character of the building and be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Signs should also meet the requirements of the Signage section of the Development Permit Guidelines in the Steveston Area Plan.

The subject HAP includes changes limited to the rear building façade, landscape elements, signage and relocation of storage containers.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village.

The *Standards and Guidelines* define conservation as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.”

The proposed alterations are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including supporting the continued thrift store retail use at the subject site through functional improvements, and providing signage and landscape elements that are compatible with the historic building and Steveston Village in terms of scale, design, material and colour. They do not negatively impact the heritage value or character-defining elements identified in the Statement of Significance. The proposed relocation of storage containers to the rear of the property will improve access and visibility of the building at the 2nd Avenue frontage and will enhance the opportunity for public enjoyment of the restored heritage building.

Public Consultation

An HAP notification sign has been installed on the subject property, and early notification notices have been mailed to residents and property owners within 100 m of the subject site. Staff have not received any inquiries from the public.

Richmond Heritage Commission

The HAP application was presented to the Richmond Heritage Commission on March 4, 2026. The Commission supported the application while recommending that the applicant consider minor modifications to the proposed new wood railings, sign and painting of new elements, and

explore the opportunity to screen garbage and recycling containers. An excerpt from the Commission meeting minutes is included in Attachment 4.

In response to the Commission's comments, the applicant has updated the proposal:

- A transparent sealer will be applied to the new cedar railings on the ramps;
- The sloped edges of the sign have been modified to more closely resemble the roof form of the building;
- The new roll-up door and surrounding trim will be painted Oxford Ivory to match the wall; and
- The storage containers will also be painted to match, to be more complementary to the building and reduce their visual impact.

Staff have reviewed and discussed the comments with the applicant. Screening of the garbage and recycling containers is not proposed at this time. The applicant has indicated that it would restrict access by volunteers, which is needed regularly throughout the opening hours of the thrift store and would impede the collection service from 2nd Avenue.

Analysis

The current proposal is to make alterations to signage, landscape elements, the rear building elevation and the location of storage containers. There is no proposed change in use of the property. The building continues in use as a non-profit thrift store, operated by the owner, Richmond Hospital/Healthcare Auxiliary, as permitted under the "Steveston Commercial (CS3)" zone.

The current proposal represents the final phase of conservation and rehabilitation of the heritage property. Proposed alterations to the south and west facades are as follows:

- Installation of a new freestanding wood sign to replace existing signage;
- Addition of a flagpole and Canadian flag at the southwest corner and a wood picnic table on the southeast area of the property;
- Replacement of defunct non-heritage light fixtures at the customer entrance and exit and the 2nd Avenue gable;
- Repair/renewal of the structure and decking for the west entrance ramp; and
- Location of heat pumps fronting 2nd Avenue with screening to match the drop siding on the building.

Proposed alterations to the north (rear) façade are as follows:

- Addition of a motorized roll-up door, access ramp, steps and roof canopy on the rear elevation;
- Replacement in-kind of two deteriorated historic wood windows and replacement of a non-heritage door with a new wood door to match the doors on the south and west sides;

- Installation of lighting above the rear doors; and
- Reconfiguring of storage and waste management at the rear, away from the 2nd Avenue frontage.

Sign

The proposed freestanding wood sign features the society's logo and thrift store information. It utilizes the building's historical colour palette of Hastings Red and Oxford Ivory. The material and size meet the signage guidelines in the Steveston Area Plan. Additionally, for protected heritage buildings such as the Steveston Methodist Church, signage should be designed in a traditional format and materials that are compatible with the heritage character and history of the building. The proposed sign has been designed to be complementary to the form and character of the building, including materials and colours. A freestanding format avoids adding a new element to the façade of the restored building.

Flagpole and picnic table

The metal flagpole and Canadian flag is proposed by the society to express national pride and community support. While not part of the historic landscape of the building and located at a prominent corner, it will be placed to the west of the main façade and will be distinguishable as a new element and detached from the building. The wood picnic table has a traditional format and will be painted in Hastings Red to be complementary to the heritage building. It is proposed to be located on a concrete pad in a lawned area. A gift from the former congregation of the neighbouring Steveston United Church, it is provided for the use of thrift store volunteers and customers.

Rear elevation alterations

Changes to the rear elevation are proposed to support thrift store operations, assist with security and improve access for receiving and processing donations separately from the main customer entrance. The new ramp, roof canopy and motorized roll-up insulated door at the rear, will facilitate volunteers in receiving donations and bringing them into the sorting area of the thrift store while keeping the existing ramp from 2nd Avenue available primarily for customer use. Traditional design lighting will be provided above the two rear doors for operations and security. The lighting is focused downwards and is not anticipated to spill over onto adjacent properties. Two existing windows will be restored with authentic wood replicas and the existing steel door replaced with a new wood door with a glazed panel in keeping with the character and materials of the building. A letter from the heritage consultant regarding the heritage considerations for the changes to the rear elevation is in Attachment 5.

Storage containers

As a pandemic response measure, several storage containers were placed on 2nd Avenue for contactless donation drop-off. One was removed while additional smaller storage sheds were added. The long-term plan, with completion of the exterior conservation work, has been to relocate the storage containers to the rear yard of the property, replacing an existing but deteriorated large storage container which has since been removed.

The proposal to add a new ramp and access at the rear of the building has required an update to the proposed site plan for this area.

Two new metal shipping containers are proposed to be installed at the north side of the property and painted Oxford Ivory to match the building. The sizes of the containers are 10 ft. by 8 ft. and 12 ft. by 8 ft., and both are 8 ft. 6 in. tall. These will replace all other sheds and containers on the property, which will be removed. With the addition of the ramp access, the location of the two containers will necessitate an encroachment of approximately 3.1 m² into the undeveloped City lane at the north side of the property.

The applicant also proposes to relocate the garbage and recycling containers. The garbage container can be fully located on private property but the recycling container is proposed to encroach approximately 3 m² onto City property due to limited space.

These encroachments can be permitted through the execution of a licensing agreement between the society and the City, which will also include and formalize existing, historical encroachments of the access ramps on the south and west sides of the building. The terms of the licensing agreement will include permitting the use of the City lane for the purpose of installing, managing and using the two storage containers and a recycling bin with a nominal fee. The applicant will be required to enter into a licensing agreement prior to the issuance of a building permit inspection granting final occupancy.

Completion of heritage conservation

The current proposal will complete the exterior restoration and rehabilitation of the historic Steveston Methodist Church, one of Richmond's oldest surviving buildings, located in its original location. The conservation of the building to date exemplifies heritage stewardship and contributes to the overall historic character and fabric of Steveston village. The proposed changes will further improve the street frontages and public experience of the heritage building. The improvements for access at the rear of the building will support operations for the thrift store, keeping the building in use and supporting its long-term maintenance. The proposal represents the final stage in the current, comprehensive conservation of the historic building and encourages the ongoing heritage stewardship of the property by a community group with committed volunteers.

Financial Impact

None.

Conclusion

The proposed signage, landscape elements, modifications to the rear building elevation and proposed location of storage containers are consistent with the applicable policies and guidelines for Steveston Village and therefore, it is recommended that the HA 25-022376 for 3711 and 3731 Chatham Street be issued to permit the proposed exterior alterations.



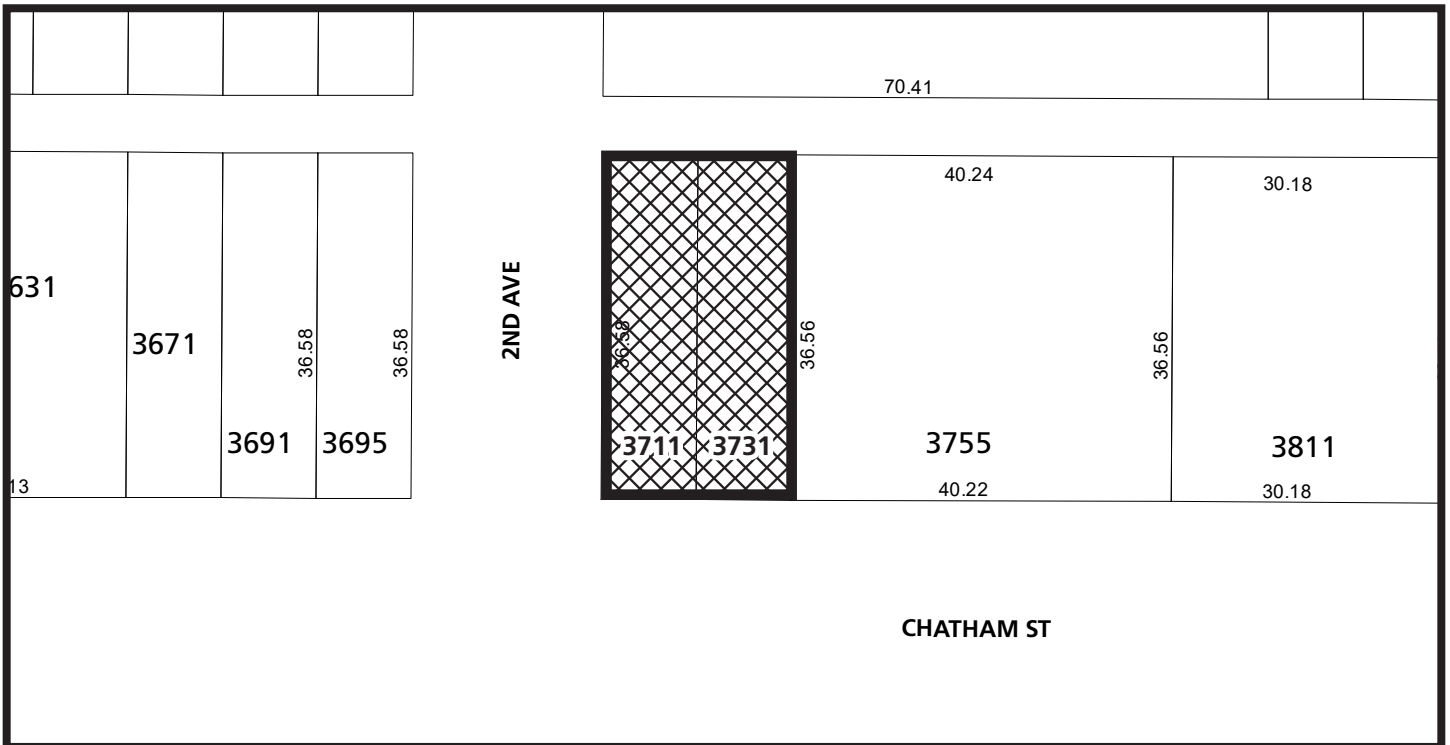
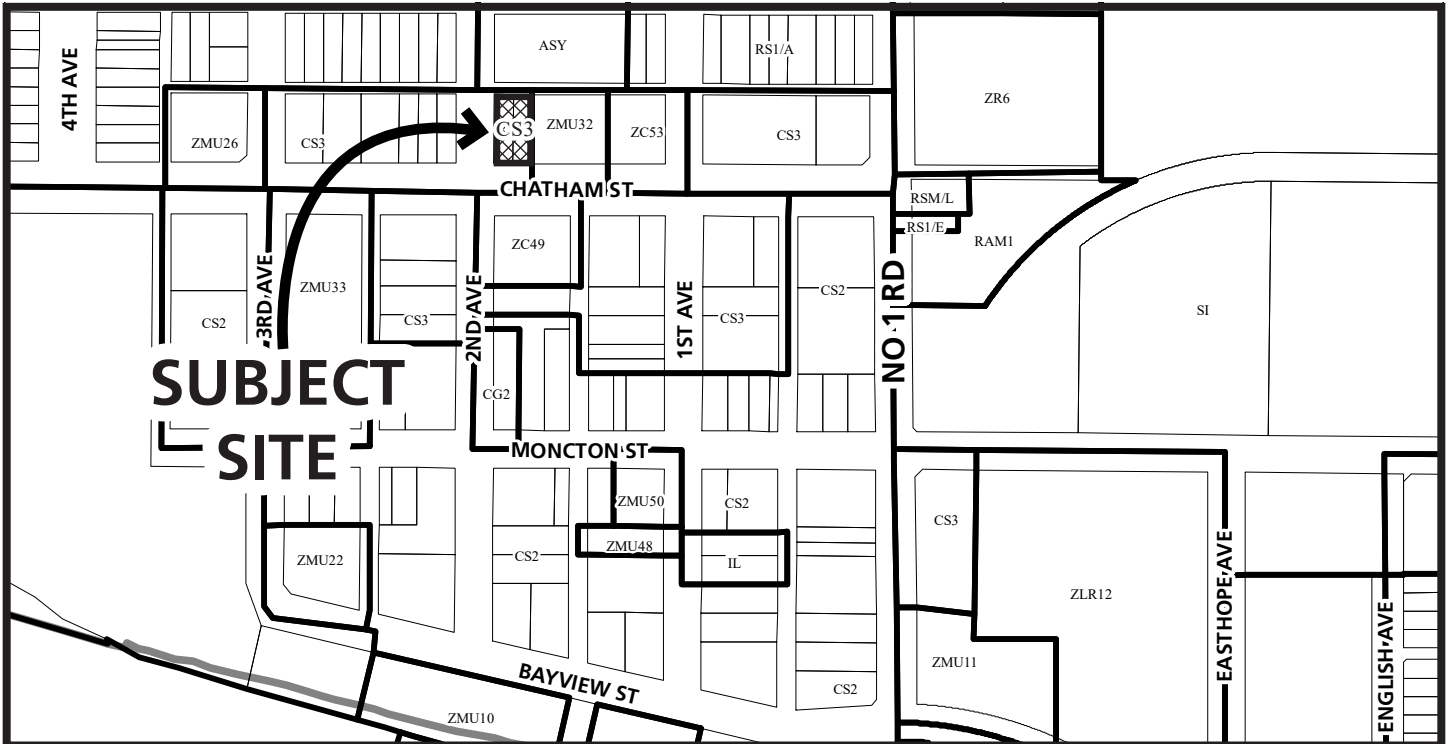
For
Judith Mosely
Heritage Planner
(604-276-4170)

JM:cas

- Att. 1: Location Map and Aerial Photo
2: Statement of Significance
3: Recent photographs of Steveston Methodist Church
4: Excerpt from the March 4, 2026, Richmond Heritage Commission Minutes
5: Letter from heritage consultant – North Façade Design and Heritage Rationale

Prior to Building Permit Final Occupancy, the applicant must complete the following requirement:

1. Completion of a legal agreement to license the use of City property for existing and new encroachments.



	<h1>HA 25-022376</h1>	<p>Original Date: 08/21/25 Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>



City of Richmond



HA 25-022376

Original Date: 08/21/25
Revision Date:

Note: Dimensions are in METRES

STEVESTON METHODIST CHURCH
3731 CHATHAM STREET RICHMOND CONSERVATION PLAN

3. STATEMENT OF SIGNIFICANCE

REVISED: DECEMBER 2023

DESCRIPTION

The Steveston Methodist Church is situated on a prominent corner lot on Chatham Street and Second Avenue in Steveston Village Heritage Conservation Area. The original 1894 church is rectangular in plan, with a front gabled roof, belfry, and enclosed front vestibule. The 1927 Church Hall is sited perpendicular to the church, with a front-gabled roofline. The remainder of the lot is a flat grassed area.

VALUES

The heritage value of the Steveston Methodist Church lies in its historical association with the spiritual life of Steveston, as a rare surviving example of an Indian mission church of the late Victorian era, and its reflection of the multicultural workforce that supported the local salmon fishing and canning industries.

The Steveston Methodist Church was built in 1894 to support mission work among the Indigenous peoples who were working seasonally in the fishing and canning industries. The Methodist Church was deeply committed to its work among First Nations peoples and other multicultural workers in the Steveston community. This modest church was built by volunteer labour with lumber shipped from New Westminster, with funding from the Missionary Society in England and from local canneries. Its vernacular architecture reflects the rustic simplicity of the institutions that serviced the populations of Steveston, particularly those working in the canning and fishing industries.

The location of this building on Chatham Street reflects the residential area that was being developed to accommodate a growing population north of the commercial core and waterfront of Steveston Village.

This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WWII.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Steveston Methodist Church include its:

- location on Chatham Street, and its relationship to the commercial core and waterfront;
- form, scale, and massing as seen in its rectangular plan and addition, front gabled rooflines, central front entry, enclosed vestibule, and belfry;
- modest vernacular ecclesiastical design, that reflects its associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church; and
- simple wooden construction including wooden drop siding and wooden trim.



South facade, fronting Chatham Street, September 2025



View from Chatham Street, September 2025



View from 2nd Avenue, September 2025

**Excerpt from the Minutes to the
Richmond Heritage Commission Meeting**

**Wednesday, March 4, 2026 - 7:00 pm
Microsoft Teams Online Meeting**

Heritage Alteration Permit Application for 3711 and 3731 Chatham Street (Steveston Methodist Church) – HA 25-002376

Judith Mosley, Heritage Planner, introduced the heritage alteration permit application and the project team. The proposal is for alterations to the rear façade of the building, landscape elements and signage. The building is a protected heritage property within the Steveston Village Heritage Conservation Area.

Ryan Bahris, contractor, Donald Luxton, heritage consultant, and Mary Derksen, from the applicant Richmond Hospital / Healthcare Auxiliary, provided an overview of the proposal and an update on conservation work completed to date, with reference to a PowerPoint presentation. This included the following information:

- The Steveston Methodist Church was built in 1894 and the hall added in 1927.
- Foundation work and exterior restoration have been completed including windows, siding, roof and doors, and with grant funding support from the City.
- A new sign, flagpole and picnic table are proposed at the Chatham Street frontage, and a new roll-up door, access ramp and roof canopy at the rear, as well as exterior lighting replacement, and heat pumps with screening. Storage containers, garbage and recycling bins will be relocated to the rear of the property.
- The changes are proposed to support operational efficiency for the thrift store, improve safety, access and appearance on 2nd Avenue, support community amenity and complete the restoration of the building.

In response to the Commission's questions, the following additional information was provided:

- The pitch of the proposed roof canopy will be 3:12, slightly less than the 6:12 of the main roof to allow for headroom clearance. The shingle material will match existing.
- The new ramp will have an open structure beneath the decking (not enclosed).
- While other options were considered, the material and design of the ramp railings (existing and new) are proposed as unpainted yellow cedar to be distinguishable from the heritage building, and to provide a simple, low maintenance design in keeping with the heritage character of Steveston Village.
- Screening of the garbage and recycling containers is not proposed due to lack of space and to provide access to 2nd Avenue for collection.
- The flagpole will have a brushed aluminum finish.

The Commission provided the following comments:

- Members appreciated that the unfinished cedar railings reference the historic character of the Village, but some questioned the contrast with the building's finishes and suggested that a solid or semi-transparent stain be considered.
- A steeper pitch to the slope on the new sign would better echo the building's roof.
- Opportunities to screen the garbage and recycling bins are encouraged.

- The prominence of the new roll-up door could be reduced by painting the trim to match the wall.
- A complementary colour or treatment is encouraged for the storage containers to improve their compatibility with the heritage building and reduce visual impact.

The Commission commended the applicant and project team on the conservation work achieved to date and the dedication to making it a success, and noted that improvements to access and safety on the 2nd Avenue frontage will be welcome.

It was moved and seconded:

That the Richmond Heritage Commission supports the heritage alteration permit application for 3711 and 3731 Chatham Street (HA 25-022376) subject to consideration of the Commission's comments.

CARRIED



STEVESTON METHODIST CHURCH
3731 Chatham Street, Richmond
North Façade Design and Heritage Rationale
Submitted September 29, 2025

As part of the application for exterior envelope upgrading for this site, in December 2023 our firm prepared a Conservation Plan for the Steveston Methodist Church. At that time, work was proposed for the south and west facades, including removal of later stucco, rehabilitation of exterior wooden siding, replacement of windows with authentic replicas, and repainting in historic colours. This work is now complete.

Further work is now proposed to complete the envelope upgrades on the north (alley) façade. It will continue the same intent as the completed work, and will include functional upgrades to rear access, loading and receiving, storage and sorting areas of the building.

Functionality will be enhanced by upgrading the north façade as the receiving area for donated goods, which can be more efficiently received at a dedicated location directly adjacent to where goods are sorted. Service functions will be concentrated on the rear side of the building, facing the lane right-of-way, and will be less intrusive than the current situation. Functionality will be facilitated by the use of a ramp to allow easier movement by eliminating any steps during drop-off and receiving of goods.

