City of Richmond

REVISED
Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, November 9, 2026
7:00 p.m.

Pg. # ITEM

MINUTES

1. ***Motion to:***

CNCL-9 ***(1) adopt the minutes of the Regular Council meeting held on October 26, 2026;***

CNCL-17 ***(2) adopt the minutes of the Inaugural Council meeting held on November 2, 2026; and***

CNCL-26 ***(3) adopt the minutes of the Special Council meeting held on November 3, 2026.***

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 14.

4. ***Motion to rise and report.***

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Application For a Liquor Primary Liquor Licence # 307706 Structural Change (Capacity Increase) Xtreme Bowling Entertainment Corp., DBA: Splitsville Riverport – Operating at 14200 Entertainment Boulevard Unit 150
- Update on Immigration, Refugees and Citizenship Canada (IRCC) Funding Reductions and Eligibility Changes
- City Signature and Community Events Program 2027
- Clarifying the City's Position on Supervised Consumption Sites
- Land use applications for first reading (to be further considered at the Public Hearing on December 14, 2026):
  - 11001 Shell Road, 11011 Shell Road, 10700 Steveston Highway, And Richmond Unaddressed Parcel (PID 015-725-880) – Rezone from the "Agriculture (AG1)" Zone To the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" Zone (Salim Karimani – Applicant)

Pg. # ITEM

- Housing Agreement (Market Rental Housing) Amendment Application For 3420 Ketcheson Court

5. ***Motion to adopt Items No. 6 through No. 12 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-28

(1) the General Purposes Committee meeting held on November 3, 2026; and

(2) the Planning Committee meeting held on November 4, 2026; *(distributed separately)*

be received for information.

Consent Agenda Item

7. **APPLICATION FOR A LIQUOR PRIMARY LIQUOR LICENCE # 307706 STRUCTURAL CHANGE (CAPACITY INCREASE) XTREME BOWLING ENTERTAINMENT CORP., DBA: SPLITSVILLE RIVERPORT – OPERATING AT 14200 ENTERTAINMENT BOULEVARD UNIT 150**
(File Ref. No. 12-8375-3) (REDMS No. 8526008)

CNCL-35

See Page **CNCL-35** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the application from Xtreme Bowling Entertainment Corp. doing business as, Splitsville Riverport, seeking a permanent amendment to Liquor Primary Liquor Licence # 307706; for a Structural Change (Capacity Increase) to 500 persons, currently set at 460 persons, be supported; and

(2) That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

Consent Agenda Item

8. **UPDATE ON IMMIGRATION, REFUGEES AND CITIZENSHIP CANADA (IRCC) FUNDING REDUCTIONS AND ELIGIBILITY CHANGES**
(File Ref. No. 07-3300-01) (REDMS No. 8552770)

CNCL-47

See Page **CNCL-47** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That a letter be prepared for the Mayor's signature addressed to senior levels of government, including the Prime Minister of Canada; the Premier of British Columbia; the Minister of Immigration, Refugees and Citizenship; the Minister of Post-Secondary Education and Future Skills; and Richmond's Members of Parliament and Members of the Legislative Assembly, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable funding model that is informed by immigration targets and responds to newcomers' needs.

Consent Agenda Item

9. **CITY SIGNATURE AND COMMUNITY EVENTS PROGRAM 2027**
(File Ref. No. 11-7400-01) (REDMS No. 8524208)

CNCL-55

See Page **CNCL-55** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) That the City Signature and Community Events Program 2027, as outlined in Table 1 of the report titled "City Signature and Community Events Program 2027", dated October 22, 2026, from the General Manager, Parks, Recreation and Culture, be approved for the following events and initiatives:

(a) Children's Arts Festival;

(b) Richmond Cherry Blossom Festival;

(c) Doors Open Richmond;

(d) Community Celebration Grant Program;

(e) Neighbourhood Block Party Program;

(f) Steveston Salmon Festival;

(g) Richmond Maritime Festival; and

(h) Richmond Farm Fest.

(2) That the expenditures totaling $1,115,000 for the City Signature and Community Events Program 2027 with funding of $960,000 from the Rate Stabilization Account, $95,000 estimated sponsorship and $60,000 estimated grant revenue be included in the 2027 budget process.

Consent Agenda Item

10. **CLARIFYING THE CITY'S POSITION ON SUPERVISED CONSUMPTION SITES**
(File Ref. No.) (REDMS No.)

GENERAL PURPOSES COMMITTEE RECOMMENDATION

WHEREAS public perception and uncertainty persist regarding whether the City of Richmond may pursue or consider a supervised consumption site in the future;

AND WHEREAS the City of Richmond has previously considered the feasibility of a supervised consumption site and subsequently confirmed that such a site would not proceed;

AND WHEREAS clarity regarding the City's position is important to ensuring that residents have an accurate understanding of this matter;

BE IT RESOLVED THAT the City of Richmond will not pursue, initiate, study, plan for, or advance the establishment of a supervised consumption site within the City of Richmond.

Pg. # ITEM

Consent Agenda Item

11. **APPLICATION BY SALIM KARIMANI FOR REZONING AT 11001 SHELL ROAD, 11011 SHELL ROAD, 10700 STEVESTON HIGHWAY, AND RICHMOND UNADDRESSED PARCEL (PID 015-725-880) FROM THE "AGRICULTURE (AG1)" ZONE TO THE "AGRICULTURE AND ASSEMBLY (ZA5) – SHELL ROAD (GILMORE)" ZONE**
(File Ref. No. RZ 23-024473 (REDMS No. 8371795)

CNCL-86

See Page **CNCL-86** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10804, to create the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, and to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, be introduced and given first reading.

Consent Agenda Item

12. **HOUSING AGREEMENT (MARKET RENTAL HOUSING) AMENDMENT APPLICATION FOR 3420 KETCHESON COURT**
(File Ref. No. 08-4057-05) (REDMS No. 8540956)

CNCL-107

See Page **CNCL-107** for full report

PLANNING COMMITTEE RECOMMENDATION

That Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw 10803 be introduced and given first, second and third reading.

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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Pg. # ITEM

NON-CONSENT AGENDA ITEMS

FINANCE AND CORPORATE SERVICES DIVISION

13. **2026 GENERAL LOCAL AND SCHOOL ELECTION RESULTS**
(File Ref. No. 12-8125-80-01) (REDMS No. 7020953)

CNCL-135 See Page **CNCL-135** for full report

STAFF RECOMMENDATION

That the Declaration of Official Results for the 2026 General Local and School Election, dated October 21, 2026, attached to the staff report from the Chief Election Officer, be received for information by Richmond City Council in accordance with the requirement of Section 158 of the Local Government Act.

ADDED 13A. **AMENDMENTS TO THE 2026 COUNCIL MEETING SCHEDULE**
(File Ref. No. 01-0105-01) (REDMS No. 8584106)

CNCL-203 See Page **CNCL-203** for full report

STAFF RECOMMENDATION

That the following amendments be made to the 2026 Council Meeting Schedule:

(1) The Parks, Recreation and Cultural Services Committee meeting scheduled for November 24, 2026, be cancelled;

(2) The General Purposes Committee and the Finance and Audit Committee meetings scheduled for November 30, 2026, be rescheduled for December 7, 2026;

(3) The General Purposes Committee meeting scheduled for December 14, 2026, be cancelled;

(4) The Planning Committee meetings scheduled for December 1 and December 15, 2026, be cancelled and a Planning Committee meeting be scheduled for December 8, 2026; and

(5) The Council meeting scheduled for December 7, 2026 and Special Council meeting scheduled for December 16, 2026, be cancelled, and a Council meeting be scheduled for December 14, 2026.

Pg. # ITEM

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-150 Consolidated Fees Bylaw No. 8636, Amendment **Bylaw No. 10774**
Opposed at 1st/2nd/3rd Readings – None.

DEVELOPMENT PERMIT PANEL

14. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

CNCL-198 ***(1) That the Chair's report for the Development Permit Panel meetings held on July 29, 2026, and September 16, 2026, be received for information; and***

(2) That the recommendations of the Panel to authorize the issuance of:

(a) a Development Variance Permit (DV 25-026463) for the property at 11500 Westminster Highway; and

(b) a Development Permit (DP 23-020753) for 3420 Ketcheson Court.

be endorsed, and the Permits so issued.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

15. ***Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.***

Alex Sagert to delegate on public safety concerns and underutilization of Brighouse Park.

16. ***Motion to rise and report.***

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Monday, October 26, 2026

Place:	Council Chambers Richmond City Hall
Present:	Mayor Malcolm D. Brodie Councillor Carol Day Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe Corporate Officer – Claudia Jesson
Absent:	
Call to Order:	Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R26/18-1 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on October 13, 2026, be adopted as circulated;

(2) the minutes of the Special Council meeting held on October 19, 2026, be adopted as circulated; and

(3) the minutes of the Regular Council meeting for Public Hearings held on October 19, 2026, be adopted as circulated.

CARRIED

Regular Council
Monday, October 26, 2026

PRESENTATION

2026 Lulu Awards in Urban Design

Mayor Brodie highlighted the projects being recognized are attractive additions to our community that raise the bar on urban design in Richmond, expressed appreciation to everyone who submitted an entry to the 2026 Lulu Awards in Urban Design.

The following projects received honourable mentions:

(1) Hummingbird Child Care Facility, developed by ASPAC Developments Ltd., and designed by Public Architecture and PFS Studio.

(2) Cavendish, developed by Panatch Group, and designed by PMG Landscape Architects and Yamamoto Architecture Inc.

(3) Minoru Park – Lakes District Renewal, designed by ISL Engineering and Land Services.

(4) Waterfront Park and Dike Ecobench, developed by ASPAC Developments Ltd., and designed by PFS Studio.

Mayor Brodie then presented the 2026 Lulu Awards for urban design:

(1) In the category of Buildings: Residential and Mixed-Use (High-Rise):

The RC at CF Richmond Centre (Phase 1), developed by Cadillac Fairview and Shape Properties, and designed by GBL Architects Inc., Hewitt and PFS Studio.

(2) In the category of Buildings: Residential and Mixed-Use (High-Rise):

Hollybridge by River Green (Lot 17), developed by ASPAC Developments Ltd., and designed by ARCADIS Architects (Canada) Inc. and PFS Studio.

(3) In the category of Open Space: Public and Institutional Open Space to:

Hollybridge by River Green (Lot 17), developed by ASPAC Developments Ltd., and designed by PFS Studio and ARCADIS Architects (Canada) Inc.

(4) In the category of Open Space: Ecological Design and Innovation to:

Lot 14 Heritage Boardwalk and Environmentally Sensitive Area / Riparian Management Area, developed by ASPAC Developments Ltd., and designed by PFS Studio and DIALOG.

COMMITTEE OF THE WHOLE

R26/18-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:11 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

R26/18-3 4. It was moved and seconded
That Committee rise and report (7:12 p.m.).

CARRIED

CONSENT AGENDA

R26/18-4 5. It was moved and seconded
That Items No. 6 through No. 10 be adopted by general consent.

CARRIED

Regular Council
Monday, October 26, 2026

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Community Safety Committee meeting held on October 14, 2026; and

(2) the General Purposes Committee meeting held on October 19, 2026;

be received for information.

ADOPTED ON CONSENT

7. **HOUSING TARGET ORDER**
(File Ref. No. 01-0035-20-HSUP1) (REDMS No. 8512398)

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

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

ADOPTED ON CONSENT

8. **AWARD OF CONTRACT – 8522Q – SUPPLY AND DELIVERY OF VALVES & HYDRANTS**
(File Ref. No. 03-1000-20-8522Q) (REDMS No. 8519436)

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

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

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

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

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

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

ADOPTED ON CONSENT

9. **WEST RICHMOND PAVILION PUBLIC ART CONCEPT PROPOSAL**
(File Ref. No. 11-7000-09-20-376) (REDMS No. 8394151, 8141818, 8450617, 8450615)

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

ADOPTED ON CONSENT

Regular Council
Monday, October 26, 2026

10. **APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 3691/3695 CHATHAM STREET FROM "STEVESTON COMMERCIAL (CS3)" ZONE TO "COMMERCIAL MIXED USE (ZMU65) – CHATHAM STREET (STEVESTON)" ZONE**
(File Ref. No. 12-8060-20-010759, RZ 2024-042233) (REDMS No. 8497547, 8382066)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10759 to create the "Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)" zone, and to rezone 3691/3695 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU65) – Chatham Street (Steveston)", be introduced and given first, second and third reading.

ADOPTED ON CONSENT

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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NON-CONSENT AGENDA ITEMS

ENGINEERING AND PUBLIC WORKS

11. **SANITARY SEWER REPAIRS – 9000 BLOCK NO. 3 ROAD LANEWAY**
(File Ref. No. 0-6400-05-01) (REDMS No. 8565279)

R26/18-5 It was moved and seconded
That the estimated cost of $2,000,000 for the sanitary sewer repairs along 9000 Block No. 3 Road laneway be funded from the existing Council-approved Sanitary Sewer Gravity System and Rehabilitation capital projects.

CARRIED

Regular Council
Monday, October 26, 2026

BYLAWS FOR ADOPTION

R26/18-6 It was moved and seconded
That the following bylaws be adopted:

Permissive Property Tax Exemption (2027) Bylaw No. 10773;

Consolidated 5 Year Financial Plan (2026-2030) Bylaw No. 10727, Amendment Bylaw No. 10802; and

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

CARRIED

DEVELOPMENT PERMIT PANEL

R26/18-7 12. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on October 15, 2026, and the Chair's report for the Development Permit Panel meetings held on May 27, 2026, and July 15, 2026, be received for information; and

(2) That the recommendations of the Panel to:

(a) authorize the issuance of Development Permit (DP 26-009020) for the property at 10695 Aintree Place, be endorsed and the Permit so issued; and

(b) authorize changes to the design of the Development Permit (DP 18-841057) issued for the property at 7811 Alderbridge Way, be endorsed and the changes be deemed to be in General Compliance with the approved Development Permit.

CARRIED

Regular Council
Monday, October 26, 2026

PUBLIC ANNOUNCEMENTS AND EVENTS

As this was the final meeting of the current Council term, Mayor Brodie expressed his appreciation to Council members for their service, dedication, and contributions to the Richmond community over the past four years, and extended special recognition to Councillor Bill McNulty, who is retiring after 33 years of service on Richmond City Council, acknowledging his remarkable commitment and lasting contributions to the City. Mayor Brodie also thanked Councillor Alexa Loo for her energy and dedication over three terms, and Councillor Kash Heed for bringing his extensive public-service experience to Council during the current term.

ADJOURNMENT

R26/18-8 It was moved and seconded
That the meeting adjourn (7:35 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, October 26, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

City of Richmond

Minutes

Inaugural Council

Monday, November 2, 2026

Place:	Council Chambers Richmond City Hall
Present:	Mayor Rob Howard Mayor Malcolm D. Brodie Councillor Carol Day Councillor Kenny Chiu Councillor Laura Gillanders Councillor Andy Hobbs Councillor Kevin Lai Councillor Gary Law Councillor Sheldon Starrett Councillor Michael Wolfe Corporate Officer – Claudia Jesson
Call to Order:	Mayor Brodie called the meeting to order at 7:00 p.m.

The City Clerk introduced and called forward the Honourable Mr. Eric V. Gottardi, Justice of the Supreme Court of British Columbia to administer the Oaths of Office and Oaths of Allegiance, on the Councillors-Elect.

Mr. Eric V. Gottardi then administered the Oath of Office and the Oath of Allegiance on Mayor-Elect Howard.

Mayor Brodie handed over the Chains of Office to the newly sworn in Mayor Howard.

After swearing the Oath of Office and Oath of Allegiance, and receiving the Chains of Office, Mayor Howard assumed the Chair.

On behalf of Council, Mayor Howard expressed his gratitude to Honourable Mr. Eric V. Gottardi, for officiating at this evening's proceedings and presented him with a gift of appreciation.

Inaugural Council
Monday, November 2, 2026

6. INAUGURAL ADDRESS BY MAYOR HOWARD

Mayor Howard gave his Inaugural Address (attached to and forming part of these minutes as Schedule 1).

7. APPOINTMENTS TO THE BOARD OF METRO VANCOUVER

IN26/1-1 It was moved and seconded

(a) That Mayor Rob Howard be appointed as the first Director on the Metro Vancouver Board with an allocation of four (4) votes.

CARRIED

IN26/1-2 It was moved and seconded

(b) That Councillor Carol Day be appointed as the second Director on the Metro Vancouver Board with an allocation of four (4) votes.

CARRIED

IN26/1-3 It was moved and seconded

(c) That Councillor Michael Wolfe be appointed as the third Director on the Metro Vancouver Board; with an allocation of three (3) votes.

CARRIED

IN26/1-4 It was moved and seconded

(d) That Councillor Kenny Chiu be appointed as the alternate to the first Director on the Metro Vancouver Board.

CARRIED

IN26/1-5 It was moved and seconded

(e) That Councillor Kevin Lai be appointed as the alternate to the second Director on the Metro Vancouver Board.

CARRIED

Inaugural Council
Monday, November 2, 2026

IN26/1-6 It was moved and seconded

(f) That Councillor Laura Gillanders be appointed as the alternate to the third Director on the Metro Vancouver Board.

CARRIED

IN26/1-7 It was moved and seconded

(g) That Councillor Sheldon Starrett be appointed as the second alternate to the first Director on the Metro Vancouver Board.

CARRIED

IN26/1-8 It was moved and seconded

(h) That Councillor Gary Law be appointed as the second alternate to the second Director on the Metro Vancouver Board.

CARRIED

IN26/1-9 It was moved and seconded

(i) That Councillor Andy Hobbs be appointed as the second alternate to the third Director on the Metro Vancouver Board.

CARRIED

1. NOMINATION TO THE BOARD OF THE EMERGENCY COMMUNICATIONS FOR SOUTHWEST BRITISH COLUMBIA (E-COMM)

IN26/1-10 It was moved and seconded

That the previous appointment for the representative to the Board of the Emergency Communications for Southwest British Columbia (E-COMM), be rescinded.

CARRIED

Inaugural Council
Monday, November 2, 2026

IN26/1-11 It was moved and seconded
That Councillor Andy Hobbs be appointed to the Board of the Emergency Communications for Southwest British Columbia (E-COMM) from November 2, 2026, until the Annual General Meeting of E-COMM in June 2027.

CARRIED

2. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL REGIONAL ORGANIZATIONS

(a) The appointment of the Council alternate to the Translink – Mayors' Council until November 8, 2027 was deferred to the November 3, 2026, Open General Purposes Committee Meeting.

IN26/1-12 It was moved and seconded
(b) That Councillor Kenny Chiu be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 8, 2027.

CARRIED

IN26/1-13 It was moved and seconded
(c) That Councillor Carol Day be appointed as the Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in 2027.

CARRIED

IN26/1-14 It was moved and seconded
That Councillor Andy Hobbs be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in 2027.

CARRIED

Inaugural Council
Monday, November 2, 2026

3. NAMING OF STANDING COMMITTEES AND THEIR COMPOSITION BY THE MAYOR

Mayor Howard announced the following Standing Committees and their membership:

COMMUNITY SAFETY COMMITTEE

Cllr. Carol Day (*Chair*)
Cllr. Gary Law (*Vice-Chair)*
Cllr. Andy Hobbs
Cllr. Sheldon Starrett
Cllr. Michael Wolfe

FINANCE & AUDIT COMMITTEE

Mayor Rob Howard *(Chair)*
All members of Council

GENERAL PURPOSES COMMITTEE

Mayor Rob Howard *(Chair)*
All members of Council

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE

Cllr. Laura Gillanders (*Chair*)
Cllr. Kevin Lai (*Vice-Chair)*
Cllr. Andy Hobbs
Cllr. Gary Law
Cllr. Michael Wolfe

Inaugural Council
Monday, November 2, 2026

PLANNING COMMITTEE

Cllr. Andy Hobbs (*Chair)*
Cllr Kenny Chiu (*Vice-Chair)*
Cllr. Carol Day
Cllr. Laura Gillanders
Cllr. Kevin Lai

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Michael Wolfe (*Chair*)
Cllr. Sheldon Starrett (*Vice-Chair*)
Cllr. Kenny Chiu
Cllr. Carol Day
Cllr. Laura Gillanders

ADJOURNMENT

IN26/1-15 It was moved and seconded
That the meeting adjourn (7:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, November 2, 2026.

Mayor (Rob Howard)

Corporate Officer (Claudia Jesson)

Family. Friends. Neighbours. Fellow Richmond residents.

Thank you for the trust you have placed in me to serve as Mayor of our great city.

Together, at the Council table, we have been entrusted with something special, a city with a proud history, a strong financial foundation, and a reputation for responsible fiscal management.

For generations, Richmond has balanced today's needs with tomorrow's opportunities, Keeping taxes competitive, maintaining strong reserves, and delivering the quality services residents and businesses depend on.

This is a legacy we can all be proud of, and one we must work together to protect.

Like communities across Metro Vancouver, Richmond faces growing challenges, from housing pressures and rising costs to increasing demands on infrastructure.

These realities make responsible leadership, sound financial management, and thoughtful decision-making more important than ever.

Challenges also bring opportunities. To strengthen our neighbourhoods, support our local economy, improve public services, and ensure Richmond remains one of the best places in the Province to raise a family and build a future.

I come to this table with humility, a deep sense of duty, and great optimism for what we can accomplish together.

To everyone around this table, we share something important: a deep love for Richmond and a commitment to serving its residents.

Each of us brings different experiences, perspectives and strengths. That diversity is one of our greatest assets as a Council. Together, we bring decades of experience in public safety, a commitment to protecting our farmland, waterways and heritage, and a wealth of business, organizational, community and leadership experience.

We also recognize that many of the challenges facing Richmond cannot be addressed by the City alone. Building strong relationships with provincial and federal partners, and ensuring Richmond's voice is heard, will be essential.

We won't always agree, and that's okay. Strong leadership means listening to one another, respecting different perspectives and finding common ground. Ultimately, that leads to better decisions for our city.

Working together with mutual respect, fresh ideas, and a shared commitment to putting Richmond and its residents first.

All along, my vision for Richmond has been guided by one simple idea, giving our residents peace of mind. Peace of mind knowing their families are safe. Knowing their tax dollars are being spent responsibly and knowing that young families and seniors are supported, respected and cared for.

There are several priorities I would like us to take forward together. First, public safety. I remain committed to Richmond's position on supervised injection facilities. I have already agreed to put a motion, on this topic, on the Agenda this week, and look forward to debating its substance. Second, accountability and responsible spending.I will ask Council to support an independent Value for Money review to identify efficiencies, improve services and ensure every tax dollar delivers value. Other Cities have found meaningful savings through this kind of exercise, and I believe it can deliver similar results for Richmond. Third, housing, in particular, our seniors, who have contributed so much to our community. They deserve the opportunity to age with dignity, security and peace of mind

So we will work with staff to reduce unnecessary wait times, and explore innovative options that allow young families to put down roots, and seniors to age comfortably, in the community they call home.

Around this table, working with our professional staff, we have the experience and the expertise to build a bright future for our city.....A city that works for everyone.

And just look at what we can do when we work together. When the Cowichan decision came down, Richmond rose up to stand against it. We demanded a written, legally-binding commitment that the Cowichan Nation would not come after private property and late last month, we learned that lawyers for the Cowichan Nation are working on a proposal to protect private property rights.

You spoke. We listened. And apparently, so did they.

I support wholeheartedly the proposal to waive Development Cost Charges so that a new Lions Manor can be built in Steveston and I have already received a letter from the Provincial Deputy Minister of infrastructure, in response to my earlier letter, clarifying construction of the Hospital will proceed.

During the campaign I also spoke of Richmond as a waterfront City, a gateway City, a city that lives up to its incredible promise. We will engage immediately in creating a plan for an arts and cultural centre at our City Centre waterfront. A place where families can stroll, Seniors can gather and the community can come together. We will talk to stakeholders and senior levels of government to get to work on building a world class Trade and exhibition centre, right here in Richmond, further cementing Richmond as THE

Gateway to the Pacific, we have a world class, award winning airport right here, we have seaports, we have highway corridors ... ALL that connect us to the world.

AND of course we have the people...

We have the people that live here, work here, run businesses here and raise their families here, all are part of our community and already have the connections we need to further succeed as a Gateway city.

These are just a few priorities that will help us build on a proud legacy for our city. All of this is to do the right thing by our taxpayers. Working together, all of us, Mayor & Council, city staff, residents and businesses... I know that we can move Richmond forward into a bright future. Strong, and united, building a city that works for everyone, building a city that lives up to its incredible promise!

Let's. get. this. done!

City of Richmond

Minutes

Special Council
Tuesday, November 3, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Rob Howard
Councillor Kenny Chiu (entered the meeting at 4:34 p.m.)
Councillor Carol Day
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Kevin Lai
Councillor Gary Law
Councillor Sheldon Starrett
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

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

****

The meeting reconvened at 4:34 p.m. following the Open General Purposes Committee meeting, with all members of Council present.

Mayor Howard announced that the items related to the appointment of Council members to the various Committees be deferred to the November 16, 2026, Open General Purposes Committee meeting.

Special Council
Tuesday, November 3, 2026

RES NO.	ITEM

SP26/6-1 It was moved and seconded

That Items No. 1 - 6 be deferred to the Open General Purposes Committee meeting on November 16, 2026.

CARRIED

ADJOURNMENT

SP26/6-2 It was moved and seconded
That the meeting adjourn (4:35 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Tuesday, November 3, 2026.

Mayor (Rob Howard)

Corporate Officer (Claudia Jesson)

City of Richmond

Minutes

General Purposes Committee

Date: Tuesday, November 3, 2026

Place: Anderson Room
Richmond City Hall

Present: Mayor Rob Howard, Chair
Councillor Kenny Chiu (4:03 p.m.)
Councillor Carol Day
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Kevin Lai
Councillor Gary Law
Councillor Sheldon Starrett
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on October 19, 2026, be adopted as circulated.

CARRIED

AGENDA DELETIONS

It was moved and seconded

That Items No. 5 – 10, "Appointment of Members of Council (and their alternates) as the Liaisons to City Advisory Committees and Organizations", "Appointment of Members of Council as Liaisons to Community Associations", "Appointment of Members of Council as the Liaisons to various City Boards", "Appointment of Members of Council as Liaisons to various Societies", "Appointment of Parcel Tax Roll Review Panel for Local Area Services", and "Appointment of Acting Mayors from November 2, 2026 to November 8, 2027", be deferred to the November 16, 2026, Open General Purposes Committee Meeting.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

1. **APPLICATION FOR A LIQUOR PRIMARY LIQUOR LICENCE # 307706 STRUCTURAL CHANGE (CAPACITY INCREASE) XTREME BOWLING ENTERTAINMENT CORP., DBA: SPLITSVILLE RIVERPORT – OPERATING AT 14200 ENTERTAINMENT BOULEVARD UNIT 150**
(File Ref. No. 12-8375-3) (REDMS No. 8526008)

Councillor Starrett declared a conflict of interest due to employment with the Liquor and Cannabis Regulation Branch (LCRB) and left the meeting (4:03 p.m.)

Councillor Chiu entered the meeting (4:04 p.m.).

In reply to queries from Committee, staff advised that there has not been any reported noise complaints to date and the proposed increased capacity should not change the level of noise that already exists in the surrounding community.

It was moved and seconded

(1) That the application from Xtreme Bowling Entertainment Corp. doing business as, Splitsville Riverport, seeking a permanent amendment to Liquor Primary Liquor Licence # 307706; for a Structural Change (Capacity Increase) to 500 persons, currently set at 460 persons, be supported; and

(2) That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

CARRIED

Councillor Starrett returned to the meeting (4:06 p.m.).

2.

PLANNING AND DEVELOPMENT DIVISION

2. **UPDATE ON IMMIGRATION, REFUGEES AND CITIZENSHIP CANADA (IRCC) FUNDING REDUCTIONS AND ELIGIBILITY CHANGES**
(File Ref. No. 07-3300-01) (REDMS No. 8552770)

A brief discussion ensued in regard to increasing support and funding to the City of Richmond Immigrant Mentorship Program.

It was moved and seconded
That a letter be prepared for the Mayor's signature addressed to senior levels of government, including the Prime Minister of Canada; the Premier of British Columbia; the Minister of Immigration, Refugees and Citizenship; the Minister of Post-Secondary Education and Future Skills; and Richmond's Members of Parliament and Members of the Legislative Assembly, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable funding model that is informed by immigration targets and responds to newcomers' needs.

CARRIED

PARKS, RECREATION & CULTURE DIVISION

3. **CITY SIGNATURE AND COMMUNITY EVENTS PROGRAM 2027**
(File Ref. No. 11-7400-01) (REDMS No. 8524208)

In reply to queries from Committee, staff advised that (i) economic data for signature events are collected through a new geofencing program as well as Tourism Richmond's Destination International Economic Impact calculator, (ii) the Steveston Salmon Festival and the Maritime Festival generate the most revenue, (iii) external sponsorship and school participation fees help fund the Children's Art Festival, (iv) the City works collaboratively with community partners to organize the Steveston Salmon Festival, and (v) event programming has evolved from major events to community events with all events delivered in partnership with community groups.

Further discussion ensued regarding the proposed Minoru Lakes Festive Lights event and Christmas markets.

It was moved and seconded

(1) That the City Signature and Community Events Program 2027, as outlined in Table 1 of the report titled "City Signature and Community Events Program 2027", dated October 22, 2026, from the General Manager, Parks, Recreation and Culture, be approved for the following events and initiatives:

(a) Children's Arts Festival;

(b) Richmond Cherry Blossom Festival;

(c) Doors Open Richmond;

(d) Community Celebration Grant Program;

(e) Neighbourhood Block Party Program;

(f) Steveston Salmon Festival;

(g) Richmond Maritime Festival; and

(h) Richmond Farm Fest.

(2) That the expenditures totaling $1,115,000 for the City Signature and Community Events Program 2027 with funding of $960,000 from the Rate Stabilization Account, $95,000 estimated sponsorship and $60,000 estimated grant revenue be included in the 2027 budget process.

CARRIED

COUNCILLOR LAURA GILLANDERS

4. **CLARIFYING THE CITY'S POSITION ON SUPERVISED CONSUMPTION SITES**
(File Ref. No.) (REDMS No.)

It was moved and seconded
WHEREAS public perception and uncertainty persist regarding whether the City of Richmond may pursue or consider a supervised consumption site in the future;

AND WHEREAS the City of Richmond has previously considered the feasibility of a supervised consumption site and subsequently confirmed that such a site would not proceed;

AND WHEREAS clarity regarding the City's position is important to ensuring that residents have an accurate understanding of this matter;

BE IT RESOLVED THAT the City of Richmond will not pursue, initiate, study, plan for, or advance the establishment of a supervised consumption site within the City of Richmond.

The question on the motion was not called as discussion ensued regarding the City's stance on not pursuing the supervised consumption site and providing more clarity to Richmond residents.

As a result of the discussion, a motion to table the matter to the next General Purposes Committee meeting to provide a more comprehensive motion as well as opportunities for the public to speak was introduced, but failed to receive a seconder.

Committee spoke to former Mayor Brodie's letter of February 23, 2024, (attached to and forming part of these minutes as Schedule 1), reiterating that the City is not pursuing a supervised consumption site.

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

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, November 3, 2026.

Mayor Rob Howard
Chair

Andrea Mizuguchi
Legislative Services Associate

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Tuesday, November 3, 2026.

City of Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No. 604-276-4332
www.richmond.ca

February 23, 2024

Letter to the Editor

Dear Editor,

Re: Supervised Consumption Site

I am writing to clarify the events of February 12-13 at City Council when a resolution was adopted by a 7-2 vote to study the feasibility of a supervised consumption site located at the hospital in Richmond. The issue came forward to Council after 26 residents died from drug overdoses in 2023. Sadly, more will likely die this year.

The resolution did not propose that a site be established by the City, because Council has no legal ability to do that. However, Council wanted to investigate the viability of such a site located at the hospital and see if it would assist in mitigating our growing overdose crisis. If such a site was eventually approved, it would be the responsibility of Vancouver Coastal Health, which has now stated it will not open a supervised consumption site in Richmond.

There was much interest on the matter shown by residents – some against and some in support. In the end, seven members of Council supported the Motion to study the feasibility of such a site.

Regrettably, drug use is a reality in every community in B.C., especially following drug decriminalization by senior government. However, the discussion is closed on the investigation of whether a supervised consumption site is viable here. There will be no more investigation. In the broader perspective, I believe that by working together as a community, we can find solutions to keep Richmond the safe, vibrant, inclusive city we are proud to call home.

Yours truly,

Malcolm D. Brodie
Mayor

City of Richmond

Malcolm D. Brodie
Mayor
6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
www.richmond.ca

February 23, 2024

致總編輯的信

總編輯您好：

關於：　　監管注射站

此封信是為了說明 2 月 12 日至 13 日市議會發生的事件，當時市議會以 7 比 2 票數通過動議，建議研究位於列治文醫院的監管注射站之可行性。因為在 2023 年有 26 名列治文居民因服藥過量致死，這個問題因此被提至市議會。遺憾的是，今年可能還會有更多人因服藥過量致命。

這項決議並非提議由市政府設立監管注射站，因為市議會無該法律權力。而當時市議會希望調查在醫院設立注射站的可行性，了解注射站的設立是否有助於緩解本市日益嚴重的服藥過量危機。如果設立注射站最終獲得批准，則將由溫哥華沿岸衛生局負責，但衛生局現已表示不會在列治文設立監管注射站。

居民們對此議題非常之關注 - 有人反對、有人支持。最終有七名市議員支持研究設立注射站可行性之議案。

令人遺憾的是，藥物使用在 BC 省的每個社區已經是個實際狀況，特別是在政府將毒品合法化之後。 不過，關於調查監管注射站可行性的討論已經結束， 將不會採取進一步的調查。從更廣泛的角度來看，我深信在透過社區的共同努力下，我們可以找到解決之道，為這座個我們能引以為傲地稱之為家的城市，保持其安全、活力及包容性。

Yours truly,

Malcolm D. Brodie
Mayor

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	September 3, 2026
From:	Anthony Capuccinello Iraci General Manager, Law and Community Safety	**File:**	12-8375-3/2025-Vol 01
Re:	**Application For a Liquor Primary Liquor Licence # 307706 Structural Change (Capacity Increase) Xtreme Bowling Entertainment Corp., dba: Splitsville Riverport – Operating at 14200 Entertainment Boulevard Unit 150**		

Staff Recommendations

1. That the application from Xtreme Bowling Entertainment Corp. doing business as, Splitsville Riverport, seeking a permanent amendment to Liquor Primary Liquor Licence # 307706; for a Structural Change (Capacity Increase) to 500 persons, currently set at 460 persons, be supported; and

2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information as set out in Attachment 1 to this report, advising that Council recommends the approval of the amendment to the Liquor Primary Liquor Licence as described in Recommendation 1 of this report.