The proposed conservation work includes:

- Repair of rear wall as required (rehabilitation).
- Remove later stucco cladding as carefully as possible to allow maximum retention of original wooden siding (rehabilitation).
- Salvage original wooden siding as possible (preservation).
- Where siding is too deteriorated to re-use, replace in-kind (rehabilitation).
- Replace triple assembly window sash in current location (rehabilitation).

The proposed new work includes the following functional rehabilitation measures:

- New ramp and handrails.
- New stairs rear stairs and handrails.
- New motorized and insulated roll up door.
- New rear door with inset glazed panel.
- New roof overhang over rear doors.
- Deletion of one existing window, and installation of a new staff washroom window.

The proposed new work will match the character and detailing of the work already completed on the exterior of the building. The new work conforms to the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including *Standard 11*:

- *Rehabilitation Standard 11*: Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

This proposed work will complete the exterior envelope upgrading of this historic structure, consistent with its identified heritage values. This work also provides much-needed functional upgrades that will improve work safety and conditions through improved exits, circulation and access.

Sincerely,

A handwritten signature in black ink, appearing to read "don luxton", with a stylized flourish at the end.

Donald Luxton, FRAIC, CAHP
Principal, Donald Luxton & Associates Inc.



File No.: HA 25-022376

To the Holder: Richmond Hospital/Healthcare Auxiliary
Property Address: 3711 and 3731 Chatham Street
Legal Description: Lots 8 And 9 Block 22 Section 3 Block 3 North Range 7 West New Westminster
District Plan 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule “A”, and any and all buildings, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the proposed exterior alterations to the heritage building, signage and landscape elements, as shown in the attached Plan #1 to Plan #12:
 - Installation of a new wood sign, flagpole, picnic table and replacement lighting;
 - Addition of heat pumps and screening, and repair of ramp on west elevation;
 - Alterations to rear façade including new motorized roll-up door, ramp, steps and roof canopy;
 - Replacement of two existing windows and a door; and
 - Reconfiguring of storage and waste management containers.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 36 months of the date of this Permit, this Permit lapses.
6. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

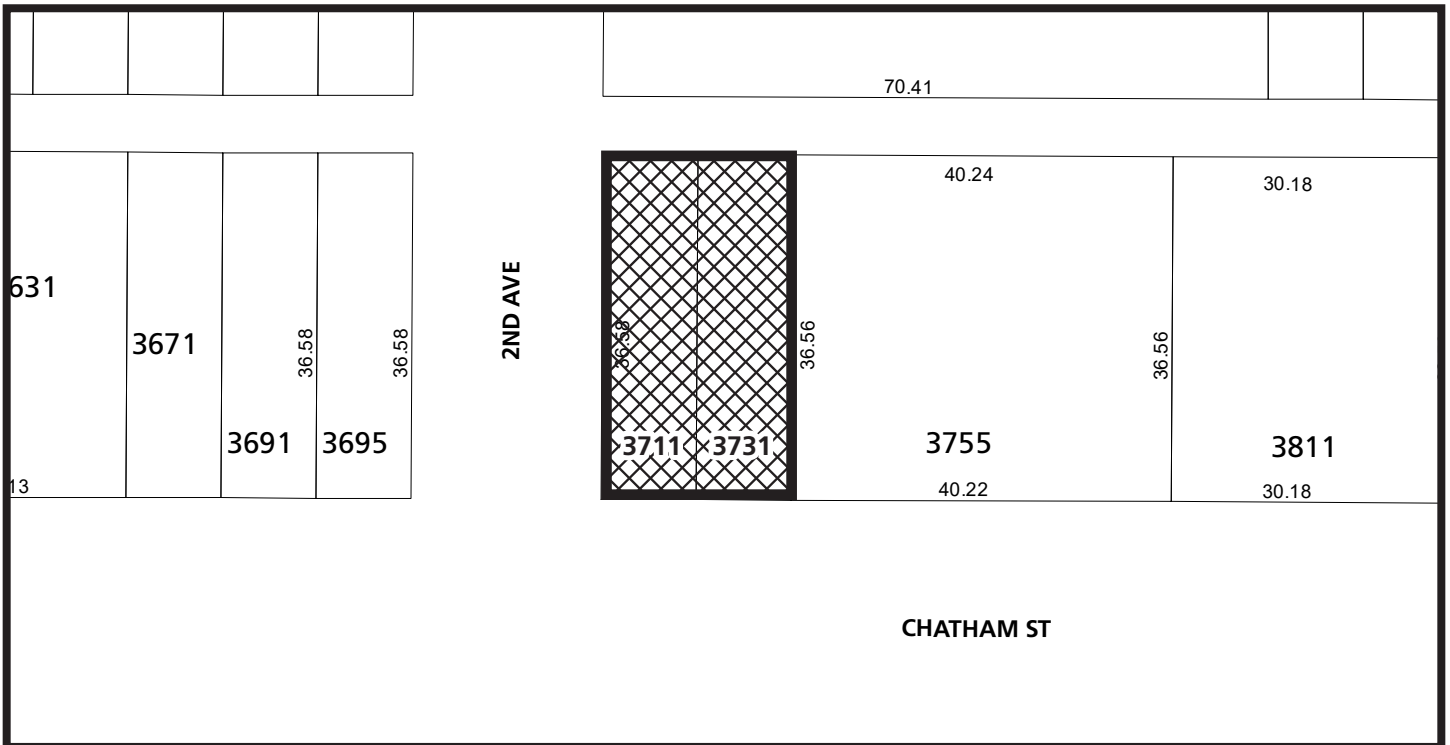
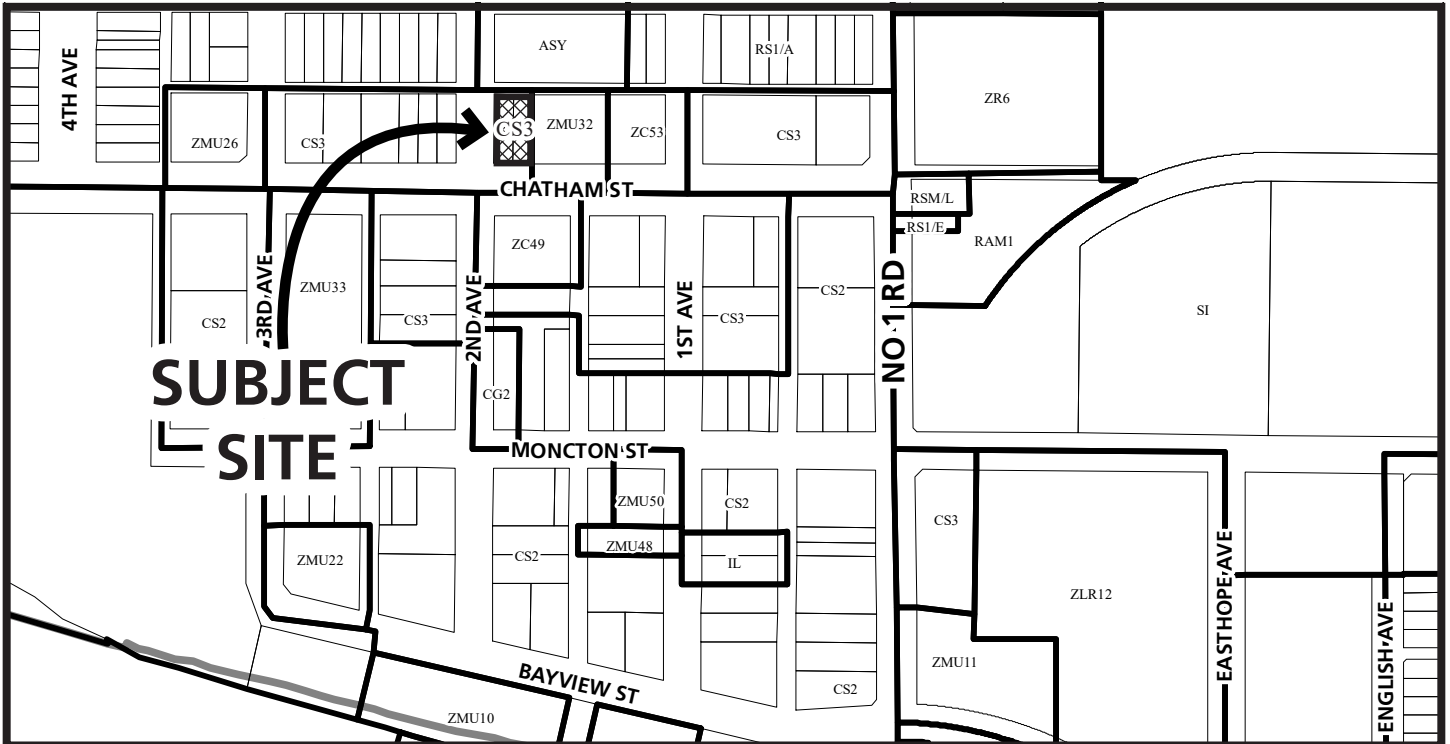
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



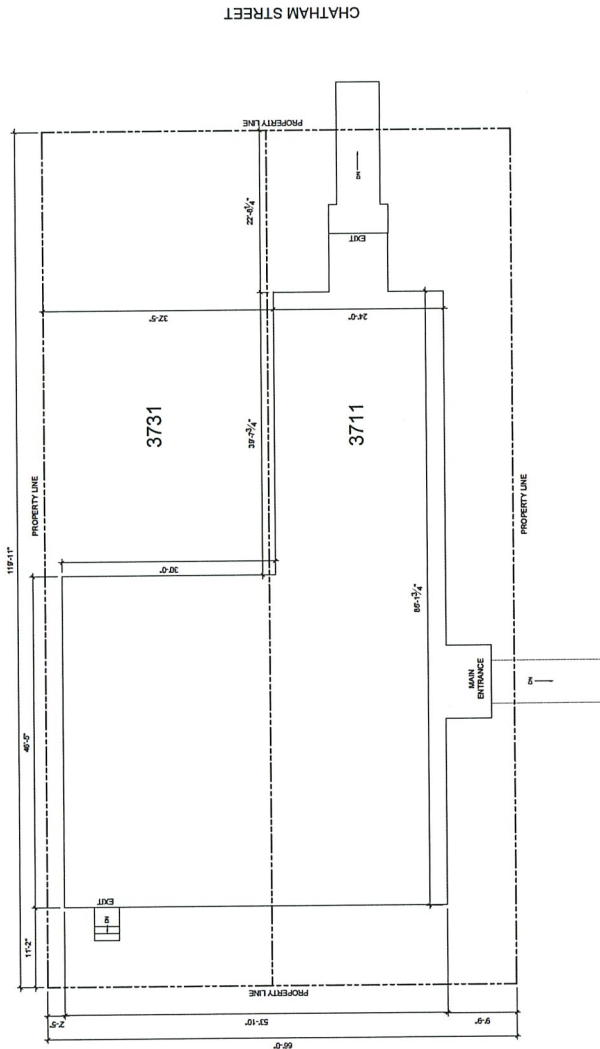
City of Richmond



	<h2>HA 25-022376 SCHEDULE "A"</h2>	<p>Original Date: 08/21/25 Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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HA22-022376 Plan #1

- THE RICHMOND HOSPITAL / HEALTHCARE AUXILIARY THRIFT SHOP -
 3731 CHATHAM STREET
 RICHMOND, BC V7E 2Z3



SITE PLAN
 SCALE: 1/8" = 1'-0" (24"x36" sheet size)

LEGAL DESCRIPTION

LOT 8 SEC 3 BLK 3N RG 7W PL NWP249 LOT 8,
 BLOCK 3N, SUB BLOCK 22, PLAN NWP249,
 SECTION 3, RANGE 7W, NEW WESTMINSTER
 LAND DISTRICT

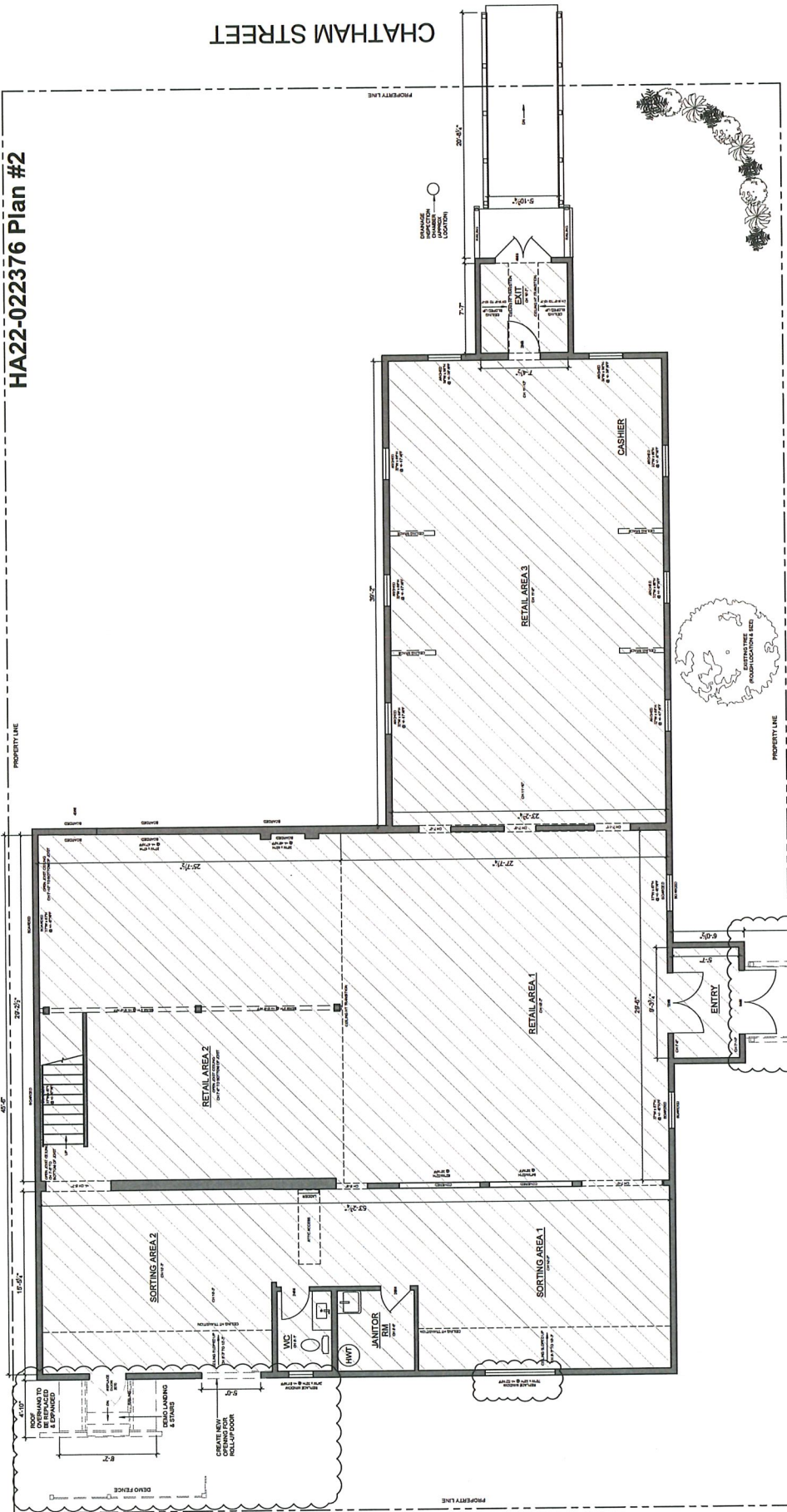
LOT 9, BLOCK 22, SECTION 3 NORTH, RANGE 7
 WEST, NEW WESTMINSTER DISTRICT, PLAN249

DRAWING LIST

- 01 SITE PLAN
- 02 DEMOLITION PLAN
- 03 PROPOSED PLAN
- 04 EXTERIOR ELEVATIONS - NORTH
- 05 EXTERIOR ELEVATIONS - WEST
- 06 EXTERIOR ELEVATIONS - SOUTH
- 07 EXTERIOR ELEVATIONS - SOUTH (SIGN)

<p>Extraordinary League Contracting Ltd. 3598 Marabell Street Vancouver, BC V5N 4S4 Tel: 604-728-5707 Web: www.elf.ca</p>	<p>PROJECT: RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3</p>	<p>NO. DATE DESCRIPTION</p>	<p>DRAWING TITLE SITE PLAN</p>	<p>DRAWING NO. 01</p>
			<p>SCALE: AS NOTED DATE: MAR. 27, 2008</p>	

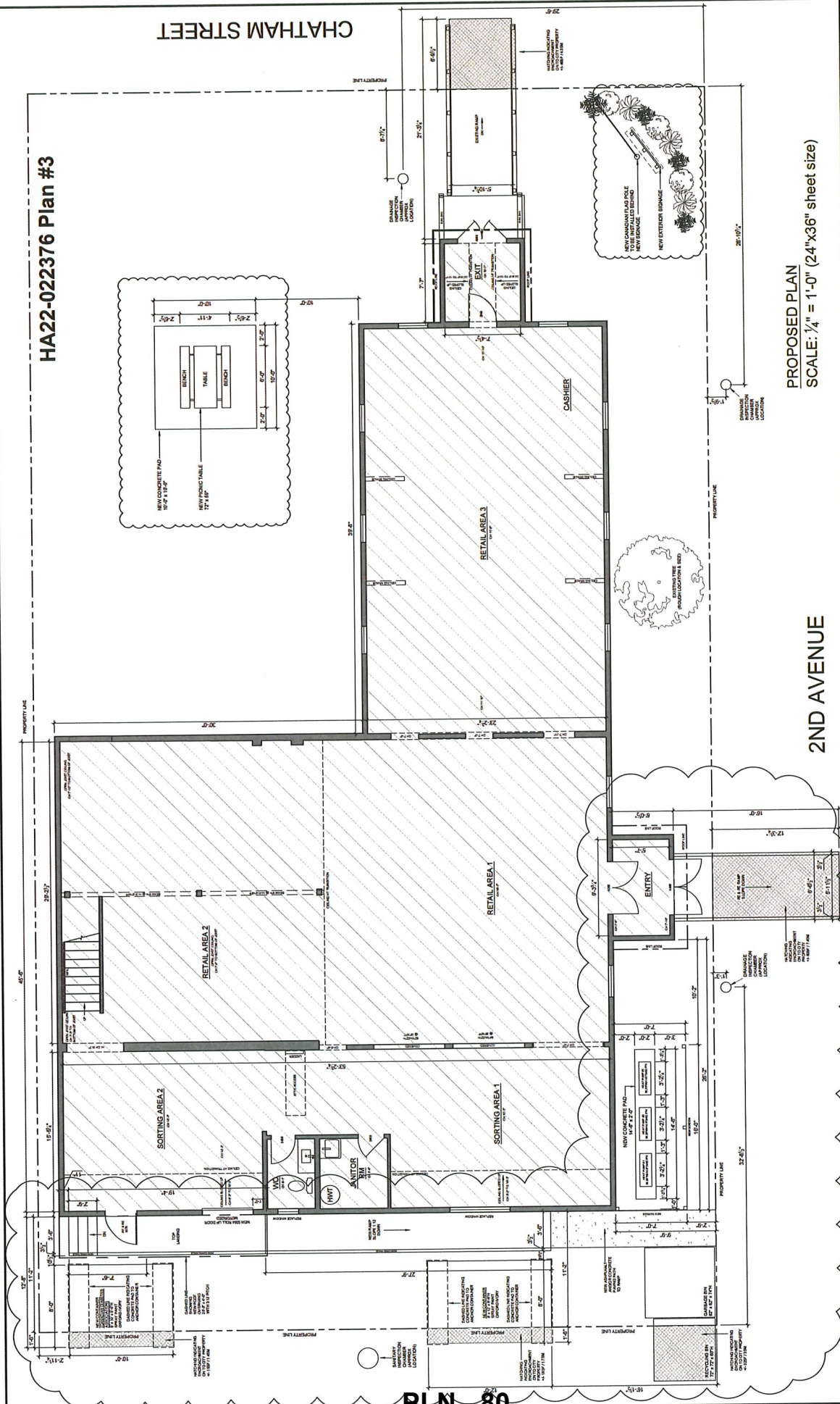
HA22-022376 Plan #2



DEMOLITION PLAN
SCALE: 1/4" = 1'-0" (24"x36" sheet size)

<p>Edinborough Labels Contracting Ltd 3608 Marbell Street Vancouver, BC V6N 4S4 Tel: 604-729-3707 www.edinborough.com</p>	<p>PROJECT: RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3</p>	NO.	DATE	DESCRIPTION
<p>Drawn by: MF Scale: AS NOTED Date: MAR. 27, 2022</p>	<p>Drawing Title: DEMOLITION PLAN</p>	<p>DRAWING NO.: 02</p>		