Executive Summary

This Report requests that Council endorse amending the existing Liquor Licence for Splitsville Riverport, with premises located at 14200 Entertainment Boulevard Unit 150, to allow a capacity increase of 40 additional people to a maximum of 500 people.

Council's endorsement is required by the Liquor and Cannabis Regulation Branch (LCRB) for all new liquor primary licences or amendments to existing Liquor Licences. Should Council choose to endorse this amendment, a letter will be sent to the LCRB who has the final authority to approve all such amendments.

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the Liquor Control and Licensing Act (Act) and the Regulations made pursuant to the Act.

This Report pertains to an application to the LCRB and the City of Richmond by Xtreme Bowling Entertainment Corp., doing business as and hereinafter referred to as, Splitsville Riverport, for an amendment to the Liquor Primary Liquor Licence # 307706, proposing a structural change, capacity increase to 500 persons. The total person capacity is currently set at 460 persons. This amounts to an increase of 40 persons. The liquor service hours currently in effect will not change, set at 10:00 AM to 2:00 AM, Monday to Sunday.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence amendment application for an amendment to the Liquor Primary Liquor Licence. The process requires the local government to provide comments with respect to the following criteria:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

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

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

Analysis

Location of the Establishment

Splitsville Riverport is currently operating a licenced restaurant as well as a ten and five pin bowling centre along with an amusement centre located at 14200 Entertainment Blvd Unit 150 and 180. Splitsville Riverport is doing structural changes with permits to amalgamate the two units under the active unit number of 150. The location map is appended as Attachment 2.

The property is Zoned Entertainment and Athletics (CEA) with the following relevant permitted uses respective to this application:

- Liquor primary establishment;
- Restaurant;

- Recreation, indoor.
- Amusement centre

Splitsville Riverport is situated in a commercial use area focusing on sports and entertainment. There are approximately 17 establishments covering a wide footprint. The largest, being a movie theatre followed by a City owned skating arena and swimming pool. The businesses in this area range from entertainment, sports, indoor recreation, retail shops and restaurants. There are also some residential complexes east of Splitsville Riverport.

The Bowling Alley and restaurant have been operating in this area since 1997 and under Splitsville Riverport ownership since 2023. Since the change of ownership, no issues have arisen regarding non-compliance in respect of City bylaws.

The overall footprint of the Splitsville Riverport's bowling establishment and the restaurant will remain unchanged other than the licenced service areas as a result of the interior modifications that are underway with approved permits to have both units 150 and 180 recognized as one unit under the unit number of 150. This will also provide an increase of occupancy by 40 persons.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools or parks within 500 metres of Splitsville Riverport. There are two recreation buildings, Watermania and Richmond Ice Centre, situated in the vicinity of Splitsville Riverport. There is also one other liquor primary establishment within the vicinity of Splitsville Riverport.

Person Capacity and hours of Liquor Service of the Establishment

Splitsville Riverport is seeking approval for an increase to person capacity by an additional 40 persons for the existing Liquor Primary Licence currently set at 405 indoor and 55 outdoor patio for a total of 460 persons. This increase if approved will provide person capacity to 500 persons.

The applicants operating hours of liquor service will remain unchanged as currently set at Monday to Sunday, 10:00 AM to next day 2:00 AM, which is consistent with City Policy 9400.

Splitsville Riverport owners operate sixteen sites across Canada where they are committed to creating and enhancing their family friendly sites. Splitsville Riverport provided a letter of Interest appended as Attachment 3.

The Impact of Noise on the Community in the Immediate Vicinity of the Establishment

The location of Splitsville Riverport is situated in a zone that provides for athletic and entertainment uses. There are various athletic, recreational and entertainment facilities within this area. There are also other restaurants and businesses frequently visited by the public. There have been no reported issues for Splitsville Riverport to date. The capacity increase to the Liquor Licence should not change the impact of noise in this area to a greater extent than already exists.

Summary of Community consultation process and comments

The City's community consultation process for reviewing applications for liquor-related licences is prescribed by the Development Application Fees Bylaw No. 8951, which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

(a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

(b) post and maintain on the subject property a clearly visible sign which indicates:
(i) type of licence or amendment application;
(ii) proposed person capacity;
(iii) type of entertainment (if application is for patron participation entertainment); and
(iv) proposed hours of liquor service; and

(c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on August 2, 2026 and three advertisements were published in the local newspaper on August 02, 2026, August 04, 2026 and August 05, 2026.

In addition to the advertised signage and public notice requirements, staff sent letters to businesses, residents and property owners within a 50 meter radius of the new establishment. On July 31, 2026, a total of 295 letters were mailed out to businesses, residents and property owners. The letter provided information on the proposed liquor licence amendment and contained instructions to comment on the application. The period for commenting for all public notifications ended September 01, 2026.

Based on the community consultative process described, the City received two responses opposed to this application. The concerns of the first opposition was that this would lead to more traffic, more noise and future problems. The letter is appended as Attachment 4.

The second response was emailed and response reflected concerns adversely affecting peace and Tranquility, traffic congestion and parking, noise pollution and public safety and security. The email is appended as Attachment 5.

All feedback and responses have been analyzed and staff conclude that these concerns can be mitigated by the operator continuing to follow the terms and conditions of the Liquor and

Cannabis Regulation Branch. In addition, existing municipal bylaws, along with regular inspections and enforcement, are sufficient to further mitigate the public's concerns with this application.

Other Agency Comments

As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, the Richmond RCMP, Richmond Fire-Rescue and the Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. All of the agencies and departments expressed no concerns regarding this application.

Budgetary Implications

None

Conclusion

Both the community consultation process and due diligence around Splitsville Riverport's proposed amendment application to its Liquor Primary Liquor Licence surfaced no significant risks. The analysis concluded there should be no noticeable potential impact from noise, no significant impact on the community and with only two comments received, no concerns from the majority of the public in this area. There were no concerns raised by City departments or other agencies. It is, therefore, recommended that the application from Splitsville Riverport to operate a Liquor Primary Licence with an increase in person capacity to 500 be supported.

Respectfully submitted,

Mark Corrado, Director, Community Bylaws and Licencing

Report Contributors

This report was prepared by Victor Duarte, Program Manager, Business Licence and reviewed by Fire-Rescue. RCMP and Building Approvals.

Endorsed by Serena Lusk, CAO

Att. 1: Particulars of Application and City Comments
Att. 2: 50 Meter & Location Map
Att. 3: Letter of Intent
Att. 4: Opposed Letter # 1
Att. 5: Opposed Letter # 2

Re: Application to Amend Liquor Primary Liquor Licence # 307706 – Structural Change (Capacity Increase) – Splitsville Riverport – 14200 Entertainment Boulevard Unit 150, Richmond, BC

1. That the application from Xtreme Bowling Entertainment Corporation., doing business as: Splitsville Riverport, operating at, 14200 Entertainment Blvd. Unit 150, requesting an increase to occupancy to 500 persons to Liquor Licence # 307706, be supported for:

    a) A permanent change to structural change to 500 persons capacity;
    i. From, Patio 1 – 30; Person 01 – 145; Patio 2 – 25; Person 02 – 260: (Total – 460)
    ii. To, Patio 1 – 25; Person 01 – 160; Patio 2 – 30: Person 02 – 285: (Total – 500)

    b) Hours of Liquor Service to remain the same as currently permitted set as, Monday to Sunday, from 10:00 AM to 2:00 AM.

2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports the amendment for a permanent change to Structural Change (Capacity Increase) to 500 persons for Liquor Primary Liquor Licence # 307706, with the hours as listed above; and

3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:

    a) The impact of additional noise and traffic in the area of the establishment was considered;

    b) The potential impact on the community was assessed through a community consultation process; and

    c) Given that this is an amendment to an existing licence, there is no history of non-compliance with this establishment;

    d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:

        i) Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and

        ii) Signage was posted at the subject property, and three public notices were published in a newspaper distributed locally. The signage and public notice

provided information on the application with instructions on how to submit comments and concerns.

e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:

   i) The community consultation process was completed within 90 days of the application process; and

   ii) The community consultation process determined only two comments were received opposed to this application.

f) Council recommends the approval of the application for the reasons that this application has not been objected to by the majority of the residents, businesses and property owners in the area and community.

City of Richmond

Attachment 2



#150 - 14200 Entertainment Blvd
50 Meter Map

Original Date: 09/03/26
Revision Date:

Note: Dimensions are in METRES

July 20 2026 **Via Email**

City of Richmond
6911 No. 3 Road,
Richmond BC V6Y 2C1

Re: Increase in Occupancy to an existing Liquor Primary
Address: 180-14200 Entertainment Blvd, Richmond BC V6W 1K3
Richmond File Number: 12-8275-30-001/2025--Vol 01

Background
Splitsville Bowl Richmond Riverport, Richmond, is BC's premier bowling alley and entertainment destination. Formerly home to Lucky 9 Lanes, the licensee acquired this venue in 2023.

As of the date of this letter, they have proudly own and operate sixteen sites, across Canada. Splitsville transformed the Richmond site into a world-class entertainment complex packed with 34 ten-pin lanes, a fully loaded arcade, and a Kitchen + Bar, where lane-side food and drinks are available.

As part of their ongoing commitment to creating and enhancing their family friendly site, Splitsville is making application to increase their occupant load on their existing liquor primary.

Hours of Operation
The applicant is currently licensed for hours of operation from 10am - 2am every day of the week. They are not proposing to amend these hours

Site Layout & Proposed Service Area
The liquor primary is comprised of two distinct indoors areas, the bowling area and the restaurant area, along with two patios. The patios have no proposed changed to occupancy. The proposed occupancy breakdown is as follows:

Person 01 - 160 persons
Person 02 - 285 persons
Patio 1 - 25 persons
Patio 2 - 30 persons
Total Person capacity: 500 persons

Proposed Capacity
The applicant is seeking a capacity 500 persons throughout all areas.

604.314.0176 | rebecca@thriveadvisors.ca | thriveadvisors.ca | It's easier than you think™

Food Services
Splitsville offers a wide array of food and beverage one site. Including traditional pub fare such as pizza, wings, burgers and even vegetarian options. There are family friendly options for kids and the licensee prides themselves on adapting their appetizers, mains and shareables based on consumer demand.

Composition of Neighbourhood
Splitsville is located in the Riverport Leisure Park complex in the southeast area of Richmond. There is a mixture of commercial and entertainment facilities including Cineplex Cinemas, an aquatic enter and ice center.

Endorsements
The applicant holds a family food service condition endorsement; there are no additional endorsements being requested.

Yours truly,

Rebecca Hardin

Rebecca Hardin
Liquor and Cannabis Advisor

This is in response to the notice regarding an increase for capacity application in my neighborhood.Xtreme Bowling Entertainment Corp,doing business as Splitsville Riverport,has applied for an amendment to LP Liquor License to increase occupancy currently set at 460 persons to 500 persons.We live at the apartment complex behind it,and we are totally against it.This will lead to more traffic,more noise and future problems.

Joseph Tian Seng
406-14300 Riverport Way
Richmond,B.C.
V6W 0A4
604 2709210

Duarte, Victor

To: Duarte, Victor
Subject: RE: Objection to Proposed Capacity Increase – LP Liquor Licence # 307706 (Splitsville Riverport)

From: siu lai <cne900sl@yahoo.ca>
Sent: Friday, August 7, 2026 10:17 AM
To: BusLic <BusLic@richmond.ca>
Subject: Objection to Proposed Capacity Increase – LP Liquor Licence # 307706 (Splitsville Riverport)

You don't often get email from cne900sl@yahoo.ca. 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 City of Richmond Business Licences Department,

I am writing as a property owner at **14300 Riverport Way #202** to formally submit my strong objection to the proposed capacity increase for **Xtreme Bowling Entertainment Corporation (doing business as Splitsville Riverport)** located at 150 – 14200 Entertainment Blvd., Richmond, BC (LP Liquor Licence # 307706).

I strongly oppose increasing the maximum occupancy by 40 persons (from 460 to 500 persons). Given that the establishment operates liquor service until 2:00 AM every day of the week, allowing an additional 40 patrons will significantly deteriorate the quality of life in our neighborhood.

Specifically, this capacity increase will adversely affect our community in the following ways:

1. **Peace and Tranquility:** Our residential neighborhood relies on a quiet and safe environment. Adding more late-night patrons directly undermines the livability and peaceful nature of this community.
2. **Traffic Congestion and Parking:** An increased occupancy limit will generate additional vehicular traffic and parking demands, creating unnecessary congestion on our local streets late at night.
3. **Noise Pollution:** Increased capacity at a liquor-primary establishment will inevitably escalate late-night noise levels, disturbing nearby residents during sleeping hours.
4. **Public Safety and Security:** Higher numbers of late-night alcohol-consuming patrons raise serious concerns regarding community safety, public disturbances, and security risks in the immediate area.

As a local property owner, I respectfully request that the City of Richmond **deny** this application. At a minimum, the capacity should remain capped at its current level (460 persons), though I strongly urge the City to consider **reducing** the permitted capacity to safeguard our community's well-being.

Thank you for considering my feedback on this matter. Please confirm receipt of this email objection.

Sincerely,

Siu LAI

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 13, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	07-3300-01/2026-Vol 01
Re:	**Update on Immigration, Refugees and Citizenship Canada (IRCC) Funding Reductions and Eligibility Changes**		

Staff Recommendation

That a letter be prepared for the Mayor's signature addressed to senior levels of government, including the Prime Minister of Canada; the Premier of British Columbia; the Minister of Immigration, Refugees and Citizenship; the Minister of Post-Secondary Education and Future Skills; and Richmond's Members of Parliament and Members of the Legislative Assembly, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable funding model that is informed by immigration targets and responds to newcomers' needs.

Executive Summary

This report outlines the ongoing impacts of Immigration, Refugees and Citizenship Canada (IRCC) settlement funding reductions, particularly the discontinuation of intermediate and advanced Language Instruction for Newcomers to Canada (LINC) programs, which has significantly limited access to English language training for newcomers seeking to pursue further education, employment and long-term settlement opportunities.

As settlement funding falls under the jurisdiction of senior levels of government, it is recommended that a letter be prepared for senior federal and provincial elected officials, including the Prime Minister of Canada and the Premier of British Columbia, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable settlement funding model that is informed by immigration targets and responds to newcomers' needs.

Staff Report

Origin

This report provides an update on recent IRCC funding reductions and changes to eligibility for IRCC-funded settlement services, and their implications for newcomer integration in Richmond.

On June 9, 2025, the report titled "Immigration, Refugees and Citizenship Canada (IRCC) Funding Cuts" was presented to Council, highlighting the impacts of IRCC funding cuts on settlement programs, local immigrant-serving agencies and Richmond residents.

Following the report, the City sent letters to the federal government on July 10, 2025, advocating for the reinstatement of IRCC funding for settlement programs in Richmond and the development of a sustainable funding model to ensure continued access to a range of newcomer supports amid changing immigration targets.

The City also submitted a resolution to the Union of BC Municipalities (UBCM) in June 2025 (Attachment 1), requesting that the Province advocate to the federal government for the immediate reinstatement of IRCC funding for settlement programs. The resolution further called on the Province to advocate for the Government of Canada to engage with provincial and local governments, settlement service providers and recent immigrants to develop a long-term, stable funding model that ensures the continued delivery of settlement services and supports for newcomers, regardless of fluctuations in immigration targets.

In its response to the City, which was received on December 10, 2025 (Attachment 2), the federal government indicated that settlement service funding is determined by the projected number of permanent residents arriving in Canada. As fewer newcomers are expected to arrive between 2025 and 2028, the overall federal funding for settlement services has been reduced. Despite these reductions, the federal government advised that the full range of IRCC-funded settlement services remains available to eligible clients in Richmond.

In response to the City's UBCM resolution in April 2026 (Attachment 1), the Ministry of Post Education and Future Skills acknowledged local governments' concerns that changes to IRCC funding could negatively affect newcomers' access to supports essential for labour market participation and social integration. The Ministry specifically noted the discontinuation of IRCC-funded higher-level language programs and the potential long-term implications for newcomers' ability to secure high-skilled employment and maintain strong labour market participation.

This report supports Council's Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement and Focus Area #6 A Vibrant, Resilient and Active Community:

> *1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*
>
> *6.4 Support vulnerable populations through collaborative and sustainable programs and services.*

Analysis

Background

Immigration, Refugees and Citizenship Canada (IRCC) is the federal department responsible for managing immigration, refugee protection and citizenship. As part of its mandate, IRCC funds settlement organizations to deliver programs and services that help newcomers settle and adapt to life in Canada.

On October 24, 2024, the Government of Canada announced significant reductions to permanent resident admission targets under its 2025–2027 Immigration Levels Plan. The revised targets aimed to ease pressures on housing, infrastructure and public services while supporting sustainable, long-term population growth. Compared with the previous 2024–2026 plan, which targeted 500,000 permanent resident admissions annually, the revised plan set targets of 395,000 in 2025, 380,000 in 2026 and 365,000 in 2027.

Following the 2024 announcement, immigrant-serving organizations across Canada were informed of changes to IRCC funding to align with the projected number of permanent resident admissions. One program affected by these reductions is Language Instruction for Newcomers to Canada (LINC), which provides free English language training to eligible adult newcomers. IRCC has introduced a phased restructuring of LINC programming, prioritizing foundational language skills while discontinuing intermediate and advanced level instruction:

- **Stage 1 Basic Language Ability:** Foundational language classes remain a priority, supporting newcomers with limited English proficiency in developing basic communication skills. Completion of Stage 1 level helps newcomers meet the language requirement for Canadian citizenship.
- **Stage 2 Intermediate Language Ability:** These classes were discontinued effective September 1, 2026. They helped newcomers develop the English skills needed to communicate beyond basic needs, participate in group discussions and understand materials such as news articles.
- **Stage 3 Advanced Language Ability:** These classes were discontinued effective September 1, 2025. They helped newcomers develop the English proficiency needed for academic study and high-level professional work environments.

In March 2026, IRCC announced changes to the eligibility requirements for economic class permanent residents. Economic class immigrants are selected based on their skills, qualifications and potential to contribute to Canada's economy. The main categories of economic immigrants in Canada are skilled workers, business immigrants and provincial and territorial nominees. Skilled workers make up the majority of Canada’s economic class permanent residents. They are individuals whose education, work experience and other qualifications align with the needs of the Canadian labour market. Effective April 1, 2026, economic class permanent residents can access IRCC-funded settlement services for up to six years after obtaining permanent resident status. Effective April 1, 2027, this period will be reduced to up to five years. Previously, permanent residents could access IRCC-funded settlement services regardless of how long they had held permanent resident status, subject to applicable program eligibility requirements. These changes may limit newcomers’ access to language training, employment support and other settlement services, particularly for those who require longer-term support to establish themselves in Canada.

The discontinuation of Stage 2 and Stage 3 LINC classes, combined with the new time limits on eligibility for settlement services, has raised concerns about newcomers' ability to achieve meaningful labour market integration and social inclusion. Without access to free intermediate and advanced level English instruction through LINC, newcomers may need to pay for private language training to develop the language skills required for further education, professional accreditation and employment in skilled occupations. These additional costs may create financial barriers, particularly for newcomers who are unemployed, underemployed or working in low-wage jobs.

Impacts of IRCC Funding Cuts on Settlement Services in Richmond

A number of Richmond-based service providers have been affected by IRCC funding reductions, resulting in discontinued services, reduced programming and staff layoffs. These reductions have disrupted newcomer programming across Richmond, limiting access to culturally responsive services and reducing agencies' capacities to provide comprehensive, wrap-around supports.

Prior to the 2024 announcement, seven organizations received IRCC funding to deliver settlement services in Richmond: Back in Motion, Chimo Community Services (Chimo), Richmond Family Place, Richmond Multicultural Community Services (RMCS), Richmond School District No. 38, S.U.C.C.E.S.S. and ISS*of*BC. Currently, only four organizations, Back in Motion, Richmond School District No. 38, S.U.C.C.E.S.S. and ISS*of*BC, receive IRCC funding to deliver settlement programs in Richmond, with only S.U.C.C.E.S.S. and ISS*of*BC offering LINC programs.

Although Chimo, Richmond Family Place and RMCS no longer receive funding from IRCC to deliver settlement services, they continue to provide programs and support to newcomers. However, reduced funding has forced these organizations to scale back programming and lay off staff, further limiting their capacity to address newcomers' diverse settlement needs.

These service gaps are expected to widen further. ISSofBC recently informed the City that, effective April 1, 2027, it will discontinue its LINC program in Richmond and cease local operations as part of an effort to streamline its services across the Lower Mainland. As a result, S.U.C.C.E.S.S. will become the sole provider of LINC classes in Richmond.

To date in 2026, S.U.C.C.E.S.S. has offered 22 LINC classes serving 396 students, while ISS*of*BC has offered 11 LINC classes serving 170 students in Richmond. These programs play an important role in supporting newcomers' English language learning and settlement. S.U.C.C.E.S.S. has indicated that it intends to maintain the current number of LINC classes after April 1, 2027. However, it remains to be seen whether the existing level of programming will adequately meet the needs of Richmond's newcomer population, particularly in light of the loss of a longstanding service provider.

Access to intermediate and advanced English language training is also increasingly limited following the discontinuation of Stage 2 and Stage 3 LINC programs. Back in Motion is currently the only provider of intermediate-level language training in Richmond through its Career Paths for Skilled Immigrants (CPSI) program, funded by the Ministry of Municipal Affairs and IRCC. The program offers language upgrading as part of its support for immigrants seeking employment in careers aligned with their qualifications; however, access to this training is limited to participants pursuing employment in specific sectors or industries. Back in Motion has also reported declining program participation, as many newcomers do not meet the minimum English proficiency requirement for admission to the CPSI program.

As a result, newcomers who have completed Stage 1 LINC classes but need to further develop their English skills have limited options beyond fee-based language courses. The cost of these courses may create an additional barrier for newcomers seeking to improve their English proficiency to pursue further education, expand their employment opportunities and support their long-term settlement goals.

Local Supports for Newcomers

Richmond has the highest proportion of immigrants in Canada with approximately 60 per cent of its population born outside the country and is the fourth-largest recipient of recent immigrants in British Columbia. Between 2016 to 2021, Richmond welcomed 13,705 recent immigrants. As a result, IRCC funding reductions and changes to settlement service eligibility disproportionately affect Richmond's newcomer population by limiting access to essential supports needed to establish themselves and participate fully in the community.

The Council-adopted Cultural Harmony Plan guides the City's efforts to support Richmond's diverse newcomer population by working with community partners to identify and reduce barriers to newcomers' full participation in the community. The City is also an active member of the Richmond Local Immigration Partnership (RLIP) network, a community planning network that brings together immigrant-serving organizations to foster a welcoming and inclusive environment for newcomers.

The following section highlights programs and services available in Richmond that support newcomers' English language development, employment and settlement, including those supported by the City:

- **City of Richmond Immigrant Mentorship Program:** Since 2025, the City has partnered with the Immigrant Employment Council of BC to deliver this program, which connects newcomers with City staff mentors to help them navigate employment barriers and pursue opportunities aligned with their skills and qualifications.
- **Richmond Public Library:** The Library offers English conversation circles for adults and youth through partnerships with organizations such as the Richmond School District's Settlement Workers in Schools program.
- **Community Associations and Societies:** Various Community Associations and Societies offer introductory English language programs at City recreation centres. For example, English Conversation programs are offered for adults aged 55 and older at City Centre Community Centre, South Arm Community and West Richmond Community Centre, and seasonal English Beginner 55+ classes are offered at the Minoru Seniors Centre.

While these initiatives provide valuable opportunities to practice English, develop basic language skills and build social connections, they do not replace formal language instruction. Informal learning opportunities, such as conversation circles, generally do not provide the formal language-level assessment or recognized Canadian Language Benchmark (CLB) credentials required for entry into certain programs, including Career Paths for Skilled Immigrants. As a result, newcomers who need to improve their English proficiency before accessing further education or employment supports may face gaps in available services.

As federally funded LINC programs fall outside the City's jurisdiction, the City's role is primarily to support newcomers through local initiatives, partnerships and advocacy. Continued advocacy for the restoration of IRCC funding is therefore essential to help ensure that Richmond's newcomer population has access to the language training and settlement services needed to participate fully in community life and pursue education and employment opportunities.

Advocacy to Senior Levels of Government

Pursuant to Council direction, letters will be prepared for the Mayor's signature and addressed to senior levels of government, including the Prime Minister of Canada; the Premier of British Columbia; the Minister of Immigration, Refugees and Citizenship; the Minister of Post-Secondary Education and Future Skills; and Richmond's Members of Parliament and Members of the Legislative Assembly, advocating for the reinstatement of funding for intermediate and advanced English language training and the development of a sustainable funding model that responds to newcomers' needs.

The letters will emphasize the need for IRCC to develop a sustainable funding model for settlement service providers that considers not only the projected number of newcomers arriving in Canada, but also the ongoing demand for services among immigrants already residing in the community. This includes continued access to language training and other supports that are essential for labour market participation and social integration.

Budgetary Implications

None.

Conclusion

The City remains committed to working with government and community partners to build a welcoming and inclusive Richmond where newcomers can thrive. Recent IRCC funding cuts and eligibility changes have reduced access to essential settlement services, particularly intermediate and advanced language programs that support labour market integration and social inclusion. As immigration and settlement services remain primarily a federal responsibility, the City will continue to advocate for the reinstatement of funding for these programs. Sustained federal funding is essential to ensure Richmond can respond to newcomers' evolving needs and support their successful integration into the community.

Respectfully submitted,

Kim Somerville, Director, Community Social Development

Report Contributors

This report was prepared by Dorothy Jo, Program Manager, Social Planning and reviewed by Recreation & Sport Services and Richmond Public Library.

Endorsed by Serena Lusk, CAO

Att. 1 UBCM Resolution and Response: Reinstatement of Federal Funding for Settlement Programs

2 Response from the Government of Canada's Ministerial Enquiries Division

NR118 Reinstatement of Federal Funding for Settlement Programs Richmond

Whereas Immigration, Refugees and Citizenship Canada (IRCC), as of April 1, 2025, has reduced or discontinued funding to organizations providing immigrant and refugee settlement programs in communities across British Columbia in response to reductions in federal immigration levels planned over the next three years;

And whereas the reduction and discontinuation of federal funding for settlement programs immediately reduces the availability of and access to services and supports that are vital to the social and economic integration of approximately 200,000 recent immigrants currently living in British Columbia (2021 Census):

Therefore be it resolved that UBCM request that the Province advocate to the federal government to immediately reinstate Immigration, Refugees and Citizenship Canada funding for settlement programs to BC organizations that were funded in 2024 for a multi-year period;

And be it further resolved that the Province be requested to advocate to the Government of Canada to conduct an engagement process with provincial and local governments, community-based service providers of settlement programs, and recent immigrants to inform the development of a long-term, stable funding model that ensures continued provision of supports that help newcomers to thrive in Canada, regardless of fluctuations in immigration targets

RESPONSE: Ministry of Post-Secondary Education and Future Skills

The Ministry of Post Secondary Education and Future Skills shares local governments' concern that the recent changes to settlement program funding by Immigration, Refugees and Citizenship Canada (IRCC) will have a detrimental impact on newcomer access to supports essential to their labour market participation and social integration in British Columbia. This includes IRCC's decision to discontinue higher-level language programming, and the resulting long-term implications for newcomers to secure high-skilled jobs and maintain strong labour market participation.

Through various intergovernmental channels, the Ministry continues to articulate these concerns to IRCC and is actively engaged in raising awareness of the impacts of these funding changes with the federal government as well as advocating for solutions that ensure the best outcomes for newcomers and the Province. This includes urging the federal government to ensure that a wide variety of perspectives, such as community organizations and other levels of government, are engaged. The Ministry remains committed to ensure newcomers in British Columbia have equitable access to the supports they need to contribute to British Columbia's workforce and thrive.

Copied & distributed to all Councillors
Date: Dec 10, 2025
Initials: GB
cc: Serena Lusk
SMT
Jason Kida
Kim Somerville

His Worship Malcolm D. Brodie
Mayor
City of Richmond
mayorea@richmond.ca

2025-01363989

Dear Mayor Brodie:

Thank you for your correspondence dated July 10, 2025, addressed to the Honourable Lena Metlege Diab, Minister of Immigration, Refugees and Citizenship, expressing your interest to meet with the Minister and discuss funding for settlement and integration services in Richmond. I have been asked to respond to your concerns, and I apologize for the delay in responding.

Regarding settlement services funding, the total amount available is determined by the number of permanent residents expected to arrive, as outlined in the Multi-Year Levels Plan. Since fewer newcomers are projected to arrive in 2025–2028, there is an associated decrease to the overall federal settlement services envelope. Additional information about Canada's immigration levels, including the recently announced 2026-2028 Immigration Levels plan, can be viewed at: Canada's immigration levels - Canada.ca.

Regarding funding for settlement services in Richmond, all proposals from service provider organizations went through a thorough review process. Funding decisions reflect the expected permanent resident arrivals and the number of clients served. Additionally, these decisions aim to streamline services, reduce duplication, improve efficiency, and ensure value for money. Despite these reductions, the full suite of Immigration, Refugees and Citizenship Canada (IRCC) funded settlement services remains available to eligible clients in Richmond, in both official languages.

The Government of Canada recognizes the significant role municipal governments play across the country in the successful integration of newcomers. Integration is a collective responsibility of all levels of government, and IRCC remains committed to collaborating with municipalities and exploring opportunities to strengthen such collaboration.

With regard to your request to meet the Minister, Arash Rahmani, Senior Advisor in the Office of the Minister, may be contacted at: arash.rahmani@cic.gc.ca.

Thank you for expressing your concerns. I trust that this information is helpful.

Yours sincerely,

G. Holmes
Ministerial Enquiries Division

This electronic address is not available for reply.

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 22, 2026
From:	Elizabeth Ayers General Manager, Parks, Recreation and Culture	**File:**	11-7400-01/2025-Vol 01
Re:	**City Signature and Community Events Program 2027**		

Staff Recommendations

1. That the City Signature and Community Events Program 2027, as outlined in Table 1 of the report titled "City Signature and Community Events Program 2027", dated October 22, 2026, from the General Manager, Parks, Recreation and Culture, be approved for the following events and initiatives:

    a) Children's Arts Festival;
    b) Richmond Cherry Blossom Festival;
    c) Doors Open Richmond;
    d) Community Celebration Grant Program;
    e) Neighbourhood Block Party Program;
    f) Steveston Salmon Festival;
    g) Richmond Maritime Festival; and
    h) Richmond Farm Fest.

2. That the expenditures totaling $1,115,000 for the City Signature and Community Events Program 2027 with funding of $960,000 from the Rate Stabilization Account, $95,000 estimated sponsorship and $60,000 estimated grant revenue be included in the 2027 budget process.

Executive Summary

On October 21, 2024, Council approved the City of Richmond Signature and Community Events Plan for 2025–2029 (the Plan). The program of events and initiatives proposed for 2027 supports the Council-endorsed Plan as well as other Council-endorsed strategies.
Events enrich the lives of residents by providing opportunities for the community to connect, learn, and celebrate together. Events contribute to social and economic wellbeing, provide valuable volunteer opportunities, build a sense of community and enhance quality of life.

This report provides information about the 2026 event program as well as recommendations for 2027, including additional planning work for a future Minoru Lakes Festive Lights Event.

Should Council approve the report a one-time additional level funding request of $960,000 will be brought forward for consideration as part of the 2027 budget process.

Staff Report

Origin

The purpose of this report is to provide Council with an overview of the 2026 City signature and community events program, the proposed program of events and initiatives for 2027 and an associated budget for consideration as part of the 2027 budget process.

Additionally, this report responds to a Council resolution and recommends next steps for a Minoru Lakes Festive Lights Event. At the November 24, 2025, Council meeting, Council endorsed the report titled "City Signature and Community Events Program 2026", dated October 27, 2025, from the Director, Arts, Culture and Heritage Services which included the following resolution:

> *That a Community Festive Lights Event at Minoru Lake be investigated, including timing, budget and potential partnerships.*

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 also supports a number of Council endorsed strategies including: The City of Richmond Signature and Community Event Plan 2025–2029, The Richmond Arts Strategy 2026–2031, Cultural Harmony Plan 2019–2029, City of Richmond Youth Strategy 2022–2032, City of Richmond Seniors Strategy 2022–2032, City of Richmond Accessibility Plan 2023–2033, the Richmond Tourism Master Plan and the Steveston Heritage Interpretive Framework.

Analysis

Background

Events enrich the lives of residents by providing opportunities for the community to connect, learn, and celebrate together. Events contribute to social and economic wellbeing, provide valuable volunteer opportunities, build a sense of community and enhance quality of life.

On October 21, 2024, Council approved the City of Richmond Signature and Community Events Plan 2025–2029 (the Plan). The program of events and initiatives proposed for 2027 supports the Council-endorsed Plan, including the Guiding Principles for City events:

1. Build capacity of local event organizers by prioritizing and investing in community-driven events;
2. Provide opportunities for Richmond residents and community groups to collaborate, contribute and participate;
3. Maximize social connections and foster sense of community pride and belonging for both volunteers and event participants;
4. Celebrate local themes, cultural diversity, and include programming that is uniquely Richmond;

5. Advance the City's environmental sustainability and accessibility goals;
6. Ensure events are safe, well-organized and sustainably funded; and
7. Encourage and support the development of unique events with a regional draw that bring economic and community benefit and raise the profile of Richmond.

Overview of 2026 City Signature and Community Events Program

With over 225,000 attendees at City events, 42 Community Celebration Grant-funded events, and 28 Neighborhood Block Parties, the 2026 City Signature and Community Events Program was well received by the community. It included a full program of annual signature events as well as the Ships to Shore event in May featuring a visit from the Japanese Tall Ship, the Kaiwo Maru, and the Richmond Celebrates Soccer Program in June and July. An overview of the 2026 program can be found in Attachment 1.

Proposed 2027 City Signature and Community Events Program

The proposed 2027 Signature and Community Events Program detailed below supports the delivery of a mix of events, including neighbourhood, community, and city-wide events that align with the Council-approved Plan. Accessibility and community safety will continue to be a priority in the planning of events in 2027. All of the proposed events are in alignment with the Council-approved Plan and its guiding principles.

Children's Arts Festival 2027

Proposed Program – February 15 to 19, 2027

Similar to the 2026 program, the proposed 2027 program will include arts education experiences at the Richmond Library/Cultural Centre and Annex on Family Day with community centres added through the school days component. All programs will be led by professional artist instructors in a wide variety of arts disciplines, including visual, literary, performance, media arts and more.

The school days program, with the support of Richmond School District No. 38, will run from February 17 to 19, 2027. School days programming will be offered at community centres throughout Richmond.