HA22-022376 Plan #3



PROPOSED PLAN
SCALE: 1/4" = 1'-0" (24"x36" sheet size)

DRAWING NO. 03
DRAWING TITLE: PROPOSED PLAN

DRAWING BY: A.S. NOTED
SCALE: MAR. 27, 2008
DATE:

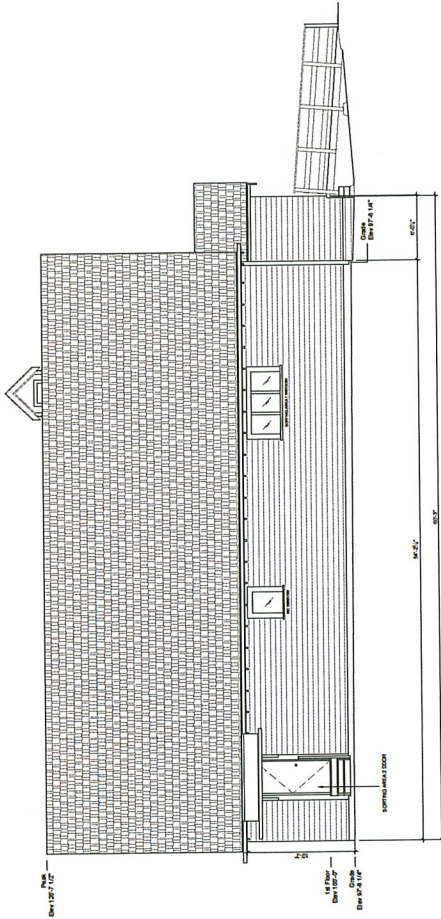
NO.	DATE	DESCRIPTION

PROJECT:
RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP
3731 CHATHAM STREET, RICHMOND BC V7E 2Z3

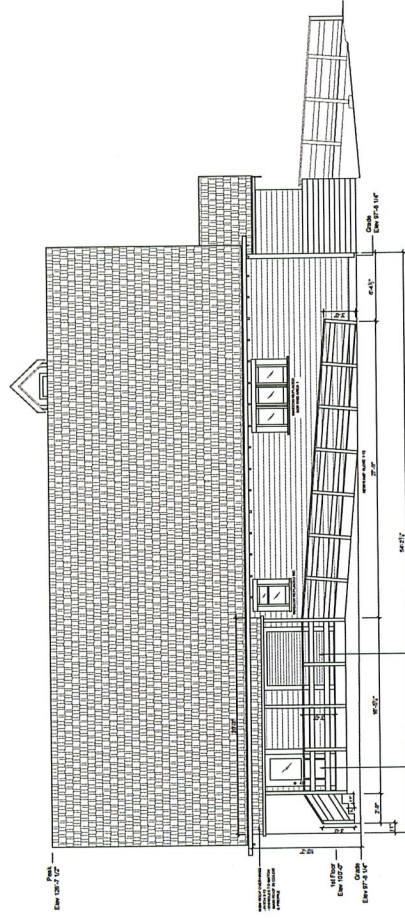
Edenbridge | Lassen Contracting Ltd
3688 Mainland Street
Vancouver, BC V5N 4S4
Tel: 604-728-2707
Web: www.edenbc.ca

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HA22-022376 Plan #4




NORTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0" (24"x36" sheet size)

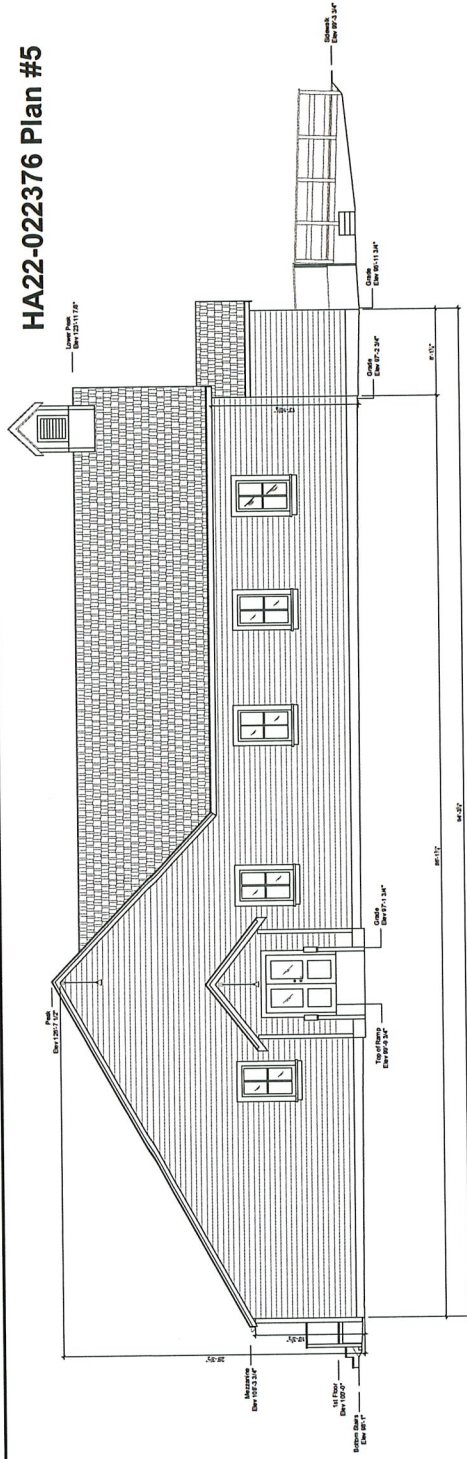


NORTH ELEVATION - PROPOSED
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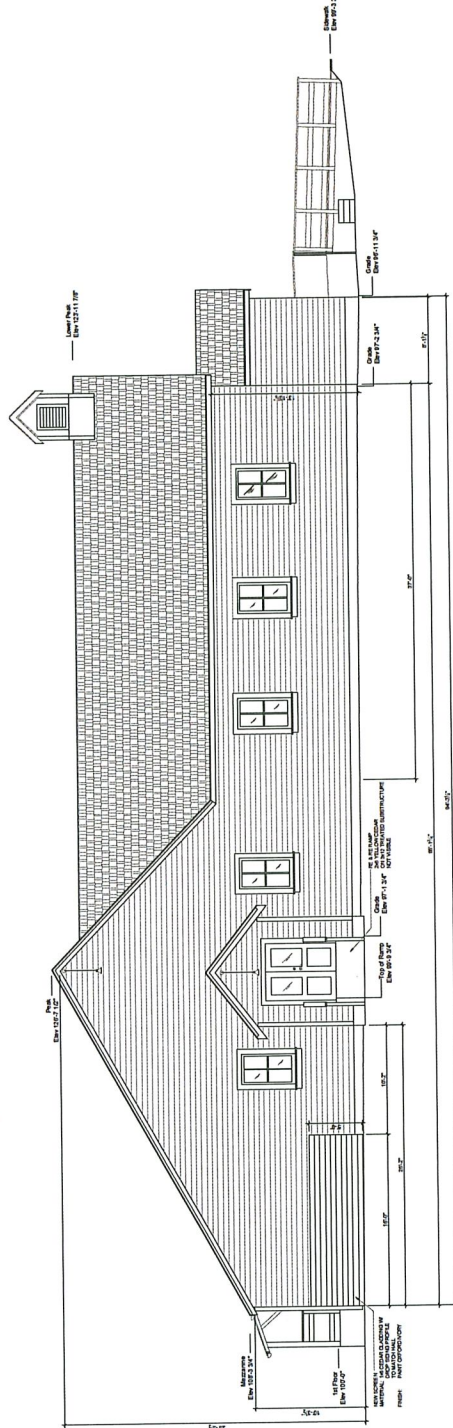
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<p>DATE: _____</p>		<p>SCALE: AS NOTED</p>		<p>DATE: MAR. 27, 2008</p>
<p>NO. _____</p>		<p>DATE: _____</p>		<p>DESCRIPTION: _____</p>
<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>


EME
 Engineering & Design
 3688 Main Street
 Vancouver, BC V5N 4S4
 Tel: 604-728-3707
 Web: www.emel.ca

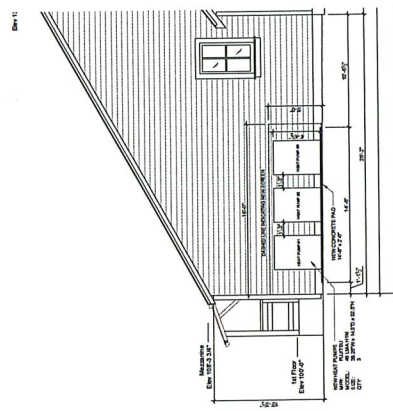
HA22-022376 Plan #5



WEST ELEVATION - EXISTING
 SCALE: 3/16" = 1'-0" (24"x36" sheet size)



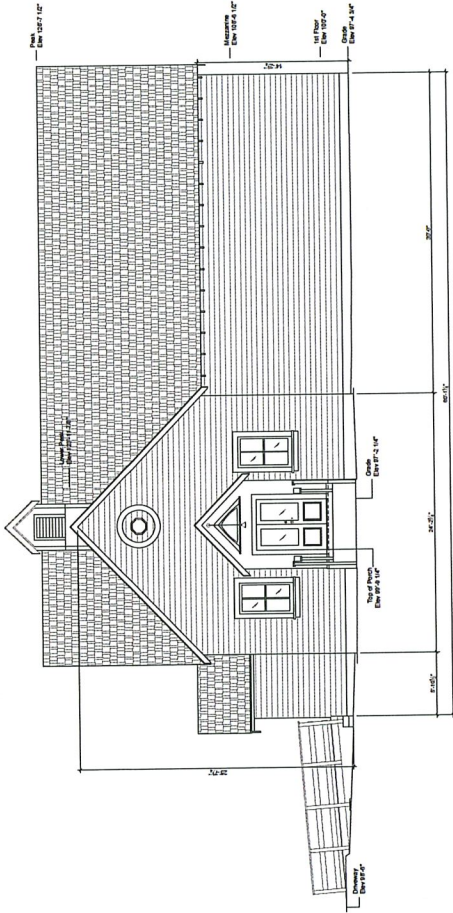
WEST ELEVATION - PROPOSED
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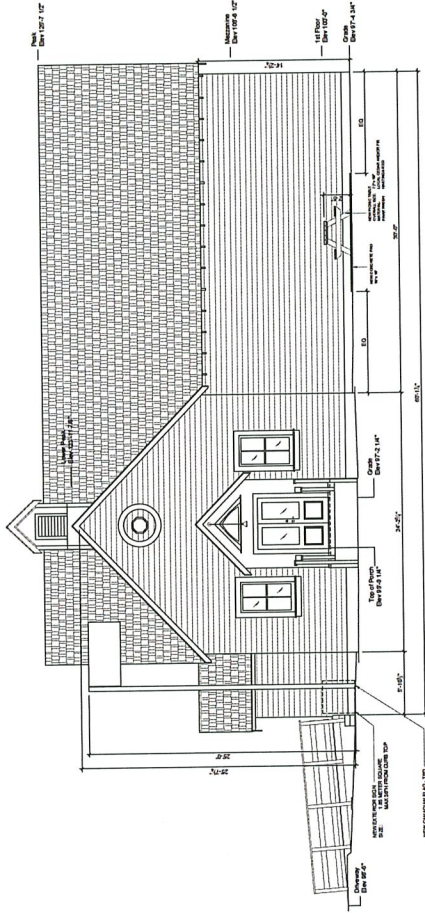
WEST ELEVATION - PROPOSED (heat pumps)
 SCALE: 3/16" = 1'-0" (24"x36" sheet size)

<p>Richmond Hospital Healthcare Auxiliary Thrift Shop 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3</p>	<p>PROJECT:</p>		<p>Scale: 1/8" = 1'-0" Scale: 1/4" = 1'-0" Scale: 1/2" = 1'-0" Scale: 3/4" = 1'-0" Scale: 1" = 1'-0" Scale: 1 1/4" = 1'-0" Scale: 1 1/2" = 1'-0" Scale: 1 3/4" = 1'-0" Scale: 2" = 1'-0" Scale: 2 1/4" = 1'-0" Scale: 2 1/2" = 1'-0" Scale: 2 3/4" = 1'-0" Scale: 3" = 1'-0" Scale: 3 1/4" = 1'-0" Scale: 3 1/2" = 1'-0" Scale: 3 3/4" = 1'-0" Scale: 4" = 1'-0" Scale: 4 1/4" = 1'-0" Scale: 4 1/2" = 1'-0" Scale: 4 3/4" = 1'-0" Scale: 5" = 1'-0" Scale: 5 1/4" = 1'-0" Scale: 5 1/2" = 1'-0" Scale: 5 3/4" = 1'-0" Scale: 6" = 1'-0" Scale: 6 1/4" = 1'-0" Scale: 6 1/2" = 1'-0" Scale: 6 3/4" = 1'-0" Scale: 7" = 1'-0" Scale: 7 1/4" = 1'-0" Scale: 7 1/2" = 1'-0" Scale: 7 3/4" = 1'-0" Scale: 8" = 1'-0" Scale: 8 1/4" = 1'-0" Scale: 8 1/2" = 1'-0" Scale: 8 3/4" = 1'-0" Scale: 9" = 1'-0" Scale: 9 1/4" = 1'-0" Scale: 9 1/2" = 1'-0" Scale: 9 3/4" = 1'-0" Scale: 10" = 1'-0"</p>	<p>DATE: MAR. 27, 2008</p>	<p>SCALE: AS NOTED</p>	<p>DATE: MAR. 27, 2008</p>	<p>DRAWING TITLE: EXTERIOR ELEVATIONS</p>	<p>DRAWING NO.: 05</p>

HA22-022376 Plan #6



SOUTH ELEVATION - EXISTING
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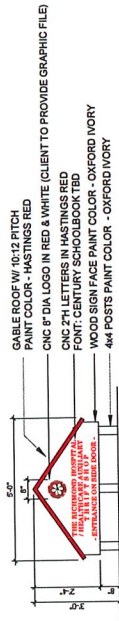


SOUTH ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0" (24"x36" sheet size)

<p>PROJECT: RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP 3731 CHATHAM STREET, RICHMOND BC V7E 2Z3</p>	<p>NO. DATE DESCRIPTION</p>	<p>DRAWING TITLE: EXTERIOR ELEVATIONS</p>	<p>DRAWING NO.: 06</p>
		<p>DATE: MAR 27, 2020</p>	<p>SCALE: AS NOTED</p>
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<p>FOR CONTRACT AND THE FULL SET OF PLANS</p>			


EME
 Construction Inc.
 3630 Main Street
 Vancouver, BC V5N 4S4
 Tel: 604-728-3707
 Web: www.emec.ca

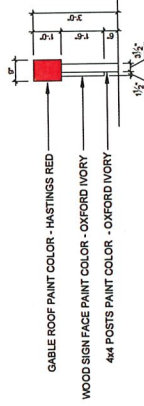
HA22-022376 Plan #7



GABLE ROOF W/ 10:12 PITCH
PAINT COLOR - HASTINGS RED
CNC 8" DIA. LOGO IN RED & WHITE (CLIENT TO PROVIDE GRAPHIC FILE)
CNC 2 1/4" LETTERS IN HASTINGS RED
FONT: CENTURY SCHOOLBOOK TBD
WOOD SIGN FACE PAINT COLOR - OXFORD IVORY
4x4 POSTS PAINT COLOR - OXFORD IVORY

NEW EXTERIOR SIGNAGE - FRONT ELEVATION

SCALE: 1/2" = 1'-0" (24"x36" sheet size)



GABLE ROOF PAINT COLOR - HASTINGS RED
WOOD SIGN FACE PAINT COLOR - OXFORD IVORY
4x4 POSTS PAINT COLOR - OXFORD IVORY

NEW EXTERIOR SIGNAGE - SIDE ELEVATION

SCALE: 1/2" = 1'-0" (24"x36" sheet size)

Extraordinary League Contracting Ltd
1000 West Broadway
Vancouver BC V6N 4S4
Tel: 604-728-3707
Web: www.ole.ca



PROJECT:
RICHMOND HOSPITAL HEALTHCARE AUXILIARY THRIFT SHOP
3731 CHATHAM STREET, RICHMOND BC V7E 2Z3

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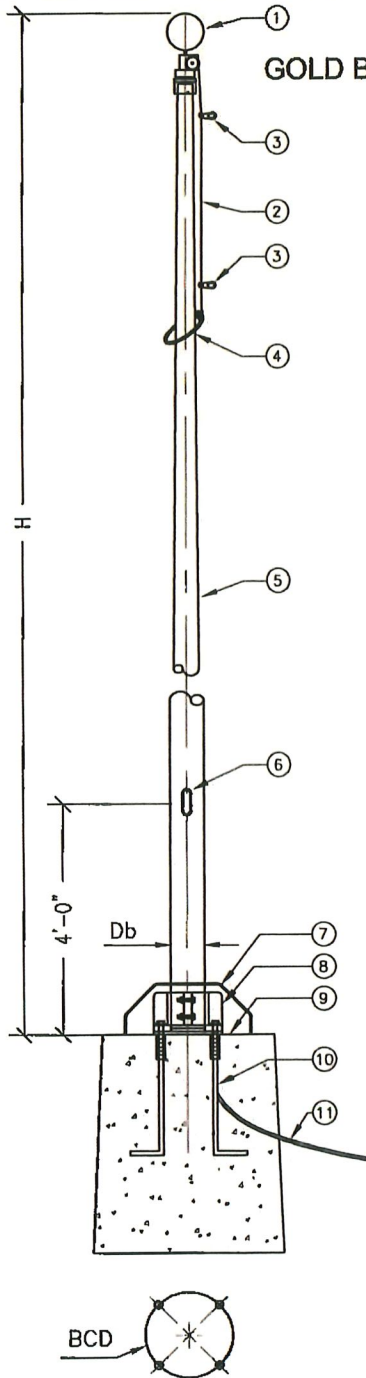
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DATE: MAR. 27, 2025

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EXTERIOR
ELEVATIONS

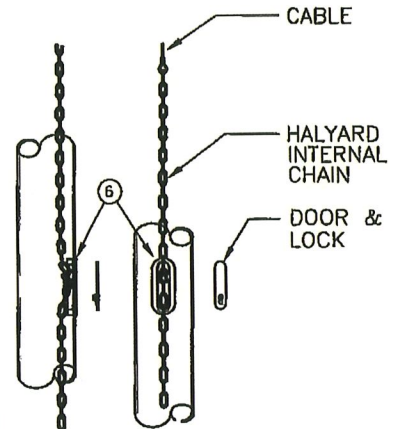
DRAWING NO:
07

EWING COMMERCIAL FLAGPOLES



MODEL STAN (CONE TAPERED ALUMINUM)			
BASE TYPE "B-5" FIXED			
HALYARD ECONOLINE INTERNAL SYSTEM			
MATERIAL LIST			
NO	DESCRIPTION	MAT'L	QTY
1	BALL	ALUM	1
2	HALYARD LINE		1
3	FLAG SNAP	ST ST	2
4	WEIGHTED LOOP	NYLON	1
5	TAPERED POLE	ALUM	1
6	ACCESS DOOR	ST ST	1
7	BASE COVER	ALUM	1
8	FIXED BASE	STEEL	1
9	TEMPLATE	WOOD	1
10	ANCHOR BOLTS	STEEL	4
11	LIGHTNING CABLE	STEEL	1

ACCESS DOOR
&
HALYARD ARRANGEMENT



POLE FINISH	
<input checked="" type="checkbox"/>	SATIN BRUSHED
<input type="checkbox"/>	CLEAR ANODIZED
<input type="checkbox"/>	CLEAR ANODIZED POWDER COAT
<input type="checkbox"/>	STANDARD BRONZE ANODIZED
<input type="checkbox"/>	BLACK ANODIZED
<input type="checkbox"/>	POWDER COAT



DIMENSIONS				
MODEL	POLE			BASE
	H	Db	Wall	BCD
<input type="checkbox"/> STA16N	16'-0"	4"	.156"	7.88"φ
<input checked="" type="checkbox"/> STA20N	20'-0"	4"	.156"	7.88"φ
<input type="checkbox"/> STA25N	25'-0"	4"	.156"	7.88"φ
<input type="checkbox"/> STA30N	30'-0"	4"	.156"	7.88"φ
<input type="checkbox"/> STA35N	35'-0"	5"	.188"	7.88"φ
<input type="checkbox"/> STA40N	40'-0"	6"	.188"	9.25"φ

APPROVED DATE:

P.ENG SEAL:

- NOTES**
1. ALUMINUM ALLOY 6063-T6.
 2. EWING IS NOT RESPONSIBLE FOR THE REINFORCED CONCRETE FOUNDATION. CONSULT A CIVIL OR SOIL ENGINEER REGARDING LOCAL SOIL CONDITIONS PRIOR TO SPECIFYING OVERALL FOUNDATION DIMENSIONS.
 3. ALTERATIONS OF ANY KIND TO FLAG POLE VOIDS ALL WARRANTIES.
 4. THIS DRAWING IS THE PROPERTY OF EWING FLAGPOLE.

TITLE: COMMERCIAL CONE TAPERED FLAG POLES – DRAWING

CUSTOMER: FLYING COLOURS INTERNATIONAL

PROJECT NAME: SANDY HOGARTH NUMBER OF POLES:
1

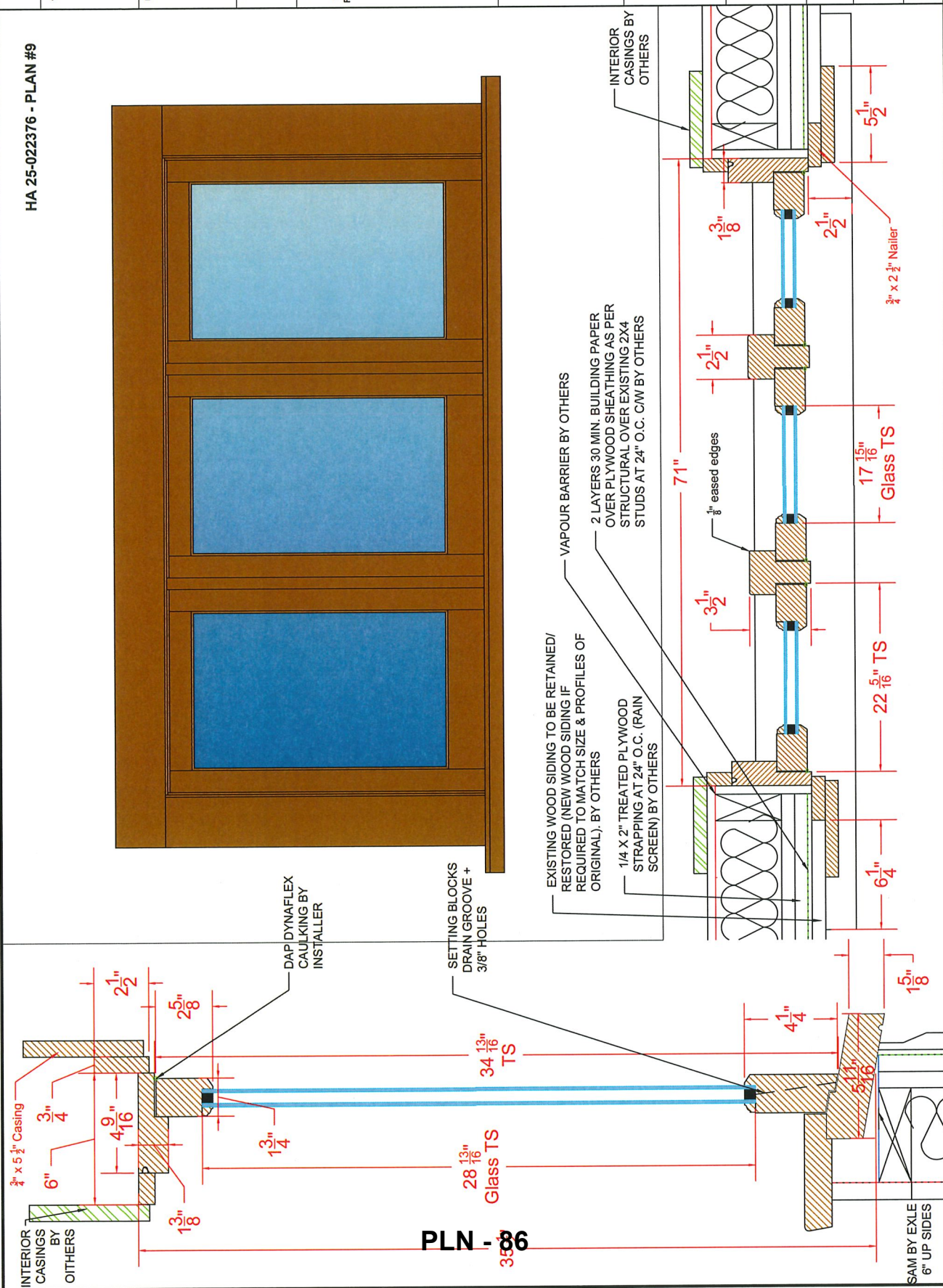
SHIP TO ADDRESS: 7270 ARBUTUS ROAD, WEST VANCOUVER, BC SKETCH NO:
STAN-BALL-16-40-1 REVISION:
0

EWING WO#: 803926 CUSTOMER PO#: 11331 DATE:
FEBRUARY 21, 2025 SCALE:
NTS

1 800-663-7653 EWING FLAGPOLE www.ewinggroup.com

HA 25-022376 - PLAN #9

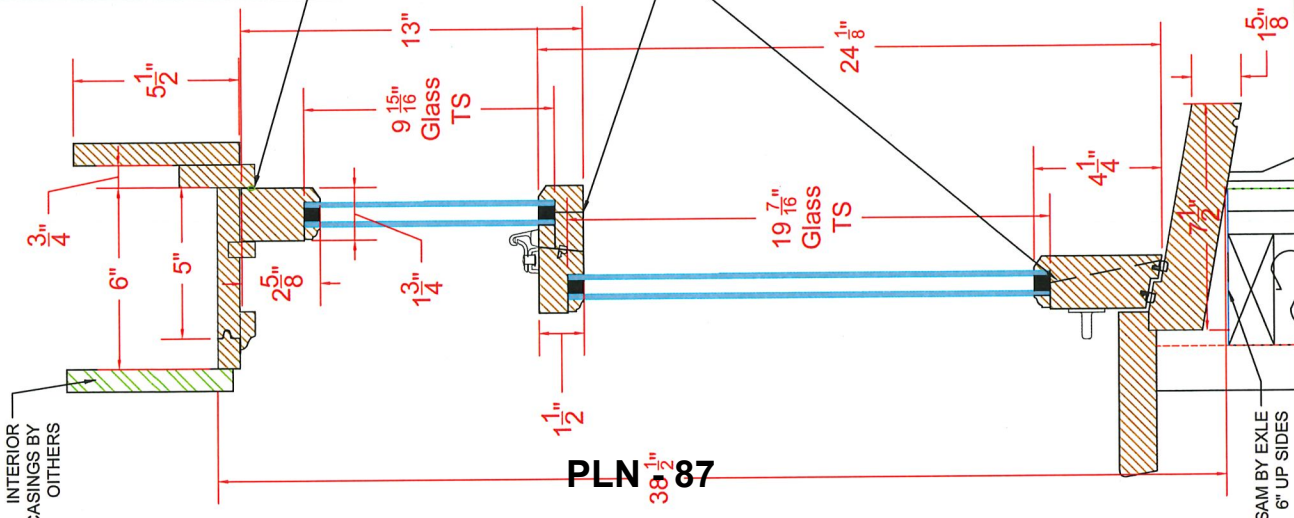
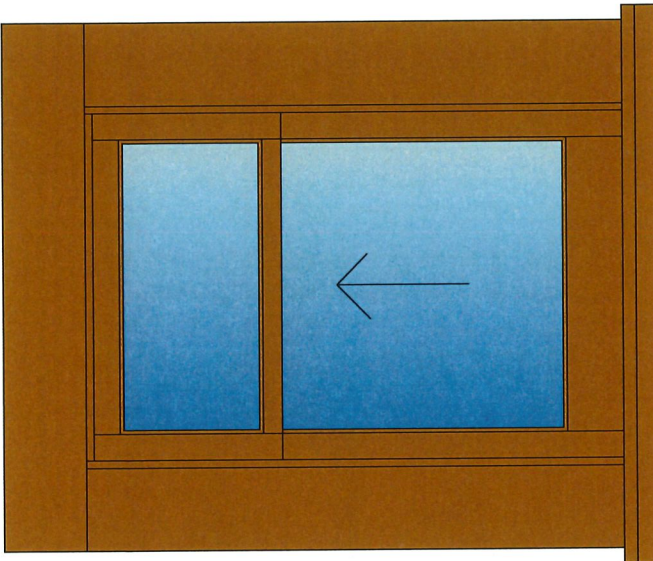
QUOTE	PRELIMINARY	FOR APPROVAL	MANUFACTURE
<p>JOB DETAILS</p> <p>Job# Pro Job Name - Extraordinary League Customer - Rusty Hedley Client Contact - Rusty Hedley Village Contact - Rusty Hedley</p>			
<p>DWG DETAILS</p> <p>Rev A Date August 12, 2025 Drawn By Justin Hirai Scale NTS Units Inches Page 1 OF 1</p>			
<p>REVISION HISTORY</p> <p>A - Initial Design</p>			
<p>SASH SPECS</p> <p>Type Thermal Casement Sash Species/Grade Clear Vg Douglas Fir Finish - INTERIOR Primed Grey Finish - EXTERIOR Primed Grey</p> <p>Stops/Furty Stops Sash Thickness 1 3/4" Sill Width 2 3/8" Top Rail Width 2 3/8" Bottom Rail Width 4 1/4"</p>			
<p>GLASS</p> <p>4mm Solarban 60 (Surface #2) annealed, 3/4" Black Technoform + Argon, 4mm clear annealed</p>			
<p>HARDWARE</p> <p>N/A</p>			
<p>NOTES</p> <p>* Unit sizes will vary * Final measurements to be confirmed onsite</p>			
<p>6701 Oldfield Rd, Richmond, BC Canada, V6M 2A1 Phone: 604-273-3151 www.vintagewindows.ca</p> <p>PROPRIETARY AND CONFIDENTIAL The information contained in this drawing is the sole property of Vintage Windows and is to be used only for the project without the written permission of Vintage Windows Inc. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information system. By signing below, I agree the design and dimension contained in this drawing are as shown and approved by me.</p> <p>APPROVED BY: _____</p>			



PLN - 86

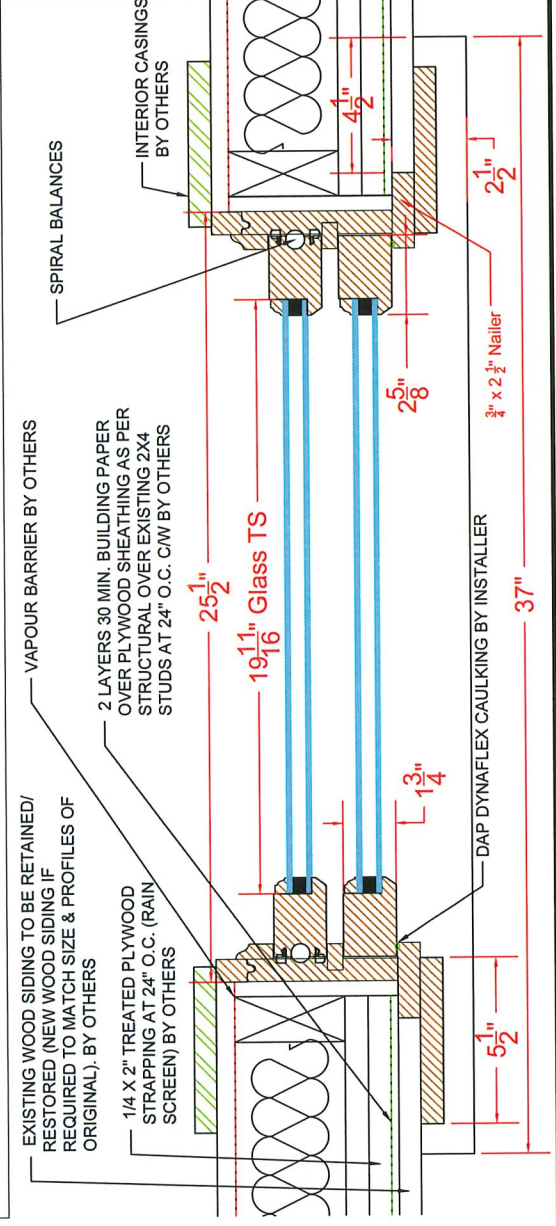
SAM BY EXLE
6" UP SIDES

HA 25-022376 - PLAN #10



PLN 38 1/2 87

QUOTE PRELIMINARY DESIGN MANUFACTURE	JOB DETAILS Job# Pro Job Name - Extraordinary League Customer - Client Contact - Rusty Hedley Village Contact -	DWG DETAILS Rev A Date August 12, 2025 Drawn By Justin Hirai Scale NTS Units Inches Page 1 OF 1	REVISION HISTORY A - Initial Design	SASH SPECS Type Thermal Double Hung Species Clear VG Douglas Fir Finish INTERIOR Primed Grey Finish EXTERIOR Primed Grey	Stops/Fury Stops Sash Thickness 1 3/4" Sill Width 2 3/4" Top Rail Width 2 3/8" Bottom Rail Width 4 1/4"	GLASS 3mm clear tempered, 4" Black Technoform, 4mm Atlantic/Oceanic (R) tempered	HARDWARE Spiral Balance - Aluminium Tube, Max 32735lbs FJ Series Sash Lock, Aged Bronze- for thermal sash sets Narrow catch plate, oil rubbed bronze 4" Sash D Handle, Dark Bronze H3759 spiral balance carrier 1 1/4" long screws (for thermal sash lock)	NOTES = Unit sizes will vary = Final measurements to be confirmed onsite	8701 Oldfield Rd Village Woodworks Inc. Canada, V8M 2A1 Phone 778-551-3151 www.villagewoodworks.ca	PROPRIETARY AND CONFIDENTIAL The information contained in this drawing is the sole property of Village Woodworks Inc. and is not to be reproduced or used in any way without the written permission of Village Woodworks Inc. By signing below, I approve the design and dimension contained in this drawing for use.
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SDI Rolling Steel Insulated Doors

HA 25-022376 - PLAN #11



ROLLING STEEL INSULATED DOOR

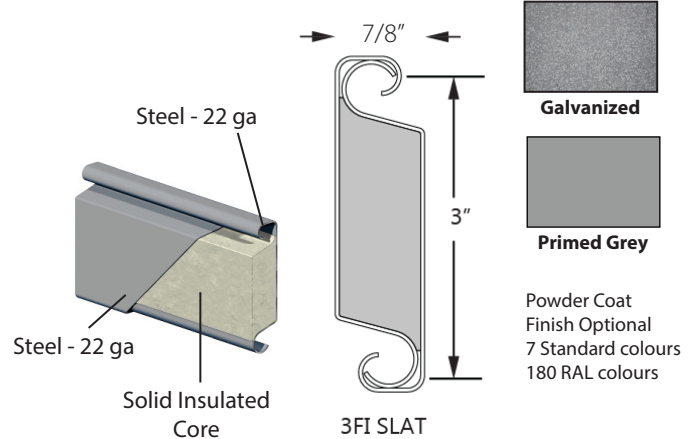
- Manufactured in Canada
- Available in 3" flat slats with a wide variety of colour finishes
- Interlocking slats provide energy efficiency and a finished appearance inside and out
- Solid insulation insert between galvanized steel slats provides consistent density and complete insulating coverage
- Available in chain hoist, and motor operation
- Complete weather seal package including lintel aluminum and brush, snap on vinyl guide seal
- Bottom of the door is sealed by a flexible loop vinyl astragal

Rolling Steel Insulated Door

HA 25-022376 - PLAN #12



Slats



Operation- Models

- BCI:** Chain hoist, Between jamb
- BMI:** Motor, Between jamb
- FCI:** Chain hoist, Face of wall
- FMI:** Motor, Face of wall

Options



FEATURES

- Rugged 3" flat insulated slats in 22 ga. steel inner and outer slats
- G90 galvanized curtain and hood does not require further painting
- Structural angle guides and aluminum bottom bar are more durable and easier to repair than roll formed shapes
- Steel plate brackets are more durable than stamped steel bracket plates
- Heavy duty cast throats are more durable than stamped steel stops
- Available with optional powder coat finish

Materials and Construction

Slats	3" flat insulated slats in 22 ga. steel
Bottom Bar	Extruded aluminum - Mill finish
Bracket Plates	1/4" thick steel in black powder coat finish
Guides	Structural steel angle in black powder coat finish
Hood	24g steel - galvanized or grey finish
Maximum Size of Openings	14'-0" wide x 14'-0" high * Consult for larger sizes
Springs	Oil tempered torsion, 50,000 cycles (Optional 100,000 cycle)
Warranty	2 year on materials and workmanship



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 7, 2026
From: Kim Somerville **File:** 07-3425-01/2025-Vol 01
 Director, Community Social Development
Re: Youth Well-Being and Celebrate YOUTH Campaign

Staff Recommendation

That the report titled “Youth Well-Being and Celebrate YOUTH Campaign”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	
Community Safety Administration	<input checked="" type="checkbox"/>	
Environmental Programs	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
PRC Planning and Strategic Initiatives	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

BC Healthy Communities and Vancouver Coastal Health (VCH) have released resource guides that highlight ways that local governments play a role in promoting four supportive factors that impact youth mental well-being: participation, play, safety, and social connection and belonging. The City and its partners are committed to supporting youth resilience, which is reflected in the City of Richmond Youth Strategy 2022–2032 vision that “all youth in Richmond are safe, valued, respected and have the supports, opportunities and resources to live rich and fulfilling lives.” The City of Richmond Social Development Strategy (2025–2035) also identifies the importance of facilitating play, participation, safety and social connectedness through policy, planning and service delivery to foster a youth-friendly city.

This report provides an overview of well-being indicators for youth in Richmond and introduces the Celebrate YOUth Campaign, which will provide a cohesive platform to continue raising the profile of the City’s many initiatives that foster positive youth development.

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

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

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

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

This report supports the following action in the City of Richmond’s Building Our Future Together: Social Development Strategy (2025–2035):

2.11 Promote a child and youth-friendly community through the continued development of policy, land use planning, and programs and services that enable active transportation, play, participation, safety and social connectedness.

This report supports the following objective in the City of Richmond Community Wellness Strategy 2018–2023:

1.3 Increase the number of individuals across all ages reporting a positive state of mental wellness.

This report also supports the following actions in the City of Richmond Youth Strategy 2022–2032:

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.

Analysis

Positive youth development has been a strategic priority for the City since the adoption of the City's first Youth Strategy in 1995. In 2005, Council adopted an asset-based approach to guide the delivery of youth services and endorsed the vision for "Richmond to be the best place in North America to raise children and youth." Guided by this vision and its long history of prioritizing youth well-being through planning and service delivery, the City and its partners provide a wide array of programs and initiatives that foster youth development and leadership, and engage and support diverse youth. The City's current Youth Strategy 2022–2032 continues to build on prior work and provides a more collaborative and community-integrated approach to planning and program delivery for youth in Richmond.

The societal context in which Richmond youth develop has changed significantly in recent years. A Statistics Canada report, titled *Navigating Socioeconomic Obstacles: Impact on the Well-being of Canadian Youth (2023)*, identified that affordability pressures related to housing, education, everyday necessities such as food and transportation, and leisure activities, mean that youth living in lower income households are less likely to report positive mental health. While youth's access to technology has many advantages, the rise of exposure to online harms such as cyberbullying, hate speech and misinformation present a threat to youth well-being (*Raising Canada, 2025*). The COVID-19 pandemic further exacerbated youth mental health due to challenges in maintaining social connections (*State of Youth Report, 2021*). Nationally, there has been a consistent trend of youth reporting a sense of loneliness more often than other age groups and a decline in high levels of life satisfaction and community belonging, citing concerns such as climate change and discrimination as additional factors that impact well-being (*Statistics Canada, 2023*).

City Initiatives that Support Youth Well-Being

Council-adopted strategic plans, including the Youth Strategy 2022–2032, the Community Wellness Strategy (2018–2023) and the Social Development Strategy (2025–2035) along with other City strategies and plans, guide the City's actions for youth development. In alignment with these strategies, the City uses an asset-based approach to youth development, which purposefully focuses on helping youth build on their strengths and develop skills, resources and experiences that further support their own growth. Reinforcing the value of the City's asset-based approach, the BC Healthy Communities and VCH resource guides encourage local governments to orient planning, policies and delivery of programs, services and amenities towards addressing four interconnected supportive factors for greatest impact on youth mental well-being.

Outlined below are the four supportive factors that are recommended by BC Healthy Communities and VCH, together with a few examples of existing City and Community Association and Society initiatives that foster these among Richmond youth.