The objective of the event is to engage Richmond’s children and expand their horizons through a large assortment of culturally and artistically diverse activities such as:

- Participatory art activations;
- Drop-in Art in Action stations;
- Arts and culture workshops; and
- Performances led by local artists and art educators.

The Children's Arts Festival represents a unique opportunity for residents, youth and artists to come together to build community. The festival strives to instill awareness and youth engagement in the arts to fulfill the goals outlined in the Richmond Arts Strategy.

Proposed 2027 Budget of $113,000; City funding $78,000 plus an estimated $35,000 in sponsorship.

Richmond Cherry Blossom Festival
Proposed Program – April 4, 2027

The proposed 2027 festival theme will be 祝 "Iwai" or "Shuku" which translates as Celebration or to Celebrate. This theme was chosen by the festival organizing committee to celebrate the 10th anniversary of the Richmond Cherry Blossom Festival. The organizing committee will be commemorating the 10th anniversary with additional programming for this festival, which has emerged as a major spring event to bring visitors together to enjoy the transient beauty of the cherry blossoms.

As initially envisioned by the B.C. Wakayama Kenjin Kai, the Richmond Cherry Blossom Festival celebrates the natural and transient beauty of the 255 Akebono cherry trees in bloom at Garry Point Park, while providing festival visitors the opportunity to experience unique Japanese customs and traditions. As in past years, this year's festival will feature performances, demonstrations and hands-on activities provided by local Japanese craftspeople.

For one year only, the Richmond Cherry Blossom Festival includes a request for funding support for additional programming. This would include an additional tent with special anniversary programming, including information about the history of the Wakayama Kenjin Kai and the festival.

Proposed 2027 Budget of $74,000: City funding of $69,000 (inclusive of the one-time request for $10,000 for additional anniversary programming) plus an estimated $5,000 in grants.

Doors Open Richmond
Proposed Program – June 5 to 6, 2027

Doors Open Richmond is an annual two-day event featuring free opportunities to explore behind the scenes in Richmond's unique places. The event promotes intercultural understanding by allowing visitors unique opportunities to explore cultural, faith-based, municipal and other sites. Working with these sites, Doors Open Richmond helps organizations and communities share their cultural practices with the public in their own way and with their voice. It also helps newcomers to Richmond to understand various services available in the community.

For its 20th year, the Richmond Museum Society will support the delivery of programming at over 40 sites across the city, offering a shuttle bus program for faith-based organizations along No. 5 Road and various cultural centres, and providing online programming for sites unable to invite public inside a facility. To enable the delivery of these activities, the event will be supported again by a robust volunteer ambassador program.

To commemorate the 20th anniversary, the organizing committee is looking to hold a recognition event to recognize the significant contributions of the participating sites and their volunteers and add additional program elements to celebrate the anniversary including a 20th anniversary poster contest.

As in previous years, any additional funds the Richmond Museum Society secures through grants and/or sponsorship will be used for program enhancements.

Proposed 2027 Budget of $61,000: City funding of $46,000 (inclusive of a one-time request for $6,000 for additional anniversary programming) plus an estimated $15,000 in grants.

Community Celebration Grant Program
Proposed Program – June 1 to December 31, 2027

The proposed Community Celebration Grants will provide up to $2,000 of funding opportunities for Richmond-based non-profit groups to host an event open to the public, subject to Council approval. Eligibility and evaluation criteria include:

- Richmond-based non-profit groups, including faith-based groups, Parent Advisory Committees, and Student Councils;
- Event must be held in Richmond;
- Event must demonstrate alignment with program objectives including creating events that build community in Richmond;
- Event must take place outside of regular working hours to ensure a diverse range of people are able to attend;
- Event must be free and open to the public;
- Organizer must demonstrate the ability to host events that welcome all community members and must agree to promote their event through the City's Event calendar and at City facilities;
- If required, applicants must complete the Richmond Event Approval Coordination Team (REACT) application and are subject to REACT approval;
- Applicant must demonstrate capacity to safely host the proposed event outlined in the application and provide a realistic estimate of resources needed and total budget required; and
- Applicant must provide a final report including, copy of receipts and two photos of the event with signed photo waivers.

Events associated with a political party or those that have received funding from another City of Richmond grant program are not eligible.

The proposed 2027 Community Celebration Grant Program will be launched in Q1 2027. Proposed grant recipients will be brought for Council approval in Q2 2027 for events to be held June 1 to December 31, 2027.

Proposed 2027 Budget: $60,000 of City funding.

Neighbourhood Block Party Program

This program offers up to $500 of funding for neighbourhood groups to connect, create a sense of community, and enhance safety and awareness in neighbourhoods. Block parties can take place in a variety of spaces, including parks, on local streets or on private property. Proposed eligibility and evaluation criteria include:

- Applicants must be two Richmond-based residents living in the same neighbourhood street or block (two individuals not living in the same household) and/or a strata complex;
- Block party must be held in Richmond;

- Block party must demonstrate alignment with program objectives including creating events that build community in Richmond;
- Block party must be free to the Richmond residents in that neighbourhood, street or block;
- Applicants must demonstrate capacity to safely host the proposed event and provide a realistic estimate of resources needed and total budget required;
- If required, applicants must complete a REACT application and are subject to REACT approval; and
- Applicants must provide a final report, including a copy of receipts and two photos of the event with signed photo waivers.

Block parties associated with a political party are not eligible.

If approved, the Neighbourhood Block Party Program will be launched in Q1 2027, and applicants will be able to apply for up to $500 of funding for a Neighbourhood Block Party held between May 21 and October 11, 2027. Applications will be reviewed and approved as they are received.

Proposed 2027 Budget: $20,000 of City funding.

Steveston Salmon Festival / Canada Day
Proposed Program – July 1, 2027

Working in partnership with the Steveston Community Society, Richmond Agricultural and Industrial Society and the Steveston Salmon Festival Planning Committee, the 2027 event is anticipated to include many of the same elements as the 2026 festival, including the parade, performance stages and entertainment throughout the site, the Japanese Cultural Show, children's activities, the Salmon Run Youth area, the traditional Salmon Bake, Chow Mein booth and food trucks. The footprint of the event will differ from previous years as the new Steveston Community Centre and Library will be open to the public.

The Steveston Salmon Festival Planning Committee is exploring options to commemorate the 80th anniversary of the festival and may bring an additional request to Council at a later date.

Proposed 2027 Budget of $417,000: City funding of $367,000 plus an estimated $25,000 in sponsorship and $25,000 in grants.

As in previous years, any additional funds the Steveston Community Society/Richmond Agricultural and Industrial Society secures through grants and/or sponsorship will be used for program enhancements.

Richmond Maritime Festival
Proposed Program – August 21 to 22, 2027

The Richmond Maritime Festival continues to serve as one of Richmond's signature events, showcasing the diverse cultural and maritime heritage of Britannia Shipyards National Historic Site and Steveston. In 2027, this will be accomplished through visiting heritage wooden boats, cultural activities, performances and maritime-themed displays.

Proposed 2027 Budget of $253,000: City funding of $213,000 plus an estimated $25,000 in sponsorship and $15,000 in grants.

As in previous years, any additional funds brought forward by the Richmond Arts Coalition or Britannia Shipyards National Historic Site Society through grants and sponsorships will be used for program enhancements.

Richmond Farm Fest
Proposed Program – September 12, 2027

This one-day event delivered in partnership with Kwantlen Polytechnic University at the Garden City Lands celebrates Richmond's rich agricultural heritage and exciting future. This family-friendly event brings together the best of farming, food, and community in the heart of the city. Agriculture is a vital part of Richmond's cultural and economic story. With over 200 active farms, thriving restaurants, and a strong connection to land and food, Richmond is a hub for urban agriculture and unique culinary experiences.

In 2027, the festival will once again feature opportunities to learn about local agriculture, food security, the history of agriculture in Richmond and the local farm community. The site will feature a children's area, food trucks, local music, and the popular hay wagon ride.

Proposed 2027 Budget of $67,000: City funding of $57,000 plus an estimated $10,000 in sponsorships.

Budgetary Implications

Table 1 – Proposed 2027 City Event Budget:

Event	2026 City Funding	2026 Actuals/Estimated Net Costs to City as of Sep 30, 2026	2027 Proposed City Funding	2027 Estimated Sponsorship and Grant Revenue	2027 Total Proposed City Event Program Budget
Children's Arts Festival (CAF) (February 15–19).	$72,800	$72,800	$78,000	$35,000	$113,000
Children's Arts Festival (CAF) (February 15–19) City Events Contingency.		$3,197			
Richmond Cherry Blossom Festival (April 4).	$57,300	$55,216	$59,000	$5,000	$64,000
Richmond Cherry Blossom Festival Anniversary (1 year only)			$10,000		$10,000
Doors Open Richmond (June 5–6).	$41,400	$39,019	$40,000	$15,000	$55,000

Event	2026 City Funding	2026 Actuals/Estimated Net Costs to City as of Sep 30, 2026	2027 Proposed City Funding	2027 Estimated Sponsorship and Grant Revenue	2027 Total Proposed City Event Program Budget
Doors Open Richmond Anniversary (1 year only)			$6,000		$6,000
Community Celebration Grant Program (June – December).	$58,000	$55,228 *	$60,000		$60,000
Neighbourhood Block Party Program Fund (May – October). *	$20,000	$13,477 *	$20,000		$20,000
Steveston Salmon Festival/ Canada Day (July 1). *	$359,000	$359,000 *	$367,000	$50,000	$417,000
Steveston Salmon Festival Contingency (1 Year Only 2026).	$50,000	$0	$0		$0
Richmond Maritime Festival (August 21–22). *	$208,300	$208,300 *	$213,000	$40,000	$253,000
Richmond Farm Fest (September 12). *	$56,100	$56,100 *	$57,000	$10,000	$67,000
Community Event Safety Enhancements* (1 Year only 2026).	$55,000	$53,000 *	$0		$0
Subtotal	$977,900	$915,337*	$910,000	$155,000	$1,065,000
City Events Contingency	**$50,000**		**$50,000**		**$50,000**
Total	**$1,027,900**	**$915,337***	**$960,000**	**$155,000**	**$1,115,000**

*Estimated net expenses by year end. Any unspent funds from the 2026 event program will be returned to the Rate Stabilization Account.

Should Council approve the 2027 City Events Program, the proposed total budget of $1,115,000 with funding of $960,000 from the Rate Stabilization Account, $95,000 estimated sponsorship and $60,000 estimated grant revenue will be included in the 2027 budget process. The proposed budget for each City event, and the Community Celebration Grant Program budget, has been increased by 2

per cent to represent the cost of living. Some event costs are expected to increase by more than 2 per cent. If the event cannot be scaled to accommodate this increase, the contingency fund may be used. The proposed budget for the Neighborhood Block Party Program remains the same as the program was not fully subscribed to in 2026. The $155,000 estimate for grants and sponsorships represents a 55 per cent increase from the $99,427 that was received in 2026. Any additional sponsorship or grants above the budgeted targets will be used for budget relief. In addition to the City budget identified above, that community partners also pursue grants, sponsorships and in-kind support for events. As in previous years, funding and in-kind support secured by community partners will be used for program enhancement.

Consistent with previous years, an event contingency of $50,000 is included in the proposed budget to address any unanticipated challenges that may arise with any individual event. This may include things such as production issues related to weather, increased rental costs, additional safety requirements, event alterations due to construction, and/or sponsorships or grant shortfalls.

Should any contingency funding be needed, the General Manager, Parks, Recreation and Culture, would preapprove any expenses to be charged to contingency.

Minoru Lakes Festive Lights Event

Richmond has historically marked the winter holiday season with light installations along major roadways and at prominent public locations throughout the City. The proposed Minoru Lakes Festive Lights Event (Event) is an addition to this City-wide program. Intended to celebrate light during a time of the year many cultures celebrate renewal and the New Year, the Event would bring the community together to enjoy specialty light displays in Minoru Park, concentrated around Minoru Lake. See Attachment 2 for the proposed location. The Event would be programmed with landscape lighting displays, specialty features, cultural programming and refreshments. Several community partners including City Centre Community Association, Gateway Theatre Society, the Richmond Arts Coalition, the Richmond Lawn Bowling Club, and the Highway to Heaven Association have expressed an interest in collaborating on this new Event.

The Event would be free to attend with the light features and decorations illuminated every evening after sunset, ending at 10:00pm for approximately 10 weeks. While the Event's related infrastructure (lights, equipment, etc.) would remain in place for the duration of the Event, during the day, Minoru Park would remain open for regular use as a park space for walking and recreation.

The Event would include the following elements to activate the park space:

- Light Displays and Decorations: Enchanting displays of lights and decorations would be available for the Event that the public can enjoy daily during the evening hours when the lighting features are activated. See Attachment 3 for examples. Two lighting strategies are proposed to be implemented in the landscape around the Lake;
    - Landscape Lighting: Vegetation (trees, shrubs, etc.) and landscape features (bridges, fountain, handrails and the lake edge) would be illuminated in creative ways to create a fully immersive illuminated experience for visitors; and
    - Specialty Light Features and Decorations: Light sculptures and seasonally themed features would be strategically located throughout the Event space. Functioning as landmarks, these features would guide visitors as they walk through the Event space.

These focal points become opportunities for taking photos with visitors posting their experiences on social media platforms, further promoting the Event;

- Animating the Lake: The Lake's surface would add a dynamic multi-sensory element due to the surface's reflective quality, thus becoming an additional meaningful and interactive programming opportunity. For example, floating lantern festivals are held in many Asian countries; and
- Celebrating Cultures: The Event will include activities and refreshments highlighting Richmond's vibrant culture. Enhanced offerings of food, music and arts could focus on seasonal holidays such as Diwali, Hanukkah, Christmas, New Year and Lunar New Year.

Initial feasibility work has been completed and staff will continue to work with community partners to better understand their proposed contributions to the event, pursue sponsorship and report back with more information and a refined budget for Council consideration. It is anticipated that a report will be brought back in Q2 of 2027.

Community Event Safety Enhancements

In 2026, Council approved additional funding to enhance safety at community events. The following actions were implemented in 2026:

- In alignment with the Municipal Insurance Association of British Columbia's *Risk Management Guide for Local Government Community Events*, an Event Safety Plan worksheet was developed for all Richmond Event Approval Coordination Team (REACT) applications. The worksheet is designed to help event organizers identify potential risks associated with their events and develop appropriate mitigation measures. The worksheet was added to the REACT webpage and implemented for all events beginning in spring 2026;
- Portable event bollards, traffic delineators and traffic cones were purchased and made available for community event organizers; and
- Staff attended several REACT-approved community events during the 2026 event season to observe event operations; ensure safety plans and measures were implemented appropriately and support community safety. At this time, it is not anticipated that this level of staff attendance will be required in 2027.

Community event safety will continue to be supported in future years through the REACT application process and using the new resources outlined above. Funding for additional safety measures is not required in 2027.

Conclusion

Events enrich the lives of residents by providing opportunities for the community to connect, contribute, learn, and celebrate together. They contribute to social and economic well-being, foster community resiliency, build community capacity and a sense of community identity and contribute to a vibrant city with a strong sense of place and distinct identity. The proposed program of events and initiatives for 2027, provides opportunities for the City to work collaboratively with a range of community organizations to safely deliver on several priorities identified in the Plan and it is recommended it be approved.

Respectfully submitted,

Marie Fenwick
Director, Arts, Culture and Heritage Services

Report Contributors

This report was prepared by Dee Bowley-Cowan, Program Manager, Events and Alex Kurnicki, Manager, Parks Programs and reviewed by: Business Services, Finance, Parks Services, Recreation and Sport Services, RCMP, and Richmond Fire Rescue.

Endorsed by Serena Lusk, CAO

Att. 1: Overview of 2026 City Signature and Community Events Program
2: Proposed Minoru Lakes Festive Lights Event Location Map
3: Example of Festive Lights Displays

Overview of 2026 City Signature and Community Events Program

The following is an overview of the Council approved event program for 2026.

Children's Arts Festival

The annual Children's Arts Festival (CAF) is the City's signature event for children, families and educators. The 17th year included two components: a free public event held on BC Family Day, February 16, 2026, at the Richmond Library/Cultural Centre and Annex, and school days programming held February 18–20, 2026, at the Richmond Library/Cultural Centre and Annex and five community centres across the city. The CAF celebrates the power of the arts to foster understanding and connection among families and communities across generations and cultures, building community, inspiring curiosity, and exploring through play. The CAF was supported by East Richmond Community Association, City Centre Community Association, Hamilton Community Association, Thompson Community Association, and South Arm Community, the Richmond Public Library and Richmond School District No. 38.

Participation highlights include:

- Over 9,000 people attended the festival during the Family Day public event on February 17, 2025;
- 833 children representing 35 classes from 17 Richmond elementary schools participated in the school days program from February 18 to February 20, 2026, at the Richmond Library/Cultural Centre and Annex and community centres (Cambie, City Centre, Hamilton, Thompson and South Arm);
- 55 volunteers contributed 443 volunteer hours;
- 205 performers/artists;
- 74 social media stories;
- 480,120 ad impressions;
- 3,364 clicks to the website; and
- 2 food trucks.

Images of the Children's Arts Festival 2026



Photo credit: Alisha Weng

Richmond Cherry Blossom Festival

Celebrating the arrival of spring and the blooming of Garry Point Park's 255 Akebono cherry trees, this annual event is produced in partnership with representatives from the BC Wakayama Kenjin Kai. Held on April 12, 2026, the event featured live performances, demonstrations, food from a local restaurant and food trucks, Japanese cultural displays, and children's crafts and activities. The 2026 Cherry Blossom Festival theme was ありがとう (Arigato), meaning thank you, to extend gratitude to the festival's volunteering performers and supporters from the Japanese Canadian community. The Sister City Advisory Committee once again displayed chochin (paper) lanterns and visitors could take a photo at the Sister City Advisory Committee selfie stations.

Participation highlights include:

- Over 6,000 visitors attended the festival;
- 34 volunteers contributed 213 hours;
- 51 performers/artists;
- Average time spent at the event was two hours;
- Visitor origins were 41 per cent Richmond residents with a strong regional visitation from Vancouver, North Vancouver and West Vancouver;
- 287,601 ad impressions;
- 4,373 clicks to the website; and
- 10 food trucks.

Image of the Richmond Cherry Blossom Festival 2026



Photo credit: Alisha Weng

Ships to Shore – Kaiwo Maru

After a month-long journey from Japan, the Kaiwo Maru arrived in Richmond on Thursday, April 30, 2026, and was greeted by the community. The Ships to Shore event included two days of public programming in Garry Point Park and a one-day school education program.

The three-day festival included ship boarding and viewing, food trucks, and local performances on three stages (Neptune Stage, Dockside Stage or Coracle Stage). Visitors were also able to enjoy the Makers Corner featuring a selection of artisan vendors offering handcrafted goods inspired by culture, creativity and craftsmanship. At Partner's Circle visitors were able to explore

interactive activations and cultural experiences from local community partners detailed below, and kite demonstrations by a local kite club.

On the school day, students from the Richmond School District No. 38 participated in an onboard educational program, which included a classroom manual and tour of the Kaiwo Maru.

Participation highlights include:

- Over 70,000 visitors attended the festival;
- 2,450 visitors boarded the ship;
- 711 students from 28 classes participated in the onboard school program;
- 130 volunteers contributed 1,045 hours;
- 70 performers/artists;
- Average time spent at the event was over two hours;
- Visitor origins were 52 per cent Richmond residents with a strong regional visitation from Vancouver, North Vancouver and West Vancouver;
- 75 social media stories;
- 1,680,000 ad impressions;
- 151,959 clicks to the website;
- 15 food trucks; and
- Participation from local community organizations and sites, including Britannia Heritage Shipyard National Historic Site, Gulf of Georgia National Historic Site, Richmond Sister City Advisory Committee, Steveston Japanese Language School, Steveston Japanese Canadian Cultural Centre, Nikkei National Museum and Cultural Centre, and Tonari Gumi.

Images of the Ships to Shore – Kaiwo Maru Event 2026





Photo credit: Amber Pacific Studios

Doors Open Richmond

The 19th year of Doors Open Richmond was held on June 6 to 7, 2026, offering visitors a diverse range of free cultural, historical, artistic and community-based experiences offered at 45 partner sites. The 2026 event welcomed seven new partners including the Alexandra District Energy Utility, artist Marion Webber and the Richmond Arts Coalition.

The event reflected Richmond's diverse communities and heritage, with participating sites representing Musqueam, Muslim, Sikh, Hindu, Catholic, Filipino, Buddhist, Japanese, Baha'i and Chinese communities. Two new videos were produced for the event, highlighting the Philippine Cultural Arts Society of British Columbia and Musqueam Elder Mary Point.

Participation highlights include:

- Over 20,000 visitors attended the sites;
- 1,453 participants attended 12 pre-registered programs, including guided tours of Richmond City Hall and two guided bus tours;
- 532 volunteers contributed 3,246 hours;
- 5 performers/artists;
- 125 social media stories;
- 452,652 ad impressions;
- 623,000 clicks to the website; and
- To enhance accessibility, participating sites identified the languages spoken by their volunteers and representatives during the Doors Open weekend. Collectively, the participating sites offered support in 22 different languages, reflecting Richmond's linguistic and cultural diversity.

Images of Richmond Doors Open 2026





Photo Credit: Paradigm Creative Productions

Community Celebration Grant Program

The 2026 Community Celebration Grant Program was launched on January 12, 2026, through the City's website, social media platforms, direct outreach to past applicants, and postings in community facilities across Richmond. Richmond-based not-for-profit organizations, not-for-profit faith-based groups, Parent Advisory Committees, and School Student Councils

were invited to submit creative proposals for free public events aimed at bringing residents together from diverse backgrounds through shared interests, arts and culture.

In total, 56 applications were received by the February 8, 2026, deadline. 40 projects received funding, totalling $55,228. Originally, 42 projects received funding totalling $58,000, however two applicants returned their grant funding upon making the decision to cancel their event in 2026.

Participation highlights include:

- Individual event participation ranged from 25 to 500 people;
- 7 Richmond Parent Advisory Committees events;
- 28 Richmond-based not-for-profit organization events;
- 5 Richmond-based not-for-profit faith-based groups; and
- Activities delivered through the grant included intercultural celebrations, an outdoor concert series held by Minoru Seniors Society, art activities in the park, a community carnival at Spul'u'Kwuks Elementary School and sporting events, including the Dolphin Park Classic.

Richmond Neighbourhood Block Party Program

The 2026 Richmond Neighbourhood Block Party Program was launched on March 30, 2026, and was promoted through the City's website, Parks, Recreation and Culture e-News, social media channels, and targeted outreach to Richmond School District No. 38, Community Associations and Societies, and Parks, Recreation and Culture facilities.

The program encouraged Richmond residents to strengthen neighbourhood connections and foster a sense of community by hosting block parties in a variety of spaces, including local parks, streets, and private strata properties. Funding was available to pairs of residents – living in the same neighbourhood but in different households/strata or Richmond Block Watch Captains – who applied to organize a free block party for their neighbours.

28 out of 31 applications were approved for a combined total of $13,477 of funding.

The first block party took place on June 20, 2026, and the final block party took place on October 9, 2026. The 2026 intake period concluded on September 13, 2026.

Program Highlights:

- 14 Strata neighbourhood block parties;
- 3 Block Watch block parties;
- 11 Neighbourhood block parties;
- Block parties were hosted in more than 10 neighbourhoods across Richmond, with the majority held in the Steveston, East Cambie, and Brighouse;
- Funding supported expenses such as table and chair rentals, food, lawn game rentals, sustainable initiatives such as compostable utensils and dishes, barricade rentals and marketing materials; and

- Activities included barbeques, a pancake breakfast, children's crafts, games, face-painting, and neighbourhood bingo.

Richmond Celebrates Soccer Program

Richmond hosted a range of initiatives and events including a grant program, a kick-off event, nine community watch parties and a signature event during the FIFA World Cup '26 period from June 12 to July 19, 2026. This program was delivered in partnership with Tourism Richmond and the Richmond Hotels Association.

Overall Program marketing highlights include:

- 75 social media stories;
- 5,490,000 ad impressions; and
- 73,056 clicks to the website.

Kickoff Event – June 12, 2026

The Richmond Celebrates Soccer program kicked off at the Richmond Olympic Oval on June 12, 2026. The event included a school component where students enjoyed soccer activities on the field, visited the Richmond Olympic Experience, and engaged with players from the Vancouver Rise Football team, Fusion Soccer Club and Foosball Canada. In addition to the on-field demonstrations and activities, the event featured match viewing and a music performance.

Participation highlights include:

- 3,400 visitors attended the festival;
- 1,300 children representing over 45 classes from Richmond elementary schools participated;
- 10 performers/artists;
- Average time spent at the event was over two hours;
- Visitor origins were 76 per cent Richmond residents with a strong regional visitation from Vancouver, North Vancouver and West Vancouver;
- 12 on field activities, plus the Richmond Public Library To Go Van and visits to the Richmond Olympic Experience;
- Two local soccer clubs; and
- Sport trivia between the two matches.

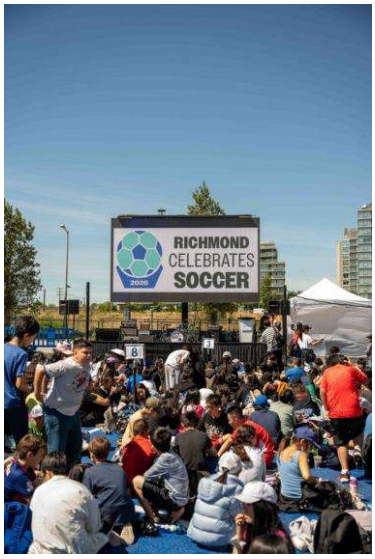


Photo credit: Richmond Olympic Oval

Hamilton Soccer Slam Event – June 14, 2026

The Hamilton Soccer Slam hosted by the Hamilton Community Association on June 14, 2026, at Hamilton Community Park featured a match between Japan and the Netherlands, celebrating the global appeal of the sport while gathering in a shared community space.

Additional activities included Soccer try-it lessons, target kicking challenges, soccer-themed bouncy castles, an inflatable soccer field, and bubble soccer obstacle course encouraging people of all ages and abilities to connect through physical activity and play. Together, these activities created an inclusive and engaging event that celebrated diversity, promoted cultural exchange, and strengthened community connections.

Participation highlights include:

- 300 visitors attended the community event;
- 16 volunteers contributed 112 hours; and
- 1 performer.



Photo credit: Hamilton Community Association

Golden Boot Gathering Event – June 18, 2026

The Golden Boot Gathering, hosted by the Minoru Senior Society on June 18, 2026, at the Minoru Centre for Active Living Plaza featured two matches; Switzerland versus Bosnia and Herzegovina and Canada versus Qatar.

Additional activities included food, soccer-themed crafts, a DJ, and popcorn. The event encouraged collaboration among community organizations including the Minoru Seniors Society and the Richmond Public Library. Following the event, the Seniors Centre at Minoru Centre continued to see a diverse population come together to watch soccer matches on TV inside the Center.

Participation highlights include:

- 600 visitors attended the community event;
- 39 volunteers contributed 234 hours; and
- 3 performers/artists.



Photo credit: Minoru Seniors Society

City Centre Celebrates Soccer – June 21, 2026 – City Centre Community Association

The City Centre Celebrates Soccer hosted by City Centre Community Association on June 21, 2026, at Garden City Community Park featured a match between New Zealand and Egypt. Many attendees came to support the Egyptian team, creating a vibrant atmosphere by waving flags and celebrating together throughout the match.

Additional activities included a performance by a youth band, inflatable attractions, and lawn games, creating a welcoming and engaging environment for families and community members. Together, these activities encouraged intercultural interaction, celebrated cultural diversity, and promoted greater understanding within the community.

Participation highlights include:

- 400 visitors that attended the community event;
- 13 volunteers contributed 78 hours; and
- 5 performers/artists.



Photo credit: City Centre Community Association

Community Soccer Fest – June 24, 2026 – Thompson Community Association

The Community Soccer Fest hosted by Thompson Community Association on June 24, 2026, at Thompson Community Park featured three matches on the big screen: Switzerland versus Canada, Scotland versus Brazil and Czechia versus Mexico.

Additional activities included live entertainment, healthy snacks and refreshments, and soccer-themed inflatables. The event brought together a wide range of community partners to animate Thompson Community Park, including Richmond Football Club, Friends of the Richmond Public Library, Rompers Preschool, Terra Nova Nature School, local musicians, food vendors, volunteers, and schools in the neighbourhood.

Participation highlights include:

- 1,500 visitors attended the community event;
- 30 volunteers contributed 240 hours; and
- 10 performers/artists.



Photo credit: Thompson Community Association

United by Soccer – July 6, 2026, South Arm Community Association

The United by Soccer hosted by South Arm Community Association on July 6, 2026, at South Arm Community Park featured the round 16 match between Switzerland and Columbia.

Additional activities included interactive soccer activities and demonstrations, dance and singing performance by local artists and community booths. Community members met through games and other engaging activities, made new friends and experience the spirit of building community connection.

Participation highlights include:

- 800 visitors attended the community event;
- 50 volunteers contributed 150 hours; and
- 25 performers/artists.



Photo Credit: South Arm Community Association

Cambie Kickoff – July 7, 2026 – East Richmond Community Association

The Cambie Kickoff hosted by East Richmond Community Association on July 7, 2026, at King George Community Park featured the match between Portugal and Spain.

Additional activities included interactive soccer activities and community booths. The event brought people together through sport. Soccer served as a universal language, encouraging participants of all ages, cultures, and abilities to connect through interactive activities, games, and shared experiences.

Participation highlights include:

- 400 visitors attended the community event;
- 11 volunteers contributed 66 hours; and
- 1 performer.



Photo credit: East Richmond Community Association

Burkeville Soccer Celebration – July 11, 2026 – Sea Island Community Association

Burkeville Soccer Celebration hosted by the Sea Island Community Association on July 11, 2026, at Burkeville Neighbourhood Park featured two matches: Norway vs England and Argentina vs Switzerland.

Additional activities included interactive soccer activities in the park, creating a fun and accessible space where families, neighbours, and visitors could gather and engage with one another. The event also fostered collaboration by bringing together local organizations, including Richmond Football Club, whose participation added engaging recreational opportunities and strengthened community partnerships. Their involvement helped animate the park while connecting residents with local programs and services.

Participation highlights include:

- 800 visitors attended the community event;
- 8 volunteers contributed 48 hours; and
- 4 performers/artists.



Photo credit: Sea Island Community Association

West Richmond Celebrates Soccer – July 14, 2026 – West Richmond Community Association

West Richmond Celebrates Soccer hosted by the West Richmond Community Association on July 14, 2026, at Hugh Boyd Community Park featured the France vs Spain match.

Additional activities included several opportunities to learn about soccer, develop basic soccer skills, and learn about soccer programs from Richmond United FC and Fusion coaches and players.

All attendees were able to participate in a Latin Dance Party, learn about programming offered at West Richmond and other community facilities, and celebrate the FIFA World Cup together as a diverse community.

Participation highlights include:

- 650 visitors attended the community event; and
- 24 volunteers contributed 144 hours.



Photo credit: West Richmond Community Association

Steveston Celebrates Soccer – July 18, 2026 – Steveston Community Association

Steveston Celebrates Soccer hosted by the Steveston Community Association on July 18, 2026, at Steveston Community Park featured the FIFA World Cup bronze medal match, France vs England.

Additional activities included family-friendly carnival games, inflatables, face painting, and community performances creating a vibrant neighbourhood gathering space. Steveston Celebrates Soccer was an inclusive event that brought people of all ages and backgrounds together through sport and community.

Participation highlights include:

- 700 visitors attended the community event;
- 35 volunteers contributed 210 hours; and
- 6 performers/artists.



Photo credit: Steveston Community Society

The Final - July 19, 2026 – City of Richmond

The Final event of the Richmond Celebrates Soccer was held July 19, 2026, at Aberdeen Neighbourhood Park.

The event included a welcome ceremony and watch party where soccer enthusiasts cheered on Spain vs Argentina as they competed for the World Cup 26. The site was activated with a variety of soccer-themed demonstrations, stilt soccer, soccer themed crafts and activities, local performers, and food trucks. The festival ended with the finale of local band Uncle Strut on the main stage.

Participation highlights include:

- Over 5,400 visitors attended the event;
- 20 volunteers contributed 84 hours;
- Over 30 performers/artists;
- Average time spent at the event was over two hours;
- Visitor origins were 63 per cent Richmond residents with a strong regional visitation from Vancouver, Burnaby and Delta; and
- 9 food trucks.





Photo credit: Amber Pacific Studios

Richmond Celebrates Soccer Community Celebration Grant

The 2026 Richmond Celebrates Soccer Community Celebration Grant Program was launched on January 12, 2026, through the City's website, social media platforms, direct outreach to past applicants, and postings in community facilities across Richmond. Richmond-based not-for-profit organizations, not-for-profit faith-based groups, Parent Advisory Committees, and School Student Councils were invited to submit creative proposals for free public events aimed at bringing residents together from diverse backgrounds through shared interests, arts and culture. All approved events were to be delivered between June 11 and July 19, 2026.

In total, eight applications were received by the February 8, 2026, deadline. Five projects received funding, totalling $10,000, and all projects were delivered.

Participation highlights include:

- Event participation ranged from 25 to 200;
- 5 Richmond-based not-for-profit organization events; and
- Activities delivered through the grant included soccer-themed programming, including a watch party at Hugh Boyd Park during the Richmond Youth Soccer tournament, a multicultural story exchange at the Richmond Caring Place hosted by Richmond Multicultural Community Services, and soccer-themed sport activities during the Sunset Fraser Team Sport Festival at the Burnett/Thompson Community Park – Lacrosse Box.

Richmond Celebrates Soccer Neighbourhood Block Party Fund

For 2026 only, Richmond Celebrates Soccer Neighbourhood Block Party Program was launched on March 30, 2026, and was promoted through the City's website, Parks, Recreation and Culture e-News, social media channels, and targeted outreach to Richmond School District No. 38, Community Associations and Societies, and City-operated Parks, Recreation and Culture facilities.

The program encouraged Richmond residents to strengthen neighbourhood connections and foster a sense of community by hosting soccer-themed block parties in a variety of spaces, including local parks, streets, and private strata properties. Funding was available to pairs of residents – living in the same neighbourhood and/or but in different households/strata or Richmond Block Watch Captains – who applied to organize a free block party for their neighbours.

4 applications were received for the 2026 program. All 4 Richmond Celebrates Soccer Neighbourhood Block Parties were approved and received a combined total of $1,800.

The first block party took place on June 12, 2026, and the final block party took place on July 18, 2026. The 2026 intake period for this stream concluded on July 19, 2026.