- 'Participation' refers to youth engagement in community life, including civic engagement, volunteerism and employment, which supports youth competence, social connections and feelings of belonging. The Richmond Green Ambassadors Program engages secondary students interested in environmental sustainability through volunteerism and community outreach. The City's Youth Advisory Committee and youth leadership groups at community centres provide avenues for youth voices to inform

planning and implementation of City and Community Association and Society initiatives. Some City advisory committees and Community Association and Society boards also include a designated seat for youth or intentionally consider representation of youth when welcoming new members.

- ‘Play’ refers to structured and unstructured activities, indoors and outdoors, that enable youth to be active, creative and foster their own interests. This develops social-emotional and prosocial skills, promotes happiness and supports independence. The wide range of parks, recreation and cultural facilities across the city offer registered and drop-in recreational and creative activities that enable youth to develop skills and explore diverse interests in a supportive environment. Opportunities for unstructured activities are available across Richmond, including the neighbourhood parks, trails, natural areas and signature parks, as well as youth-focused amenities such as the City’s two bike parks and skateboard park.
- ‘Safety’ refers to recognizing and reducing the chronic stressors that affect physical, psycho-social and environmental safety at home, in neighbourhoods and the community, and helping youth gain experiences, skills and resources to increase their sense of control. The City’s Building Safer Communities Fund initiatives foster youth and family resilience by enhancing community spaces, providing individual support and educational opportunities. City facilities also provide safe and welcoming spaces for youth, including youth hangouts, 2SLGBTQI+ groups and girls-only programming, such as G.O. Day that welcomes all self-identified girls.
- ‘Social connection and belonging’ refers to social interactions where youth feel valued and have positive relationships with peers and supportive adults fostered through shared experiences, common interests, goals and/or traits. Through programs offered by the City and Community Associations and Societies, such as digital arts, leadership training and various skill development opportunities, youth can explore a range of interests while connecting with peers and supportive adults, such as Youth Development Coordinators at community centres, Youth Outreach Workers and through the Richmond Youth Media Program.

In addition to programs available through the City and Community Associations and Societies, community organizations across Richmond offer programs and resources to youth that directly address mental health needs, support youth with accessing appropriate resources in the community and provide youth with welcoming and inclusive spaces.

The programs and initiatives available in Richmond offer youth opportunities for increased and consistent exposure to positive experiences that promote these factors, helping them to develop skills, resources and connections that improve their resilience as they move into adulthood.

Feedback from Youth

Feedback from youth participants reinforces that participation in City programs provides a number of benefits related to positive youth development. Youth indicated that many City programs connect them to peers and supportive adults; provide opportunities for them to make a positive impact in the community; and support them with developing leadership, communication and teamwork skills.

Feedback from youth gathered through finalizing the Council-adopted Youth Strategy and from Youth Advisory Committee meetings identified that affordability barriers and lack of awareness of programs and services were contributing factors that limited youth participation. Youth expressed that they were not always aware of where to seek information, nor which programs were the most appropriate to meet their needs. Suggestions arising from both engagements included the need for a central place for youth to begin their search for community resources and using social media to better communicate opportunities with youth. Members of the City's Youth Advisory Committee also shared that, as youth get older, education as well as volunteer and work experience are prioritized over extracurricular activities, which may contribute to a decline in physical activity levels and access to adult mentors and role models in the community.

Based on feedback gathered from Richmond youth and the BC Healthy Communities and VCH guides on youth well-being, there is an opportunity for the City and its partners to further enhance youth development through a focused campaign that raises the profile of youth in Richmond.

Celebrate YOUth Campaign

The Celebrate YOUth Campaign provides a cohesive platform to increase awareness of programs, services and supports that are available across Richmond that help youth develop assets and experiences that strengthen their resilience. The campaign also provides an additional opportunity for the City and its partners to communicate that youth are valued in Richmond. The campaign's overarching tagline "Celebrate YOUth" intentionally provides an affirmative message aimed at youth, and four unique themes align with factors that support youth well-being. The campaign centres on a series of posters that each display a photo of a Richmond youth (Attachment 1). The poster themes are:

- Youth are connected here;
- Youth are heard here;
- Youth are active here; and
- Youth belong here.

The campaign will promote a new online hub that features information about the wide range of youth initiatives, programs and resources in Richmond. The online hub will provide a foundation for City departments and youth-serving organizations to communicate existing youth-focused opportunities and enable more youth to find and access the available services.

The release of each poster will be accompanied by an activation that supports youth engagement and well-being. For example, the 'Youth are connected here' poster will be promoted during Youth Week in May 2026 and emphasizes connecting youth with the wide range of community resources available in Richmond through the online hub and new youth resource guide. The 'Youth belong here' poster will support an initiative to better understand sense of belonging and social connectedness among Richmond youth. Findings will inform City planning, policy development, and program and service delivery to enhance social and physical environments to help Richmond youth thrive.

The campaign was developed through a Project Team consisting of representatives from the City, Richmond Public Library, Richmond School District, VCH, Touchstone Family

Association and Richmond Addiction Services Society. Campaign materials were designed by a Richmond youth who attends the Richmond Youth Media Program. Richmond youth were photographed to be featured on the posters, provided feedback on the campaign themes and design, and were interviewed about how the community has played a role in their growth and development. The Youth Advisory Committee and representatives from City departments that offer youth programs and services were also consulted during the development of the campaign materials.

Next Steps

The posters will be distributed to all City facilities and community centres as well as shared on the City's social media accounts and featured on digital transit ads. The campaign posters and social media assets will also be shared with key partners such as the Richmond School District and VCH, as well as youth-serving organizations across the city, including the Richmond Public Library, Richmond Addiction Services Society and Richmond RCMP, and provincial ministry offices located in Richmond that provide youth-related services.

Additional poster themes are under development and will be released at a later time to address emerging youth needs and continue to promote supportive factors for youth.

Financial Impact

None.

Conclusion

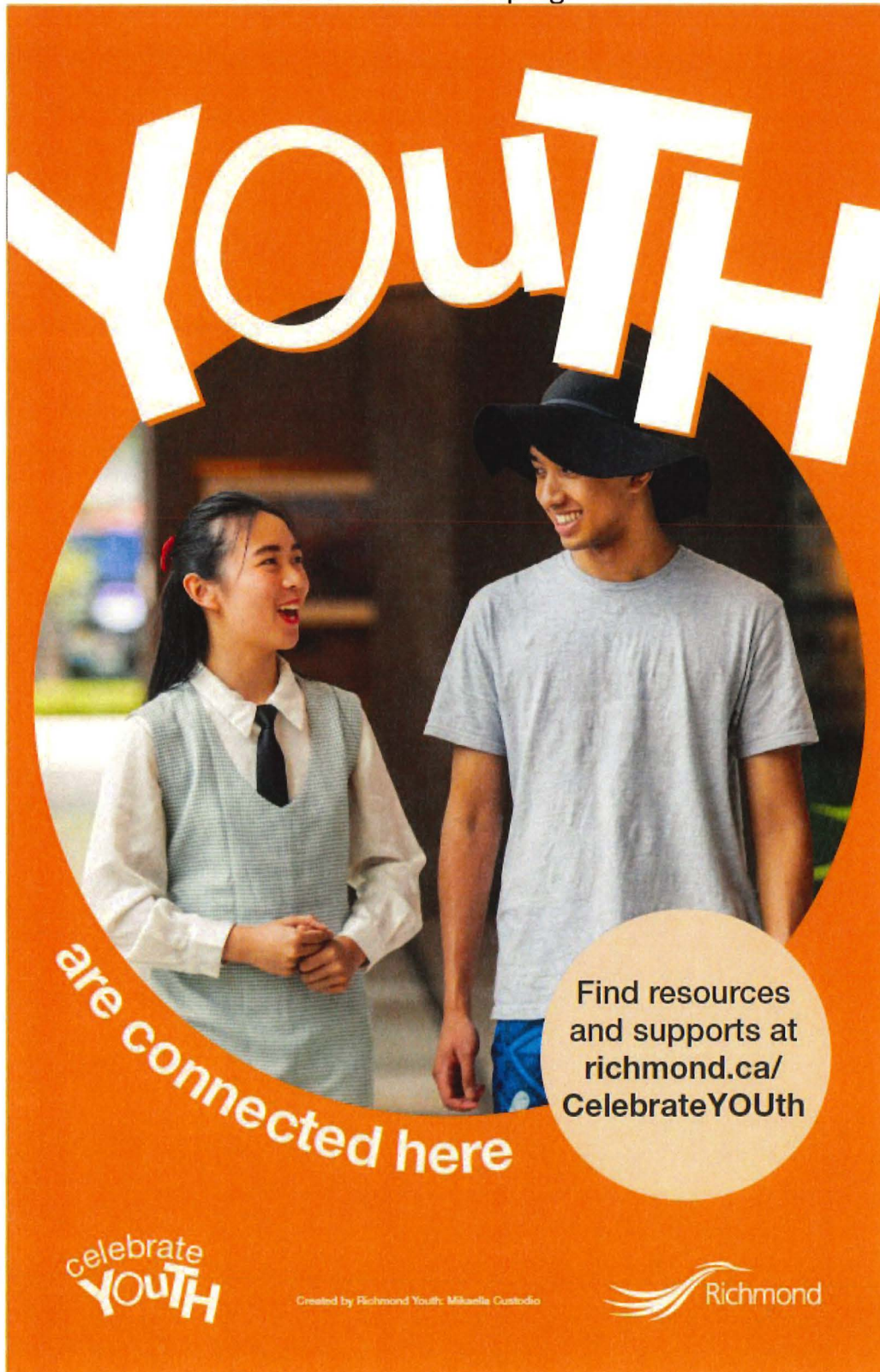
The Celebrate YOUth Campaign raises the profile of youth, amplifies the Council-adopted Youth Strategy's vision and provides a cohesive platform for the City and its partners to support ongoing positive youth development in the community. The campaign's four themes aim to foster social connection and belonging for youth in the community, increase awareness of supports and resources available to youth as well as promote youth engagement and physical activity. It will be used as a mechanism to support ongoing policy development and engagement of youth 13 to 24 years, enabling the City and its partners to gain further understanding to better meet the evolving needs of youth in Richmond while continuing to foster a community where youth can thrive.



Grace Tiu
Planner 2 (Youth)
(604-276-4110)

Att. 1: Celebrate YOUth Campaign Posters

Celebrate YOUth Campaign Posters



YOUTH



are active here

Discover programs and services at richmond.ca/CelebrateYOUTH

celebrate YOUTH

Created by Richmond Youth: Mikaela Custodio

Richmond


YOUTH

belong here

Explore ways to foster community at richmond.ca/CelebrateYOUTH

celebrate YOUTH

Created by Richmond Youth: Mikaela Gustodio

 Richmond


YOUTH

are heard here

Find ways to share your voice at richmond.ca/CelebrateYOUTH

celebrate **YOUTH**

Created by Richmond Youth: Mikaela Custodio

 Richmond



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 7, 2026
From: Kim Somerville **File:** 08-4055-01/2025-Vol 01
 Director, Community Social Development
Re: **Engaging Seniors in Age-Friendly Planning: 2025 Update and Summary of Findings**

Staff Recommendation

That the report titled “Engaging Seniors in Age-Friendly Planning: 2025 Update and Summary of Findings”, dated April 7, 2026, from the Director, Community Social Development, be received for information.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Arts, Culture and Heritage Services Building Approvals Communications Development Applications Housing Office Parks Services Policy Planning PRC, Planning and Strategic Initiatives Public Works Operations Recreation & Sport Services Transportation	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER <div style="text-align: center; margin-top: 20px;"> <hr style="width: 100%;"/> </div>
SENIOR STAFF REPORT REVIEW	INITIALS: <div style="text-align: center; margin-top: 10px;"> </div>	APPROVED BY CAO <div style="text-align: center; margin-top: 10px;"> <hr style="width: 100%;"/> </div>

Staff Report

Origin

Age-friendly communities are designed to reduce barriers and enhance the quality of life for seniors by promoting accessibility, inclusion and connection. The City was formally recognized as an Age-Friendly BC Community in 2015 by the provincial Ministry of Health. In January 2026, the City also became a member of the World Health Organization (WHO) Global Network of Age-friendly Cities and Communities, further demonstrating the City's long-standing commitment to supporting the well-being of seniors through planning, policies and programs.

In 2019, the City piloted the Engaging Seniors in Age-Friendly Planning project to develop a framework for facilitating Age-Friendly Neighbourhood Groups (Neighbourhood Groups) that bring together diverse seniors to explore age-friendly planning at the neighbourhood level. To date, the City has hosted six Neighborhood Groups across Richmond, most recently in 2025 in the Blundell and Gilmore/Shellmont areas. This report provides an overview of highlights from the 2025 Neighbourhood Groups, as well as a summary of findings from feedback collected from all six Neighbourhood Groups.

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

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

This report supports Council's Strategic Plan 2022–2026 Focus Area #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 supports the City of Richmond's Social Development Strategy (2025–2035) Strategic Direction #2 Enhance Inclusion and Belonging:

2.13. Promote an age-friendly community through the development of policy, land use planning, and programs and services that recognize the interests and needs of seniors and support their involvement in the community.

This report also supports the City of Richmond's Seniors Strategy (2022–2032) Strategic Direction #1 Age-Friendly Neighbourhoods that Support Seniors to Age in Place:

1.1 Expand on the development of age-friendly neighbourhoods in Richmond by implementing the framework created from the 2019 Engaging Seniors in Age-Friendly Planning project in all neighbourhoods.

Analysis

The Engaging Seniors in Age-Friendly Planning project engages Richmond seniors to identify strengths and barriers to aging in their neighbourhood through a series of facilitated discussions. Participants provide feedback to the City based on their lived experiences in the neighbourhood and learn about programs and services for seniors, while also building social connections and a sense of community belonging.

2025 Age-Friendly Neighbourhood Groups

In 2025, the City facilitated two Age-Friendly Neighbourhood Groups, in the Blundell and Gilmore/Shellmont neighbourhoods. The Blundell Neighbourhood Group (Attachment 1) was facilitated in spring 2025, funded by a BC Healthy Communities Age-Friendly Communities grant. The Gilmore/Shellmont Neighbourhood Group (Attachment 2) was facilitated in fall 2025, funded by a federal New Horizons for Seniors Program grant. Grant funding supported project activities including hiring a facilitator for the Neighbourhood Group meetings, transportation costs for a bus tour, refreshments for participants and the implementation of small capital improvements that address seniors' feedback, such as the installation of wayfinding signage.

A total of 18 seniors were engaged in the two Age-Friendly Neighbourhood Groups. The Neighbourhood Groups reflected a diversity of age, gender, ability, ethnic background and lived experience. Each Neighbourhood Group met five times at City community centres for two and a half hour sessions that included social activities, informational presentations, group discussions and dialogue. Participants identified local strengths and challenges related to aging in place based on the WHO's eight domains of Age-Friendly Cities: social participation; outdoor spaces and buildings; housing; transportation; respect and social inclusion; communication and information; community support and health services; and civic participation and employment. A neighbourhood walking and/or bus tour further supported discussion of age-friendly features in the built environment.

Neighbourhood Group Outcomes

The Age-Friendly Neighbourhood Groups facilitated in the Blundell and Gilmore/Shellmont neighbourhoods enabled seniors to identify strengths and potential barriers to aging in place in their neighbourhoods. Following the sessions, staff met with relevant City departments and partner organizations to share participant feedback and discuss opportunities to make age-friendly improvements through short- and longer-term planning. As a result, several short-term improvements have been completed. Two new benches are being installed to increase seating at Blundell Neighbourhood Park and enhanced washroom signage was installed to improve wayfinding within the park. Tree-related maintenance within the park was addressed with follow-up maintenance as required. In addition, a site review along the Railway Greenway was conducted and concerns related to waste bin placement were resolved through the relocation of the bins. Where there was an opportunity to take immediate action, such as repairing cracked sidewalks that posed accessibility barriers, this feedback was reported and addressed.

Following the participation in the Neighbourhood Groups, participants reported an increased awareness of age-friendly concepts and greater knowledge of resources available to seniors in Richmond. Many indicated a stronger sense of belonging in their neighbourhoods and valued the opportunity to learn more about their community, engage in new experiences and build

connections with neighbours. Participants also noted that the Neighbourhood Groups enabled them to contribute to positive change at the neighbourhood level, although participants' level of confidence to advocate for age-friendly improvements and perceptions of safety varied. Overall, participants described the groups as welcoming, inclusive, well-facilitated and informative, and reported feeling more engaged and connected as a direct outcome of their participation.

Summary Finding from Projects

To date, the City has completed Engaging Seniors in Age-Friendly Planning projects in six neighbourhoods, engaging 89 seniors: Seafair (2019), Broadmoor (2024), Cambie/East Richmond (2024), Hamilton (2024), Blundell (2025) and Gilmore/Shellmont (2025). Based on collated feedback from all Neighbourhood Groups, a brief overview of age-friendly elements that support aging in place from the perspective of Richmond seniors are noted below.

- **Outdoor spaces:** The City's parks, pathways and greenways were greatly appreciated by participants, who shared that maintenance conditions and features that enhance wayfinding, comfort and safety played a critical role in how usable these spaces were for seniors. Opportunities to enhance age-friendliness of outdoor spaces included, but are not limited to, increasing lighting and visibility at neighbourhood-level parks; increasing comfort and rest features such as seating and directional signage for washrooms along trails and greenways; ensuring accessibility of wayfinding signage; and raising awareness about how residents can communicate with the City about maintenance requests.
- **Social participation and inclusion:** Community centres and the Seniors Centre at Minoru Centre for Active Living were recognized as important social and recreational hubs for those already participating at these facilities. Opportunities to increase participation identified by participants included finding communication channels that reach seniors who are not already connected to community programs; continuing to provide a range of supports for seniors who experience barriers such as digital literacy, affordability and transportation; and evolving seniors' program offerings to support varying needs and interests as the seniors population continues to grow and diversify.
- **Communication and awareness:** Seniors who were already participating in community activities were well-informed of programs, services and events through posters, promotional materials, staff support and word of mouth. Those who were not regularly engaged in community programs or did not use digital platforms often reported being unaware of opportunities. Participants emphasized that access to information is foundational to participation, service use and independence. They highlighted the need for a smaller number of reliable information sources, providing information in accessible formats and increasing awareness of resource navigation tools and supports.
- **Transportation and pedestrian safety:** Seniors' sense of safety, as both drivers and pedestrians, was a key factor that influenced their independent mobility. Participants identified intersections, sidewalks and crosswalks in their respective neighbourhoods that could benefit from a review by the City. Participants also suggested sections of multi-use pathways where improved user etiquette and education about speed limits would be beneficial. The feedback gathered from participants is being reviewed by City departments and has reinforced the importance of ongoing capital improvement programs such as accessible crosswalk signal upgrades. It also highlighted the opportunity to raise

awareness about how residents can report transportation system concerns to the City as well as opportunities, such as the Local Area Service Program, that enables cost-sharing with the City to implement local improvements.

- **Access to housing and health care:** While most participants reported that they lived in secure housing and had access to a primary care physician, many reflected on experiences of neighbours and friends who faced difficulties remaining in their neighbourhood as they age. Key concerns raised about housing included limited affordable and available options across the housing continuum, particularly when downsizing; and seniors remaining in homes that do not meet their accessibility or mobility needs due to lack of alternatives. In terms of health care, some expressed difficulty securing a family doctor and that accessing specialist care was complicated due to the need to travel outside of Richmond. Many participants identified the need for navigation support to learn about health and home care services that could assist them to age in place and to understand how to find and access long-term care, assisted living and affordable housing.
- **Public transit:** Participants described transportation as central to maintaining independence and social connection, emphasizing that public transit options that are predictable, accessible and local are critical to enabling participation in daily activities and community life. As public transit is provided by TransLink, participants were encouraged to report age-friendly transit system concerns directly to TransLink. The City also continues to provide feedback to TransLink for enhanced bus service within Richmond. While public transit is valued, seniors across neighbourhoods described physical and operational barriers to its use, including long walking distances to some stops; overcrowding at peak times and infrequent and insufficient service in some areas. Specialized services such as HandyDART were noted to have long wait times.
- **Engagement and meaningful participation:** Participants emphasized the importance of feeling included, valued and able to contribute meaningfully to their community. Seniors expressed a desire for ongoing opportunities that recognize their skills, experience and perspectives, including through volunteering, paid work and civic engagement. The ability to remain engaged in these ways was closely linked to a sense of purpose, belonging and well-being, and for some, to financial stability. Participants also highlighted that meaningful participation includes opportunities to see how their contributions and feedback inform the City's decisions and actions.

Actions Taken to Date

Feedback from Age-Friendly Neighbourhood Groups has led to immediate site-specific improvements such as routine maintenance addressed through the Public Works Department. Neighbourhood Groups have also identified sites that prompted further assessment by City departments, resulting in infrastructure improvements. For example, input from the Cambie/East Richmond Neighbourhood Group led to enhanced accessibility of the crosswalk on Cambie Road in front of the East Richmond Hall with the installation of a yellow tactile sidewalk treatment to improve detection for people with sight loss.

The Neighbourhood Groups have helped to inform priorities for annual capital improvement programs, such as bus stop enhancements (including shelters and seating), accessible pedestrian signal upgrades and park improvements related to wayfinding and comfort features. Information

gathered through the Age-Friendly Neighbourhood Groups has also reinforced the importance of inclusive public engagement approaches, such as the process underway to inform development of the Volunteer Management Strategy. By offering a range of opportunities for residents to provide input, including via printed materials as well as in-person and online options, the City can better understand and respond to the diverse perspectives and evolving needs and interests of residents when developing plans, policies and programs.

A common thread across Neighbourhood Groups was the identified need to maintain communication channels with seniors as they age. This was evident across key themes, from raising awareness of residents about how to report concerns to the City, to highlighting information about resource navigation supports that exist to help seniors access housing, home supports, health care, transportation, employment and skill-aligned volunteering opportunities. While improved information and resource connection would be beneficial to all Neighbourhood Group participants, many noted the value of targeting seniors who were not already connected to community programs and who may feel isolated. With improved access to information and awareness of resources and supports, seniors in Richmond will be better supported to remain in their neighbourhood of choice.

The Age-Friendly Neighbourhood Groups directly increased access to information about City and community supports among participants through both printed resources and presentations from key service providers. Paper copies of resource materials were distributed to support accessibility and guest presentations from organizations such as Richmond Cares, Richmond Gives and the Richmond Division of Family Practice helped increase participants' awareness and equipped them with knowledge to share within their communities.

An information card providing instructions on how to report concerns to the City has also been produced to assist seniors in providing feedback on outdoor locations requiring maintenance or assessment, such as sidewalks, curb ramp requests and pedestrian crossings. These pocket-sized cards are distributed through Seniors Coordinators at community centres, at the Seniors Centre at Minoru Centre for Active Living, through the Richmond Seniors Advisory Committee and during every Age-Friendly Neighbourhood Group.

The process of sharing seniors' feedback with City departments and community partners after each Age-Friendly Neighbourhood Group has fostered greater awareness of age-friendly concepts across the city. The City continues to collaborate across departments to identify and address areas of improvement, with a number of actions in progress in response to Neighbourhood Group feedback. The City also continues to work with community organizations through the Seniors Strategy Working Group to implement priority actions identified in the Seniors Strategy (2022–2032). Collaborative actions include continuing to enhance awareness of available programs, services and support for seniors and identifying ways to better connect with isolated individuals. The best practices and evidence-informed resources available through the WHO's Age-friendly World website will also support the City's continued actions towards its vision "that seniors living in Richmond are safe, respected, healthy and engaged in their communities."

Next Steps

Summary reports outlining participant feedback and experiences from the Blundell and Gilmore/Shellmont Neighbourhood Groups facilitated in 2025 will be shared with

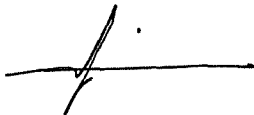
Neighbourhood Group participants and published on the City website. Building on the learnings from the completed Neighbourhood Groups, the City will continue to implement feedback from these groups where possible, and use the information gathered to provide an age-friendly lens into ongoing and future planning to ensure Richmond seniors can successfully age in place. To further age-friendly planning, the City received a \$15,000 grant through the Vancouver Coastal Health grant in January 2026 to implement the project in the Thompson and Sea Island neighbourhoods. Additional Neighbourhood Groups will be implemented as additional grant funding is secured.

Financial Impact

None.

Conclusion

The Age-Friendly Neighbourhood Groups have provided valuable input to help inform the City's neighbourhood-level planning that reflects the lived experiences and priorities of Richmond seniors. Across all six Neighbourhood Groups, consistent themes have emerged, including the importance of accessible outdoor spaces; reliable and inclusive public transit; clear and age-friendly communication; opportunities for meaningful social participation; meaningful volunteering and skill-aligned paid employment; and improved awareness of housing and health supports. Feedback gathered through the Neighbourhood Groups was shared with relevant City departments and community partners to inform future improvements. Where possible, immediate actions have already been taken to address the concerns raised. By reducing barriers and promoting accessibility, inclusion and connection, seniors have a greater ability to age in place and live active, socially engaged and independent lives.



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- Att. 1: Age-Friendly Blundell Neighbourhood Group Final Report
- 2: Age-Friendly Gilmore/Shellmont Neighbourhood Group Final Report

Age-Friendly Blundell Neighbourhood Group Final Report

Community Social Development





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INTRODUCTION

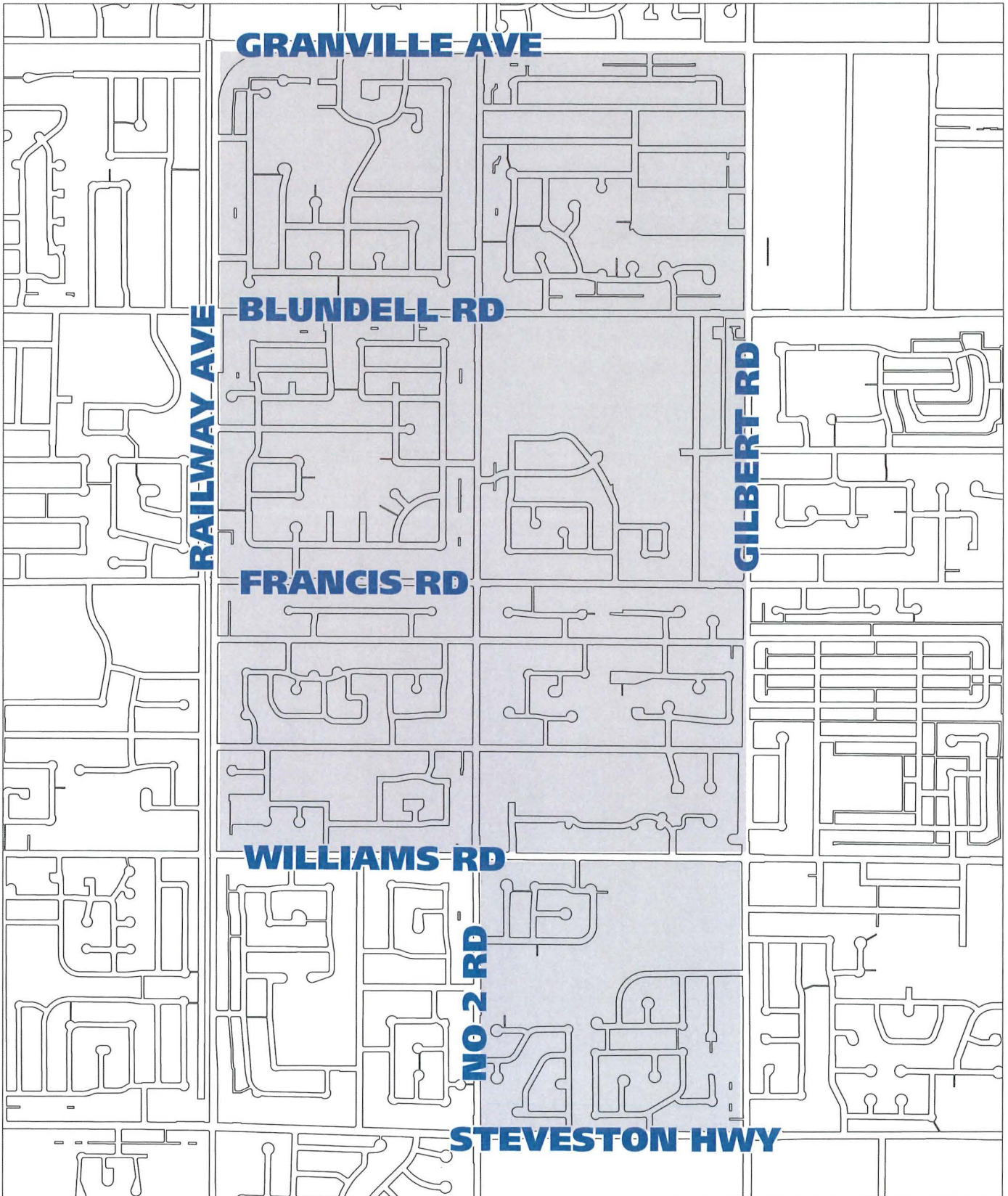
The City of Richmond is committed to prioritizing age-friendly initiatives, as outlined in the City of Richmond Seniors Strategy (2022–2032). The vision for this collaborative strategy is “that seniors living in Richmond are safe, respected, healthy and engaged in their communities.” It identifies five strategic directions and includes 29 recommended actions that build on previous and ongoing work to achieve the desired outcomes.

Strategic Direction 1, “Age-friendly neighbourhoods that support seniors to age in place,” recognizes the important role that age-friendly environments play in building community, keeping people healthy, well-connected and able to participate in their neighbourhoods throughout their aging journey. The Age-Friendly Neighbourhood Group project is designed to achieve this by engaging seniors in planning at the neighbourhood level, applying the

World Health Organization’s eight domains of an Age-Friendly City¹ to identify areas of strength and potential improvement. Participants also learn about programs and services available to support and better connect seniors with their community. The City’s aim is to facilitate a Neighbourhood Group in each neighbourhood in Richmond.

In 2025, the City received a BC Healthy Communities Age-Friendly Communities grant to facilitate an Age-Friendly Neighbourhood Group in the Blundell neighbourhood in spring 2025. This report shares highlights of the Age-Friendly Blundell Neighbourhood Group project and its implementation process.

¹ [Age-friendly domains](#) include outdoor spaces and public buildings; transportation; social participation; respect and social inclusion; civic participation and employment; communications and information; housing; and community and health care.





NEIGHBOURHOOD GROUP PROCESS

The Age-Friendly Blundell Neighbourhood Group was comprised of nine seniors, 55+ years, living in the Blundell neighbourhood. Where possible, efforts were made to ensure participants were diverse in age, gender, culture, socio-economic status and ability. Over half (55 per cent) of the participants identified as female and the remainder identified as male. The age of participants ranged from 55 to 85+ years. Among the nine participants, one individual identified as a member of the 2SLGBTQI+ community and one participant was a recent newcomer to Canada.

The mandate of the Neighbourhood Group was to engage in dialogue to explore and identify age-friendly elements (or potential areas for age-friendly improvements) in the Blundell neighbourhood, raise awareness of available age-friendly resources and services in the area and foster connections among seniors.

The Neighbourhood Group met five times at City Centre Community Centre from May to June 2025, with each meeting lasting two and a half hours. The format for each meeting was organized around a social activity/icebreaker, educational opportunity, discussion period and an opportunity for informal conversation over refreshments.

A facilitated bus tour of the Blundell neighbourhood provided an opportunity to further explore and discuss age-friendly elements in the local area. Guest speakers were invited to present on age-friendly topics related to the group's interests and included representatives from the City's Transportation Department, Richmond Cares, Richmond Gives (RCRG), and Richmond Division of Family Practice. Participants also received a tour of the Seniors Centre at the Minoru Centre for Active Living.

In addition, a range of print resources were made available to the group to raise awareness of programs, services and support for seniors to age well in place. Resource materials included the RCRG Seniors Directory and emergency preparedness resources from PreparedBC, such as the Earthquake and Tsunami Preparedness Guide, Home Emergency Plan, Resources for People with Disabilities and the Extreme Heat Preparedness Guide.



WHAT WE HEARD

Participants discussed the eight domains of an Age-Friendly City in relation to identified features and services available in the Blundell neighbourhood. This included outdoor spaces and public buildings, transportation, housing, social well-being and participation, respect and social inclusion, community engagement and employment, communication and information, and community support and health services.

While all eight domains of an Age-Friendly City were discussed, the depth of conversation varied based on participants' interests and lived experiences in the Blundell neighbourhood. The group engaged most extensively with topics related to outdoor spaces and buildings, as well as social well-being and participation.

An overview of each domain of age-friendly cities and participant feedback, based on their experiences living in the Blundell neighbourhood, is summarized in this report. The domains are presented in an order that reflects the depth of discussion during the Neighbourhood Group sessions.



Outdoor Spaces and Public Buildings

Age-friendly outdoor spaces and buildings refer to spaces that are safe, accessible and positively impact seniors' mobility, independence, quality of life and ability to age in place. Examples include design and maintenance of sidewalks and curbs, street intersections and crosswalks, green spaces, street lighting, regulation of traffic flow, accessibility and safety of buildings, pedestrian walkways and sidewalks.

Participant Feedback

Neighbourhood Group participants expressed overall satisfaction with the general condition and maintenance of sidewalks throughout the Blundell area. The beautification of streets, particularly the trees and seasonal lighting along Granville Avenue, was highlighted as a positive feature that enhances the walking experience and neighbourhood character. Blundell Neighbourhood Park and the Railway Greenway were valued as key community assets that are well-utilized and provide opportunities for residents of all ages to gather. Participants also noted that Blundell Centre provides a good range of amenities and shops, making it an important destination for daily needs.

Areas for improvement related to pedestrian pathways were identified, such as the lack of sidewalks or narrow shoulders along some secondary streets that do not buffer pedestrians and cyclists from vehicle traffic. Overgrown vegetation at some intersections was also noted to limit visibility. In addition, delayed response time at one pedestrian-activated crossing was identified. Construction along Gilbert Road that was active during the Neighbourhood Group was identified as a safety concern for pedestrians due to insufficient signage throughout the construction zone.

Participants identified opportunities to improve the age-friendliness of Blundell Neighbourhood Park, such as through enhanced lighting, increased seating and picnic tables, removal and pruning of some tree debris, improved wayfinding signage to washrooms and enhanced pedestrian access throughout the park. Access to some recreational areas within Blundell Neighbourhood Park, particularly the basketball court, was reported to be challenging due to missing or inaccessible pathways.

With regard to the Railway Greenway, some seniors expressed concern with the speed of cyclists and e-scooters along the multi-use pathway. Limited seating, lack of weather-protected benches, placement of garbage bins near seating and a desire for additional community gardens along the corridor were also noted as considerations for improving the age-friendliness of this well-used amenity.

Additionally, participants noted poor walking conditions within the Blundell Centre property due to uneven surfaces and accumulated trash in some areas of the shopping centre.

Action and Follow-Up

The group received a presentation from the City of Richmond Transportation Department. The discussion emphasized the City's projects, policies and programs to enhance mobility options in the City and safer conditions for all road users, along with education and enforcement related to traffic and accessibility considerations. In response to

feedback expressing the desire for sidewalks on secondary streets, the Transportation Department noted that older neighbourhoods were typically designed with sidewalks on one side of the street and new sidewalks are typically delivered through redevelopment or through the City's Local Area Services Program (LASP). The LASP enables property owners to initiate and fund local improvements through a cost-sharing arrangement with the City. City departments are reviewing specific locations for potential improvements.

Following the Neighbourhood Group meetings, participant feedback was shared with the relevant City departments to help address immediate concerns where possible and to inform future planning and improvements. As a result, the City's Parks Department initiated several actions to respond to the feedback. Two new benches were purchased to increase seating at Blundell Neighbourhood Park and enhanced washroom signage has been installed to improve wayfinding within the park. Tree-related maintenance has been addressed, with additional follow-up scheduled as needed. In addition, a site review was completed along the Railway Greenway to identify and relocate waste bins that were too close to seating.

The Parks Department also noted that while there are currently multiple seating opportunities along the Railway Greenway, an audit will be conducted to identify where seating enhancements may be needed. A signage audit will also be conducted along the multi-use pathway to identify where and what types of signage could be enhanced. In addition, a review of the Community Gardens Program will take place in 2026. Feedback regarding the walkway access to the basketball court in the Blundell Neighbourhood Park was shared with the Richmond School District and noted for assessment.

Concerns about overgrown greenery on some streets were addressed by the City's Public Works Department. Participant concerns related to walking conditions around Blundell Centre was shared with the property owner for their awareness and consideration.



Social Well-Being and Participation

Age-friendly social well-being opportunities are affordable and accessible to enable seniors to reduce isolation, connect to their community and enjoy good health and longevity. Age-friendly considerations include inclusive and affordable programs and services, offered at convenient locations and times, and a variety of opportunities to suit the different interests and needs of seniors.

Participant Feedback

Neighbourhood Group participants appreciated the wide variety of programs offered at community centres in Richmond. Seniors residing in the Blundell area reported using nearby facilities such as Thompson Community Centre, City Centre Community Centre, West Richmond Community Centre and the Seniors Centre at the Minoru Centre for Active Living. Participants expressed appreciation for intergenerational music and technology programs at the Seniors Centre at Minoru Centre for Active Living, which foster meaningful connections between age groups and support social inclusion. Dog parks were also highlighted as valuable informal social spaces, where seniors naturally connect with others and build relationships through shared activities.

In terms of programming, participants suggested additional educational workshops on topics related to seniors well-being such as fraud and scam prevention,

as well as social groups for 2SLGBTQI+ communities and intergenerational engagement. Participants also suggested online social programs that help isolated or homebound seniors foster and maintain connections, such as virtual opportunities to play games or chat with other seniors.

While the City's program registration system works well for many, a few participants noted that the 9:00pm opening of seasonal program registration was too late and that navigation of the online system was difficult without in-person assistance. While additional telephone support was available on registration opening night, those needing in-person support reported that some popular programs were already full or had waitlists the next morning.

Action and Follow-Up

Feedback about online program registration was shared with relevant City departments, who were aware of these concerns and already implementing solutions. These include enhancing Call Centre support during registration periods and providing technology education ahead of program registration to enhance seniors' comfort with using their personal devices to use the online registration system. For programs that reach capacity and are waitlisted on registration night, efforts are made to accommodate waitlisted customers as spaces become available and additional classes are added. Feedback related to additional types of programs suggested by participants was shared with relevant

City departments for future consideration. While a number of suggested programs are already available in recreation facilities, the participant feedback highlighted an opportunity to increase awareness of these program offerings, particularly among seniors who are not already engaged in community programs.



Communication and Information

Age-friendly information about programs and services is easy to find and access for all seniors with varying needs and abilities, enabling them to stay informed and actively engaged. This includes using a variety of communication methods, ensuring information is presented in accessible and readable formats across different technologies (e.g. screen readers), improving access to technology and digital literacy support, and providing a centralized system for accessing information.

Participant Feedback

Seniors in the Age-Friendly Blundell Neighbourhood Group appreciated having access to information through multiple channels, including the City's website, Let's Talk Richmond, Richmond News and Seniors Coordinators at local community centres, who often share details about upcoming activities and events. For participants who were already engaged in activities at community centres, promotion of programs through Seniors Coordinators, posters and word of mouth was valued, with the Seniors Centre at Minoru Centre for Active Living specifically highlighted as an effective venue to receive information.

Participants appreciated that information about City engagement opportunities shared through Let's Talk Richmond was clear and easy to scan. Group members reported feeling confident in filtering out information that was not relevant to them and engaging with topics of personal interest.

Participants noted that Richmond News email updates kept them informed about citywide events, though some mentioned that events are sometimes shared after they have occurred. Several participants communicated

that they had relied on physical newspapers, highlighting that some seniors are not digitally literate or have difficulty accessing online information.

While participants found the City's website to be a valuable resource, they expressed a desire for improved usability. Participants noted that the website's automatic translation feature could be inaccurate at times. Some participants also experienced challenges locating information due to the need to click through multiple layers of webpages, as well as difficulty locating neighbourhood-specific events on the event calendar. Some seniors reported difficulty navigating the program registration webpage, especially when searching for programs across multiple facilities based on a specific date and time.

Participants expressed a desire for better ways to learn about community-based services for seniors, particularly for those who were not already engaged in recreational or community programs. Many were not aware of resources such as Richmond Cares, Richmond Gives' seniors services, including the social prescribing and Better at Home programs, prior to joining the Neighbourhood Group. Seniors emphasized the need for a centralized location that brings together information on available programs, supports and services available in the community.