Program Highlights:

- 2 Richmond Strata neighbourhood block parties;
- 2 Richmond Neighbourhood block parties;
- Block parties were hosted in 3 neighbourhoods across Richmond: Steveston, Brighouse, and Ironwood; and
- Activities included barbeques, watch parties, and soccer-related sports activities

Steveston Salmon Festival / Canada Day

The 79th Annual Steveston Salmon Festival was once again successfully delivered in partnership with the Steveston Community Society and the Richmond Agricultural and Industrial Society. This year's event was in alignment with the same vision theme from 2024 and 2025: "It's about COMMUNITY".

The 79th annual Steveston Salmon Festival on July 1, 2026, included:

- The Steveston Salmon Festival Parade, Salmon Bake and Chow Mein Community Food Booth, and market/trade show;
- A welcome ceremony including local, federal and provincial government and First Nations representatives;
- Traditional Steveston Salmon Festival programming, including the Japanese Cultural show and demonstrations:
- Sponsor Row zone for the festival's dedicated community groups and vendors;
- Activities for both youth and children at Sammy's Fun Zone and the Salmon Run Youth Zone, including performances by young up-and-coming artists and a local community group like the Buttery Biscuits on the Catch of Day stage;
- New for 2026 was the additional soccer program which including stilt soccer, soccer activation with a local soccer club, soccer darts and soccer skills;
- A variety of artist and performers across the site; and
- A grand finale performance by Barney Bentall and the Legendary Hearts at the Spirit of Steveston Zone stage.

Participation highlights include:

- Over 70,000 visitors to the festival;
- 250 volunteers contributed 1,500 hours;
- 40 local performers/artists;
- Average time spent at the event was over 2 hours;
- Visitor origins were 45 per cent Richmond residents with a strong regional visitation from Vancouver, Surrey and Burnaby;
- 51 social media stories;
- 1,250,000 ad impressions;
- 13,850 clicks to the website;
- 18 food trucks; and
- 86 parade participants.





Photo credit: Amber Pacific Studios

Richmond Maritime Festival

The 23rd annual Richmond Maritime Festival animated the Britannia Shipyards National Historic Site on August 22 to 23, 2026. The event program featured 12 wooden and working boats along the dock including local restored heritage boats, maritime-themed décor and installations throughout the site, live music on two stages, roving performers and musicians, popular hands-on activities, multicultural array of food vendors, and community booths. The River Queen boat rides presented by Tourism Richmond were a popular attraction for the visitors.

Participation highlights include:

- Over 30,000 visitors to the festival;
- 68 volunteers contributed 600 hours;
- 134 performers/artists;
- Average time spent at the event was over 2 hours;
- Visitor origins were 41 per cent Richmond residents with a strong regional visitation from Vancouver, Burnaby and Delta;
- 88 social media stories;
- 691,000 ad impressions;
- 172,000 clicks to the website; and
- 11 food trucks.





Photo credit: Alisha Weng

Richmond Farm Fest

On September 13, 2026, Richmond Farm Fest, in partnership with the Kwantlen Polytechnic University (KPU), returned to Garden City Lands for a free, family-friendly celebration of farming, food and community. The festival featured a farmer and artisans' market, cooking demonstrations from Black and Blue Steakhouse head chef Jonathon Lee, food trucks, KPU's Brew Barn, a Little Farmers kids' zone, agricultural and garden displays, farm wagon tours and live local performances featuring Richmond's own Rachel Chiu. Visitors immersed themselves in the agricultural heart of the city by exploring Richmond's agricultural story, enjoying a plant labyrinth, old fashion farm Olympics and learning about sustainability.

Participation highlights include:

- Over 5,000 people visited the festival;

- 72 volunteers contributed 417 hours;
- 16 performers/artists;
- 739,040 ad impressions;
- 48,116 clicks to the website; and
- 6 food trucks.

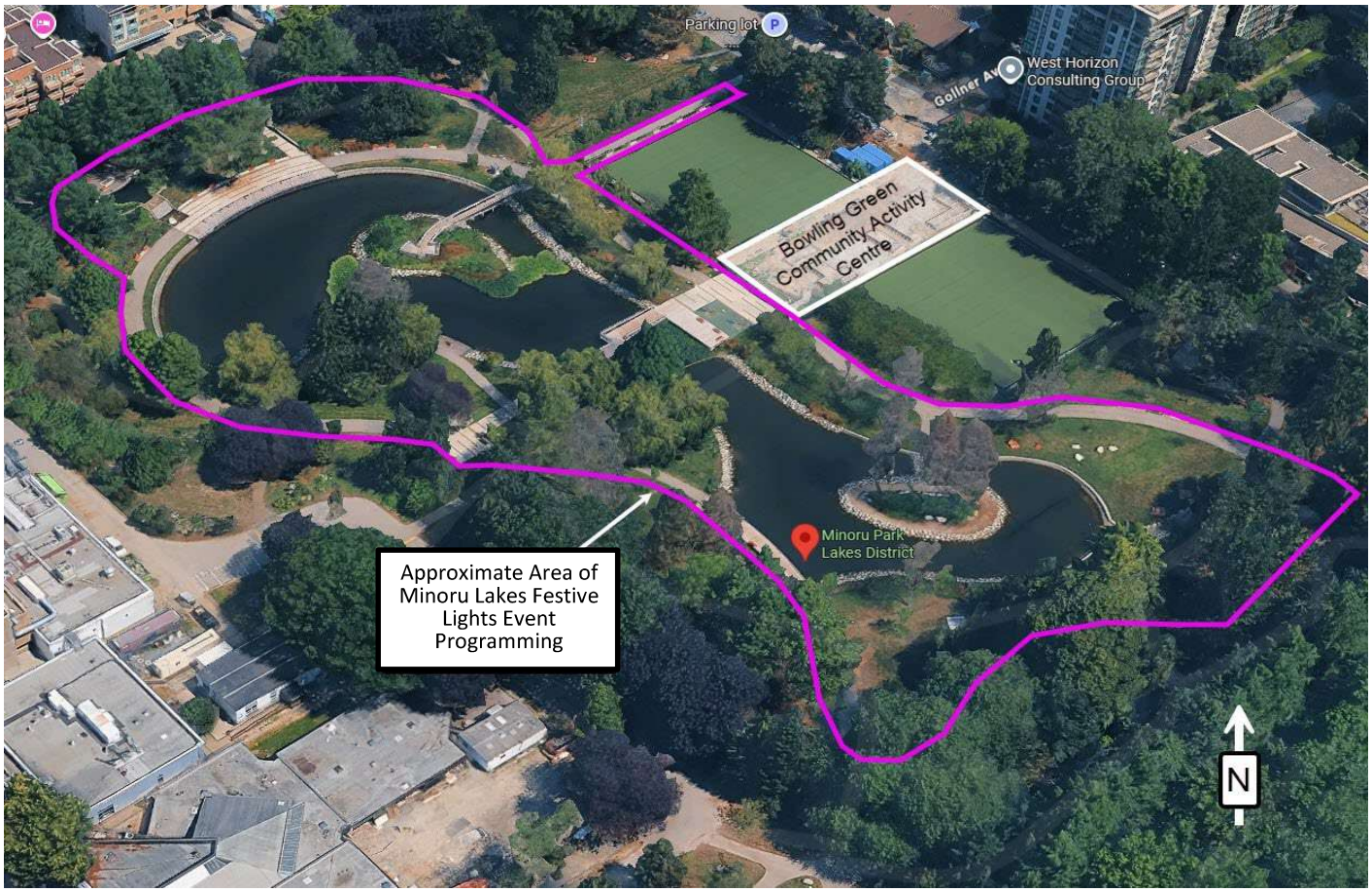




Photo credit: Francis Burgos

Proposed Minoru Lakes Festive Lights Event Location Map

Figure 1 – Location of the Minoru Lakes Festive Lights Event



Examples of Festive Light Displays





Above: Examples of large-scale seasonal light displays in a park setting.



Left: An example of large-scale seasonal light displays reflecting on the adjacent water feature.

Below: Examples of custom light structures and features.





City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 19, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	RZ 23-024473
Re:	**Application by Salim Karimani for Rezoning at 11001 Shell Road, 11011 Shell Road, 10700 Steveston Highway, and Richmond unaddressed Parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10804, to create the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, and to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone, be introduced and given first reading.

Executive Summary

This application proposes to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed Parcel (PID 015-725-880) from the AG1 zone to a new site-specific agriculture and assembly zone (ZA5) to permit the existing private club, assembly, and agricultural uses on site. As part of the application, the subject sites will be consolidated into one parcel. Up until 2002, the site was operated by the Richmond School District as a school and had operated as a legal non-conforming use. Science of Spirituality purchased the property in 2005 and has since operated a meditation-focused, non-denominational assembly space, alongside gardens and orchards. The owners had applied for a rezoning application, generally similar to the current application, and which received third reading in 2009 but was ultimately closed due to inactivity by the applicant. No new development is anticipated as part of this application.

The subject site is located within the Agricultural Land Reserve (ALR) but is exempt from the restrictions on the use of agricultural land under the Agricultural Land Commission Act. The proposal is generally consistent with the Official Community Plan and the City of Richmond Zoning Bylaw 8500 and secures enhanced agricultural buffers, and future servicing and frontage upgrades should they choose to redevelop in the future.

Staff Report

Origin

Salim Karimani, on behalf of Science of Spirituality SKRM Inc. No. 902578 (Directors: Arran Stephens, Dag Falck, Toby Boydell, Sidharth Sethi, and Viviane Dore-Nadeau), has applied to the City of Richmond for permission to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed Parcel (PID 015-725-880) from the "Agriculture (AG1)" zone to the "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone in order to permit the existing private club, assembly, and agricultural uses on the consolidated site. A location map and aerial photo are included in Attachment 1.

No new development is anticipated as part of this rezoning application. A site plan of the property and an existing landscaping plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Across Steveston Highway, a three-storey residential development on a parcel zoned "Town Housing (ZT68) – Steveston Highway/Shell Road".

To the South: A property zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve (ALR).

To the East: Across Shell Road, a Railway Right of Way, zoned "Light Industrial (IL)" and located outside of the ALR.

To the West: A property zoned "Agriculture (AG1)" and located in the ALR.

Existing Legal Encumbrances

There is an existing Statutory Right of Way (SRW), in favour of the City of Richmond, for the existing pump station and water and drainage works that are located along the north 9.7 m (~32 ft) portion of 10700 Steveston Highway and 11001 Shell Road. The legal encumbrance does not affect the subject application.

Related Policies & Studies

Official Community Plan

The subject site is designated "Agriculture" in the OCP and is located entirely within the ALR. The intended uses of the site (private club, assembly, and agricultural uses) are generally consistent with the agricultural objectives listed in the OCP.

Agricultural Land Commission - Exception and Consolidation of Lots

The subject site is located in the ALR. Section 23 of the *Agricultural Land Commission Act* (*ALCA*) allows for an exception for the restrictions on the use of agricultural land for properties that meet the following provisions:

- On December 21, 1972, the lot was less than 2 acres in area; and
- On December 21, 1972, the land was on its own, separate certificate of title.

The applicant has provided a letter from the ALC (letter on file) identifying that the subject parcels meet the above provisions, and as such, are exempt from the restrictions on the use of agricultural land. The proposed consolidation of the four subject properties into one contiguous parcel, does not affect the lots exemption from the provisions of the *ALCA*, as the exemption runs with the land.

Agricultural Land Reserve (ALR) Buffer Zone

ALR landscape buffers are intended for parcels outside of the ALR, but immediately adjacent to properties within the ALR. As the subject parcels are all located within the ALR, an ALR Buffer Development Permit (DP) is not required.

As part of the previously endorsed rezoning application (RZ 05-301611) for the subject site, the applicant proposed an ALR landscape buffer to address adjacency concerns with the active farm operation located to the west and south of the site. While the previous rezoning application was not adopted, the applicant has generally implemented the landscaped ALR buffer that was proposed at that time, which includes a 2.7 m (8.6 ft) buffer on the south of the site, and a 4.8 m (15.8 ft) buffer on the west. Given the existing site constraints, including the parking lot located within the southern portion of the site, the existing buffer sufficiently addresses adjacency concerns between the existing parcels and adjacent farm operation.

Prior to rezoning bylaw adoption, the applicant will be required to register a restrictive covenant on Title, to identify the landscape buffer areas, and to ensure that the landscaping buffer areas will not be abandoned or removed without City approval.

Food Security & Agricultural Advisory Committee

The Food Security and Agricultural Advisory Committee (FSAAC) provides advice to Council on food security and agricultural issues that are referred by Council or Staff, which include development proposals in the ALR. The proposal was reviewed and supported by the FSAAC at its meeting held on March 25, 2026. An excerpt of the minutes from that meeting is provided in Attachment 4.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC for new construction, that would also indemnify the City regarding existing structures constructed below this flood level and any improvements within existing structures.

Public Consultation

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 m (328 ft) of the subject site. In addition, a rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property.

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

Analysis

The subject site, which contains four separate parcels, was originally operated by the Richmond School District as a school until approximately 2002, including use of the existing single-storey building on site. The Science of Spirituality, a non-denominational, non-profit organization, purchased the site in 2005, and have been using it for private club, assembly, and agricultural uses since that time, which includes gardening, food preparation, meditation, health and wellness. The site is zoned "Agriculture (AG1)" and the school operated as a non-conforming use and building. Per the *Local Government Act,* if a non-conforming use is discontinued for a continuous period of 6 months, the building becomes subject to the requirements of the land use regulation bylaw. As the structure's use was discontinued between 2002 and the applicant purchasing the property in 2005, the non-conforming status no longer applies, and a rezoning to permit the existing assembly use is required.

In 2005, the Science of Spirituality applied to rezone the site (RZ 05-301611) to a new site-specific agriculture and assembly zone to permit the continued use of their operations on site. The rezoning application received third reading by City Council on September 9, 2009. However, due to inactivity by the applicant, the file was eventually closed. This rezoning application is substantially similar to the previous rezoning application that was considered by Council at the time.

The existing assembly use on site operates within the old school building and is compatible with surrounding agricultural uses. Since purchasing the property in 2005, a number of improvements have been made to site, including new landscaping, organic gardens, orchards, and improvements and an expansion to the parking lot. On-site agriculture includes the planting and cultivation of a variety of produce including: kale, lettuce, cabbage, corn, peas, squash, raspberries, garlic, and others. The owners also host free organic gardening courses for the community. Produce grown on site is given back to the community or donated to Richmond food banks.

Proposed Agriculture and Assembly (ZA5) – Shell Road (Gilmore) zone

The site is currently zoned "Agriculture (AG1)" which does not permit assembly uses or structures. Accordingly, a site-specific zone is proposed which would permit limited assembly uses, such as a private club, in conjunction with agriculture and other related uses (generally consistent with the existing provisions of the AG1 zone), to formalize the existing use, and support and permit continued agricultural activities on the site. No new development is anticipated as a result of this rezoning application. The new proposed zone includes the following specific provisions:

- Typical Agricultural uses consistent with the "Agricultural (AG1)" zone
- Private club and religious assembly uses permitted to allow the existing and similar type assembly uses within the structure;

- A maximum density of 0.15 FAR for the assembly uses, and a maximum cumulative FAR of 0.60 which can be increased to 0.75 FAR, if at least 0.70 FAR is used for greenhouses, consistent with the "Agriculture (AG1)" zone;
- Establishing setbacks for the assembly uses to 18.0 m for the front and exterior side yard, and 23.0 m to the rear and interior yard, and establish setbacks for agricultural uses consistent with the "Agriculture (AG1)" zone;
- Establishing a minimum front and exterior yard setback of 2.5 m for agricultural buildings with a maximum height of 5.0 m to permit the existing agricultural buildings on site; and
- Establishing a maximum building height of 12.0 m for the assembly uses and a maximum building height of 35.0 m for agricultural buildings and structures consistent with the "Agriculture (AG1)" zone.

Non-Permitted Construction

During a non-permit building inspection, it was determined that there has been some non-permitted construction on site, including:

- Additions to the main structure that are currently being used as a dining hall;
- Construction of a commercial kitchen, inclusive of an exhaust hood system and associated cooking appliances and sinks; and,
- Two small sheds and one portable sea-can structure used for agricultural purposes.

Prior to rezoning bylaw adoption, the applicant will be required to apply for Building Permits (BP) in order to have the works approved and inspected.

Transportation and Site Access

The subject site has one existing driveway access from Shell Road. No changes to the existing site access is proposed.

The site currently contains 38 parking stalls, including two accessible stalls. The applicant is not proposing any new stalls, as there is no new development anticipated as part of this rezoning application.

In recognition that no new development is proposed at this time, no new frontage improvements are required. The applicant has agreed to register a covenant on title, to provide, at the applicants cost, future road widening and improvements, including any road dedication to facilitate the improvements, in the future when new buildings or structures are proposed, or when the City requires the land to facilitate a larger connected active transportation improvements between Shell Road and Hammersmith Gate in the future.

Staff have reviewed the future sequencing of required frontage works and support the proposed approach. Accordingly, a legal agreement is required to be registered on Title prior to rezoning bylaw adoption identifying that frontage works secured through a Servicing Agreement would be required when:

- An application for a BP for new development in excess of 100 m^2 (1,076 ft^2) is made to the City. This does not include a BP issued for a non-permitted structure currently on site; or,
- At City's request once a larger link of connected active transportation infrastructure can be achieved between Shell Road and Hammersmith Gate.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The Report assesses 9 bylaw sized trees (Tag# 88-96) located within the subject parcels and four bylaw sized trees (Tag # A-D) located on adjacent properties. All trees assessed within the Arborist Report were identified as having "normal" tree health.

All trees are to be retained and protected and no tree protection measures are required as no new development is anticipated as part of this application.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption and as part of the required Building Permits to address the previous unauthorized construction, the City will complete the design and construction of servicing works through a City work order, at the applicant's cost. These works include, but are not limited to:

- Installation of a new fire hydrant on the south property line on Shell Road; and,
- Replacement of the existing water service connection with a new water service connection with a water meter and meter box.

Budgetary Implications

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

Salim Karimani, on behalf of Science of Spirituality SKRM Inc., has applied to rezone 11001 and 11011 Shell Road, 10700 Steveston Highway, and the unaddressed Parcel (PID 015-725-880) from "Agriculture (AG1)" to a site-specific "Agriculture and Assembly (ZA5) – Shell Road (Gilmore)" zone in order to formalize the existing private club, assembly, and agricultural uses on a consolidated site.

The rezoning application generally complies with the land use designations and applicable policies within the OCP.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrences on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10804 be introduced and given first reading.

Respectfully submitted,

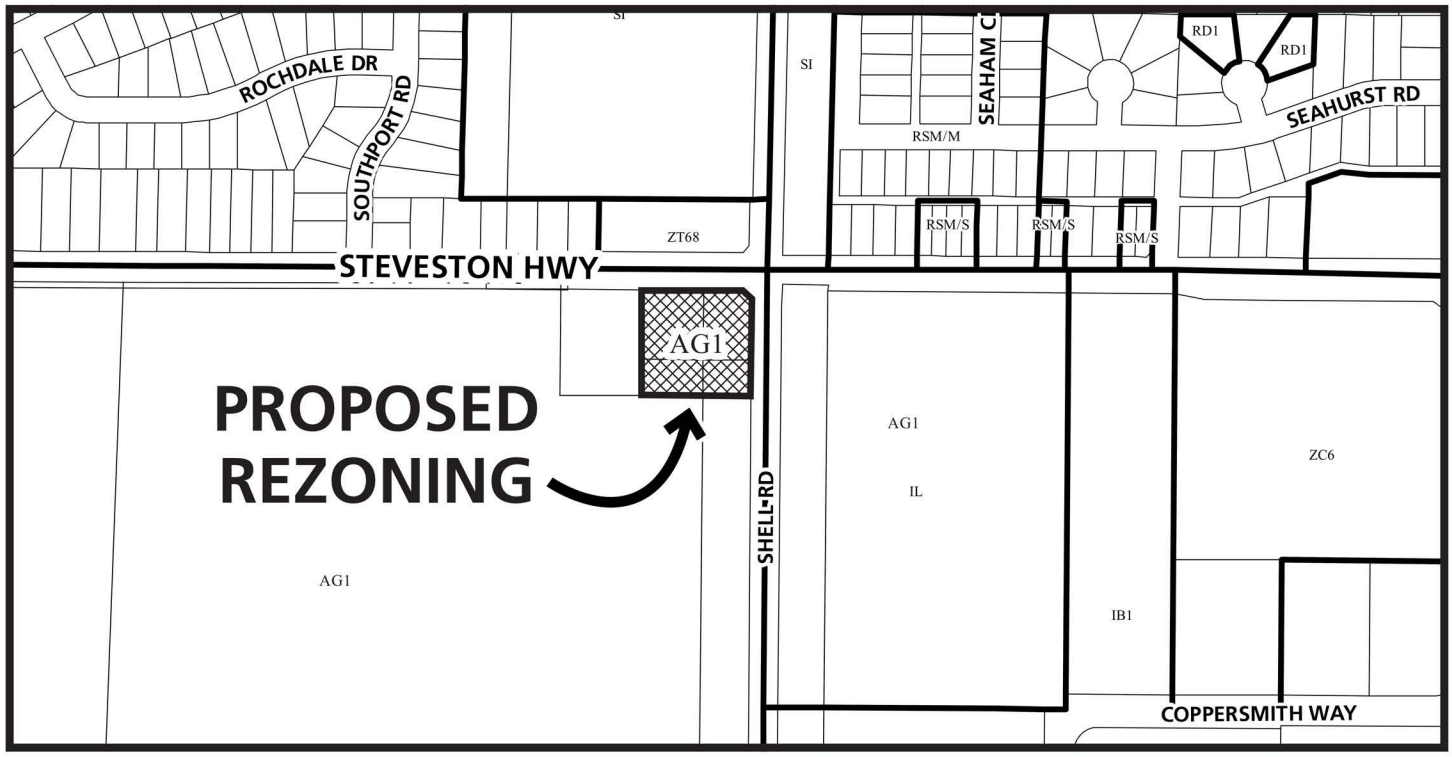
Joshua Reis, Development Applications

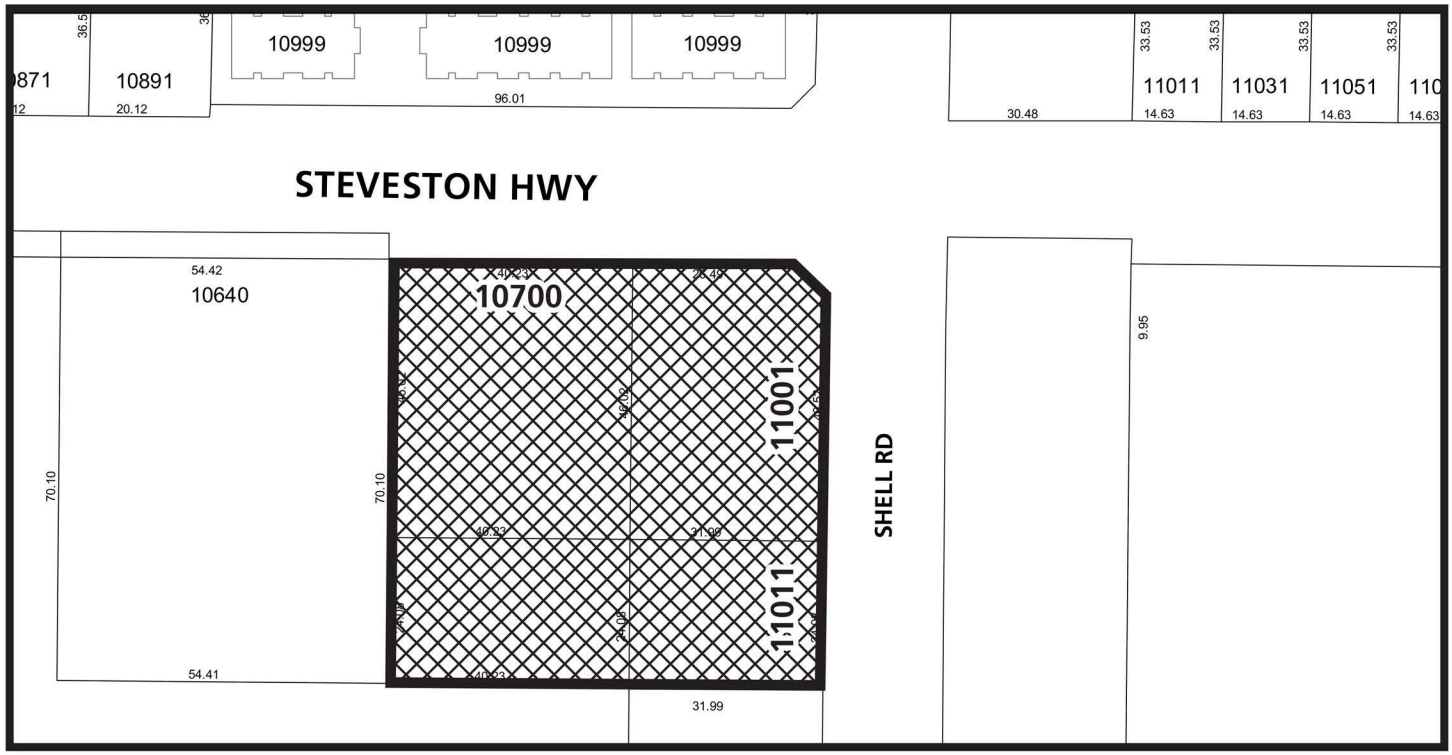
Report Contributors

This report was prepared by the James Hnatowich, Planner 1 and reviewed by Engineering, and Transportation.

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Site Plan and Landscaping Plan
Attachment 4: Food Security and Agricultural Advisory Committee March 25, 2026, Minutes Excerpt
Attachment 5: Rezoning Considerations

City of Richmond





RZ 23-024473

Original Date: 08/17/23
Revision Date: 10/20/26

Note: Dimensions are in METRES

City of Richmond



RZ 23-024473

Original Date: 08/17/23
Revision Date: 10/20/26

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

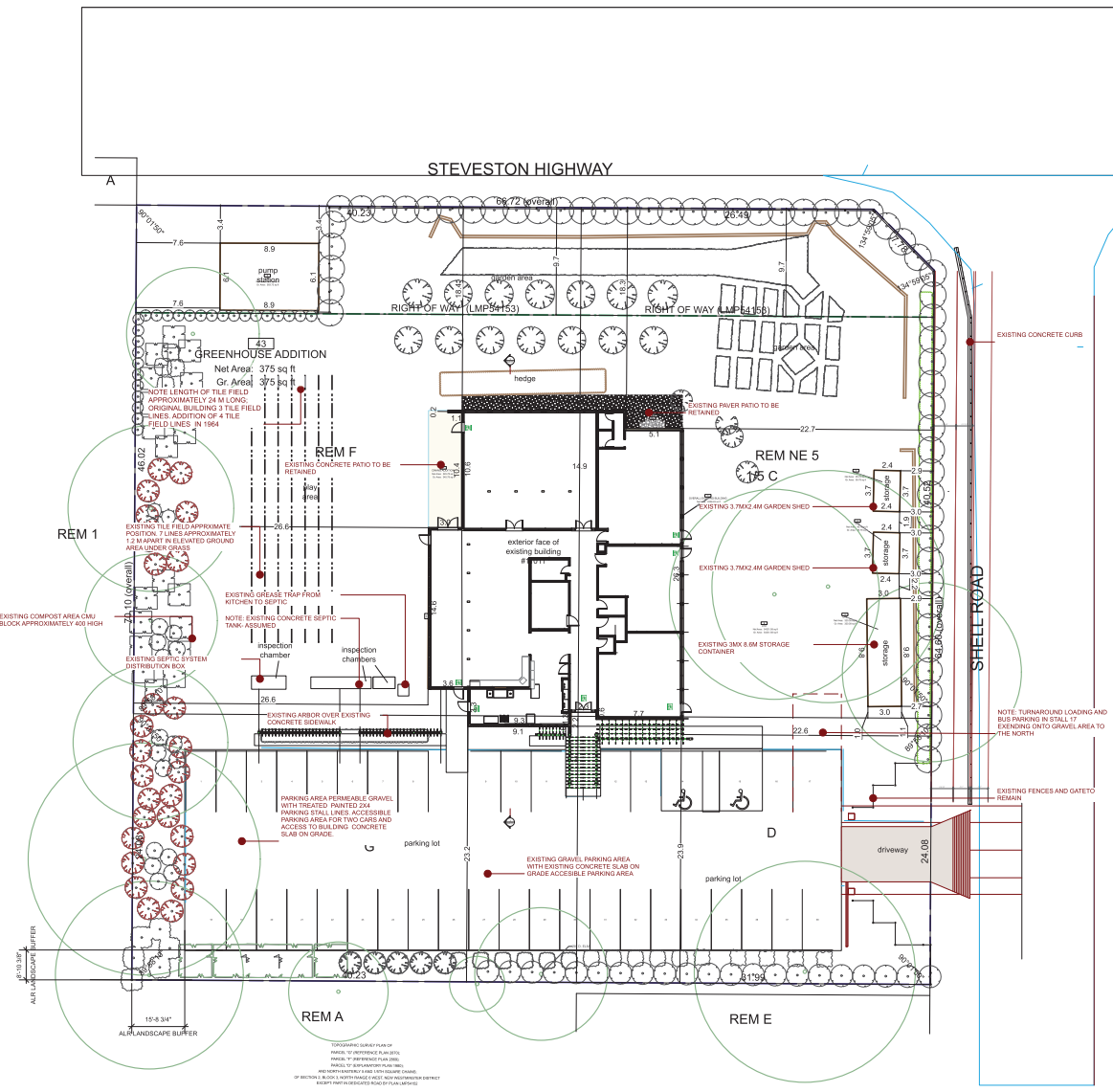
RZ 23-024473 **Attachment 2**

Address:	11001 and 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel (PID 015-725-880)
Applicant:	Salim Karimani
Planning Area(s)	Gilmore

	Existing	Proposed
Owner:	Science of Spirituality SKRM Inc.	No Change
Site Size (m^2):	5,050 m² (54,340 ft²)	No Change (4 lots to be consolidated)
Land Uses:	Institutional, Agricultural	No Change
OCP Designation:	Agricultural	No Change
Zoning:	Agriculture (AG1)	Agriculture and Assembly – Shell Road – (Gilmore) (ZA5)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 (cumulative) Max. 0.15 (assembly)	0.12 (cumulative) 0.12 (assembly)	none permitted
Buildable Floor Area	3,030 m² (32,615 ft²)	644.2m² (6,394 ft²)	none
Lot Coverage (% of lot area):	Max. 35%	13.8%	none
Lot Size:	Min. 4,500 m^2	5,050 m²	none
Setbacks- Assembly (m):	Front: Min. 18.0 m Rear: Min. 23.0 m Side: Min. 18 m Exterior Side: Min. 18.0 m	Front: 22.6 m Rear: 26.6 m Side: 23.2 m Exterior Side: 18.3 m	none
Height- Assembly(m):	Max. 12.0 m	6.4 m	none
Height- Agriculture	Max. 35.0 m	Complies	none
Off-street Parking Spaces – Total:	Subject to Section 7.2.2 (38 parking spaces)	38 parking spaces	none

ATTACHMENT 3



1 SITE PLAN
Scale: 1:200

N

Note: Information taken from survey completed by LNLS May 28 2025 .Field measurements , existing permit drawings produced for Crestwood School by Collins and Collins Architects, for the original building, and three additions with various dates between 1961-1970

SITE STATISTICS

			EX./PRO	ALLOWABLE	
CIVIC ADDRESS	11001,11011 Shell Road -10700 Steveston Highway & Parcel G				
LEGAL DESCRIPTION	PARCEL G REF. PLAN 2870. PARCEL F REF. PLAN 2869. PARCEL D EXP.PLAN 1980 AND NORTH EASTERLY 5 AND 1/5TH SQUARE CHAINS OF SECTION 2, BLK 3 NORTH RANGE 6 WEST, NWD EXCEPT PART IN DEDICATED ROAD BY PLAN LMP54152				
	PID: 011-079-509				
GROSS SITE AREA	5,047.57 m2	54,331.60 sq.ft.			
SITE COVERAGE	696.05 m2	7,492.27 sq.ft.	13.790%	15%	
EXISTING IMPERMEABLE AREA	1,909.81 m2	20,557.0 sq.ft.	37.836%		
EX. GRAVEL PARKING AND DRIVE	828.32 m2	8,916.0 sq.ft.	16.410%		

DEVELOPMENT STATISTICS

ZONING	AG1 Agriculture				
USES	Spiritual Centre and Garden				
	EXISTING			ALLOWABLE	
BUILDING HEIGHT	6.4 m	21.0 ft.		7.0 m	23.0 ft.
	PROPOSED			REQUIRED	
SETBACKS					
EAST; FRONT (Shell Road)	22.7 m	74.5 ft.		15.0 m	49.2 ft.
FLANKING(Steveston Highway)	18.3 m	60.0 ft.		15.0 m	49.2 ft.
SOUTH (Interior side)	23.2 m	76.1 ft.		15.0 m	49.2 ft.
WEST (rear)	26.6 m	87.3 ft.		15.0 m	49.2 ft.
FLOOR AREA BUILDING			FSR		
	EXISTING			ALLOWABLE	
MAIN BUILDING	535.126m2	5760.24ft2			
MAIN BUILDING GL ENCLOSURE	43.8m2	471.48ft2			
MAIN BUILDING KITCHEN ADDITION	18.691m2	201.2ft2			
TOTAL	597.618m2	6432.92ft2	0.118	0.15	757.136m2
					8149.74ft2
PARKING - LOADING					
PARKING STALLS INCLUDING HC	38				
VAN ACCESSIBLE HC	2				
LOADING	1				

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes

Issues

Consultant

CNCL - 96

Architect

SH A STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC AIA

405 - 375 West 5th Avenue Vancouver BC V5Y 1J6
phone - 604.688.5585 fax - 604.688.7480

Seal

Project Title

CONSOLIDATION OF LOTS - AS BUILT EXISTING BUILDING

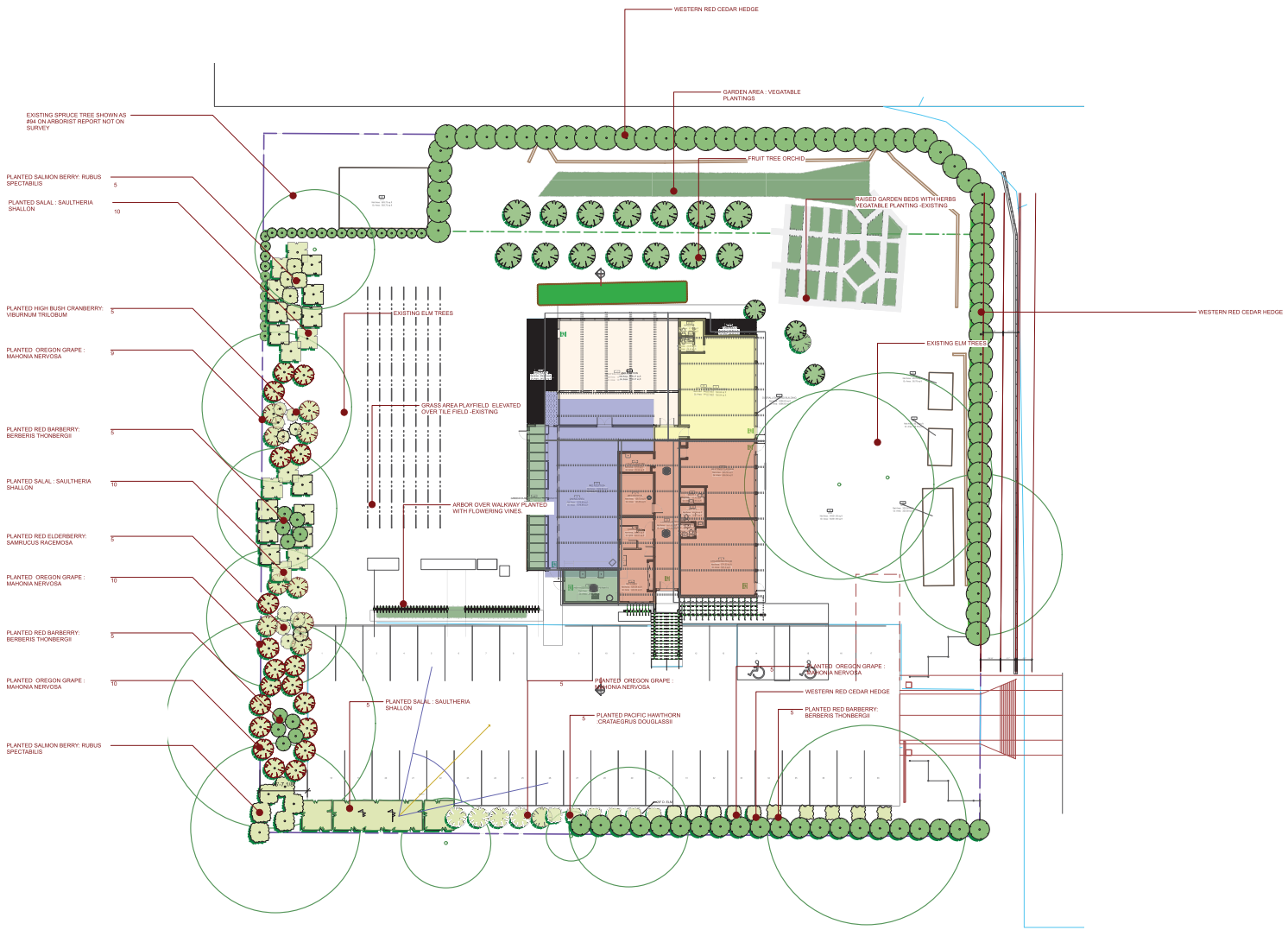
11001,11011 SHELL ROAD

Sheet Title

SITE PLAN

Issue Date	Plot Date	Sheet No.
2026-09-22	2026.08.07	A1.01
REMOVED STREET IMPROVEMENTS		
Designed By: SH	Reviewed By: SH/SM	
Drawn By: SH	Checked By: SH	
Project ID: 225.08	Scale: 1:200	Issue/Revision: 1

File name: 09.023.2026 Shell Road rev1-issued permit -SM.rvex



1 LANDSCAPE PLAN
Scale: 1:200

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NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.

CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes

Issues

Consultant

CNCL - 97

Architect

SH A STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC AIA

405 - 375 West 5th Avenue Vancouver BC V5Y 1J6
phone - 604.688.5585 fax - 604.688.7488

Seal

Project Title

CONSOLIDATION OF LOTS - AS BUILT EXISTING BUILDING

11001,11011 SHELL ROAD

Sheet Title

LANDSCAPE PLAN

Issue Date	Plot Date
	2026.08.07
Designed By: SH	Reviewed By: SH
Drawn By: SH	Checked By: SH
Project ID: 225.08	Scale: 1:200

Sheet No.
L1.01

Issue/Revision

File name: 09.023.2026 Shell Road rev1-Issued permit -SM.rvex

City of Richmond

Minutes Excerpt

Food Security and Agricultural Advisory Committee (FSAAC)

Held Wednesday, March 25, 2026 (7:00 pm)
City Hall, Meeting Room M.1.003

RZ23-024473 Rezoning Application (11001 and 11011 Shell Road, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870)

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

- The subject sites originally belonged to the Richmond School District, which contained the existing building and a parking lot. The school operated on site until approximately 2002. The applicants, the Science of Spirituality, purchased the property in 2005 and have been using the sites since.
- The applicants had previously applied for a rezoning in 2005 to formalize the use of the site. The application received third reading, however, the file was closed in 2021 due to inactivity.
- The purpose of the application is to formalize the use of the sites, as well as to consolidate the four parcels into one. No development, in the form of new construction, is being proposed as part of the application, however, the applicants will need to have building permits approved for past non-authorized construction.
- The subject sites are exempt from the ALC use Regulations due to the size of the parcels on December 21, 1972. This is why there is no corresponding ALC Non-Farm Use application.

The applicant team provided a presentation on the application identifying:

- Science of Spirituality is a global nonprofit organization. It was first established in Canada in 1963 and incorporated as a nonprofit charity in 1974.
- The Science of Spirituality have put in significant efforts into updating both the existing structure as well as the landscaping on site, since purchasing the properties in 2005.
- The operation includes various organic gardens and orchards, and they produce a wide variety of produce on site, including: kale, lettuce, cabbage, corn, beans, peas, squash, raspberries, garlic, pears, blueberries, plums, figs, apples, tomatoes, kiwi, fennel, and grapes. They also grow annual and perennial flowers. All food grown on site is given back to the community through free lunch meals on Sundays, and donations to the Richmond food banks.
- They have implemented the landscaping plan, as generally proposed in the previous 2005 Rezoning Application.

FSAAC had questions for Staff as it relates to the application. In response, Policy Planning provided the following clarity:

- As the sites are exempt from the ALR Use Regulations, the application is strictly a City rezoning application, and there are no requirements from the ALC.
- The sites will be rezoned to a site-specific zone to reflect the nuances of what is occurring on site. The site is fundamentally being used for agriculture, as well as assembly uses, and does not neatly fit into either category. To ensure that both agriculture and assembly uses can be used on site, a rezoning to a site-specific zone is being pursued.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee endorse the proposal for a Rezoning application at 11001 and 11011 Shell Roaf, 10700 Steveston Highway and the unaddressed Parcel G, Plan 2870.

Carried Unanimously

City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 11001/ 11011 Shell Road, 10700 Steveston, unaddressed parcel (PID 015-725-880)
File No.: RZ 23-024473

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10804, the developer is required to complete the following:

1. **(Lot Consolidation)** Consolidation of all the lots into one development parcel.
2. **(Flood Covenant)** Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC for new construction and indemnifies the City regarding existing structures constructed below this flood level and any improvements thereto.
3. **(No Removal of Landscaping)** Registration of a legal agreement on Title to ensure that landscaping planted along south and west of the consolidated site is maintained and will not be abandoned or removed without City approval. The purpose of this landscaping is to address ALR interface adjacencies.
4. **(Building Permit Application*)** Apply for one or more Building Permits to address the existing unauthorized works on the subject site to the satisfaction of the Director, Building Approvals, including, but not limited to the following:
   a) Additions to the existing assembly structure.
   b) Development of kitchen and associated plumbing;
   c) Sheds and storage container as required.
5. **(Legal Agreement- Transportation Works)** A legal agreement shall be registered on Title to secure a future road dedication and the construction of the following works at the applicant's cost through a Servicing Agreement, as outlined below:
   a) Works required:
      - Along the subject site's full Shell Road frontage, construct:
        - 2.0 m wide sidewalk
        - Approximately 0.6 m wide buffer / utility strip to accommodate overhead utility poles;
        - 0.15 m wide curb and gutter;
        - Minimum 1.8 m wide painted bicycle lane;
        - Pavement widening to accommodate 10.5 m wide pavement.
      - Relocation or upgrade of traffic signal, streetlighting and utilities as required to facilitate the above works and ensure that all driving, walking and cycling infrastructure is accessible and clear of obstructions.
      - Upgrade of the site's driveway access to meet the requirement of the City's bylaws and specifications at the time of construction.
      - Road dedication for land required to accommodate the aforementioned infrastructure to allow public use of the infrastructure.
   b) Implementation:
      - The property owner shall be advised through written notice from the City that the road dedication and works are required.
      - Following receipt of the notice, the property owner is required to enter into a Servicing Agreement with the City to secure the construction of the aforementioned works, within 12 months of receiving written notice from the City, and to dedicate the road to the City no later than the earlier of (a) 6 months following execution of the Servicing Agreement or (b) commencement of construction of any of the aforementioned works.
      - Construction of the works shall be completed within 2 years of entering into such Servicing Agreement, unless an alternate construction timeline is agreed upon as part of the Servicing Agreement.

- Written notice from the City requiring the road dedication and works may be provided, at the City's discretion:
  - As a condition of issuance of any future Building Permits on the site for construction of new buildings or structures with a cumulative lot coverage of over 100 m^2; or
  - When the City approves the construction roadway infrastructure upgrades along Shell Road south of Steveston Highway to facilitate active transportation improvements for the full length between Shell Road and Hammersmith Gate.
- The property owner is responsible for obtaining any and all additional permits or approvals as may be required for the road dedication and the aforementioned works, including Agricultural Land Commission approval.

6. **(Fees - Notices)** 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.
7. **(Work Order)** The following servicing works will be completed as part of the Building Permits. These works include, but are not limited to:

a) Water Works:

i) Using the OCP Model, there is 642 L/s of water available at a 20 psi residual at the Shell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 250 L/s.

ii) At Developer's cost, the Developer is required to:
(1) 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.
(2) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
(3) 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 are to be finalized during the Building Permit process.

iii) At Developer's cost, the City will:
(1) Complete all tie-ins for the proposed works to existing City infrastructure.
(2) Replace the existing 40mm diameter water service connection along the Shell Rd frontage that currently services 11001 Shell Rd with a new water service connection in the same alignment as the existing. The new water connection shall be complete with a water meter and a meter box in a right-of-way which will be provided by the developer as per City specifications. The size and location of the required water service connection shall be finalized through the Building Permit process.
(3) Provide a new hydrant along the Shell Rd frontage of the property as hydrants are required to be located not more than 75m apart in assembly areas based on the City's standards. A new hydrant is to be located approximately at the property's south property line. Consultation with the City's Fire Department is required to confirm the location of the required hydrant. The required hydrant shall be designed and constructed via the Building Permit process.

b) Storm Sewer Works:
i) At Developer's cost, the Developer is required to:
(1) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the Building Permit process.
(2) Retain and re-use the existing storm service connections.

c) Sanitary Sewer Works:

i) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401, to be designed by a Professional Engineer at the developer's cost.

d) Street Lighting:

i) At Developer's cost, the Developer is required to:
(1) Review street lighting levels along all road and lane frontages, and upgrade as required.

e) General Items:

i) At Developer's cost, the Developer is required to:
(1) Complete other frontage improvements as per Transportation requirements.
(2) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
(a) New fences, hedges, or trees shall not encroach into the required right-of-way and obstruct City maintenance access within the City right-of-ways along the north property line of the development site.
(b) All existing retaining walls or other non-removable structures encroaching into the City rights-of-way along the north property line of the development site shall be removed.

Prior to any Building Permit issuance for a future Building Permit(s) on the site for construction of new buildings or structures with a cumulative lot coverage of over 100 m^2, the developer must complete the following:

1. **(Legal Agreement Compliance)** Compliance with the legal agreement outlined in Rezoning Consideration 5 (Legal Agreement- Transportation Works).

Note:

* This requires a separate application.

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- 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 _____ Date _____

City of Richmond

Bylaw 10804

Richmond Zoning Bylaw 8500
Amendment Bylaw 10804 (RZ23-024473)
11001 Shell, 11011 Shell, 10700 Steveston Highway, unaddressed
Parcel G, Plan 2870

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 into Section 25 – Site Specific Agriculture Zones, in numerical order:

"**25.5 ZA5 Agriculture and Assembly - Shell Road (Gilmore)**

25.5.1 Purpose

The **zone** provides for agriculture, religious assembly and other limited community **uses**.

25.5.2 Permitted Uses

- **animal breeding and boarding**
- **animal day care**
- **animal grooming**
- **animal shelter**
- **equestrian centre**
- **farm business**
- **kennel, hobby dog**
- **private club**
- **religious assembly**

25.5.3 Secondary Uses

- **agri-tourist operation**
- **child care**
- **roadside stand**
- **winery, farm-based**

25.5.4 Permitted Density

1. The maximum **floor area ratio** for all **buildings** and **structures** is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.

2. The maximum **floor area ratio** for **buildings** and **structures** related to **private club** and **religious assembly uses** is 0.15.

3. **Agricultural buildings and structures** and greenhouses solely for supporting a **farm business** or for growing, producing, raising or keeping animals and plants are not permitted to have concrete construction, **hardsurfacing** or other impermeable **structure** or construction sunk into, at or below the **natural grade** of the **site** except:

   a) where **agricultural buildings and structures**, excluding greenhouses, are supported by a system of columns or posts, where each supporting column or post has a minimum radius of 3 m to the next adjacent column or post and that the maximum footprint area for each concrete footing associated with each column or post is 0.5 m^2; and

   b) concrete grade beams connecting concrete pad foundations are not permitted

4. **Agricultural buildings and structures**, excluding greenhouses, are permitted a maximum of 10% coverage of the **gross floor area** at the ground level of the **building** to be covered by impermeable surfaces.

5. The provisions of Section 25.5.4.3 and 25.5.4.4 do not apply for

   a) **agricultural buildings and structures** on a **lot**, excluding greenhouses, with a cumulative **lot coverage** equal to or less than 750 m^2 in total area for all existing and proposed **agricultural buildings and structures**.

25.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** for greenhouses is 75%.

2. The maximum **lot coverage** for all other **buildings** and **structures** is 35%.

25.5.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 7.5 m, except for **private club** and **religious assembly uses** where it is 18.0 m.

2. The minimum **interior side yard** and **rear yard** is 4.5 m, except for **private club** and **religious assembly uses** where it is 23.0 m.

3. Notwithstanding Section 25.5.6.1 for **agricultural buildings and structures** with a maximum **height** of 5.0 m, the minimum **front yard** and **exterior side yard** is 2.5 m.

25.5.7 Permitted Heights

1. The maximum **height** is:

a) 35.0 m for **agricultural buildings** and **structures.**

b) 20.0 m for all other **accessory structures**; and

c) 12.0 m for **buildings** and **structure**s related to **private club** and **religious assembly uses**.

25.5.8 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 4,500 m².

25.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

25.5.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

25.5.11 Other Regulations

1. **Telecommunication antenna** shall not occupy more than 100.0 m^2 for equipment, **buildings** and installations for each **lot**.

2. For the purposes of this **zone**, the following permitted **uses** are allowed in the Agricultural Land Reserve as "breeding pets or operating a kennel or a boarding facility":

a) **animal breeding and boarding**;

b) **animal day care**;

c) **animal grooming**;

d) **animal shelter**; and

e) **kennel, hobby dog**.

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"ZA5 Agriculture and Assembly - Shell Road (Gilmore)" zone.**

PID 015-725-871
Parcel "F" (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP54152

PID 013-082-566
North Easterly 5 and 1/5th Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP54152

PID 015-342-433
Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster District

PID 015-725-880
Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminster District

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10804".**

FIRST READING	_____
PUBLIC HEARING	_____
SECOND READING	_____
THIRD READING	_____
OTHER CONDITIONS SATISFIED	_____
ADOPTED	_____

CITY OF RICHMOND
APPROVED By JSH
APPROVED by Director or Solicitor

_____ _____
MAYOR CORPORATE OFFICER

8545448

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 9, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	08-4057-05/2025-Vol 01
Re:	**Housing Agreement (Market Rental Housing) Amendment Application for 3420 Ketcheson Court**		

Staff Recommendation

That Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw 10803 be introduced and given first, second and third reading.

Executive Summary

Polygon Talistar Homes Ltd. (the "Owner") has requested to amend Housing Agreement (Market Rental Housing) Bylaw No. 10672 to facilitate the staged construction and delivery of Phase 3 of the Talistar development at 3420 Ketcheson Court.

The requested amendment would allow the Owner to achieve occupancy on a portion of the development (134 strata units), prior to the delivery of the 17 market rental units, which would be delivered in the second stage of the development together with the remaining 208 strata units. The requested amendment does not alter any other material terms of the market rental housing units (e.g. unit mix and accessible design) which Council had previously approved. The requested amendment provides flexibility in the timing and sequencing of construction and occupancy while continuing to deliver housing.

Staff Report

Origin

This report outlines a request from Polygon Talistar Homes Ltd. (the "Owner") to amend the Housing Agreement (Market Rental (MR) Housing) applicable to the provision of 17 MR units at 3420 Ketcheson Court, as required through the associated rezoning application (RZ 18-836123) which was adopted by Council on December 6, 2021. The proposed Housing Agreement bylaw amendment is in support of the staging of the proposed development at the subject site.

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

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

Analysis

On June 9, 2025, Council adopted the Housing Agreement (Market Rental (MR) Housing) (3420 Ketcheson Court) Bylaw No. 10672, authorizing the City to enter into a Housing Agreement to secure 17 MR units required through Rezoning Application RZ 18-836123.

The Polygon Talistar development is a four-phase, master-planned community. Phase 1, comprising MR and Low-End Market Rental (LEMR) units, has received occupancy. Phase 2, comprising strata and MR units, has also received occupancy. The subject Housing Agreement relates to Phase 3, which is a high-rise, mixed-use development comprising 342 strata residential units, 17 MR units, ground-floor commercial space and an above-ground parking structure.

Through the associated Development Permit (DP) application (DP 23-020753) for the subject site, which was endorsed by the DP Panel on September 16, 2026, the Owner has proposed a staged development approach for Phase 3 to provide flexibility in the timing and sequencing of construction. The south portion of the site (Stage 1) would be developed first and would include 134 strata residential apartment units. The north portion of the site (Stage 2) would be constructed at a later date and would include 225 residential units, comprising 208 strata residential apartment units and 17 MR units.

The existing Housing Agreement registered on Title of the subject site does not permit occupancy of any residential units within Stage 1 until the 17 MR units have received final Building Permit (BP) inspection granting occupancy. The proposed Housing Agreement amendment would permit occupancy of Stage 1 before completion of the MR units in Stage 2. BP applications have been submitted for both Stage 1 (BP 25-028874) and Stage 2 (BP 23-034565).

While the project is proposed to be constructed and occupied in two stages, both stages form part of a single, comprehensive development generally consistent with the development scheme which Council approved through the rezoning process. Upon completion of Stage 2, the development will operate as one integrated building, with shared access, parking, amenity areas,

and other common facilities serving all residents. The proposed amended Housing Agreement includes an occupancy hold on Stage 2, ensuring the proposed Stage 2 strata residential units cannot be occupied until the 17 MR units have completed final BP inspection and received provisional or final occupancy. This aligns the Housing Agreement with the proposed staging plan, while retaining the requirement for the owner to provide 17 MR units prior to final occupancy of Stage 2.

The applicant has applied to amend the Housing Agreement in order to maintain the overall viability of the project while continuing to advance the approved housing objectives for the subject development. The proposed amendment would provide the Owner with flexibility to sequence construction in response to changing market conditions, while ensuring the delivery of 17 MR units as secured through the associated rezoning application for the subject site. The proposed amendment to the Housing Agreement does not alter any other material terms, such as the market rental unit mix (six one-bedroom units and 11 two-bedroom units), or the requirement for the units to meet the City's Basic Universal Housing (BUH) accessibility design criteria. The Owner's rationale for the proposed staging is further outlined in their correspondence (Attachment 2).

If adopted, the proposed amending bylaw would authorize the City to enter into an amended and restated Housing Agreement with the Owner. The amended and restated agreement would replace the existing Housing Agreement in its entirety and incorporate the staging provisions for Phase 3 within a single agreement, ensuring consistency throughout the agreement.

Budgetary Implications

None.

Conclusion

The proposed amendment to the Housing Agreement would facilitate the staged development of Phase 3 of the Talistar project, while continuing to ensure the delivery of 17 MR units.

It is recommended that the Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw No. 10803, be introduced and given first, second and third reading.

Respectfully submitted,

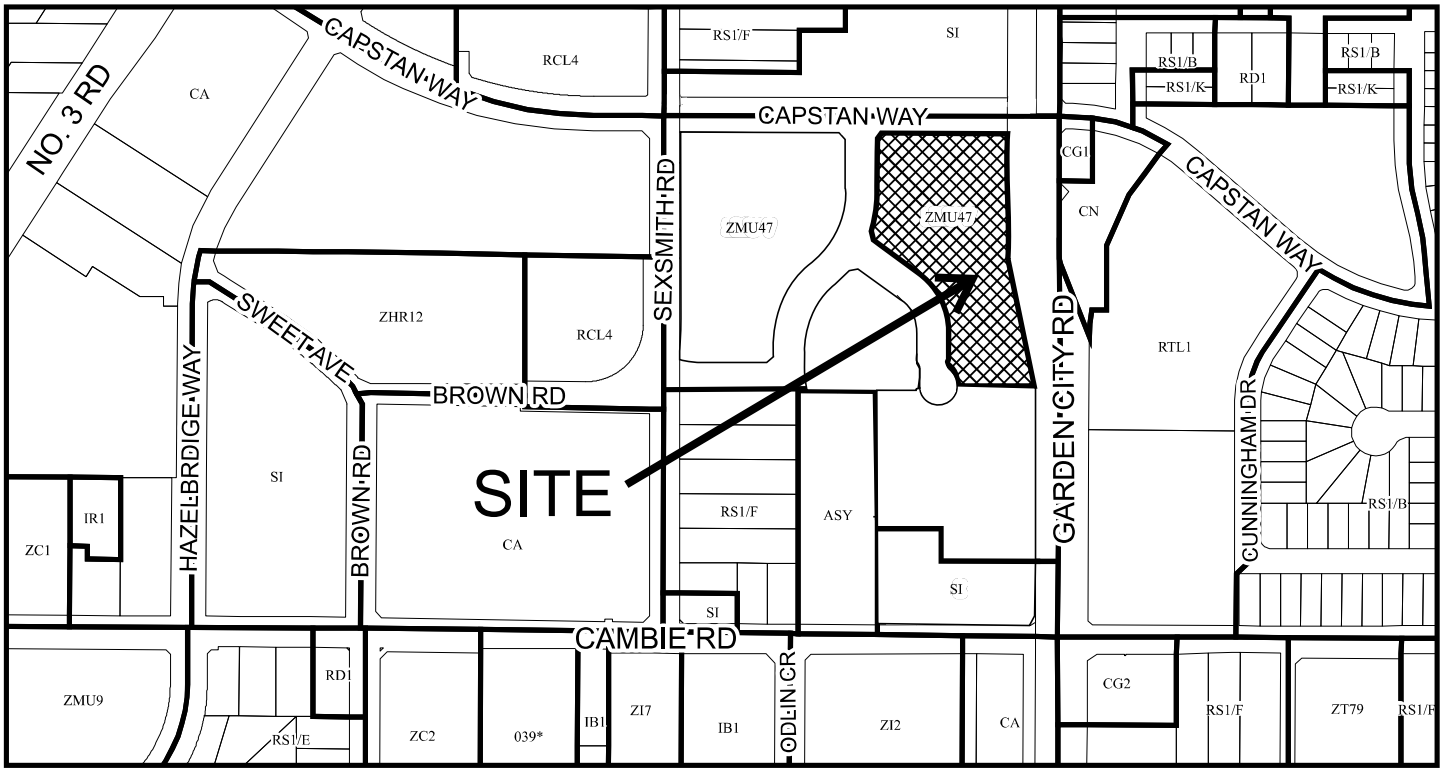
Joshua Reis, Director, Development

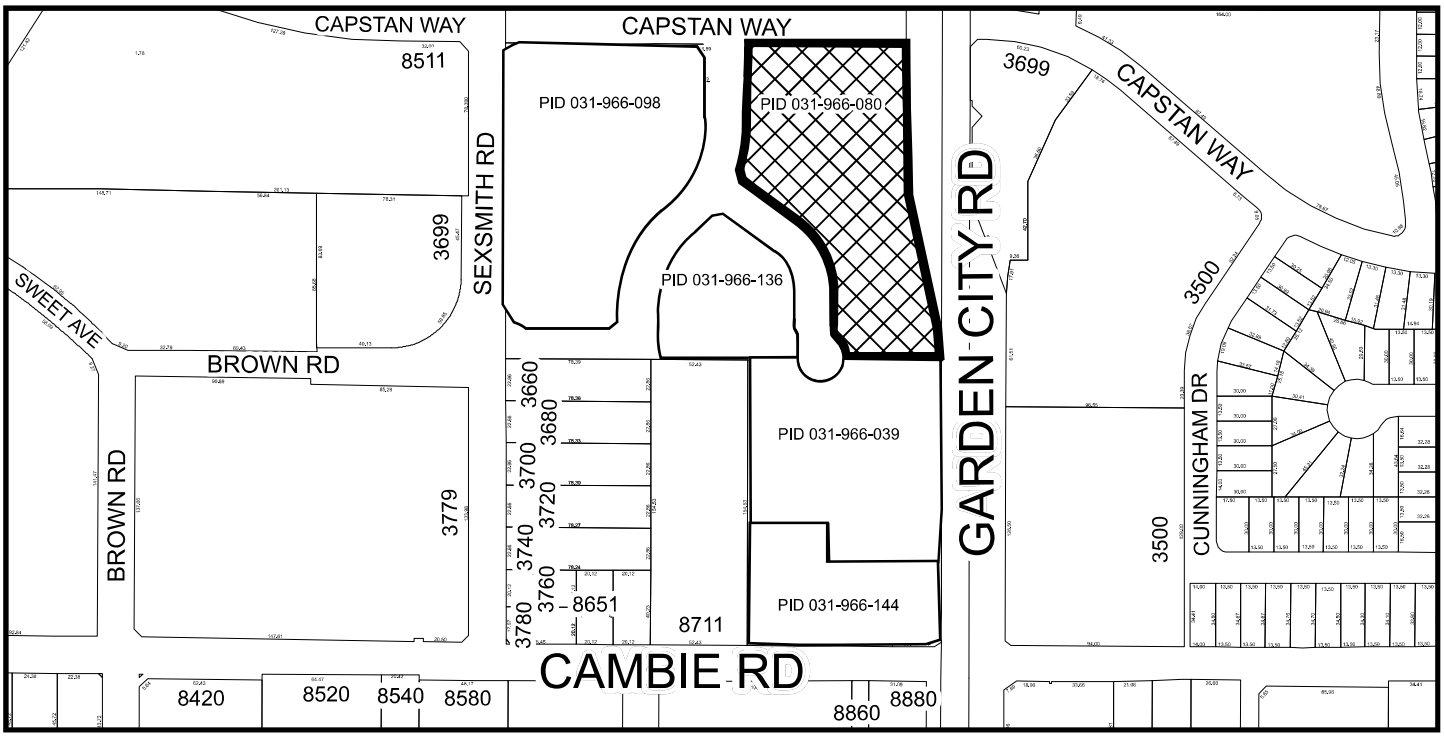
Report Contributors

This report was prepared by Christopher Wilcott, Planner 3 and reviewed by Law.

Att. 1. Location Map
2. Applicant's Staging Rationale Letter

City of Richmond





3420 Ketcheson Court

Original Date: 07/11/23

Revision Date:

Note: Dimensions are in METRES

October 2nd, 2026

City of Richmond
Planning Department
6911 No 3 Rd
Richmond, BC V6Y 2C1

Attention: **Planning Committee**

Re: 3420 Ketcheson Court (Talistar Lot 2) - Housing Agreement Amendment Request

Dear Mayor and Council,

On behalf of Polygon, we are writing in support of the proposed amendment to the Housing Agreement for the above-noted development.

To maintain the overall viability of the project, the development must be delivered in two phases, proceeding from south to north. The requested amendment is intended to accommodate this construction sequencing while preserving the approved housing objectives for the site.

The secured rental housing component was always intended to be located within the north building. The amendment reflects this original development strategy and aligns the timing of the rental housing delivery with the construction of the north phase.

Polygon remains fully committed to delivering both the rental housing units and the north phase of the development. The proposed amendment does not alter Polygon's rental housing obligations but rather facilitates their delivery through a practical and viable construction phasing approach.

We appreciate the City's consideration of this request and respectfully ask for Council's support of the proposed amendment.

Sincerely,

POLYGON TALISTAR HOMES LTD.



Robin Glover
Senior Vice President Development
/db

900 - 1333 West Broadway
Vancouver, British Columbia
V4H 4C2 Canada

tel: 604.877.1131
fax: 604.876.1258
www.polyhomes.com

City of Richmond

Bylaw 10803

Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw No. 10803

The Council of the City of Richmond enacts as follows:

1. **Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672** is here by amended by deleting Schedule A thereto and replacing it with Schedule 1 to this Bylaw.

2. This Bylaw is cited as **"Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw No. 10803"**.

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND

APPROVED for content by originating Division

APPROVED for legality by Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

SCHEDULE A

To Housing Agreement (Market Rental Housing) (3420 Ketcheson Court) Bylaw No. 10672, Amendment Bylaw No. 10803

HOUSING AGREEMENT BETWEEN POLYGON TALISTAR HOMES LTD. AND THE CITY OF RICHMOND

AMENDED AND RESTATED HOUSING AGREEMENT – MARKET RENTAL HOUSING
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference ____ day of _____, 202__,

AMONG:

POLYGON TALISTAR HOMES LTD. (Incorporation No. BC1167752), a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 900 – 1333 West Broadway, Vancouver, British Columbia, V6H 4C2

(the "**Owner**")

AND:

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

(the "**City**")

WHEREAS:

A. Capitalized terms used in these Recitals and in this Agreement shall have the meanings ascribed in Section 1.1;

B. The Owner is the owner of the Lands;

C. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;

D. The Owner and the City entered into a Housing Agreement dated for reference June 9th, 2025 (the "**Original Agreement**") to provide for market rental housing on the Lands, which was approved by Council for the City under Housing Agreement Bylaw No. 10672; and

E. The Owner and the City have agreed to amend the Original Agreement and accordingly wish to enter into this amended and restated Agreement to provide for market rental housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

(a) "**Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;

(b) "**Building**" means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;

(c) "**Building Permit**" means the building permit authorizing construction on the Lands, or any portion(s) thereof;

(d) "**CCAP**" means the portion of the OCP known as the City of Richmond City Centre Area Plan, as may be amended or replaced from time to time;

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

(f) "**City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;

(g) "**Common Amenities**" means all indoor and outdoor areas, recreational facilities and amenities that are provided for residents of the Building in which the Market Rental Housing Units are located, as required by the OCP, CCAP, Rezoning and any applicable Development Permit, and as determined and designated pursuant to the Rezoning and any applicable Development Permit processes, including without limitation visitor parking, the required market rental housing parking, loading bays, and electric vehicle and bicycle charging stations, bicycle storage, and related access routes;

(h) "**CPI**" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;

(i) "**Daily Amount**" means $100.00 per day as of January 1, 2021 adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2021, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

(j) "**Development**" means that portion of the mixed-use, mid-rise and high-rise development contemplated by the Rezoning to be constructed on the Lands;

(k) "**Development Permit**" means the development permit authorizing development on the Lands, or any portion(s) thereof, and includes Development Permit Application No. 23-020753;

(l) "**Director of Development**" means the City's Director, Development in the Planning and Development Division of the City, and his or her designate;

(m) "**Dwelling Unit**" means a residential dwelling unit located or to be located on the Lands whether such dwelling unit is a lot, strata lot or parcel, or parts or portions thereof, and includes a single family detached dwelling, duplex, townhouse, auxiliary residential dwelling unit, rental apartment, and strata lot in a building strata plan and includes, where the context permits, a Market Rental Housing Unit;

(n) "**GST**" means the Goods and Services Tax levied pursuant to the *Excise Tax Act,* R.S.C., 1985, c. E-15, as may be replaced or amended from time to time;

(o) "**Housing Covenant**" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands from time to time, in respect to the use and transfer of the Market Rental Housing Units;

(p) "***Interpretation Act***" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

(q) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

(r) "**Lands**" means the lands and premises legally described as PID: 031-966-080, Lot 2 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan EPP120534, as may be further Subdivided from time to time, and including a Building or a portion of a Building;

(s) "***Local Government Act***" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;

(t) "**LTO**" means the New Westminster Land Title Office or its successor;

(u) "**Market Rent**" means the amount of rent that a willing and reasonable landlord would charge for the rental of a comparable dwelling unit in a comparable location for a comparable period of time;

(v) "**Market Rental Housing Unit**" means a Dwelling Unit or Dwelling Units located or to be located on the Lands designated as such in accordance with any

Building Permit or Development Permit issued by the City or, if applicable, in accordance with any rezoning consideration applicable to the Development and includes, without limiting the generality of the foregoing, the Dwelling Units located or to be located on the Lands charged by this Agreement;

(w) "**OCP**" means together the City of Richmond Official Community Plan Bylaw No. 7100 and Official Community Plan Bylaw No. 9000, as may be amended or replaced from time to time;

(x) "**Owner**" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of a Market Rental Housing Unit from time to time;

(y) "***Real Estate Development Marketing Act***" means the *Real Estate Development Marketing Act,* S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(z) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(aa) "**Rezoning**" means the rezoning of the parent parcel to the Lands pursuant to the rezoning application made by the Owner under number RZ 18-836123;

(bb) "**Senior**" means an individual of the age defined by the City as a senior for the purposes of City programs, as may be amended from time to time and at the time of this Agreement being defined as 55 years of age and older;

(cc) "***Strata Property Act***" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(dd) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(ee) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement granting rights to occupy a Market Rental Housing Unit; and

(ff) "**Tenant**" means an occupant of a Market Rental Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

(a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;

(f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a tenant, agent, officer and invitee of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2
USE AND OCCUPANCY OF RENTAL HOUSING UNITS

2.1 The Owner agrees that each Market Rental Housing Unit may only be used as a permanent residence occupied by a Tenant at or below Market Rent. A Market Rental Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Tenants), or any tenant or guest of the Owner, other than the Tenant. For the purposes of this Article, "permanent residence" means that

the Market Rental Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Tenant.

2.2 Within 30 days after receiving notice from the City, the Owner must in respect of each Market Rental Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Schedule A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Market Rental Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Market Rental Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement

2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

2.4 Notwithstanding that the Owner may otherwise be entitled, the Owner will, in respect of the Development:

(a) take no steps to compel the issuance of, and the City will not be obligated to issue, the Development Permit, unless and until the Owner, has:

(i) submitted to the City a Development Permit application that includes the Market Rental Housing Units; and

(ii) at its cost, executed and registered against title to the Lands, or portion thereof, such additional legal agreements required by the City to facilitate the detailed design, construction, operation, and management of the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features as determined by the City through the Development Permit approval process for the Lands, or portion thereof;

(b) take no steps to compel the issuance of, and the City will not be obligated to issue, a Building Permit, unless and until the Owner has submitted to the City a Building Permit application that includes the Market Rental Housing Units, and all ancillary and related spaces, uses, common areas, and features, in accordance with the Development Permit;

(c) not apply for a final Building Permit inspection permitting occupancy in respect of any Building in phase 2 as specified in the Development Permit, nor take any action to compel issuance of a final building permit inspection permitting occupancy for any Building in phase 2 as specified in the Development Permit, unless and until all of the following conditions are satisfied:

(i) the Market Rental Housing Units and related uses and areas have been constructed in accordance with this Agreement, the Housing Covenant, the Development Permit, the Building Permit, and any applicable City bylaws, rules or policies, to the satisfaction of the City; and

(ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the Market Rental Housing Units, any facilities for the use of the Market Rental Housing Units, including parking and Common Amenities,

provided that if the Development Permit and/or the Building Permit are amended to remove the phasing of the delivery of Buildings in the Development, then the restriction in this Section 2.4(c) shall apply to the first Building in the Development;

(d) not permit any Building in phase 2 as specified in the Development Permit to be occupied, unless and until the Market Rental Housing Units have received final Building Permit inspection granting provisional or final occupancy of the Market Rental Housing Units, provided that if the Development Permit and/or the Building Permit are amended to remove the phasing of the delivery of Buildings in the Development, then the restriction in this Section 2.4(d) shall apply to the first Building in the Development; and

(e) not subdivide the Market Rental Housing Units into individual strata lots, except and unless approved by the Director of Development in the Director of Development's sole and absolute discretion. The Owner acknowledges and agrees that if the Lands are subject to Subdivision by a Strata Plan, that the Market Rental Housing Units will together form no more than 1 strata lot, except and unless approved by the Director of Development in the Director of Development's sole and absolute discretion.

ARTICLE 3
DISPOSITION AND ACQUISITION OF MARKET RENTAL HOUSING UNITS

3.1 The Owner will not permit a Market Rental Housing Unit or any Common Amenity assigned for the exclusive use of a Market Rental Housing Unit to be subleased, or a Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.

3.2 Without limiting section 2.1, the Owner will not permit a Market Rental Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a "permanent residence" of a Tenant (as contemplated in section 2.1). Notwithstanding the foregoing, and for greater certainty, nothing in this Agreement will prevent renting of a Market Rental Housing Unit to a Tenant on a "month-to-month" basis.

3.3 If this Agreement encumbers more than one Market Rental Housing Unit, then the following will apply:

(a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Market Rental Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Market Rental Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Market Rental Housing Units in one building;

(b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a "building" for the purpose of this section 3.3; and

(c) the Lands will not be Subdivided such that one or more Market Rental Housing Units form their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City. For certainty, nothing herein prohibits the Lands from being Subdivided such that all of the Market Rental Housing Units are contained in a single parcel.

3.4 If the Owner sells or transfers any Market Rental Housing Units, the Owner will notify the City Solicitor of the sale or transfer within three (3) days of the effective date of sale or transfer.

3.5 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:

(a) includes the following provision:

"By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the "City") and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City's strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant's occupation of the Market Rental Housing Unit:

(i) the number of occupants of the Market Rental Housing Unit;

(ii) the number of occupants of the Market Rental Housing Unit 18 years of age and under; and

(iii) the number of occupants of the Market Rental Housing Unit who are Seniors";

(b) defines the term "Landlord" as the Owner of the Market Rental Housing Unit; and

(c) includes a provision requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.

3.6 Subject to the requirements of the *Residential Tenancy Act*, the Owner must not rent, lease, license or otherwise permit occupancy of any Market Rental Housing Unit except to a Tenant and except in accordance with the following additional conditions:

(a) the Market Rental Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) the monthly rent payable for the Market Rental Housing Unit will be at or below Market Rent;

(c) the Owner will allow the Tenant and any permitted occupant and visitor of the Market Rental Housing Units to have full access to and use and enjoy all Common Amenities; and

(d) the Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for use of any of the following:

(i) strata fees;

(ii) strata property contingency reserve fees;

(iii) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities;

(iv) extra charges for the use of sanitary sewer, storm sewer, or water, except for the use of water, including heated or cooled water provided by a utility provider including a district energy utility, which is metered or sub-metered or otherwise calculated and allocated on the basis of use, in respect of the use of such water by the Market Rental Housing Unit; or

(v) property or similar tax;

provided, however, that if either the Market Rental Housing Unit is a strata unit and the following costs are not part of strata or similar fees or the Market Rental Housing Unit is not part of a strata unit, an Owner may charge the Tenant the Owner's cost, if any, of:

(vi) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle and bicycle charging infrastructure) or

district energy charges (including for heating, cooling, or domestic hot water heating); and

(vii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant.

3.7 The Owner shall not impose any age-based restrictions on Tenants of Market Rental Housing Units.

3.8 The Owner acknowledges its duties not to discriminate with respect to tenancies and agrees to comply with the *Human Rights Code* (BC) with respect to tenancy matters, including tenant selection.

3.9 The Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Market Rental Housing Unit to comply with this Agreement.

3.10 The Owner will attach a copy of this Agreement to every Tenancy Agreement.

ARTICLE 4
DEMOLITION OF MARKET RENTAL HOUSING UNIT

4.1 The Owner will not demolish a Market Rental Housing Unit unless:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Market Rental Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

(b) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that the Market Rental Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations,

and, in each case, a demolition permit for the Market Rental Housing Unit, as applicable, has been issued by the City and the Market Rental Housing Unit, as applicable, has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Market Rental Housing Unit, as applicable, in accordance with this Agreement.

ARTICLE 5
STRATA CORPORATION BYLAWS

5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands which contain the Market Rental Housing Units.

5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Market Rental Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Market Rental Housing Units, will have no force and effect.

5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Market Rental Housing Units, as applicable, as rental accommodation.

5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Market Rental Housing Units) paying any extra charges or fees for the use of any Common Amenities, common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.

5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit paying for the use of parking, bicycle storage, electric vehicle and bicycle charging stations or related facilities contrary to section 3.6(d). Notwithstanding the foregoing, the strata corporation may levy such parking, bicycle storage, electric vehicle and bicycle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Market Rental Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle and bicycle charging stations are excluded from this provision.

5.6 The strata corporation shall not pass any bylaw or make any rule which would prohibit or restrict the Owner or the Tenant or any other permitted occupant of a Market Rental Housing Unit from using and enjoying any Common Amenities, common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of these facilities by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Market Rental Housing Units.

ARTICLE 6
DEFAULT AND REMEDIES

6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if:

(a) a Market Rental Housing Unit is used or occupied in breach of this Agreement

(b) a Market Rental Housing Unit is rented at a rate in excess of the Market Rent; or

(c) the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant,

then the Owner will pay the Daily Amount to the City for every day that the breach continues after ten days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five business days following receipt by the Owner of an invoice from the City for the same.

6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7
MISCELLANEOUS

7.1 **Housing Agreement**

The Owner acknowledges and agrees that:

(a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;

(b) where Market Rental Housing Units are a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Market Rental Housing Units; and

(c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Market Rental Housing Units. The City will partially release this Agreement accordingly, provided however that:

(i) the City has no obligation to execute such release until a written request therefor from the Owners is received by the City, which request includes the registrable form of release (Form C (Release);

(ii) the cost of the preparation of the aforesaid release, and the cost of registration of the same in the Land Title Office is paid by the Owners;

(iii) the City has a reasonable time within which to execute the release and return the same to the Owners for registration; and

(iv) the Owners acknowledge that such release is without prejudice to the indemnity and release set forth in Sections 7.5 and 7.6.

The Owner acknowledges and agrees that notwithstanding a partial release of this Agreement, this Agreement will be and remain in full force and effect and, but for the partial release, otherwise unamended.

7.2 **No Compensation**

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 **Modification**

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 **Management**

The Owner covenants and agrees that it will ensure good and efficient management of the Market Rental Housing Units and will permit representatives of the City to inspect the Market Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Market Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands at no cost or charge to the Tenant.

The Owner further covenants and agrees that it will vote:

(a) as owner of the Market Rental Housing Units, in any applicable annual general meetings or special general meetings of a strata corporation; and

(b) as owner of any air space parcel containing the Market Rental Housing Units at any applicable meetings of the owners of other Subdivided parcels of the Lands or part thereof,

to ensure that the Common Amenities are maintained in a good state of repair by the strata corporation which includes the Market Rental Housing Units and any of the Common Amenities, and the owner of the applicable air space parcel or remainder parcel which includes any of the Common Amenities, as applicable.

Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Market Rental Housing Units.

7.5 **Indemnity**

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(b) the City's refusal to issue a Development Permit or Building Permit or refusal to carry out a final Building Permit inspection permitting occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement;

(c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Market Rental Housing Unit or the enforcement of any Tenancy Agreement; or

(d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Market Rental Housing Unit under this Agreement;

(b) the City's refusal to issue a Development Permit or Building Permit or refusal to carry out a final Building Permit inspection permitting occupancy of any Building, or any portion thereof, constructed on the Lands arising out of or in connection, directly or indirectly, or that would not or could not have occurred "but for" this Agreement; or

(c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner set out in sections 7.5 and 7.6 of this Agreement will survive termination or release of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

(b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the Building or any portion thereof, including any Market Rental Housing Unit; and

(c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 **No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 **Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Copies to: City Solicitor and Director of Development

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 **Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 **Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 **Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 **Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Market Rental Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 **Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 **Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 **Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 **No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 **Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 **Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 **Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 **Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands, or parts thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, or parts thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands, or parts thereof. For the avoidance of doubt, the Owner shall only be liable for breaches of this Agreement as registered owner of those portions of the Lands from which this Agreement has not been discharged in accordance with and subject to section 7.1(c).

7.24 **Counterparts**

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

[remainder of page intentionally blank]

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

POLYGON TALISTAR HOMES LTD. (INC. NO. BC1167752), by its authorized signatory(ies):

Name: Robin Glover
Title: SVP Development

Name: ROBERT BRUNO
Title: Executive VP

CITY OF RICHMOND,
by its authorized signatories:

Malcolm D. Brodie, Mayor

Claudia Jesson, Corporate Officer

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

Schedule A to Market Rental Housing Agreement

STATUTORY DECLARATION

CANADA PROVINCE OF BRITISH COLUMBIA TO WIT:	)	IN THE MATTER OF Unit Nos. _____ - _____ (collectively, the "**Market Rental Housing Units**") located at _____, (*street address*), British Columbia, and Housing Agreement dated _____, 20____ (the "**Market Rental Housing Agreement**") between _____ and the City of Richmond (the "**City**")

I, _____ (*full name*),

of _____ (*address)* in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

1. I am the owner or authorized signatory of the owner of the Market Rental Housing Units, and make this declaration to the best of my personal knowledge;

2. This declaration is made pursuant to the Market Rental Housing Agreement in respect of the Market Rental Housing Units;

3. To the best of my knowledge, for the period from _____ to _____, the Market Rental Housing Units were used solely for the provision of rental housing for Tenants (as defined in the Market Rental Housing Agreement) at or below Market Rent (as defined in the Market Rental Housing Agreement).

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act.*

DECLARED BEFORE ME at the City of _____, in the Province of British Columbia, this _____ day of _____, 20___.

_____
A Commissioner for Taking Affidavits in the Province of British Columbia

_____
DECLARANT

PRIORITY AGREEMENT

ROYAL BANK OF CANADA (the "**Chargeholder**") is the holder of Mortgages and Assignments of Rents (and any related extensions thereof):

(i) Mortgage CB1430445, and

(ii) Assignment of Rents CB1430446,

registered in the LTO (collectively, the "**Bank Charges**") against title to the Lands. Words capitalized in this priority agreement, not otherwise defined herein, have the meaning ascribed to them in the agreement to which this priority agreement is attached (the "**Market Rental Housing Agreement**").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Market Rental Housing Agreement by the Owner and hereby covenants that the Market Rental Housing Agreement shall rank in priority upon the Lands over the Bank Charges as if the Market Rental Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

ROYAL BANK OF CANADA
by its authorized signatory(ies):

Per: _____
Name: Gary Katayama
Director, Real Estate Markets

Per: _____
Name:

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	October 30, 2026
From:	Claudia Jesson Director, City Clerk's Office Chief Election Officer	**File:**	12-8125-80-01/Vol 01
Re:	**2026 General Local and School Election Results**		

Staff Recommendation

That the Declaration of Official Results for the 2026 General Local and School Election, dated October 21, 2026, attached to the staff report from the Chief Election Officer, be received for information by Richmond City Council in accordance with the requirement of Section 158 of the *Local Government Act*.

Staff Report

Origin

In accordance with Section 158 of the *Local Government Act*, the Chief Election Officer is required to report the results of the election to the local government within 30 days of the official declaration of election results. This report fulfills this statutory requirement.

Analysis

The Official Declaration of Election Results is attached (Attachment 1). The Declaration includes the number of overall votes for each candidate in the election. The "Poll-by-Poll" results are also attached (Attachment 2) as is the total number of ballots cast at each voting opportunity (Attachment 3).

In the 2026 Richmond Election, a total of 57,771 ballots were cast at all voting opportunities, which represents a voter turnout of 40.6% after factoring-in the additional Election Day registrations. In comparison, in 2022, the voter turnout was 24.4% in 2018, the voter turnout was 36.86%, 32.4% in 2014 and 23.74% in 2011.

Financial Impact

None.

Conclusion

The official results of the 2026 Richmond General Local and School Election are hereby reported as required by the *Local Government Act*.

Respectfully submitted,

Claudia Jesson
Director, City Clerk's Office and Chief Election Officer

Report Contributors

This report was prepared by Claudia Jesson, Director, City Clerk's Office.

Endorsed by Serena Lusk, CAO.

Att. 1: Declaration of Official Election Results for 2026
2: Election 2026 Results by Polling Location
3: 2026 Richmond Election Poll-by-Poll Ballots Cast

Declaration of Official Election Results for the 2026 General Local and School Election October 17, 2026

Pursuant to section 146 of the *Local Government Act*, I hereby declare elected those listed below who received the highest number of valid votes for the Office of Mayor, Councillor and School Trustee.

Office of Mayor

- Rob HOWARD – Elected

Office of Councillor

- Kenny CHIU – Elected
- Carol DAY – Elected
- Laura GILLANDERS – Elected
- Andy HOBBS – Elected
- Kevin LAI – Elected
- Gary LAW – Elected
- Sheldon STARRETT – Elected
- Michael WOLFE – Elected

Office of School Trustee

- Rod BELLEZA – Elected
- Dean BILLINGS – Elected
- Danny CHANG – Elected
- Ken HAMAGUCHI – Elected
- Heather LARSON – Elected
- Donna SARGENT – Elected
- Alice WONG – Elected

Attached is a listing of the total number of votes received by each candidate in the election.

Declared at Richmond, British Columbia, October 21, 2026.

Claudia Jesson
Chief Election Officer
City of Richmond

City of Richmond

2026 Richmond Election

2026 General Local and School Election
OFFICIAL RESULTS
Total Number of Votes Received by Each Candidate

Office of Mayor		
Name	*Votes*	
Rob HOWARD	**19676**	***ELECTED***
Alexa LOO	18796	
Kash HEED	11111	
Dickens CHEUNG	5876	
Mei KANG	755	
Dennet "The Cat Guy" LEE	627	
Goldentiger KING	266	

Office of Councillor		
Name	*Votes*	
Gary LAW	**15759**	***ELECTED***
Carol DAY	**15552**	***ELECTED***
Michael WOLFE	**14315**	***ELECTED***
Sheldon STARRETT	**13576**	***ELECTED***
Laura GILLANDERS	**13122**	***ELECTED***
Kenny CHIU	**13119**	***ELECTED***
Andy HOBBS	**12985**	***ELECTED***
Kevin LAI	**12006**	***ELECTED***
Bob BASANTI	11758	
Sam WANG	11709	
Grace TSANG	10254	
Thomas LEUNG	9132	
Jerome DICKEY	9017	
Jeff JIANG	8532	
Karen NOVORR-PEZZUTO	8489	

Office of School Trustee		
Name	*Votes*	
Ken HAMAGUCHI	**19477**	***ELECTED***
Heather LARSON	**18086**	***ELECTED***
Rod BELLEZA	**17762**	***ELECTED***
Danny CHANG	**16773**	***ELECTED***
Dean BILLINGS	**16475**	***ELECTED***
Alice WONG	**16101**	***ELECTED***
Donna SARGENT	**15764**	***ELECTED***
Sophia WOO	15459	
Debbie TABLOTNEY	15402	
Sandra NIXON	15354	
Phyllis TANG	14176	
David YANG	13241	
Bill MOK	10332	
Martin LI	10250	
Willy SINCONEGUE	9695	

Office of Councillor (continued)		
Name	*Votes*	
Lisa PHILLIPS	8215	
Wallace PONG	8195	
Jizhou William WANG	8173	
Shelley LEONHARDT	7969	
Howard JAMPOLSKY	7679	
Romeo BICEGO	7536	
Eric YUNG	7511	
Melissa ZHANG	7311	
Mike GILL	7274	
Milly YEE	6885	
Jessy DHILLON	6668	
Jack CHEN	6600	
Glenda STRANG	6485	
Keefer PELECH	6451	
Vincent LI	5976	
Alex SAGERT	5772	
Dale BAINS	5676	
Alton CHEUNG	5175	
Antonio ''Tony'' ORTEGA	4337	
Jenny Gonzales MATA	4321	
Daniel TSANG	4282	
Adam DOBRER	4234	
Michael LOK	3520	
Tamás REVÓCZI	3259	
Kevin LAINCHBURY	3177	

Office of School Trustee (continued)		
Name	*Votes*	
Vivien LEE	8357	
Helen QUAN	7441	
Nancy WILLIAMS	6416	
Kay HALE	6190	
Hongyun CHEN	5741	
Jordan OYE	4319	
Lawrence CHEN	4127	
Kiana DASHTBAZI	3714	
John ZHANG	3105	
Stefan MLADENOVIC	3053	
Calvin DANG	2929	
Ausha KANG	2827	
Aithan KANG	1800	

Office of Councillor (continued)		
Name	*Votes*	
Edward HE	3132	
Mario CRUZ	3080	
Oday BRAHEM	3032	
Tim FAN	2745	
Donald FLINTOFF	2295	
Adil AWAN	2265	
Pak Hing (Ben) LEE	2051	
Adnan SARWAR	2042	
Dennis PAGE	1880	
Hong Yan Melody PAN	1794	
Andy Z. WANG	1347	
Alan LACKSTEIN	1309	
Milan KLJAJIC	1302	
Louis HUANG	1272	
Andrew MROZOWSKI	1193	

A total of 57,771 votes were cast in the election.

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	Total Votes	Mail & Mobile Voting	ADV 1: Richmond City Hall	ADV 2: Cambie Secondary School	ADV 3: Richmond City Hall	ADV 4: Richmond City Hall	ADV 5: City Centre Community Centre	ADV 6: Richmond City Hall	ADV 7: Richmond City Hall	ADV 8: Burnett Secondary School	ADV 9: Cambie Secondary School	ADV 10: McMath Secondary School	ADV 11: McRoberts Secondary School	ADV 12: Hamilton Elementary School	RC 01: Spul'u'kwuks Elementary School	RC 02: Quilchena Elementary School	RC 03: Gilmore Elementary School	RC 04: Grauer Elementary School	RC 05: Burnett Secondary School
MAYOR																			
Rob Howard	19,676	435	686	214	752	568	174	612	630	436	294	544	463	113	514	310	196	247	456
Alexa Loo	18,796	388	786	322	886	616	174	631	711	491	304	459	567	92	521	308	205	224	463
Kash Heed	11,111	344	354	319	369	203	71	246	189	209	226	388	383	73	226	236	154	152	220
Dickens Cheung	5,876	110	401	145	372	237	78	229	284	97	98	69	136	55	121	57	46	69	97
Mei Kang	755	25	40	23	33	21	10	28	29	4	14	13	20	7	17	9	5	7	14
Dennet "The Cat Guy" Lee	627	27	22	11	12	10	5	11	20	7	7	5	17	5	8	8	9	9	16
Goldentiger King	266	11	13	4	16	11	5	10	13	1	1	4	5	0	4	2	0	2	7
COUNCILLOR																			
Gary Law	15,759	297	804	303	883	625	207	599	702	442	316	236	464	85	419	234	112	161	387
Carol Day	15,552	497	539	265	598	391	113	423	384	284	182	677	470	109	316	293	233	253	299
Michael Wolfe	14,315	448	444	219	485	341	95	419	346	270	171	623	432	122	279	264	212	239	274
Sheldon Starrett	13,576	294	509	200	627	454	186	467	546	389	265	240	386	55	373	196	110	146	350
Laura Gillanders	13,122	440	389	200	448	293	95	350	283	237	150	638	420	73	262	236	201	211	269
Kenny Chiu	13,119	275	511	195	617	422	133	503	455	317	263	275	373	78	389	165	115	112	306
Andy Hobbs	12,985	394	436	252	479	340	76	396	263	288	179	624	361	81	311	237	180	195	254
Kevin Lai	12,006	208	519	217	664	452	175	437	538	355	265	186	373	57	310	183	97	118	314
Bob Basanti	11,758	257	395	211	437	247	66	304	337	278	203	407	348	58	316	227	169	149	256
Sam Wang	11,709	221	526	190	658	453	172	448	547	362	214	168	353	45	313	145	120	138	284
Grace Tsang	10,254	214	523	201	539	383	153	393	450	315	216	160	302	59	279	150	72	114	257
Thomas Leung	9,132	177	311	126	459	319	108	354	349	236	168	124	258	53	248	144	68	80	236
Jerome Dickey	9,017	287	259	126	303	222	68	244	191	176	93	400	322	46	172	181	158	163	173
Jeff Jiang	8,532	154	403	145	391	286	66	265	341	230	123	168	233	27	208	133	89	103	241
Karen Novorr-Pezzuto	8,489	197	269	140	321	205	70	253	281	209	117	252	257	34	235	137	84	109	224
Lisa Phillips	8,215	182	329	126	340	237	71	241	227	143	130	195	217	66	220	139	98	141	167
Wallace Pong	8,195	149	411	140	450	326	125	300	405	268	162	125	239	40	249	107	66	105	207
Jizhou William Wang	8,173	138	426	135	460	319	113	313	388	249	156	110	270	31	263	123	81	95	199
Shelley Leonhardt	7,969	226	264	100	293	187	47	218	204	176	76	315	207	38	208	134	97	110	171
Howard Jampolsky	7,679	212	247	100	274	209	48	220	176	168	85	296	200	34	206	115	109	101	170
Romeo Bicego	7,536	161	244	95	243	165	44	196	182	166	112	287	167	32	206	93	84	101	152
Eric Yung	7,511	165	280	84	315	219	44	233	239	193	96	204	197	46	229	146	77	91	174
Melissa Zhang	7,311	135	329	97	315	223	53	213	239	162	100	162	201	43	198	120	83	75	175
Mike Gill	7,274	191	212	235	247	142	21	130	111	151	154	350	201	51	162	134	100	80	138
Milly Yee	6,885	200	248	123	227	171	72	190	189	125	115	246	162	51	159	154	89	88	143
Jessy Dhillon	6,668	155	137	155	137	104	27	116	105	92	127	243	233	48	124	117	75	82	92
Jack Chen	6,600	124	321	93	348	246	75	227	318	175	100	108	182	41	163	85	64	71	147
Glenda Strang	6,485	165	206	82	268	208	67	229	213	128	126	118	157	39	169	92	52	71	171
Keefer Pelech	6,451	190	195	92	192	151	55	180	191	121	109	251	152	36	131	146	86	114	135
Vincent Li	5,976	163	269	103	257	206	69	200	215	105	105	138	125	56	129	109	69	74	151
Alex Sagert	5,772	99	211	87	237	157	54	154	166	104	84	146	137	38	155	81	58	79	125
Dale Bains	5,676	108	203	145	213	135	51	150	138	98	119	97	172	40	130	90	66	67	99
Alton Cheung	5,175	139	242	77	188	151	61	176	180	87	102	136	125	33	107	102	42	75	114
Antonio "Tony" Ortega	4,337	87	257	94	200	125	34	134	174	55	97	59	83	38	44	43	25	93	69
Jenny Gonzales Mata	4,321	91	213	102	212	104	34	123	182	61	91	90	92	36	59	45	31	92	68
Daniel Tsang	4,282	94	178	80	206	163	33	136	132	117	96	60	95	26	86	78	28	43	112
Adam Dobrer	4,234	64	185	75	162	135	45	117	138	80	59	82	114	24	108	59	51	60	84
Michael Lok	3,520	64	240	93	199	117	27	120	166	71	63	58	81	25	68	37	25	27	62
Tamás Revóczi	3,259	113	106	46	87	63	34	77	107	56	51	112	61	24	69	42	40	44	83
Kevin Lainchbury	3,177	91	99	40	142	108	21	95	80	71	62	106	121	18	50	46	46	47	59
Edward He	3,132	47	165	51	156	108	28	118	138	75	48	43	64	17	78	34	32	32	63
Mario Cruz	3,080	38	204	81	128	86	31	96	133	47	83	39	58	30	41	35	21	74	47
Oday Brahem	3,032	63	128	53	125	82	37	80	83	61	42	58	74	21	77	47	29	45	63
Tim Fan	2,745	60	128	58	123	114	35	102	119	55	53	39	68	18	58	35	17	29	54
Donald Flintoff	2,295	71	54	37	99	53	24	60	59	50	29	77	68	21	50	46	28	29	66
Adil Awan	2,265	58	62	34	79	49	10	37	38	39	60	48	69	23	57	56	48	32	31
Pak Hing (Ben) Lee	2,051	42	70	28	96	95	29	83	102	45	34	44	41	18	43	32	14	19	33
Adnan Sarwar	2,042	51	87	39	92	57	16	54	74	36	39	29	47	16	30	22	19	19	37
Dennis Page	1,880	43	67	34	74	41	11	62	49	43	26	59	52	11	29	27	24	20	48
Hong Yan Melody Pan	1,794	36	51	18	85	55	20	76	71	38	31	47	47	9	34	22	12	21	50
Andy Z. Wang	1,347	26	73	24	66	38	8	47	62	18	14	20	38	7	40	14	18	18	20
Alan Lackstein	1,309	48	43	27	54	29	11	29	34	32	30	27	27	4	19	15	12	26	28
Milan Kljajic	1,302	39	39	21	58	36	13	34	42	23	17	37	33	6	23	19	16	10	18
Louis Huang	1,272	23	67	19	62	42	12	51	58	28	23	16	31	6	24	14	9	14	32
Andrew Mrozowski	1,193	36	45	23	59	19	8	34	33	25	12	19	41	10	25	18	19	25	21

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	Total Votes	Mail & Mobile Voting	ADV 1: Richmond City Hall	ADV 2: Cambie Secondary School	ADV 3: Richmond City Hall	ADV 4: Richmond City Hall	ADV 5: City Centre Community Centre	ADV 6: Richmond City Hall	ADV 7: Richmond City Hall	ADV 8: Burnett Secondary School	ADV 9: Cambie Secondary School	ADV 10: McMath Secondary School	ADV 11: McRoberts Secondary School	ADV 12: Hamilton Elementary School	RC 01: Spul'u'kwuks Elementary School	RC 02: Quilchena Elementary School	RC 03: Gilmore Elementary School	RC 04: Grauer Elementary School	RC 05: Burnett Secondary School
SCHOOL TRUSTEE																			
Ken Hamaguchi	**19,477**	563	661	315	647	461	137	524	475	383	269	853	556	139	426	342	253	303	399
Heather Larson	**18,086**	**536**	**632**	**311**	**646**	**408**	**121**	**480**	**470**	**353**	**258**	**717**	**515**	**131**	**390**	**305**	**225**	**277**	**357**
Rod Belleza	**17,762**	369	814	354	814	573	202	608	647	400	331	363	491	92	414	242	166	266	390
Danny Chang	**16,773**	**295**	**777**	**312**	**849**	**587**	**200**	**590**	**698**	**442**	**324**	**238**	**515**	**84**	**442**	**227**	**146**	**167**	**409**
Dean Billings	**16,475**	305	676	289	753	536	185	551	597	437	294	316	467	69	443	247	153	190	416
Alice Wong	**16,101**	**350**	**765**	**310**	**791**	**560**	**164**	**593**	**569**	**409**	**284**	**272**	**435**	**100**	**445**	**244**	**138**	**188**	**366**
Donna Sargent	**15,764**	462	471	236	555	379	87	466	373	325	214	709	478	93	345	310	213	256	324
Sophia Woo	**15,459**	**279**	**698**	**263**	**781**	**549**	**179**	**569**	**656**	**417**	**321**	**262**	**444**	**71**	**411**	**222**	**142**	**158**	**367**
Debbie Tablotney	**15,402**	477	496	233	543	395	109	400	395	288	219	698	452	85	335	272	204	241	316
Sandra Nixon	**15,354**	**443**	**542**	**242**	**545**	**364**	**115**	**407**	**401**	**293**	**225**	**621**	**426**	**85**	**337**	**277**	**197**	**233**	**326**
Phyllis Tang	**14,176**	286	632	244	747	515	178	531	610	397	271	221	422	68	393	196	126	145	338
David Yang	**13,241**	**343**	**491**	**188**	**496**	**389**	**112**	**415**	**400**	**258**	**209**	**442**	**355**	**84**	**298**	**222**	**162**	**183**	**284**
Bill Mok	**10,332**	261	411	187	377	267	93	269	312	188	172	303	257	67	215	187	101	136	222
Martin Li	**10,250**	**265**	**416**	**182**	**421**	**286**	**106**	**302**	**376**	**238**	**161**	**294**	**270**	**80**	**233**	**147**	**122**	**128**	**223**
Willy Sinconegue	**9,695**	176	454	186	460	338	140	355	412	250	204	154	274	34	223	121	73	139	242
Vivien Lee	**8,357**	**152**	**290**	**139**	**353**	**252**	**89**	**302**	**298**	**205**	**139**	**153**	**232**	**63**	**203**	**142**	**81**	**73**	**183**
Helen Quan	**7,441**	161	381	105	375	280	72	288	304	167	128	135	204	53	192	84	68	60	157
Nancy Williams	**6,416**	**143**	**253**	**133**	**253**	**152**	**40**	**163**	**184**	**135**	**111**	**163**	**198**	**54**	**114**	**123**	**91**	**100**	**117**
Kay Hale	**6,190**	157	175	141	235	147	43	164	158	128	140	172	201	50	137	109	80	87	126
Hongyun Chen	**5,741**	**131**	**217**	**71**	**268**	**211**	**48**	**212**	**230**	**164**	**99**	**90**	**169**	**42**	**135**	**80**	**67**	**59**	**134**
Jordan Oye	**4,319**	120	108	53	138	86	32	96	75	86	52	219	123	24	81	54	54	72	62
Lawrence Chen	**4,127**	**75**	**195**	**83**	**168**	**146**	**33**	**130**	**137**	**75**	**72**	**47**	**121**	**32**	**79**	**60**	**39**	**43**	**103**
Kiana Dashtbazi	**3,714**	106	92	49	143	67	34	120	91	66	62	101	95	22	73	50	42	63	84
John Zhang	**3,105**	**41**	**152**	**41**	**154**	**113**	**27**	**93**	**132**	**81**	**47**	**39**	**89**	**19**	**70**	**37**	**45**	**40**	**53**
Stefan Mladenovic	**3,053**	75	97	67	115	67	17	72	68	53	27	68	72	20	63	48	48	44	73
Calvin Dang	**2,929**	**64**	**160**	**56**	**130**	**109**	**26**	**86**	**82**	**70**	**61**	**54**	**93**	**25**	**71**	**44**	**33**	**36**	**48**
Ausha Kang	**2,827**	49	59	60	91	59	23	69	73	54	63	75	93	24	55	40	38	29	42
Aithan Kang	**1,800**	**27**	**54**	**56**	**71**	**34**	**10**	**50**	**51**	**38**	**47**	**20**	**43**	**17**	**32**	**27**	**30**	**16**	**28**