Action and Follow-Up

Feedback regarding the importance of accessible and inclusive communication was shared with relevant City departments and partner organizations and will inform future planning. Feedback about the importance of accessible communications that accommodate a range of needs as well as seniors' preference for print materials was acknowledged, alongside the City's ongoing efforts to balance these with sustainability measures. The desire for more centralized and timely communication was noted by City departments and partner organizations. The City launched an online Activity Search tool in October 2024 that enables residents to tailor their search for parks, recreation and culture programs and filter results to make it easier to plan and register for

programs. In addition to the 55+ printed program guide, the City also prints the Arts Programs Guide, that highlights a range of creative programs and learning opportunities offered at the Richmond Cultural Centre and Richmond Cultural Centre Annex.

The City continues to enhance accessibility features across its communication channels. In addition to aligning communication efforts with the needs of diverse audiences, actions will be taken to ensure information is shared with seniors through community centres. Seniors Coordinators at Thompson Community Centre, City Centre Community Centre and West Richmond Community Centre will continue to support Blundell seniors by providing in-person assistance and access to clear, current and easy-to-access information about available programs and services.

Feedback regarding lack of awareness about the range of programs and services available among seniors who are not already engaged in recreational and community programs highlights an opportunity to better understand their needs and to strengthen awareness of offerings. The City is working with a range of community organizations to identify opportunities to improve awareness of community programs and services for seniors.



Transportation

Age-friendly transportation planning aims to create affordable, safe, well-designed transportation networks in proximity to support services and social connections to encourage independent mobility. Examples include visibility of street signs and numbers, lighting at intersections, accessibility and availability of parking, safety and frequency of public transportation, accessible parking spots and permits and availability and accessibility of drop-off and pick-up areas.

Participant Feedback

Neighbourhood Group participants identified a mix of strengths and challenges in local transportation. Most participants reported using private transportation, noting that services such as Uber were efficient,

though costly. Public transit, including the Canada Line, worked well for travel to destinations outside of Richmond, and appreciation was expressed for bus drivers that accommodate passengers who are rushing to stops.

Participants noted that the lack of shelter at some bus stops in the Blundell area made travel via public transit difficult during inclement weather. Long distances between bus stops were also challenging for seniors with limited mobility, leading some to depend on driving. Travel using public transit to locations within Richmond could be difficult due to limited bus frequency, particularly along east-west routes, and overcrowding during peak hours further reducing accessibility. Additionally, concerns were raised regarding limited access to HandyDART, with high demand affecting the availability and reliability of the service.

Participants highlighted the need for more accessible parking spaces at Blundell Neighbourhood Park, with particular emphasis on ensuring that stalls are wide enough to accommodate mobility devices. Parking fees at City Centre Community Centre were noted as a potential barrier to participation for some seniors.

Action and Follow-Up

Feedback regarding the need for accessible parking spaces at Blundell Neighbourhood Park was noted by the City's Parks Department for future enhancement. Feedback regarding parking fees at City Centre Community Centre was acknowledged, alongside ongoing efforts to promote free street parking and nearby locations where free parking is available. Feedback regarding overcrowded public transit, limited options for east-west routes, long distance between bus stops and concerns with the HandyDART service was shared with TransLink through the suggested online customer feedback portal. The City also continues to provide feedback to TransLink for enhanced bus service in Richmond. Comments about the desire for additional shelters and seating at some bus stops was noted.

As part of the presentation from the City's Transportation Department, participants learned about the City's programs aimed at enhancing bus stops and implementing transit amenities to improve service and accessibility. The presentation clarified that bus shelters are available at high-use bus stops and the City continues to deploy new bus shelters annually. Some sites are limited due to space constraints and will be enhanced through the development process. Participants were also encouraged to share their feedback about public transit directly with TransLink.



Housing

Age-friendly housing is safe and well-designed to accommodate people's changing needs and located near essential services and opportunities for social connection. It includes the availability of housing with different levels of support, from independent living to assisted living and long-term care, allowing seniors to transition as their mobility, health or care needs evolve. Other key factors include accessibility and affordability of housing and the proximity to services to ensure seniors can maintain their independence and quality of life.

Participant Feedback

Most Neighbourhood Group participants reported having lived in the Blundell neighbourhood for many years, while one was a recent arrival. Overall, participants expressed satisfaction and a sense of security with their current housing situations. To support aging in place, some participants expressed interest in accessing more information about available grants to help offset the costs associated with home maintenance.

Some participants expressed a desire to downsize; however, they noted that available smaller units were either too limited in square footage or prohibitively expensive. This highlights the need for a greater range of appropriate and affordable housing options along the continuum to better support seniors seeking to transition into homes that accommodate their evolving needs while remaining in the Blundell neighbourhood.



Participants also identified a general lack of awareness regarding the availability of long-term care services in the neighbourhood, as well as how to navigate access to them. Additionally, long waitlists and the high cost of assisted living were cited as major challenges, particularly for those requiring more comprehensive care.

Action and Follow-Up

Feedback from the Neighbourhood Group regarding the limited availability of accessible housing options that support aging in place, along with affordability pressures impacting seniors were shared with the City's Housing Office and will be considered as part of ongoing development and refinement of new and existing policies. Feedback related to policy and design was shared with the City's Policy Planning Department. These concerns align with Phase One findings of the Official Community Plan (OCP) update, which identifies expanding housing options for vulnerable populations, including seniors, as a key strategic direction. Feedback regarding long waitlists, the high cost of assisted living, the need for information about available long-term care and assisted living options, as well as support to access these services, was noted by Vancouver Coastal Health (VCH) for consideration in ongoing service planning. VCH provided information and resources on accessing long-term care and assisted living options that were shared with the Neighbourhood Group participants.



Community Support and Health and Wellness Services

Age-friendly community support and health and wellness services are accessible and available in a range of options for those with varying health conditions. This allows seniors the opportunity to remain in their communities and maintain their health and independence. Examples include a range of health services such as home care, nutrition advice, physical activity programs and the availability of adult day programs and residential facilities for people who are no longer able to live at home.

Participant Feedback

Many Neighbourhood Group participants reported having a family physician based in Richmond, but outside their immediate neighbourhood, with specialist care typically accessed in other parts of the city or outside of Richmond. Participants expressed interest in increased access to gerontology specialists to better support seniors' wellness needs. The recent closure of the LifeLabs clinic in the Blundell neighbourhood was noted as a significant inconvenience.

While a few participants identified VCH's Garrett Wellness Centre as an excellent provider of health and wellness services, overall awareness of available services, both within and beyond the neighbourhood, was limited. There was a strong desire among participants for a centralized and accessible source of information outlining the full range of health and wellness services available to seniors.

Action and Follow-Up

Feedback regarding the limited availability of local healthcare services, desire for improved access to gerontology specialists, challenges related to travelling outside Richmond for specialist care and the difficulty in navigating the health services was shared with and noted by VCH and the Richmond Division of Family Practice for consideration in future service planning.



Community Engagement and Employment

Age-friendly community engagement and employment allow seniors to maintain social connections, develop new skills and contribute to their communities in a meaningful way. This positively impacts their health and reduces age-related stigma, which in turn leads to seniors that are respected and engaged in their communities. Examples include opportunities to volunteer in the community, participate in local government meetings, find paid work suited to their skills and access clear information about available opportunities.

Participant Feedback

Participants expressed appreciation for the opportunity to engage in the Age-Friendly Neighbourhood Group, viewing it as a meaningful and worthwhile initiative. Participants who were already involved in volunteer activities noted the availability of volunteer opportunities in the Blundell neighbourhood and beyond. However, they identified the need for improved promotion of available volunteer opportunities more widely to seniors who are not already engaged. The group discussed the importance of emphasizing how volunteer roles align with the diverse skills, experiences and interests that seniors may contribute to encourage broader participation.

Additionally, participants noted that part-time paid roles are limited, often restricted to lower-paid service positions. Some younger seniors may be interested in transitioning from full-time work to part-time work, underscoring the need for more varied and accessible paid options and pathways to learn about these opportunities.

Action and Follow-Up

Feedback regarding limited awareness of available volunteer opportunities, as well as the desire for more employment options and skill-aligned volunteer roles, was shared with and noted by relevant City departments and partner organizations, including RCRG, for future planning. The City is currently



developing a new Volunteer Management Strategy to respond to the changing needs and interests of the Richmond community and to support volunteer engagement through meaningful, positive opportunities and experiences.



Respect, Social Inclusion and Cultural Safety

Age-friendly communities promote respect, social inclusion and cultural safety of seniors, which positively impacts their overall well-being. This helps reduce ageism and stereotypes, fosters positive attitudes towards the aging population and encourages respectful social connections between all ages in the community. Examples include consulting seniors about their needs and interests, recognizing past and present contributions of seniors, integration of seniors with diverse backgrounds, and the inclusion of seniors in community events and intergenerational activities.

Participant Feedback

Participants from the Neighbourhood Group generally reported feeling safe, respected and socially connected within the Blundell area. Programs such as Block Watch and the visible presence of RCMP bike patrols were seen as contributing to a stronger sense of safety.

Action and Follow-Up

While overall perceptions of safety were positive, participants identified opportunities to strengthen community-based safety initiatives. Some participants discussed the potential value of emergency call infrastructure in parks, while acknowledging the need to consider feasibility and cost given widespread cellphone use. The Parks Department advised that while emergency phones are not commonly installed in municipal parks in the region, the topic will be raised for regional discussion should future opportunities arise.



PARTICIPANTS' REFLECTIONS AND EXPERIENCES

To assess the effectiveness of the Neighbourhood Group, pre- and post-program surveys were completed by all participants. These surveys provided insights directly from participants before and after the sessions, helping to inform the City's approach to facilitating future Age-Friendly Neighbourhood Groups in Richmond.

According to the surveys, the most significant changes from participation in the Age-Friendly Blundell Neighbourhood Group were observed in participants' familiarity with the age-friendly concept, their awareness of and access to programs and services available for seniors in Richmond, and their sense of belonging in the neighbourhood. Familiarity with the age-friendly concept and awareness of programs and services both increased from 44 per cent before the program began to 89 per cent after the program was completed, while participants' sense of belonging in the neighbourhood increased from 55 to 89 per cent.

There was no change in participants' confidence in advocating for age-friendly changes in their neighbourhood or in their sense of safety within the community.

Additionally, 100 per cent of participants agreed that participation in the Neighbourhood Group provided them with an opportunity to learn more about available seniors' programs and services in Richmond and 94 per cent agreed that they learned more about their neighbourhood. Meanwhile, 88 per cent of participants indicated that their participation contributed to positive change in their community, provided a new experience and built connections with their neighbours.

Participants described their experience with the engagement as "informative, hopeful, respectful and positive." Many found "the process very well implemented." These results highlight the program's positive impact in enhancing awareness, confidence and community connections among seniors.

NEXT STEPS AND CONCLUSION

The City of Richmond recognizes the important role of applying an age-friendly lens at the neighbourhood level in building community and keeping people healthy, well-connected and able to participate in their neighbourhoods.

The Age-Friendly Blundell Neighbourhood Group sessions offered valuable insights into both the strengths and challenges experienced by seniors in the community. Participants highlighted key strengths of the Blundell neighbourhood, including availability of parks and recreational areas such as Blundell Neighbourhood Park; a variety of accessible programs and services at nearby community centres; informal social spaces; intergenerational opportunities; and the sense of safety and social connection in the neighbourhood.

They also identified areas for improvement, such as pedestrian infrastructure, enhancing accessibility within local parks, more inclusive communication methods that accommodate different needs related to usability, and greater awareness and alignment of volunteer opportunities with seniors' skills. Participants also noted the importance of increasing availability of affordable housing and awareness of long-term care services and expanding programming that supports intergenerational connections and diverse communities, including 2SLGBTQI+ seniors.

All feedback gathered through the Neighbourhood Group process has been shared with relevant City departments and partner organizations. While this report highlights key themes that were discussed, all feedback has been communicated in full to inform both immediate actions and longer-term planning.

Additionally, these insights, alongside results from the pre- and post-program surveys, will help shape future age-friendly initiatives in Richmond. The City will refine the Neighbourhood Group process by building on strengths and incorporating participants' feedback to refine key elements such as outreach strategies and session structure, ensuring future group sessions continue to be meaningful, inclusive and responsive to the needs of local seniors.

After the conclusion of the Age-Friendly Blundell Neighbourhood Group, in January 2026, the City of Richmond was accepted as a member of the World Health Organization's Global Network for Age-friendly Cities and Communities, reflecting the City's commitment to engage seniors and collaborate across sectors to create age-friendly built and social environments. As the City continues to implement Age-Friendly Neighbourhood Groups across all neighbourhoods in Richmond, emerging trends will be monitored to support the broader implementation of Richmond's Seniors Strategy, particularly Strategic Direction 1: creating age-friendly neighbourhoods that support aging in place. These efforts align with the Seniors Strategy's broader vision of ensuring that "all seniors living in Richmond are safe, respected, healthy, and engaged in their communities."



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Age-Friendly Gilmore/Shellmont Neighbourhood Group Final Report

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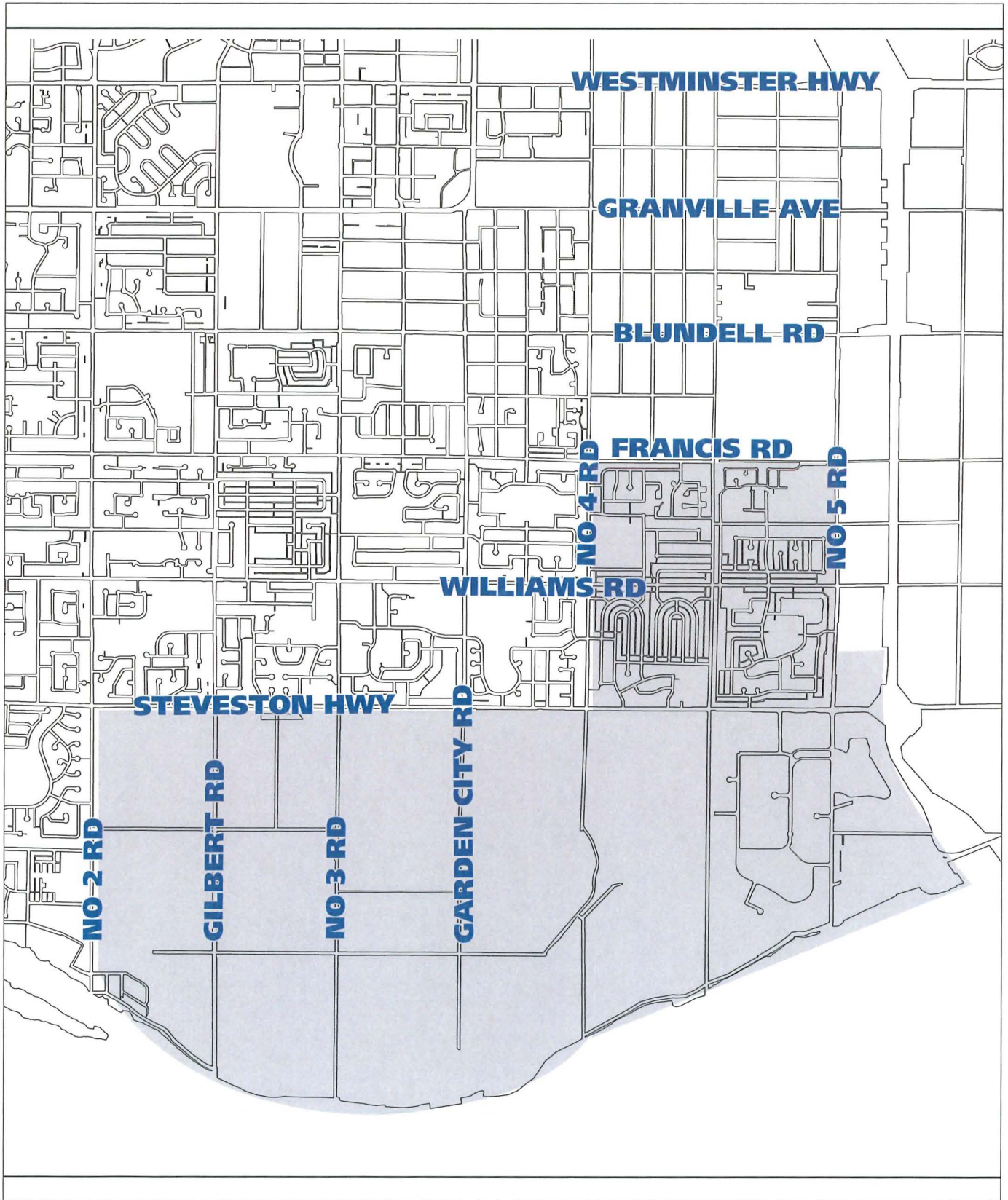
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Strategic Direction 1, “Age-friendly neighbourhoods that support seniors to age in place,” recognizes the important role that age-friendly environments play in building community, keeping people healthy, well-connected and able to participate in their neighbourhoods throughout their aging journey. The Age-Friendly Neighbourhood Group project is designed to achieve this by engaging seniors in planning at the neighbourhood level, applying the

World Health Organization’s (WHO) eight domains of an Age-Friendly City¹ to identify areas of strength and potential improvement. Participants also learn about programs and services available to support and connect seniors in their community. The City’s aim is to facilitate a Neighbourhood Group in each neighbourhood in Richmond.

In 2025, the City received a federal New Horizons for Seniors Program grant to facilitate an Age-Friendly Neighbourhood Group in the Gilmore/Shellmont neighbourhood in fall 2025. This report shares highlights of the Age-Friendly Gilmore/Shellmont Neighbourhood Group project and learnings from the implementation process.

¹ [Age-friendly domains](#) include outdoor spaces and public buildings; transportation; social participation; respect and social inclusion; civic participation and employment; communications and information; housing and community and health care.





NEIGHBOURHOOD GROUP PROCESS

The Age-Friendly Gilmore/Shellmont Neighbourhood Group was comprised of nine seniors, 55+ years, living in the Gilmore and Shellmont neighbourhoods. The group initially included ten participants, however one participant could not continue due to an injury. Where possible, efforts were made to ensure participants were diverse in age, gender, culture, socio-economic status and ability. Sixty-six per cent of the participants identified as female and the remainder identified as male. The age of participants ranged from 65 to 85 years.

The mandate of the Neighbourhood Group was to engage in dialogue to explore and identify age-friendly elements (or potential areas for age-friendly improvements) in the Gilmore/Shellmont neighbourhood, raise awareness of available age-friendly resources and services in the area and foster connections among seniors.

The Neighbourhood Group met five times at South Arm Community Centre from October to November 2025, with each meeting lasting two and a half hours. The format for each meeting was organized around a social activity/icebreaker, educational opportunity, discussion period and an opportunity for informal conversation over refreshments.

A facilitated bus tour of the Gilmore and Shellmont areas provided an opportunity to further explore and discuss age-friendly elements in the local area. Guest speakers were invited to present on age-friendly topics related to the group's interests and included representatives from the City's Transportation Department, Richmond Cares, Richmond Gives (RCRG), and the Richmond Division of Family Practice. Participants also received a tour of the Seniors Centre at the Minoru Centre for Active Living.

A range of print resources were also made available to raise awareness of programs, services and support for seniors to age well in place. Resource materials included the RCRG Seniors Directory, the City of Richmond's Access Richmond Guide and emergency preparedness resources from PreparedBC, such as the Earthquake and Tsunami Preparedness Guide and Extreme Heat Preparedness Guide. Participants were provided with a list of neighbourhood-level and city-wide community resources for the Gilmore and Shellmont neighbourhoods as well as the rest of Richmond, organized under each of the WHO's Age-Friendly City domains, to support awareness of local services and age-friendly supports.



WHAT WE HEARD

Participants discussed the eight domains of an Age-Friendly City in relation to identified features and services available in the Gilmore/Shellmont neighbourhood. This included outdoor spaces and public buildings, transportation, housing, social well-being and participation, respect and social inclusion, community engagement and employment, communication and information, and community support and health services.

While all eight domains of an Age-Friendly City were discussed, the depth of conversation varied based on participants' interests and lived experiences in the Gilmore/Shellmont neighbourhood. The group engaged most extensively with topics related to outdoor spaces and buildings as well as transportation.

An overview of the Age-Friendly Cities domains and participant feedback based on their experiences living in the Gilmore/Shellmont neighbourhood is summarized in this report. The domains are presented in an order that reflects the depth of discussion during the Neighbourhood Group sessions.



Outdoor Spaces and Public Buildings

Age-friendly outdoor spaces and buildings refer to spaces that are safe, accessible and positively impact seniors' mobility, independence, quality of life and ability to age in place. Examples include design and maintenance of sidewalks and curbs, street intersections and crosswalks, green spaces, street lighting, regulation of traffic flow, accessibility and safety of buildings, pedestrian walkways and sidewalks.