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	RC 06: McKay Elementary School	RC 07: Brighouse Elementary School	RC 08: Kiwanis Towers	RC 09: Richmond Cultural Centre	RC 10: Talmey Elementary School	RC 11: Tomsett Elementary School	RC 12: Anderson Elementary School	RC 13: Sea Island Community Centre	RC 14: MacNeill Secondary School	RC 15: City Centre Elementary School	RC 16: City Centre Community Centre	RE 01: General Currie Elementary School	RE 02: Palmer Secondary School	RE 03: Walter Lee Elementary School	RE 04: DeBeck Elementary School	RE 05: Tait Elementary School	RE 06: McNeely Elementary School	RE 07: Kingswood Elementary School	RE 08: McRoberts Secondary School
MAYOR																			
Rob Howard	281	273	250	339	504	551	336	63	521	222	196	402	480	368	401	465	408	235	345
Alexa Loo	290	237	169	337	460	490	313	73	445	203	221	380	363	331	391	347	416	205	309
Kash Heed	143	107	44	156	142	122	89	83	103	98	49	113	201	213	133	414	341	432	229
Dickens Cheung	89	88	74	127	189	231	97	26	203	87	79	133	145	76	99	122	129	76	96
Mei Kang	8	10	12	11	26	21	11	4	18	18	11	17	16	14	21	22	27	11	11
Dennet "The Cat Guy" Lee	8	11	6	22	20	14	7	6	14	11	11	17	20	14	10	17	20	10	13
Goldentiger King	3	7	3	2	8	5	8	1	11	3	3	3	8	7	4	13	10	4	6
COUNCILLOR																			
Gary Law	260	261	182	244	529	514	290	10	454	178	190	320	349	283	363	316	353	163	247
Carol Day	193	127	102	264	213	233	168	90	203	130	90	208	295	284	247	326	271	293	299
Michael Wolfe	172	126	83	251	178	200	152	100	195	136	90	205	275	275	229	282	255	304	296
Sheldon Starrett	212	221	144	229	497	480	273	28	440	169	237	277	336	215	319	284	287	145	202
Laura Gillanders	160	115	80	250	161	189	128	99	181	121	74	178	246	257	190	265	211	260	258
Kenny Chiu	199	137	148	215	399	468	224	28	378	124	114	283	295	249	286	310	324	144	213
Andy Hobbs	139	106	84	195	163	147	105	70	138	69	52	136	247	194	186	303	286	272	250
Kevin Lai	205	206	122	170	445	395	234	15	340	135	170	249	271	234	304	277	241	125	175
Bob Basanti	152	127	92	180	219	216	149	48	230	106	113	198	194	209	240	301	318	280	219
Sam Wang	186	220	127	191	367	329	207	16	322	137	154	247	260	216	281	223	233	103	173
Grace Tsang	161	180	110	163	359	325	189	6	315	125	138	204	216	161	235	209	212	95	145
Thomas Leung	176	125	126	168	340	374	159	17	276	108	95	217	212	151	213	204	216	76	126
Jerome Dickey	99	89	38	177	106	105	90	65	124	74	40	121	160	216	132	145	154	197	176
Jeff Jiang	153	125	84	145	220	208	153	31	255	103	110	196	168	188	175	159	181	117	166
Karen Novorr-Pezzuto	144	80	91	161	201	217	138	42	236	121	111	177	164	176	176	184	179	125	141
Lisa Phillips	143	87	76	148	177	189	103	57	206	84	65	132	184	135	148	208	216	171	161
Wallace Pong	140	154	76	117	308	256	183	5	233	100	130	155	167	149	215	164	160	81	123
Jizhou William Wang	147	166	74	118	273	225	168	6	251	85	136	168	178	143	187	130	150	87	129
Shelley Leonhardt	73	89	82	148	167	168	104	33	169	79	80	125	175	145	151	146	136	147	158
Howard Jampolsky	88	81	72	128	152	151	89	37	156	77	74	132	174	121	149	131	115	129	156
Romeo Bicego	81	98	80	135	173	177	106	31	154	79	70	152	181	109	131	198	138	139	131
Eric Yung	102	97	96	142	203	199	137	14	181	91	71	158	177	129	168	159	132	90	128
Melissa Zhang	113	119	106	129	186	188	140	15	173	96	81	161	175	139	145	158	139	103	145
Mike Gill	76	49	29	89	78	73	36	40	56	27	32	74	107	97	103	306	300	237	138
Milly Yee	77	74	46	143	143	186	118	68	150	110	76	124	129	121	130	172	159	126	108
Jessy Dhillon	69	51	26	78	85	95	56	36	78	46	29	64	106	167	110	281	235	295	151
Jack Chen	96	102	88	130	172	186	127	15	207	104	67	166	155	111	134	155	136	86	125
Glenda Strang	95	86	72	125	228	244	122	26	186	79	60	157	133	124	129	142	177	78	115
Keefer Pelech	69	65	38	135	137	138	101	58	140	86	78	124	116	119	115	149	134	113	116
Vincent Li	81	78	57	123	139	128	105	57	143	103	77	114	128	110	113	122	148	84	105
Alex Sagert	99	75	63	102	143	156	94	15	157	54	66	95	143	122	102	151	151	122	108
Dale Bains	95	55	55	81	105	114	71	28	123	50	53	77	133	103	94	257	201	216	124
Alton Cheung	63	64	52	119	119	136	89	53	124	95	68	110	106	89	88	122	122	91	97
Antonio "Tony" Ortega	59	68	55	130	83	94	107	19	115	84	34	119	130	59	52	161	141	99	83
Jenny Gonzales Mata	53	65	54	140	96	98	109	22	118	90	42	106	112	64	50	152	115	84	81
Daniel Tsang	72	46	43	70	123	158	80	17	118	55	44	79	128	81	96	165	129	58	60
Adam Dobrer	86	46	35	76	88	107	50	17	117	44	52	74	100	73	61	116	111	123	87
Michael Lok	43	56	37	75	100	110	72	8	111	54	40	84	96	51	63	83	102	67	65
Tamás Revóczi	33	38	18	83	61	71	64	153	71	55	42	55	87	52	43	64	83	66	52
Kevin Lainchbury	30	38	37	68	64	57	28	12	49	26	21	41	67	58	53	60	60	62	72
Edward He	62	34	41	57	92	98	62	10	97	50	28	82	74	71	71	71	68	46	63
Mario Cruz	35	41	42	93	52	74	57	9	65	44	12	96	113	45	34	166	102	48	58
Oday Brahem	55	36	33	52	73	78	41	17	85	31	41	48	64	53	53	96	82	70	62
Tim Fan	41	30	38	68	75	86	51	5	94	51	43	67	73	52	56	81	63	27	47
Donald Flintoff	29	24	27	45	34	36	24	15	46	21	12	41	58	45	53	53	44	44	45
Adil Awan	30	27	16	39	31	33	29	13	23	22	10	32	34	30	36	85	89	68	50
Pak Hing (Ben) Lee	29	28	27	40	63	79	47	6	50	34	19	36	47	41	45	52	38	33	43
Adnan Sarwar	38	30	14	31	53	55	44	6	50	43	24	53	51	37	31	72	68	58	34
Dennis Page	43	18	16	40	28	29	25	24	32	30	13	35	66	34	17	54	54	59	41
Hong Yan Melody Pan	24	25	16	41	41	41	35	9	49	34	16	30	46	20	35	34	44	39	40
Andy Z. Wang	19	19	24	32	37	40	33	1	40	24	8	36	35	26	33	44	24	21	19
Alan Lackstein	23	17	13	37	25	41	16	15	24	11	11	31	39	16	12	34	31	30	26
Milan Kljajic	21	13	95	32	23	26	18	12	18	9	14	13	22	23	30	35	31	29	21
Louis Huang	25	24	22	27	32	32	22	5	33	22	17	32	22	18	27	42	22	21	25
Andrew Mrozowski	23	13	17	20	14	18	14	8	17	7	9	25	34	28	28	50	21	30	32

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	RC 06: McKay Elementary School	RC 07: Brighouse Elementary School	RC 08: Kiwanis Towers	RC 09: Richmond Cultural Centre	RC 10: Talmey Elementary School	RC 11: Tomsett Elementary School	RC 12: Anderson Elementary School	RC 13: Sea Island Community Centre	RC 14: MacNeill Secondary School	RC 15: City Centre Elementary School	RC 16: City Centre Community Centre	RE 01: General Currie Elementary School	RE 02: Palmer Secondary School	RE 03: Walter Lee Elementary School	RE 04: DeBeck Elementary School	RE 05: Tait Elementary School	RE 06: McNeely Elementary School	RE 07: Kingswood Elementary School	RE 08: McRoberts Secondary School
SCHOOL TRUSTEE																			
Ken Hamaguchi	246	202	124	327	301	382	262	100	326	166	133	274	379	307	310	391	368	346	361
Heather Larson	**231**	**184**	**132**	**320**	**297**	**339**	**242**	**99**	**309**	**166**	**116**	**287**	**381**	**307**	**313**	**439**	**375**	**376**	**348**
Rod Belleza	282	284	181	342	465	481	340	49	451	206	186	377	413	318	373	461	399	286	296
Danny Chang	**314**	**256**	**189**	**284**	**526**	**549**	**342**	**30**	**480**	**192**	**231**	**353**	**366**	**307**	**399**	**415**	**379**	**224**	**267**
Dean Billings	299	233	162	294	467	468	318	56	459	174	204	300	368	312	360	380	366	247	283
Alice Wong	**270**	**226**	**172**	**280**	**456**	**503**	**257**	**25**	**414**	**205**	**136**	**381**	**383**	**294**	**339**	**377**	**392**	**202**	**259**
Donna Sargent	202	131	94	260	239	255	165	87	276	143	83	220	330	252	260	347	319	316	272
Sophia Woo	**295**	**245**	**167**	**265**	**475**	**503**	**298**	**31**	**447**	**195**	**193**	**343**	**345**	**270**	**358**	**337**	**346**	**180**	**244**
Debbie Tablotney	204	147	108	264	235	233	196	95	248	143	98	227	299	276	259	328	297	280	305
Sandra Nixon	**207**	**152**	**115**	**310**	**262**	**269**	**193**	**98**	**256**	**168**	**104**	**261**	**319**	**269**	**247**	**366**	**341**	**292**	**296**
Phyllis Tang	270	213	155	239	469	464	275	32	430	176	188	309	300	240	328	296	306	147	215
David Yang	**222**	**136**	**115**	**267**	**268**	**295**	**231**	**72**	**299**	**153**	**128**	**255**	**299**	**230**	**248**	**297**	**282**	**239**	**230**
Bill Mok	166	127	76	217	210	275	146	61	220	113	83	218	247	160	204	266	250	192	199
Martin Li	**137**	**118**	**103**	**192**	**224**	**269**	**169**	**57**	**228**	**128**	**106**	**218**	**209**	**178**	**206**	**223**	**244**	**166**	**174**
Willy Sinconegue	170	174	100	196	309	287	205	18	265	104	138	199	211	182	198	209	235	117	180
Vivien Lee	**126**	**86**	**93**	**185**	**234**	**298**	**154**	**36**	**268**	**111**	**96**	**194**	**188**	**142**	**173**	**261**	**203**	**111**	**138**
Helen Quan	118	119	92	140	216	208	139	22	174	98	85	145	166	127	142	194	196	95	121
Nancy Williams	**82**	**76**	**60**	**116**	**107**	**104**	**57**	**40**	**108**	**68**	**35**	**102**	**154**	**114**	**106**	**194**	**175**	**163**	**136**
Kay Hale	76	62	34	118	110	117	82	41	103	64	49	98	136	113	96	242	198	178	116
Hongyun Chen	**83**	**79**	**69**	**120**	**148**	**121**	**115**	**23**	**163**	**87**	**64**	**145**	**135**	**110**	**131**	**113**	**128**	**83**	**112**
Jordan Oye	42	36	22	76	56	50	45	33	61	30	18	50	87	80	61	88	78	98	70
Lawrence Chen	**81**	**60**	**61**	**90**	**105**	**105**	**73**	**11**	**121**	**53**	**43**	**114**	**74**	**72**	**94**	**114**	**125**	**70**	**81**
Kiana Dashtbazi	40	55	38	89	77	68	74	26	67	53	30	85	96	63	63	118	107	77	80
John Zhang	**53**	**45**	**42**	**48**	**71**	**73**	**62**	**12**	**77**	**52**	**39**	**81**	**79**	**70**	**59**	**68**	**70**	**67**	**62**
Stefan Mladenovic	48	36	25	84	45	60	33	30	55	33	25	56	90	60	51	94	77	75	73
Calvin Dang	**53**	**46**	**36**	**68**	**74**	**75**	**40**	**8**	**66**	**46**	**40**	**58**	**63**	**54**	**64**	**91**	**78**	**70**	**49**
Ausha Kang	26	27	19	52	54	44	26	20	40	20	26	43	61	59	48	118	116	116	63
Aithan Kang	**19**	**11**	**7**	**33**	**37**	**30**	**22**	**6**	**23**	**16**	**7**	**32**	**41**	**44**	**29**	**92**	**90**	**89**	**50**

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	RE 09: McNair Secondary School	RE 10: Woodward Elementary School	RE 11: Hamilton Elementary School	RS 01: Dixon Elementary School	RS 02: Manoah Steves Elementary School	RS 03: Lord Byng Elementary School	RS 04: Hugh Boyd Secondary School	RS 05: Homma Elementary School	RS 06: Wowk Elementary School	RS 07: Steveston-London Secondary School	RS 08: Westwind Elementary School	RS 09: Blundell Elementary School	RS 10: Maple Lane Elementary School	RS 11: McMath Secondary School
MAYOR														
Rob Howard	336	355	271	342	309	527	382	464	517	469	477	295	282	366
Alexa Loo	**273**	**273**	**314**	**284**	**301**	**337**	**357**	**353**	**478**	**439**	**367**	**268**	**368**	**256**
Kash Heed	331	368	285	241	256	391	185	270	181	184	359	129	187	170
Dickens Cheung	**69**	**97**	**134**	**49**	**57**	**55**	**56**	**43**	**107**	**96**	**31**	**89**	**55**	**71**
Mei Kang	12	22	16	9	10	8	6	5	12	14	10	4	10	9
Dennet "The Cat Guy" Lee	**8**	**23**	**11**	**6**	**18**	**16**	**14**	**17**	**14**	**8**	**13**	**6**	**6**	**7**
Goldentiger King	5	5	2	1	2	4	3	4	1	2	3	5	8	3
COUNCILLOR														
Gary Law	213	193	195	157	144	142	225	156	467	339	135	220	263	128
Carol Day	**288**	**358**	**309**	**357**	**403**	**606**	**350**	**513**	**299**	**359**	**530**	**229**	**254**	**335**
Michael Wolfe	297	335	345	310	368	570	312	456	278	333	498	200	212	314
Sheldon Starrett	**223**	**182**	**174**	**157**	**144**	**149**	**216**	**169**	**392**	**291**	**130**	**208**	**204**	**149**
Laura Gillanders	246	269	246	301	359	556	323	458	252	311	473	188	215	307
Kenny Chiu	**176**	**244**	**220**	**165**	**146**	**203**	**213**	**204**	**400**	**308**	**223**	**176**	**208**	**191**
Andy Hobbs	224	258	245	275	335	529	296	437	290	324	591	171	207	315
Kevin Lai	**198**	**164**	**152**	**124**	**88**	**86**	**168**	**118**	**336**	**262**	**85**	**174**	**195**	**75**
Bob Basanti	215	282	220	219	221	340	225	242	256	266	371	147	244	254
Sam Wang	**182**	**151**	**130**	**143**	**118**	**112**	**196**	**115**	**354**	**262**	**115**	**191**	**201**	**90**
Grace Tsang	165	132	110	90	87	86	153	93	294	226	90	166	149	85
Thomas Leung	**140**	**137**	**118**	**97**	**89**	**92**	**141**	**115**	**311**	**227**	**94**	**116**	**152**	**106**
Jerome Dickey	187	218	176	231	223	370	221	332	171	208	317	138	148	185
Jeff Jiang	**129**	**126**	**134**	**139**	**94**	**130**	**130**	**119**	**207**	**203**	**141**	**124**	**184**	**129**
Karen Novorr-Pezzuto	115	144	134	106	159	195	164	185	215	209	179	118	175	133
Lisa Phillips	**157**	**166**	**220**	**142**	**144**	**170**	**119**	**177**	**183**	**197**	**199**	**132**	**122**	**128**
Wallace Pong	112	78	71	97	61	63	112	59	228	174	55	117	124	54
Jizhou William Wang	**114**	**114**	**73**	**114**	**66**	**57**	**121**	**71**	**249**	**154**	**51**	**125**	**125**	**49**
Shelley Leonhardt	145	162	128	163	159	292	178	212	209	178	270	113	138	176
Howard Jampolsky	**124**	**137**	**113**	**169**	**146**	**274**	**179**	**199**	**235**	**219**	**274**	**107**	**150**	**171**
Romeo Bicego	123	151	136	182	130	330	157	215	178	176	275	96	147	147
Eric Yung	**104**	**134**	**120**	**134**	**119**	**171**	**166**	**144**	**198**	**201**	**175**	**111**	**118**	**110**
Melissa Zhang	121	136	112	139	105	136	133	141	158	150	185	108	139	114
Mike Gill	**190**	**230**	**214**	**136**	**162**	**275**	**119**	**256**	**126**	**151**	**330**	**70**	**93**	**165**
Milly Yee	114	138	124	128	159	215	137	171	124	111	170	73	89	120
Jessy Dhillon	**294**	**388**	**199**	**130**	**141**	**227**	**112**	**187**	**91**	**109**	**217**	**62**	**91**	**193**
Jack Chen	95	136	116	68	87	79	81	71	146	143	77	91	93	67
Glenda Strang	**109**	**129**	**109**	**71**	**81**	**104**	**99**	**94**	**236**	**169**	**73**	**88**	**90**	**94**
Keefer Pelech	124	130	102	137	170	239	140	194	89	119	205	61	66	117
Vincent Li	**97**	**130**	**111**	**94**	**120**	**123**	**100**	**106**	**110**	**111**	**97**	**65**	**76**	**78**
Alex Sagert	130	133	118	100	97	143	79	127	134	132	116	73	85	115
Dale Bains	**182**	**201**	**154**	**87**	**89**	**97**	**64**	**110**	**92**	**103**	**102**	**58**	**103**	**78**
Alton Cheung	81	112	85	92	106	120	71	110	73	94	89	61	60	77
Antonio "Tony" Ortega	**78**	**101**	**129**	**53**	**72**	**61**	**53**	**37**	**92**	**62**	**50**	**48**	**41**	**57**
Jenny Gonzales Mata	73	95	116	55	72	65	59	65	68	74	46	51	52	53
Daniel Tsang	**67**	**86**	**91**	**47**	**43**	**44**	**65**	**41**	**91**	**108**	**52**	**65**	**37**	**60**
Adam Dobrer	100	94	110	70	60	82	48	101	86	80	85	52	94	67
Michael Lok	**45**	**61**	**67**	**24**	**46**	**44**	**41**	**31**	**83**	**76**	**24**	**43**	**31**	**44**
Tamás Revóczi	47	75	49	48	72	122	54	84	44	42	87	32	47	50
Kevin Lainchbury	**93**	**63**	**80**	**66**	**71**	**102**	**63**	**76**	**47**	**67**	**96**	**46**	**45**	**57**
Edward He	51	49	49	47	42	30	32	40	71	72	34	58	48	35
Mario Cruz	**45**	**78**	**81**	**41**	**46**	**46**	**39**	**27**	**40**	**42**	**34**	**23**	**38**	**42**
Oday Brahem	60	74	86	53	42	57	31	74	60	60	66	33	51	47
Tim Fan	**39**	**41**	**42**	**42**	**23**	**31**	**29**	**44**	**56**	**54**	**23**	**39**	**37**	**32**
Donald Flintoff	56	47	56	31	44	88	38	41	53	54	60	35	34	41
Adil Awan	**77**	**101**	**74**	**54**	**62**	**52**	**64**	**20**	**41**	**42**	**56**	**39**	**32**	**24**
Pak Hing (Ben) Lee	28	28	36	25	26	30	34	26	42	31	37	32	34	17
Adnan Sarwar	**52**	**73**	**58**	**20**	**29**	**39**	**22**	**22**	**39**	**32**	**19**	**31**	**21**	**29**
Dennis Page	52	32	62	34	32	51	27	26	40	28	39	17	29	33
Hong Yan Melody Pan	**30**	**31**	**34**	**22**	**29**	**48**	**41**	**29**	**30**	**47**	**31**	**27**	**19**	**34**
Andy Z. Wang	29	36	19	22	10	9	14	7	36	23	12	28	25	11
Alan Lackstein	**36**	**28**	**27**	**26**	**24**	**33**	**19**	**30**	**22**	**19**	**34**	**19**	**18**	**27**
Milan Kljajic	32	22	26	22	26	32	24	23	15	19	38	19	12	23
Louis Huang	**28**	**18**	**29**	**13**	**17**	**14**	**14**	**17**	**18**	**27**	**10**	**23**	**26**	**17**
Andrew Mrozowski	24	18	26	13	17	38	33	26	29	15	24	13	22	15

2026 Richmond General Local and School Election Results by Voting Location

Candidate Name	RE 09: McNair Secondary School	RE 10: Woodward Elementary School	RE 11: Hamilton Elementary School	RS 01: Dixon Elementary School	RS 02: Manoah Steves Elementary School	RS 03: Lord Byng Elementary School	RS 04: Hugh Boyd Secondary School	RS 05: Homma Elementary School	RS 06: Wowk Elementary School	RS 07: Steveston-London Secondary School	RS 08: Westwind Elementary School	RS 09: Blundell Elementary School	RS 10: Maple Lane Elementary School	RS 11: McMath Secondary School
SCHOOL TRUSTEE														
Ken Hamaguchi	343	376	352	402	447	761	463	587	443	466	795	254	312	465
Heather Larson	**329**	**365**	**349**	**361**	**386**	**651**	**383**	**506**	**407**	**397**	**641**	**230**	**312**	**376**
Rod Belleza	337	358	312	240	246	261	266	237	456	359	242	245	264	213
Danny Chang	**278**	**248**	**230**	**206**	**177**	**139**	**236**	**192**	**449**	**385**	**150**	**255**	**257**	**166**
Dean Billings	317	258	245	250	213	233	256	242	461	383	221	240	259	223
Alice Wong	**220**	**270**	**263**	**191**	**219**	**207**	**253**	**217**	**453**	**367**	**198**	**205**	**282**	**202**
Donna Sargent	296	326	287	335	376	598	356	488	352	417	599	199	228	360
Sophia Woo	**249**	**220**	**242**	**182**	**150**	**128**	**239**	**185**	**447**	**337**	**137**	**222**	**248**	**147**
Debbie Tablotney	280	326	273	317	355	599	339	449	337	371	597	185	244	330
Sandra Nixon	**275**	**367**	**284**	**305**	**377**	**518**	**332**	**423**	**304**	**348**	**514**	**179**	**231**	**293**
Phyllis Tang	230	194	197	166	132	116	201	152	411	311	138	218	213	125
David Yang	**198**	**278**	**202**	**240**	**260**	**372**	**284**	**326**	**288**	**289**	**353**	**151**	**169**	**234**
Bill Mok	171	230	175	172	196	258	210	243	229	235	299	130	144	185
Martin Li	**169**	**210**	**162**	**186**	**163**	**228**	**180**	**188**	**219**	**215**	**261**	**138**	**161**	**171**
Willy Sinconegue	182	148	142	114	110	101	141	124	271	175	80	137	155	83
Vivien Lee	**132**	**178**	**179**	**98**	**102**	**138**	**137**	**118**	**195**	**186**	**98**	**138**	**98**	**114**
Helen Quan	139	137	111	99	72	101	100	92	199	163	76	133	119	89
Nancy Williams	**165**	**137**	**175**	**135**	**120**	**194**	**96**	**166**	**108**	**128**	**161**	**86**	**123**	**98**
Kay Hale	152	184	176	91	128	168	92	111	120	130	121	63	74	97
Hongyun Chen	**92**	**101**	**104**	**77**	**76**	**91**	**82**	**77**	**126**	**126**	**81**	**87**	**86**	**79**
Jordan Oye	79	88	78	125	140	296	118	164	63	101	202	54	67	128
Lawrence Chen	**94**	**89**	**93**	**61**	**51**	**72**	**76**	**37**	**73**	**82**	**41**	**56**	**68**	**49**
Kiana Dashtbazi	94	91	89	66	74	110	73	94	70	77	72	39	53	46
John Zhang	**45**	**54**	**46**	**61**	**52**	**37**	**44**	**35**	**64**	**63**	**33**	**59**	**59**	**50**
Stefan Mladenovic	89	71	71	59	71	92	34	67	66	62	64	34	61	68
Calvin Dang	**70**	**62**	**58**	**42**	**30**	**39**	**27**	**26**	**55**	**59**	**36**	**31**	**34**	**33**
Ausha Kang	102	123	95	42	56	74	38	59	45	47	57	32	34	49
Aithan Kang	**71**	**90**	**56**	**27**	**22**	**34**	**16**	**17**	**18**	**32**	**25**	**15**	**22**	**26**

2026 General Local and School Election Total Ballots Cast (page 1 of 3)

Voting Division	City of Richmond Voting Location	Total Ballots Cast
RC 01	Spul'u'kwuks Elementary School	1,419
RC 02	Quilchena Elementary School	937
RC 03	Gilmore Elementary School	622
RC 04	Grauer Elementary School	715
RC 05	Burnett Secondary School	1,287
RC 06	McKay Elementary School	833
RC 07	Brighouse Elementary School	740
RC 08	Kiwanis Towers	567
RC 09	Richmond Cultural Centre	1,006
RC 10	Talmey Elementary School	1,366
RC 11	Tomsett Elementary School	1,449
RC 12	Anderson Elementary School	868
RC 13	Sea Island Community Centre	258
RC 14	MacNeill Secondary School	1,328
RC 15	City Centre Elementary School	657
RC 16	City Centre Community Centre	579
RE 01	General Currie Elementary School	1,078
RE 02	Palmer Secondary School	1,240
RE 03	Walter Lee Elementary School	1,034
RE 04	DeBeck Elementary School	1,071
RE 05	Tait Elementary School	1,415
RE 06	McNeely Elementary School	1,364
RE 07	Kingswood Elementary School	985

2026 General Local and School Election Total Ballots Cast (page 2 of 3)

Voting Division	City of Richmond Voting Location	Total Ballots Cast
RE 08	McRoberts Secondary School	1,017
RE 09	McNair Secondary School	1,046
RE 10	Woodward Elementary School	1,156
RE 11	Hamilton Elementary School	1,045
RS 01	Dixon Elementary School	944
RS 02	Manoah Steves Elementary School	964
RS 03	Lord Byng Elementary School	1,356
RS 04	Hugh Boyd Secondary School	1,005
RS 05	Homma Elementary School	1,163
RS 06	Wowk Elementary School	1,318
RS 07	Steveston-London Secondary School	1,215
RS 08	Westwind Elementary School	1,276
RS 09	Blundell Elementary School	803
RS 10	Maple Lane Elementary School	924
RS 11	McMath Secondary School	888
ADV 1	Richmond City Hall - October 3, 2026	2,360
ADV 2	Cambie Secondary School - October 3, 2026	1,061
ADV 3	Richmond City Hall - October 7, 2026	2,475
ADV 4	Richmond City Hall - October 8, 2026	1,692
ADV 5	City Centre Community Centre - October 8, 2026	525
ADV 6	Richmond City Hall - October 9, 2026	1,792
ADV 7	Richmond City Hall - October 10, 2026	1,896

2026 General Local and School Election Total Ballots Cast (page 3 of 3)

Voting Division	City of Richmond Voting Location	Total Ballots Cast
ADV 8	Burnett Secondary School - October 10, 2026	1,253
ADV 9	Cambie Secondary School - October 10, 2026	956
ADV 10	McMath Secondary School - October 10, 2026	1,496
ADV 11	McRoberts Secondary School - October 10, 2026	1,605
ADV 12	Hamilton Elementary School - October 10, 2026	353
MBV	Mail & Mobile Voting	1,369
Total		**57,771**

City of Richmond

Bylaw 10774

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774

The Council of the City of Richmond enacts as follows:

1) The Consolidated Fees Bylaw No. 8636, as amended, is further amended:

   By deleting, in their entirety, the schedules attached to Bylaw No. 8636, as amended, and substituting the schedules attached to and forming part of this Bylaw.

2) This Bylaw comes into force and effect on January 1, 2027.

3) This Bylaw is cited as **"Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10774".**

FIRST READING	OCT 13 2026
SECOND READING	OCT 13 2026
THIRD READING	OCT 13 2026
ADOPTED	

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

MAYOR

CORPORATE OFFICER

SCHEDULE - ANIMAL CONTROL REGULATION

Animal Control Regulations Bylaw No. 7932

Cat Breeding Permit Fee
Section 2.2

Description	Fee
Cat breeding permit for three years	$50.25

Impoundment Fees
Section 8

Description	Fee
1st time in any calendar year	
Neutered male or spayed female dog	$57.75
Non-neutered male or unspayed female dog	$174.00
Dangerous Dog*	$703.00
2nd time in any calendar year	
Neutered male or spayed female dog	$116.00
Non-neutered male or unspayed female dog	$357.00
Dangerous Dog*	$1,374.00
3rd time and subsequent times in any calendar year	
Neutered male or spayed female dog	$357.00
Non-neutered male or unspayed female dog	$703.00
Dangerous Dog*	$1,374.00
Bird	$9.00
Domestic farm animal	$85.50
Impoundment fee also subject to transportation costs	
Other animal	$43.50
Impoundment fee also subject to transportation costs	

**Subject always to the power set out in Section 8.3.12 of Animal Control Regulation Bylaw No. 7932 to apply for an order that a dog be destroyed.*

Note: In addition to the fees payable above (if applicable), a licence fee will be charged where a dog is not currently licenced.

Maintenance Fees
Section 8

Description	Fee
Dog	$19.00
Dangerous Dog	$35.75
Cat	$19.00
Bird	$6.00
Domestic farm animal	$43.50
Other animal	$15.75

Note: For all of the Animal Control Regulation Maintenance Fees, a charge is issued for each day or portion of the day per animal.

SCHEDULE - ARCHIVES AND RECORDS

Archives and Records
Image Reproduction Fees

Description	Fee	Units
Copying Records *Note: careful consideration will be given to requests for copying of fragile archival records. The City will not copy records if there is the possibility that an original record could be damaged during the copying process.*		
Photocopying and printing (First 4 pages free)	$0.35 $0.50	per b&w page per colour page
Scanned electronic copy of a paper record	$0.50	per b&w or colour page
Digitization of audio recording and moving image recordings	(actual cost)	per audio file
Photograph Reproductions Scanned image (each)	$21.25	

Archives
Research Service Fee

Description	Fee	Unit
Commercial Research Service Fee	$56.75	per hour

Note: Rush orders available at additional cost; discounts on reproduction fees available to students, seniors, and members of the Friends of the Richmond Archives.

Archives
Tax Search Fees

Description	Fee
Tax Searches and Printing of Tax Records Searches ranging from 1 to 5 years Each year greater than 5 years	 $37.00 $9.00

Archives and Records
Preliminary Site Investigation

Description	Fee
Active Records Check Survey (per civic address searched)	$286.00

Records
Building Records Request Fees

Description	Fee	Units
Administration Fee	$30.75	per request
Each Copy Requested (Printed)	$5.75	per page
Each File Requested (Electronic)	$5.75	per file
Large File Charge	$12.50	per request

SCHEDULE - BILLING AND RECEIVABLES

Billing and Receivables
Receivables Fees

Description	Fee
Administrative charges for cost recovery billings undertaken for arm's length third parties	(20% of actual cost)
Non-Sufficient Fund (NSF) charges	$43.00

SCHEDULE - BOARD OF VARIANCE

Board of Variance Bylaw No. 9259
Application Fees
Section 3.1.2(c), 3.2.3

Description	Fee
Application for order under section 540 of *Local Government Act* [Variance or exemption to relieve hardship]	$807.00
Application for order under section 543 of *Local Government Act* [Exemption to relieve hardship from early termination of land use contract]	$807.00
Application for order under section 544 of *Local Government Act* [Extent of damage preventing reconstruction as non-conforming use]	$807.00
Fee for notice of new hearing due to adjournment by applicant	$192.00
Board of Variance Meeting Notices- Board of Variance Applications (Section 3.1.6(a))	$2.50 per address identified

SCHEDULE - BOULEVARD AND ROADAY PROTECTION AND REGULATION

Boulevard and Roadway Protection and Regulation Bylaw No. 6366
Inspection Charges
Section 12(b), 14

Description	Fee
Additions & Accessory Buildings Single or Two Family Dwellings over 10 m^2 in size; In-ground Swimming Pools & Demolitions	$216.00
Move-Offs; Single or Two Family Dwelling Construction	$216.00
Combined Demolition & Single or Two Family Dwelling Construction	$216.00
Commercial; Industrial; Multi-Family; Institutional; Government Construction	$286.00
Combined Demolition & Commercial; Industrial; Multi-family; Institutional or Government Construction	$286.00
Each Additional Inspection as Required	$109.00

SCHEDULE - BUILDING REGULATION

Building Regulation Bylaw No. 7230
Plan Processing Fees
Section 5.4

Description	Fee
For one dwelling unit For two dwelling units For three dwelling units For four dwelling units For five dwelling units For six dwelling units	$775.00 $775.00 $1,548.00 $1,548.00 $2,425.00 $2,425.00
For other than one through six dwelling units *Greater of (a) or (b);* *(a)* *(b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of $10,000.00*	$87.25
For a sewage holding tank	$184.00

Note: The dwelling unit count for the purpose of this fee includes secondary suites. For example, a one-family dwelling with a secondary suite is two dwelling units.