Participant Feedback

Neighbourhood Group participants identified several strengths related to outdoor spaces and public buildings in the Gilmore/Shellmont neighbourhood. Local parks such as Thomas Kidd Neighbourhood Park and South Arm Community Park, the Dyke Trail and existing multi-use pathways were identified as valued community assets that encourage outdoor activity, social interaction and connection for people of all ages.

The presence of public washrooms near some walking routes and park areas was viewed positively, as these facilities support longer walks and reduce barriers to outdoor activity for seniors. While most of the parks in the area offer washroom facilities, participants identified the need for more washroom access along longer trails and walking routes. Concerns were raised about limited seating for rest and insufficient tree canopy in some areas that would benefit from more shade during warmer months.

Participants noted challenges affecting the safety, accessibility and overall usability of outdoor spaces and pedestrian infrastructure. In some parts of the neighbourhood, sidewalks are discontinuous or missing, requiring pedestrians and people using mobility aids to share the roadway with vehicles. Concerns were raised about traffic speed in some areas, surface conditions and obstructions on some existing sidewalks, which were identified as barriers for individuals with mobility challenges.

Participants expressed the value of multi-use pathways, but noted safety challenges with shared use among pedestrians, cyclists and electric mobility devices such as e-bikes and e-scooters. One other concern included the height and accessibility of a crossing pushbutton, which was reported to be difficult to reach for people using mobility aids or electric scooters. The Transportation Department offered to conduct an on-site visit with participants to assess the concern and the matter is currently under review. Participants also noted that some bike lanes end abruptly and identified opportunities to improve signage to enhance cyclist safety and wayfinding.

Action and Follow-Up

The group received a presentation from the City of Richmond Transportation Department and were informed of the City's commitment to transportation and pedestrian safety. The discussion emphasized the importance of prioritizing pedestrian safety, along with education and enforcement related to

traffic and accessibility considerations. In response to feedback expressing the desire for sidewalks on some streets, information was provided on the City's sidewalk expansion process. New sidewalks are typically delivered through redevelopment or through the City's Local Area Services Program (LASP), which enables property owners to initiate and fund local improvements through a cost-sharing arrangement with the City. Concerns related to specific pedestrian signal operation, traffic speed in some areas, as well as surface conditions and obstructions on some sidewalks, are being reviewed by the appropriate City departments.

Following the Neighbourhood Group meetings, participant feedback was shared with relevant City departments to help address immediate concerns where possible and to inform future planning and improvements. The Transportation Department acknowledged the participant feedback and noted that pathway etiquette guidelines and pavement stickers are in place to promote safe shared use among pedestrians, cyclists and users of electric mobility devices. As well, capital projects are underway to improve cycling connections and reduce network gaps over time.

In addition, the City's Parks Department initiated several actions to respond to the feedback. Requests related to increasing tree canopy for sun protection were added to upcoming tree-planting considerations to support summer comfort and walkability. For areas without washroom access, the use of distance markers will be reviewed and considered in the future to help indicate the distance to the nearest public washroom. Opportunities for additional seating along trails were also noted, with seating nodes to be considered where feasible while taking into account trail width and tree preservation requirements. Additionally, concerns about overgrown greenery and surface issues in some locations were addressed by the City's Public Works Service Centre.



Transportation

Age-friendly transportation planning aims to create affordable, safe, well-designed transportation networks in proximity to support services and social connections to encourage independent mobility. Examples include visibility of street signs and numbers, lighting at intersections, accessibility and availability of parking, safety and frequency of public transportation, accessible parking spots and permits and availability and accessibility of drop-off and pick-up areas.

Participant Feedback

Neighbourhood Group participants identified several positive aspects of transportation in the Gilmore/Shellmont neighbourhood. Participants appreciated the adequate parking at South Arm Community Centre. They highlighted the numerous bus routes travelling through the neighbourhood area as a key strength, providing affordable public transit options. Participants also appreciated the new Canada Line Capstan Station and the bus service to BC Ferries that facilitate convenient connections outside the neighbourhood.

Despite these strengths, participants noted some challenges related to transit comfort and accessibility. Some bus stops lack shelters, making it uncomfortable to wait during inclement weather. Public transit gaps were also identified in agricultural parts of the neighbourhood, along with a lack of shuttle options that could support social activities and errands.

Concerns were raised about traffic flow, road conditions and intersection safety. Some intersections in the Gilmore/Shellmont area were described as challenging for both drivers and pedestrians due to changes in traffic patterns related to construction. The close spacing of traffic signals, including the presence of double traffic lights in some locations, were noted as creating uncertainty for seniors and limiting driver reaction time. Additionally, some automated traffic light systems rely on gaps in traffic to activate, however were reported to function less effectively during rainy or snowy conditions.

Some roadway conditions were raised as a concern, with uneven pavement caused by tree roots in medians creating uneven driving surfaces that can be distracting.

Action and Follow-Up

Feedback regarding limited public transit options was shared with the City's Transportation Department to inform ongoing discussions with TransLink. Comments about the desire for additional shelters and seating at some bus stops were noted and is being reviewed. As part of the presentation from the City's Transportation Department, participants were informed of the City's programs aimed at enhancing bus stops and implementing transit amenities to improve service and accessibility. It was clarified that bus shelters are available at high-use bus stops and the City continues to deploy new bus shelters annually. Traffic signal concerns have also been noted for review and potential improvement.

Concerns about uneven surfaces on some streets were addressed by the City's Public Works Department.



Social Well-Being and Participation

Age-friendly social well-being opportunities are affordable and accessible to enable seniors to reduce isolation, connect to their community and enjoy good health and longevity. Age-friendly considerations include inclusive and affordable programs and services, offered at convenient locations and times, and a variety of opportunities to suit the different interests and needs of seniors.

Participant Feedback

Participants identified several strengths related to social well-being and participation in the neighbourhood. Multi-use pathways, parks and South Arm Community Centre were viewed as important facilitators of physical activity and social connection. South Arm Community Centre was noted as a valuable hub offering a wide range of programs and activities. Participants also noted many options for spiritual growth and practice in the local area, as well as a variety of groups and activities that support social interaction, recreation and volunteering. These opportunities were seen as supporting connections across interests and age groups.

Participants noted that many programs and activities for seniors take place during weekdays, with fewer options available on weekends for seniors who are unavailable during the week. While existing programs were valued, participants suggested additional intellectually stimulating programs, creative and music-based activities, walking groups and additional excursions beyond the community. Participants also identified a need for programs that support individuals transitioning into retirement, such as workshops or information sessions that would help them navigate resources.

While the City's program registration system works well for many, a few participants noted that the 9:00pm opening of seasonal program registration was too late and that navigation of the online system was difficult without in-person assistance. While additional telephone support was available on

registration opening night, those needing in-person support reported that some popular programs were already full or had waitlists.

Additionally, transportation to programs and activities was noted as a factor that can limit participation for some seniors. Participants also noted that program fees beyond what is covered by Seniors Facility Pass can be a barrier for individuals with limited financial means. Information about the Richmond Fee Subsidy Program was shared with the group as an option to support access to recreation programs for seniors living on low income. The group acknowledged and appreciated the information about this important resource.

Action and Follow-Up

Feedback about online program registration was shared with relevant City departments, who were aware of these concerns and already implementing solutions. This includes enhancing Call Centre support during registration periods and providing technology education ahead of program registration to enhance seniors' comfort with using their personal devices to use the online registration system. For programs that reach capacity and are waitlisted on registration night, efforts are made to accommodate waitlisted customers as spaces become available and additional classes are added.

Feedback related to suggested additional programs was shared with relevant City departments and community partners for future consideration. While a number of programs that were suggested by seniors are already available in recreation facilities, on both weekdays and weekends including cognitive enhancement, fitness, creative and social programs, participant feedback highlighted an opportunity to increase awareness of these program offerings, particularly among seniors who are not already participating in community programs.



Housing

Age-friendly housing is safe, well-designed and in proximity to support services and social connections. It includes access to a range of options that accommodate changing needs over time by offering different levels of support, from independent living to assisted living and long-term care, allowing seniors to transition as their mobility, health or care needs evolve. Other key factors include accessibility and affordability of housing and the proximity to services to ensure seniors can maintain their independence and quality of life.

Participant Feedback

Most of the Neighbourhood Group participants indicated that they have lived in the Gilmore/Shellmont neighbourhood for many years. Overall, participants were satisfied and secure with their current housing situations, with most participants living in single family dwellings. The group noted that Richmond offers a range of independent living, extended care and long-term care facilities that support seniors to remain in the city as their needs change. However, participants highlighted that assisted living options can be difficult to navigate and access, especially without family support, due to limited availability, long waitlists and limited awareness of available options. Participants noted that while housing co-operatives provide additional housing options, ongoing attention to maintenance and upkeep is important to support healthy living conditions in some co-operative housing.

Housing affordability across the housing continuum was raised as a concern, with limited affordable options contributing to some seniors remaining in homes that may no longer meet their needs. Participants noted that the Gilmore/Shellmont area has limited suitable rental housing and downsizing options and that new developments are often more expensive, which can lead to displacement for residents that wish to downsize within the neighbourhood. Additional gaps identified included the limited seniors-focused and pet-friendly rental housing options.

Participants shared that while they value remaining in their homes, ongoing maintenance can become more challenging over time due to mobility limitations, the demands of household tasks and the financial burden of upkeep. Overall, participants emphasized the need to expand diverse, affordable and accessible housing options to better support aging in place and changing needs over time.

Action and Follow-Up

Feedback regarding the limited availability of accessible housing options that support aging in place, along with affordability pressures impacting seniors were shared with the City's Housing Office and will be considered as part of ongoing development and refinement of new and existing policies. Feedback related to policy and design was shared with the City's Policy Planning Department. These concerns align with Phase One findings of the Official Community Plan (OCP) update, which identify expanding housing options for vulnerable populations, including seniors, as a key strategic direction. Feedback regarding a lack of awareness of available long-term care and assisted living options in the neighbourhood, as well as challenges navigating access to these services, long waitlists and the high cost of assisted living was noted by Vancouver Coastal Health (VCH) for consideration in ongoing service planning. VCH provided information and resources on accessing long-term care and assisted living options that were shared with the Neighbourhood Group participants.



Respect, Social Inclusion and Cultural Safety

Age-friendly communities promote respect, social inclusion and cultural safety of seniors, which positively impacts their overall well-being. This helps reduce ageism and stereotypes, fosters positive attitudes towards the aging population and encourages respectful social connections between all ages in the community. Examples include consulting seniors about their needs and interests, recognizing past and present contributions of seniors, integration of seniors with diverse backgrounds, and inclusion of seniors in community events and intergenerational activities.

Participant Feedback

Neighbourhood Group participants generally felt safe, respected and socially connected within the Gilmore/Shellmont neighbourhood. The South Arm Community Centre was highlighted for its role in fostering inclusion by offering programs for all ages and groups, including intergenerational and multicultural activities and by consulting seniors on programming through regular monthly meetings.

At the same time, participants identified areas where social inclusion could be strengthened. Some shared that neighbourhood connections and interactions with neighbours have reduced over time. Participants noted that redevelopment, particularly the construction of larger homes in some areas of the Gilmore neighbourhood, has contributed to changes in neighbourhood character and a reduced sense of neighbourhood cohesion. Some participants, particularly women, shared experiences of ageist attitudes including the use of gendered language and situations in the community settings where their voices were overlooked, which contributed to feelings of invisibility.

Action and Follow-Up

Participant feedback was shared with relevant City departments and community partners to help inform future programs and event planning, with a focus on inclusive, intergenerational and culturally responsive approaches that better reflect the diverse experiences of seniors in the neighbourhood. City initiatives such as the Community Celebration Grants and Neighbourhood Block Party Program support community-led events that promote social connection at the neighbourhood level.



Communication and Information

Age-friendly information about programs and services is easy to find and access for all seniors with varying needs and abilities, enabling them to stay informed and actively engaged. This includes using a variety of communication methods, ensuring information is presented in accessible and readable formats across different technologies (e.g. screen readers), improving access to technology and digital literacy support, and providing a centralized system for accessing information.

Participant Feedback

In the Gilmore/Shellmont neighbourhood, participants noted that information is available through a variety of channels. These include the City website, “Let’s Talk Richmond” webpage, social media platforms, printed materials and communication through City Councillors, whose engagement in the community were appreciated by participants. Community hubs, including shopping centres, farmers’ markets, libraries and community centres, provide additional information through posters, printed materials and guidance from staff at South Arm Community Centre. Neighbourhood networks, including email, phone and local social media groups, also help residents stay informed about programs and events.

Participants emphasized the importance of ensuring communication is accessible to all. Paper-based materials, larger fonts, audible options and support

for those with sight loss or limited digital literacy were highlighted as critical for inclusive communication. Some participants noted that online communication and mobile apps can limit accessibility, particularly for those who are not able to find information online. While seniors who regularly attend community centres across the city were generally aware of available programs, those who do not visit frequently or who have limited digital access reported having less access to information. Participants also noted that the search function on the City's events website may be enhanced by adding relevant keywords to event listings, making relevant events easier for seniors to find.

Action and Follow-Up

Feedback regarding the importance of accessible and inclusive communication was shared with relevant City departments and partner organizations and will inform future planning. Feedback about the importance of accessible communications that accommodate a range of needs as well as seniors' preference for printed materials was acknowledged, alongside the City's ongoing efforts to balance these with sustainability objectives. A printed 55+ program guide is made available at City facilities on the Thursday prior to each registration date, providing advance information on upcoming programs. In addition, program information pamphlets and brochures are available at facilities, which support accessibility, awareness and informed participation by helping residents explore opportunities and prepare for registration.

The City continues to enhance accessibility features across its communication channels. In addition to ongoing efforts to align communications with the needs of diverse audiences, efforts will be made to ensure information is shared with seniors through community centres. Seniors Coordinators at South Arm Community Centre will continue to play a key role in supporting Gilmore/Shellmont seniors by providing in-person assistance and helping ensure they have clear, current and easy-to-access information about available programs and services.



Community Support and Health and Wellness Services

Age-friendly community support and health and wellness services are accessible and available in a range of options for those with varying health conditions. This allows seniors the opportunity to remain in their communities and maintain their health and independence. Examples include a range of health services such as home care, nutrition advice, physical activity programs and the availability of adult day programs and residential facilities for people who are no longer able to live at home.

Participant Feedback

Participants highlighted several strengths in the Gilmore/Shellmont neighbourhood. Participants noted a variety of fitness options within the city, including gyms, fitness classes, swimming pools and outdoor spaces such as the Dyke Trail and the Oval, which encourage physical activity and overall well-being. Wellness clinics offered at Richmond community centres provide preventative health services, such as affordable foot care and blood pressure monitoring. Participants noted that medical services are easy to access from the neighbourhood, including the Richmond East Urgent and Primary Care Centre, the medical services particularly for women's health near Gilbert Road and Westminster Highway, and a variety of physiotherapy, massage and dental services.

Many participants reported having a family doctor, but noted increasing challenges in accessing ongoing primary care, citing a shortage of family physicians and the closure of the Ironwood Medical Clinic. The Richmond East Urgent and Primary Care Centre was recognized as an important option for urgent and non-emergency care, in light of long wait times at Richmond Hospital. Access to specialists was also noted as a challenge, with many seniors needing to travel to Vancouver for appointments, which can be difficult for those with limited mobility or transportation options. Participants also noted that not all dentists participate in the Canadian Dental Care Plan, creating barriers to accessing dental care.



Action and Follow-Up

Feedback regarding limited access to primary care and challenges related to traveling outside Richmond for specialist care was shared with and noted by VCH and Richmond Division of Family Practice for consideration in future service planning.

Community Engagement and Employment

Age-friendly community engagement and employment allows seniors to maintain social connections, develop new skills and contribute to their communities in a meaningful way. This positively impacts their health and reduces age-related stigma, which in turn leads to seniors that are respected and engaged in their communities. Examples include opportunities to volunteer in the community, participate in local government meetings, find paid work suited to their skills and access clear information about available opportunities.

Participant Feedback

The group noted that City's community centres offer both volunteer and paid positions for seniors, providing opportunities to remain actively engaged. Volunteer recognition programs offered in the community were seen as valuable, acknowledging

the contributions of seniors and fostering ongoing participation. Participants were generally aware of and actively engaged in volunteer opportunities through the City and non-profit organizations. However, they noted that volunteer opportunities were not well-advertised, making it challenging for seniors who are not already connected to volunteer networks, especially those with limited comfort or access to digital tools.

Action and Follow-Up

Feedback regarding limited awareness of available opportunities, as well as the desire for more skill-aligned volunteer roles, was shared with and noted by relevant City departments and partner organizations, including RCRG, for future planning. Strengthening the role of Seniors Coordinators in supporting participation among those less comfortable with digital tools was discussed with City and Community Association and Society staff that work directly with seniors to help inform future engagement strategies. The City is currently developing a new Volunteer Management Strategy to respond to the changing needs and interests of the Richmond community and to support volunteer engagement through meaningful, positive opportunities and experiences.

PARTICIPANTS' REFLECTIONS AND EXPERIENCES



To assess the effectiveness of the Neighbourhood Group, pre- and post-program surveys were completed by all participants. These surveys provided insights directly from participants before and after the sessions, helping to inform the City's approach to facilitating future Age-Friendly Neighbourhood Groups in Richmond.

Participants of the Age-Friendly Gilmore/Shellmont Neighbourhood Group reported a significant increase in participants' awareness of and access to programs

and services for seniors in Richmond, which rose from 60 per cent prior to participation to 100 per cent following the program. Familiarity with the age-friendly concept increased from 70 per cent agreement prior to participation to 100 per cent following the program. A similar increase was observed in participants' confidence in advocating for age-friendly changes in their neighbourhood, which also rose from 70 per cent to 100 per cent. There was also a positive shift in participants' sense of safety, increasing from 70 per cent before the program to 88 per cent afterward. In contrast, participants' sense of belonging in the neighbourhood remained relatively stable.

Additionally, 100 per cent of participants agreed that participation in the Neighbourhood Group provided them with an opportunity to learn more about available seniors' programs and services in Richmond and contribute to positive change in their community. Eighty-seven per cent of participants agreed that participation in the neighbourhood group provided them an opportunity to learn more about their neighbourhood and engage in new experiences. Meanwhile, 75 per cent indicated that their involvement in the Neighbourhood Group helped build connections with their neighbours.

Participants described the engagement as "inclusive and informative" and many found the Neighbourhood Group "friendly and caring." These results highlight the program's positive impact in enhancing awareness, confidence and community connections among seniors.

NEXT STEPS AND CONCLUSION

The City of Richmond recognizes the important role of applying an age-friendly lens at the neighbourhood level in building community and keeping people healthy, well-connected and able to participate in their neighbourhoods.

The Age-Friendly Gilmore/Shellmont Neighbourhood Group sessions offered valuable insights into both the strengths and challenges experienced by seniors in the community. Participants highlighted key strengths of the Gilmore/Shellmont neighbourhood, including availability of accessible community spaces, availability of recreational areas such as local parks and a range of programs, services and volunteer opportunities that support seniors' well-being and ability to age in place.

They also identified areas for improvement, such as pedestrian and transportation safety, accessibility and maintenance of outdoor spaces, housing affordability and suitability, access to health care services within the neighbourhood and inclusive communication methods that accommodate different accessibility needs. Neighbourhood Group discussions reinforced the importance of continuing to foster social and intercultural connections in neighbourhoods.

All feedback gathered through the Neighbourhood Group process has been shared with relevant City departments and partner organizations. While this report highlights key examples from the discussion, all feedback has been communicated in full to inform both immediate actions and longer-term planning.

Additionally, these insights, alongside results from the pre- and post-program surveys, will help shape future age-friendly initiatives in Richmond. The City will refine the Neighbourhood Group process by building on strengths and incorporating participants feedback to refine key elements such as outreach strategies and session structure, ensuring each group is meaningful, inclusive and responsive to the needs of local seniors.

After the conclusion of the Age-Friendly Gilmore/Shellmont Neighbourhood Group in January 2026, the City of Richmond was accepted as a member of the World Health Organization's Global Network for Age-friendly Cities and Communities, reflecting the City's commitment to engage seniors and collaborate across sectors to create age-friendly built and social environments. As the City continues to expand Age-Friendly Neighbourhood Groups across all neighbourhoods in Richmond, emerging trends will be monitored to support the broader implementation of Richmond's Seniors Strategy, particularly Strategic Direction 1: creating age-friendly neighbourhoods that support aging in place. These efforts align with the Council-adopted Seniors Strategy's broader vision of ensuring that "all seniors living in Richmond are safe, respected, healthy, and engaged in their communities."





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