Building Regulation Bylaw No. 7230
Building Permit Fees for those buildings referred to in Subsection 5.13.6
Sections 5.2, 5.5, 5.6, 7.2

Description		Fee
Nil to $1,000.00 (minimum fee)		$101.00
Exceeding $1,000.00 up to $100,000.00		$101.00
**per $1,000.00 of construction value or fraction of construction exceeding $1,000.00*	*Plus	$16.75
Exceeding $100,000.00 to $300,000.00		$1,759.25
***per $1,000.00 of construction value or fraction of construction exceeding $100,000.00*	**Plus	$14.50
Exceeding $300,000.00		$4,659.25
****per $1,000.00 of construction value or fraction of construction exceeding $300,000.00*	***Plus	$11.00

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230
Building Permit Fees for all Other Building Types
Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Nil to $1,000.00 (minimum fee)		$101.00
Exceeding $1,000.00 up to $100,000.00		$101.00
**per $1,000.00 of construction value or fraction of construction exceeding $1,000.00*	*Plus	$17.25
Exceeding $100,000.00 up to $300,000.00		$1,808.75
***per $1,000.00 of construction value or fraction of construction exceeding $100,000.00*	**Plus	$14.75
Exceeding $300,000.00		$4,758.75
****per $1,000.00 of construction value or fraction of construction exceeding $300,000.00*	***Plus	$11.25

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230
Building Permit Fees for all Other Building Types (cont.)
Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Despite any other provision of the Building Regulation Bylaw No. 7230, the "construction value" of:

(a) one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units; and
(b) a garage, deck, porch, interior finishing or addition to a one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units, is assessed by total floor area and deemed to be the following:

Description	Construction Value - Single Family or One-Family Dwelling*	Construction Value - Other **	Units
(i) new construction of first storey	$1,475.00	$3,078.00	per m^2
(ii) new construction of second storey	$1,361.00	$3,078.00	per m^2
(iii) detached garage	$757.00	$1,143.00	per m^2
(iv) decks or porches	$626.00	$945.00	per m^2
(v) interior finishing on existing buildings	$700.00	$1,057.00	per m^2
(vi) additions	$1,475.00	$3,080.00	per m^2

**Note: This fee applies to any construction related to single family construction or a one-family dwelling including a secondary suite.*

***Note: This fee applies to any construction up to 6 dwelling units but excludes a single family or one-family dwelling that includes a secondary suite. The dwelling unit count for the purpose of this fee includes secondary suites. For example, a duplex each with a secondary suite is four dwelling units.*

Description	Fee
Building Design Modification Fee	
Plan Review (per hour or portion thereof)	$158.00
Building Permit Fee for Temporary Building for Occupancy	$687.00
Modifications or Changes to Instream Building Permit Application	
Plan Review (per hour or portion thereof)	$158.00
Re-inspection Fees	
(a) for the third inspection	$105.00
(b) for the fourth inspection	$144.00
(c) for the fifth inspection	$279.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection	
Special Inspection Fees:	
(a) during the City's normal business hours	$158.00
(b) outside the City's normal business hours	$604.00
**for each hour or part thereof after the first four hours* *Plus	$158.00

Building Regulation Bylaw No. 7230
Building Permit Fees for all Other Building Types (cont.)
Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Building Permit Transfer or Assignment Fee *or (b) a fee of 10% to the nearest dollar of the original building permit fee* *- whichever is greater of (a) or (b)*	(a)	$87.00
Building Permit Extension Fee *or (b) a fee of 10% to the nearest dollar of the original building permit fee* *- whichever is greater of (a) or (b)*	(a)	$87.00
Building Move Inspection Fee: (a) within the City boundaries (b) outside the City boundaries when travel is by City vehicle *** per km travelled* **Plus *Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.*		 $158.00 $158.00 $4.75
Provisional Occupancy Inspection Fee (per building permit inspection visit) Provisional Occupancy Notice Extension Fee Building Demolition Inspection Fee for each building over 50 m^2 in floor area Sewage Holding Tank Permit Fee		$357.00 $565.00 $555.00 $357.00
Use of Equivalents Fees: (a) each report containing a maximum of two separate equivalents (b) for each equivalent greater than two contained in the same report (c) for an amendment to an original report after the acceptance or rejection of the report (d) for Air Space Parcels (treating buildings as one building)		 $772.00 $320.00 $162.00 $2,739.00

Building Regulation Bylaw No. 7230
Gas Permit Fees
Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description		Fee	Units
Domestic Installation – **one family dwelling**	(a)	$87.00	
- whichever is greater (a) or (b)	(b)	$33.00	
Domestic/Commercial/Industrial Installations – **two family dwellings**, multiple unit residential buildings, including townhouse units)			per appliance
(a) appliance input up to 29 kW		$87.00	
(b) appliance input exceeding 29 kW		$144.00	
Special Inspection Fees:			
(a) during the City's normal business hours		$158.00	
(b) outside the City's normal business hours		$604.00	
**for each hour or part thereof after the first four hours*	*Plus	$158.00	
Design Modification Fees Plan Review		$158.00	per hour
Modifications or Changes to Instream Building Permit Application Plan Review		$158.00	per hour
Re-Inspection Fee:			
(a) for the third inspection		$109.00	
(b) for the fourth inspection		$148.00	
(c) for the fifth inspection		$286.00	
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection			
For a vent and/or gas valve or furnace plenum (no appliance)		$89.25	
Piping alteration – for existing appliances			
First 30 metres of piping		$89.25	
Each additional 30 metres or part thereof		$33.75	
Gas permit transfer or assignment fee	(a)	$89.25	
or (b) a fee of 10% to the nearest dollar of the original gas permit fee			
- whichever is greater of (a) or (b)			
Gas permit extension fee	(a)	$89.25	
or (b) a fee of 10% to the nearest dollar of the original gas permit fee			
- whichever is greater of (a) or (b)			

Building Regulation Bylaw No. 7230
Plumbing Permit Fees
Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description		Fee	Units
Plumbing			
(a) installation of each plumbing fixture		$33.75	
(b) minimum plumbing fee		$89.25	
(c) connection of City water supply to any hydraulic equipment		$89.25	
Sprinkler & Standpipes			
(a) installation of any sprinkler system		$89.25	
*per additional head	*Plus	$5.50	
(b) installation of each hydrant, standpipe, hose station,	(i)	$89.25	
hose valve, or hose cabinet used for fire fighting	(ii)	$33.75	per item
-whichever is greater of (i) or (ii)			
Water Service			
(a) for the first 30 metres of water supply service pipe to a building or structure		$87.00	
(b) for each additional 30 metres of water supply service pipe to a building and structure		$33.00	
Sanitary & Storm Sewers: Building Drains & Water Distribution			
(a) for the first 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof		$87.00	
(b) for each additional 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof		$33.00	
(c) for the first 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof		$87.00	
(d) for each additional 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof		$33.00	
(e) for the installation of any neutralizing tank, catch basin,	(i)	$87.00	
sump, or manhole	(ii)	$33.00	per item
- whichever is greater of (i) or (ii)			
Special Inspections			
(a) during the City's normal business hours		$158.00	
(b) outside the City's normal business hours or each hour		$604.00	
*for part thereof exceeding the first four hours	*Plus	$158.00	
Design Modification Fees			
Plan review		$158.00	per hour
Applicable to Plumbing, Sprinkler & Standpipes, Water Service, and Sanitary & Storm Sewers; Building Drains & Water Distributions			
Modifications or Changes to Instream Building Permit Application			
Plan Review		$158.00	per hour

Building Regulation Bylaw No. 7230
Plumbing Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description	Fee
Plumbing Re-Inspection Fee (a) for the third inspection (b) for the fourth inspection (c) for the fifth inspection *Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection.*	 $109.00 $148.00 $286.00
Plumbing Permit Transfer or Assignment Fee (a) *or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee* *- whichever is greater of (a) or (b)*	$89.25
Plumbing Permit Extension Fee (a) *or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee* *- whichever is greater of (a) or (b)*	$89.25
Provisional Plumbing Compliance Inspection Fee (per permit visit) Provisional Plumbing Compliance Notice Extension Fee Potable Water Backflow Preventer Test Report Decal	$184.00 $286.00 $29.75

SCHEDULE - BUSINESS LICENCE

Business Licence Bylaw No. 7360
Assembly Use Group 1

Group 1 – Business Licence Fee Assessed by Total Floor Area *Except Food Caterers which are assessed a fee in accordance with Group 3*		
Square Metres (m^2)	**(Square Feet) (ft^2)**	**Fee**
0.0 to 93.0	(0 to 1,000)	$209.00
93.1 to 232.5	(1,001 to 2,500)	$314.00
232.6 to 465.0	(2,501 to 5,000)	$537.00
465.1 to 930.0	(5,001 to 10,000)	$852.00
930.1 to 1,860.1	(10,001 to 20,000)	$1,506.00
1,860.2 to 2,790.1	(20,001 to 30,000)	$2,154.00
2,790.2 to 3,720.2	(30,001 to 40,000)	$2,808.00
3,720.3 to 4,650.2	(40,001 to 50,000)	$3,452.00
4,650.3 to 5,580.3	(50,001 to 60,000)	$4,106.00
5,580.4 and over	(60,001 and over)	$4,654.00
Food Primary Liquor Licence Fee		$429.00
Mobile Vendors (Food) Fee (per vehicle)		$99.75

Business Licence Bylaw No. 7360 (cont.)
Assembly Use Group 2

Group 2 – Business Licence Fee Assessed by Number of Seats	
Seats	**Fee**
0 to 30	$645.00
31 to 60	$1,175.00
61 to 90	$1,914.00
91 to 120	$2,554.00
121 to 150	$3,182.00
151 to 180	$3,818.00
181 to 210	$4,450.00
211 and over	$4,654.00

Assembly Use Group 3

Group 3 – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	**Fee**
0 to 5	$170.00
6 to 10	$280.00
11 to 15	$399.00
16 to 25	$591.00
26 to 50	$852.00
51 to 100	$1,230.00
101 to 200	$1,730.00
201 to 500	$2,495.00
501 to 1,000	$3,766.00
1,001 and over	$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Adult Oriented Uses

Description	**Fee**
Adult entertainment establishment licence	$4,654.00
Casino	$7,356.00
Body-Painting Studio	
Studio licence	$4,654.00
Each body-painting employee	$170.00
Body-Rub Studio	
Studio licence	$4,654.00
Each body-rub employee	$170.00
Escort Service	
Escort service licence	$4,654.00
Each escort employee	$170.00

Business Licence Bylaw No. 7360 (cont.)
Bed & Breakfast Use

Description	Fee
Bed & Breakfast Business License	$441.00

Farmer's Market

Description	Fee
Farmer's market licence	$170.00

Industrial/Manufacturing Use

Industrial/Manufacturing Use – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	**Fee**
0 to 5	$201.00
6 to 10	$330.00
11 to 15	$457.00
16 to 25	$645.00
26 to 50	$904.00
51 to 100	$1,279.00
101 to 200	$1,788.00
201 to 500	$2,545.00
501 to 1,000	$3,812.00
1,001 and over	$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Licence Transfers, Changes and Reprints

Description	Fee
Requests for comfort letters (per address/business)	$90.75
Transferring a licence from one person to another, or for issuing a new licence because of a change in information on the face of such licence, except a change between licence categories or subcategories	$58.00
Changing the category or subcategory of a licence *(a)* *or* *(b) the difference between the existing licence fee and the fee for the proposed category or subcategory - whichever is greater of (a) or (b)*	$58.00
Licence reprint	$15.50

Business Licence Bylaw No. 7360 (cont.)
Mercantile Use

Mercantile Use – Business Licence Fee Assessed by Total Floor Area		
Square Metres (m^2)	**(Square Feet) (ft^2)**	**Fee**
0.0 to 93.0	(0 to 1,000)	$170.00
93.1 to 232.5	(1,001 to 2,500)	$265.00
232.6 to 465.0	(2,501 to 5,000)	$482.00
465.1 to 930.0	(5,001 to 10,000)	$805.00
930.1 to 1,860.1	(10,001 to 20,000)	$1,454.00
1,860.2 to 2,790.1	(20,001 to 30,000)	$2,109.00
2,790.2 to 3,720.2	(30,001 to 40,000)	$2,751.00
3,720.3 to 4,650.2	(40,001 to 50,000)	$3,399.00
4,650.3 to 5,580.3	(50,001 to 60,000)	$3,519.00
5,580.4 and over	(60,001 and over)	$4,654.00

Off-Leash Permits

Description	**Fee**
Annual permit	$145.00

Residential Use

Residential Use – Business Licence Fee Assessed by Number of Rental Units	
Units	**Fee**
0 to 5	$201.00
6 to 10	$309.00
11 to 25	$520.00
26 to 50	$841.00
51 to 100	$1,474.00
101 to 200	$2,108.00
201 to 300	$2,743.00
301 to 400	$3,373.00
401 to 500	$4,000.00
501 and over	$4,654.00

Business Licence Bylaw No. 7360 (cont.)
Service Use

Service Use – Business Licence Fee Assessed by Number of Employees (including owners)*	
Employees	**Fee**
0 to 5	$170.00
6 to 10	$287.00
11 to 15	$418.00
16 to 25	$612.00
26 to 50	$872.00
51 to 100	$1,262.00
101 to 200	$1,769.00
201 to 500	$2,560.00
501 to 1,000	$3,850.00
1,001 and over	$4,654.00

**For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.*

Short Term Boarding and Lodging Use

Description	**Fee**
Short Term Boarding and Lodging Business Licence	$441.00

Vehicle for Hire Businesses

Description		**Fee**
Vehicle for Hire Business Fee		
Each vehicle for hire applicant must pay (1) and (2)*:		
(1) Vehicle for hire office fee		$170.00
(2) Per vehicle licence fee*		
based on the number of vehicles		
CLASS "A" Taxicab		$158.00
CLASS "B" Limousine		$99.75
CLASS "C" Sightseeing Taxicab		$158.00
CLASS "D" Airport Taxicab		$158.00
CLASS "E" Private Bus		$158.00
CLASS "I" Charter Minibus		$158.00
CLASS "J" Rental Vehicle		
	Group 1	$20.50
	Group 2	$99.75
CLASS "K" Driver Training Vehicle		$75.00
CLASS "M" Tow-Truck		$158.00
CLASS "N" Taxicab for Persons with Disabilities		$158.00
CLASS "P" Pedicab		$158.00

Business Licence Bylaw No. 7360 (cont.)
Vehicle for Hire Businesses (cont.)

Notwithstanding the per-vehicle licence fees stipulated in Section 2, the maximum licence fee for any Vehicle for Hire business	$4,654.00
Transferring a vehicle for hire licence within any calendar year	$58.00
Replacing a vehicle for hire licence plate or decal	$24.25

Vending Machine Uses

Description	Fee
Vending Machine Business Licence Fee	
Group 1 (per machine)	$38.25
Group 2 (per machine)	$52.75
Group 3 (per machine)	$12.25
Banking machine licence fee (per machine)	$163.00
Amusement machine licence fee (per machine)	$38.25

SCHEDULE - COMMUNITY BYLAWS DOCUMENTATION FEE

Community Bylaws Documentation Fees

Description	Fee
Requests for Comfort Letters (per civic address & per unit)	$90.75

SCHEDULE – CONSTRUCTION ENCROACHMENT

Construction Encroachment Bylaw No. 9833
Sections 2.1, 2.2 and 3.4

Description	Fee
Underpinning Works	
Application Fee	$585.00 per Underpinning Works Permit application
Encroachment Fee	$61.75 per square meter of excavation face that will be supported by the Underpinning Works
Inspection Fee	$280.00
Additional Inspection Fees	$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	$5,814.00 plus such additional amounts set forth in section 2.2 of Bylaw No. 9833
Renewal Application Fee	$585.00 per Underpinning Works Permit renewal application

Construction Encroachment Bylaw No. 9833 (Con't)
Sections 2.1, 2.2 and 3.4

Construction Fence	**Fee**
Application Fee	$121.00 per Construction Fence Permit application
Encroachment Fee	$12.25 per year per square meter of encroachment
Inspection Fee	$280.00
Additional Inspection Fees	$106.00 per additional inspection if additional inspection(s) are required as a result of initial inspection showing deficiencies
Security Deposit	$5,814.00
Renewal Application Fee	$121.00 per Construction Fence Permit renewal application
Crane Swing	**Fee**
Application Fee	$585.00 per Crane Swing Permit application
Renewal Application Fee	$585.00 per Crane Swing Permit renewal application

SCHEDULE - DEMOLITTION WASTE AND RECYCLABLE MATERIALS

Demolition Waste and Recyclable Materials Bylaw No. 9516
Section 4.1

Description	**Fee**
Application Fee	$315.00 per waste disposal and recycling services plan submission
Waste Disposal and Recycling Service Fee	$4.25 per square feet of structure to be demolished

SCHEDULE - DEVELOPMENT APPLICATION FEES

Zoning Amendments No. 8951

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	$2,158.00	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) or Small-Scale Multi-Unit Housing (RSM) No lot size policy applicable Requiring a new or amended lot size policy *plus all associated public notification costs	 $2,743.00 $3,424.00	 Not Applicable Not Applicable
Section 1.2.1	Zoning Bylaw Designation Amendment for 'site specific zones'	$4,107.00	For residential portion of development: - **$53.00** per dwelling unit for first 20 dwelling units and - **$27.25** per dwelling for each subsequent dwelling unit
			For non-residential building area: - **$34.25** per 100 m² of building area for the first 1,000 m² and - **$21.50** per 100 m² thereafter
			$5,192.00 if advanced to Council and/or Committee for preliminary review
	Zoning Bylaw Designation Amendment for all other zoning districts	$2,743.00	For residential portion of development: - **$28.00** per dwelling unit for first 20 dwelling units and - **$15.25** per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - **$21.50** per 100 m² of building area for the first 1,000 m² and - **$8.75** per 100 m² thereafter
			$5,192.00 if advanced to Council and/or Committee for preliminary review
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	$1,036.00	**$1,036.00** for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	$1,377.00	Not Applicable
Section 1.2.6	Early Public Notices – Zoning Amendments	$2.50 per address identified	Not Applicable
Section 1.2.7	Public Hearing Notices – Zoning Amendments	$2.50 per address identified	Not Applicable

Official Community Plan Amendments No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	$4,107.00	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment *for second public hearing*	$1,036.00	**$1,036.00** for each subsequent Public Hearing required
Section 1.3.3	Early Public Notices – Official Community Plan Amendments	$2.50 per address identified	Not Applicable
Section 1.3.4	Public Hearing Notices – Official Community Plan Amendments	$2.50 per address identified	Not Applicable

Development Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	$2,059.00	**$687.00** for the first 464.5 m² of gross floor area plus: **$145.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area up to 9,290 m², plus **$29.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area over 9,290 m²
Section 1.4.2	Development Permit for Coach House, Granny Flat or Small-Scale Multi-Unit Housing	$1,319.00	Not Applicable
Section 1.4.3	Development Permit, which includes property: (a) designated as an Environmentally Sensitive Area (ESA); or (b) located within, or adjacent to the Agricultural Land Reserve (ALR)	$2,059.00	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	$694.00	Not Applicable
Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	$1,377.00	Not Applicable
Section 1.4.6	Early Public Notices – Development Permits	$2.50 per address identified	Not Applicable
Section 1.4.7	Development Permit Panel Meeting Notices – Development Permits	$2.50 per address identified	Not Applicable

Development Variance Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	$2,059.00	Not Applicable
Section 1.5.2	Early Public Notices – Development Variance Permits	$2.50 per address identified	Not Applicable
Section 1.5.3	Development Permit Panel Meeting Notices – Development Variance Permits	$2.50 per address identified	Not Applicable

Temporary Use Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	$2,743.00	Not Applicable
	Temporary Use Permit Renewal	$1,377.00	Not Applicable
	Temporary Use Permits for Seasonal Outdoor Patio	$320.00	Not Applicable
	Temporary Use Permit Renewal for Seasonal Outdoor Patio	$320.00	Not Applicable
	Temporary Use Permit for Mobile Food Vendor	$115.00	Not Applicable
	Temporary Use Permit Renewal for Mobile Food Vendor	$115.00	Not Applicable

Liquor-Related Permits No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.8.2 (a)	Licence to serve liquor under the Liquor Control and Licensing Act and Regulations; or change to existing license to serve liquor	$694.00	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	$370.00	Not Applicable

Subdivision and Consolidation of Property No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	$1,036.00	**$145.00** for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	$356.00	**$356.00** for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	$1,036.00	(In addition to the application fee for the subdivision)
Section 1.9.4	Air space subdivision	$8,040.00	**$202.00** for each additional air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	$145.00	Not Applicable

Strata Title Conversion of Existing Building No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	$2,743.00	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion of existing multi-family dwelling, commercial buildings and industrial buildings	$4,107.00	Not Applicable

Phased Strata Title Subdivisions No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	$694.00 for first phase	**$694.00** for each additional phase

Servicing Agreements and Latecomer Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing fee of $1,377.00	Subject to Section 1.12.2 of Development Application Fees Bylaw No.8951, an inspection fee of 4% of the approved off-site works and services
Section 1.12.3	Latecomer Agreement	$6,563.00	Not Applicable

Civic Address Changes No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	$356.00	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	$356.00	Not Applicable
	Civic Address change due to personal preference	$1,377.00	Not Applicable

Telecommunication Antenna Consultation and Siting Protocol No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and Siting	$2,743.00	Not Applicable

Heritage Applications No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.15.1(a)	Heritage Alteration Permit with a variance to the Zoning Bylaw or additional floor area	$2,059.00	**$686.00** for the first 464.5 m² of gross floor area plus: - **$145.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area up to 9,290 m², plus - **$29.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area over 9,290 m²
Section 1.15.1(b)	Heritage Alteration Permit without a variance of additional floor area	$305.00	Not Applicable
Section 1.15.1(c)	Heritage Alteration Permit (issued by delegated authority referred to in Section 7.1.2 of the *Heritage Procedures Bylaw No. 8400*)	$305.00	Not Applicable
Section 1.15.1(d)	Heritage Alteration Permit For patios to be considered by the Director of Development with the City of Richmond Patio Permit Application	No Fee	Not Applicable
Section 1.15.2(a)	Heritage Revitalization Agreement where use or density is varied	$2,743.00	For residential portion of development: - **$27.50** per dwelling unit for first 20 dwelling units and **$15.25** per dwelling unit for each subsequent dwelling unit For non-residential building area: - **$21.50** per 100 m² of building area for the first 1,000 m² and **$8.75** per 100 m² thereafter
Section 1.15.2(b)	Heritage Revitalization Agreement where use or density is not varied	$2,059.00	**$686.00** for the first 464.5 m² of gross floor area plus: - **$145.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area up to 9,290 m², plus - **$29.00** for each additional 92.9 m² or portion of 92.9 m² of gross floor area over 9,290 m²
Section 1.15.3	Early Public Notices - Heritage Alteration Permit that cannot be delegated to the Director of Development for issuance, or Heritage Revitalization Agreement	$2.50 per address identified	Not Applicable

Heritage Applications No. 8951 (cont.)

Section	Description	Base Fee	Incremental Fee
Section 1.15.4	Public Hearing Notices - Heritage Revitalization Agreement (where use or density is varied)	$2.50 per address identified	Not Applicable
Section 1.15.5	Meeting Notices for Heritage Alteration Permit that involves a variance to the Zoning Bylaw or additional floor area, or Heritage Revitalization Agreement that is not subject to the Public Hearing requirement	$2.50 per address identified	Not Applicable

Administrative Fees No. 8951

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized agent	$356.00	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent	$67.00	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: (a) increase in proposed density; or (b) addition or deletion of any property associated with the application	$356.00	Not Applicable
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	$74.25 per legal Plan	Not Applicable
Section 1.16.5	Site Disclosure Statement submission	$74.25 per Site Disclosure Statement	Not Applicable
Section 1.16.6	Amendment to or discharge of legal agreement that does not require City Council approval	$356.00 per legal agreement	Not Applicable
Section 1.16.7	Amendment to or discharge of legal agreement that requires City Council approval	$1,377.00 per legal agreement	Not Applicable
Section 1.16.8	Additional landscape inspection because of failure to comply with City requirements	$153.00 for second inspection	**$150.00** for each additional inspection required
Section 1.16.9	Preparation of information letter (comfort letter) for general land use	$90.75 per property	Not Applicable
Section 1.16.10	Preparation of information letter (comfort letter) for building issues	$90.75 per property	Not Applicable
Section 1.16.11	On-Demand/Irrevocable Surety Bond, as alternative security	$780.00	Not Applicable
Section 1.16.12	City's external legal fees and disbursements	Actual cost	Not Applicable

SCHEDULE - DOG LICENCING

Dog Licencing Bylaw No. 7138
Sections 2.1, 2.3

Description	Fee
Dog – Not neutered or spayed Normal Fee Prior to March 1st of the year for which the application is made	 $97.50 $70.25
Dog – Neutered or spayed Normal Fee Prior to March 1st of the year for which the application is made For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made	 $43.00 $29.25 $15.50
Dangerous Dog – Not neutered or spayed Normal Fee Prior to March 1st of the year for which the application is made	 $347.00 $281.00
Dangerous Dog – Neutered or spayed Normal Fee Prior to March 1st of the year for which the application is made For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made	 $281.00 $213.00 $107.00
Replacement tag* **Fee for a replacement tag for each dog tag lost or stolen; or for each dog licence to replace a valid dog licence from another jurisdiction*	$8.75

Note: As stated in the Dog Licencing Bylaw, all dogs over eight (8) weeks of age must be licensed. For a dog that is not able to be neutered/spayed, verification from a Veterinarian must be provided. The fee will be determined on a case-by-case basis.

SCHEDULE - DONATION BIN REGULATION

Donation Bin Regulation Bylaw No. 9502
Section 2.1.3

Description	Fee
Annual Permit Fee	$130.00 per donation Bin
Damage Deposit Fee	$1,215.00 per donation bin location to a maximum of $3,000 per permittee

Donation Bin Regulation Bylaw No. 9502
Section 2.2.7

Description	Fee
Clean-up Fee	Actual Cost

Donation Bin Regulation Bylaw No. 9502
Section 2.4

Description	Fee
Bin Removal Fee	$130.00 per donation bin
Bin Retrieval Fee	$253.00 per donation bin
Storage Fee	$20.00 per day per donation bin
Disposal Fee	$100.00 per donation bin disposal

SCHEDULE - EMPLOYMENT AND PAYROLL RECORDS

Description	Fee
Fee per request	$130.00
Photocopying fees additional	$2.75 per page $3.00 per page (double sided)

SCHEDULE – FILMING APPLICATION AND FEES

Filming Application and Fees Bylaw No. 8708
Administration Fees
Section 2.1.1 and 2.1.2

Description	Fee
Application for Filming Agreement	$242.00
Film Production Business Licence	$170.00
Film Regulation Hours Extension Fee	$204.00 per day
Road Use Fee	$204.00 per road
Street Use Fee (100 feet/day)	$66.75
Administrative Fee	20% for cost recovery

Filming Application and Fees Bylaw No. 8708
City Parks & Heritage Sites
Section 2.1.1 and 2.1.2

Description	Fee	Units
Major Park		
Per day	$990.00	
Per ½ day	$663.00	
Neighbourhood Park		
Per day	$663.00	
Per ½ day	$397.00	
Britannia Shipyard		
Filming	$2,621.00	per day
Preparation & Wrap	$1,316.00	per day
Per Holding Day	$663.00	per day
City Employee		
Per regular working hour	$48.00	
Per hour after 8 hours	$70.25	
Minoru Chapel		
Filming		
October through June	$3,274.00	per day
July through September	$3,929.00	per day
Preparation & Wrap	$1,316.00	per day
Per Holding Day	$663.00	per day
City Employee		
Per regular working hour	$48.00	
Per hour after 8 hours	$70.25	
Nature Park		
Filming	$1,316.00	per day
Preparation & Wrap	$663.00	per day
City Employee		
Per regular working hour	$48.00	
Per hour after 8 hours	$70.25	
City Hall		
Filming on regular business days	$2,621.00	per day
Filming on weekends or statutory holidays	$1,316.00	per day
Preparation & Wrap	$1,316.00	per day
City Employee		
Per regular working hour	$48.00	
Per hour after 8 hours	$70.25	

Filming Application and Fees Bylaw No. 8708
Other Fees
Section 2.1.1 and 2.1.2

Description	Fee	Units
RCMP (4-hour minimum) Per person	$140.00	per hour
Fire Rescue (4-hour minimum) Fire Engine Fire Captain Firefighter (minimum 3 firefighters)	$173.00 $122.00 $97.00	per hour per hour per hour, per person

SCHEDULE - FIRE PROTECTION AND LIFE SAFETY

Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery

Description	Section	Fee	Units
Permit	4.3	$29.75	
Permit Inspection, first hour	4.3	$117.00	
Permit Inspection, subsequent hours or part thereof	4.3	$71.50	
Attendance – open air burning without permit *first hour*	4.5.1	$588.00	per vehicle
Attendance – open air burning without permit *subsequent half-hour or part thereof*	4.5.1	$300.00	per vehicle
Attendance – open air burning in contravention of permit conditions *first hour or part thereof*	4.5.3	$588.00	per vehicle
Attendance – open air burning in contravention of permit conditions *subsequent half-hour or part thereof*	4.5.3	$300.00	per vehicle
Attendance – false alarm – by Fire-Rescue - standby fee – contact person not arriving within 30 minutes after alarm *per hour or portion of hour Fire Dept standing by*	6.1.4 (b)	$588.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Vacant premises – Richmond Fire-Rescue response	9.7.5 (a)	$588.00	per vehicle
Vacant premises – additional personnel, consumables and damage to equipment	9.7.5 (b)	Actual cost	
Vacant premises – demolition, clean-up, etc.	9.7.5 (c)	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Display permit application fee, fireworks	9.14.6	$148.00	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	

Fire Protection and Life Safety Bylaw No. 8306
Fees & Cost Recovery (cont.)

Description	Section	Fee	Units
Fire Extinguisher Training	15.1.1 (h)	$33.25	per person for profit groups
Fire Records (Research, Copying or Letter)	15.1.1 (i)	$85.25	per address

Description	Section	Fee
Review – Fire Safety Plan any building	15.1.1 (b)	
Any building < 600 m² area		$148.00
Any building > 600 m² area		$216.00
High building, institutional		$286.00
Revisions (per occurrence)		$71.50
Inspection	15.2.1 (a)	
4 stories or less and less than 914 m² per floor		$286.00
4 stories or less and between 914 m² and 1,524 m² per floor		$427.00
5 stories or more and between 914 m² and 1,524 m² per floor		$703.00
5 stories or more and over 1,524 m² per floor		$979.00
Inspection or follow-up to an order *first hour*	15.2.1 (b)	$117.00
Re-inspection or follow-up to an order *subsequent hours or part of hour*	15.2.1 (b)	$71.50
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost
Attendance – False alarm		
No false alarm reduction program in place, second or each subsequent false alarm occurring in any calendar year	15.5.1	$427.00
False alarm reduction program in place and participation	15.5.5	No charge
Attendance – false alarm – by bylaw, police or health officers where the intentional or unintentional activation of a security alarm system causes the unnecessary response of an inspector	15.5.10	$145.00
Caused by security alarm system	15.6.1	$286.00
Monitoring agency not notified	15.7.1	$286.00
Alternate solution report or application review	General	$216.00

SCHEDULE – FLOOD PROTECTION

Flood Protection Bylaw No. 10426

Description	Fee
Design Plan Prepared by City [s.1.2.1(d)] a) Design plan prepared by **City** for One-Family Dwelling or Two- Family Dwelling	$1,114.00 each
Service Requests [s.2.4.1] For responses by the **City** in connection with a request for maintenance or emergency services	$337.00 each

SCHEDULE - GARDEN CITY LANDS SOILS DEPOSIT FEES

Garden City Lands Soils Deposits Fees Bylaw No. 9900
Fees & Cost Recovery
Section 2.1

Dump Truck Type	Approximate Volume per Load	Fee
Tandem	$7m^3$	$115.00
Tri-Tandem	$9m^3$	$142.00
Truck + Transfer	$12m^3$	$181.00
Soil Management and Site Supervision		Actual Cost

SCHEDULE - NEWSPAPER DISTRIBUTION REGULATION

Newspaper Distribution Regulation Bylaw No. 7954

Section	Application Type	Fee
Section 2.1.3	Each compartment within a multiple publication news rack (MPN) for paid or free newspaper	$204.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	$99.75, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	$137.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspaper	$335.00, plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	$137.00, plus applicable taxes, per year

SCHEDULE – PARKING (OFF-STREET) REGULATION

PARKING (OFF-STREET) REGULATION Bylaw No. 7403
EV Charging – City EV Parking Stall User Fees
Section 3.5.3

Description	Fee
Charging Level of EV Supply Equipment	*Per kilowatt-hour (kWh) while charging* *Per minute following full charge or stoppage of charging*
Level 2 Charging Session Metered Rate Idel fee (7am - 11pm)	 $0.3083/kWh $0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idel fee	 $0.3969/kWh $0.40 per minute after a five minute grace period following a full charge or stoppage of charging

PARKING (OFF-STREET) REGULATION Bylaw No. 7403
Section 5.1.3, 6.1.2

Description	Fee
Pay Parking Fees:	
All Off-Street City Property Locations, other than those set out below	$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6131 Bowling Green Road	$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm
6500 Gilbert Road	$4.00 per hour, plus applicable taxes – 7:00 am to 9:00 pm Gateway Theater Productions - $7.00 plus applicable taxes for maximum stay
7840 Granville Avenue	$3.50 per hour, plus applicable taxes – 7:00 am to 4:00 pm
5540 Hollybridge Way	$3.50 per hour, plus applicable taxes – 7:00 am to 9:00 pm $10.25 per day, plus applicable taxes
3500 McDonald Road	$26.75 first day (vehicle towing watercraft trailer only), plus applicable taxes - Plus $13.00 per additional day (to a maximum of 5 days), plus applicable taxes

PARKING (OFF-STREET) REGULATION Bylaw No. 7403 (Con't)
Section 5.1.3, 6.1.2

Description	Fee
Parking Permit / Decal Fees:	
All Off-Street City Property Locations, other than those set out below.	$57.75 per calendar month plus applicable taxes, subject to discounts of: - 10% for groups of 11 or more permit decals
Gateway Theater Staff Parking (6500 Gilbert Road)	$6.75 per calendar year, plus applicable taxes
Richmond Lawn Bowling Club Members Parking (6131 Bowling Green Road)	$6.75 per calendar year, plus applicable taxes
Richmond Seniors' Centre Members Parking (Minoru Park)	$9.75 per calendar year, plus applicable taxes
Richmond Tennis Club Members Parking (Minoru Park)	$6.75 per calendar year, plus applicable taxes
Richmond Winter Club Members Parking (5540 Hollybridge Way)	$6.75 per calendar year, plus applicable taxes
McDonald Beach – Watercraft Trailer Parking (3500 McDonald Road)	$112.00 Richmond Residents, per calendar year, plus applicable taxes $169.00 Non-Richmond Residents, per calendar year, plus applicable taxes

SCHEDULE - PLAYING FIELD USER FEES

Playing Field User Fees
Natural Turd Field Fees

Description	Fee	Units
Sand Turf (With Lights)		
Commercial (all ages)		
Full size	$47.50	per hour
Mini field	$24.25	per hour
Private or Non-resident (all ages)		
Full size	$38.75	per hour
Mini field	$20.50	per hour
Richmond Youth Groups*		
Full size	$14.50	per hour
Mini field	$8.00	per hour
Richmond Adult Groups*		
Full size	$29.00	per hour
Mini field	$15.50	per hour
Sand Turf (No Lights)		
Commercial (all ages)		
Full size	$34.25	per hour
Private or Non-resident (all ages)		
Full size	$28.00	per hour
Richmond Youth Groups*		
Full size	$10.25	per hour
Richmond Adult Groups*		
Full size	$21.50	per hour
Soil Turf (No Lights)		
Commercial (all ages)		
Full size	$12.25	per hour
Mini field	$7.25	per hour
Private or Non-resident (all ages)		
Full size	$10.00	per hour
Mini field	$6.50	per hour
Richmond Youth Groups*		
Full size	$5.50	per hour
Mini field	$4.25	per hour
Richmond Adult Groups*		
Full size	$8.00	per hour
Mini field	$5.50	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Artificial Turf Fees

Description	Fee	Units
Richmond Youth Groups*		
Full size	$29.25	per hour
Mini field	$15.50	per hour
Richmond Adult Groups*		
Full size	$48.25	per hour
Mini field	$24.75	per hour
Commercial/Non-residents (all ages)		
Full size	$70.00	per hour
Mini field	$36.00	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds

Description	Fee	Units
Sand Turf (With Lights)		
Commercial (all ages)		
Full size	$31.00	per hour
Private or Non-resident (all ages)		
Full size	$24.50	per hour
Richmond Youth Groups*		
Full size	$9.25	per hour
Richmond Adult Groups*		
Full size	$19.50	per hour
Sand Turf (No Lights)		
Commercial (all ages)		
Full size	$27.50	per hour
Private or Non-resident (all ages)		
Full size	$22.50	per hour
Richmond Youth Groups*		
Full size	$8.75	per hour
Richmond Adult Groups*		
Full size	$18.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Ball Diamonds (cont.)

Soil Turf (No Lights)		
Commercial (all ages)		
Full size	$9.00	per hour
Private or Non-resident (all ages)		
Full size	$7.75	per hour
Richmond Youth Groups*		
Full size	$4.75	per hour
Richmond Adult Groups*		
Full size	$6.75	per hour
Artificial Turf (With Lights)		
Commercial (all ages)		
Full size	$74.50	per hour
Private or Non-resident (all ages)		
Full size	$74.50	per hour
Richmond Youth Groups*		
Full size	$31.00	per hour
Richmond Adult Groups*		
Full size	$51.50	per hour
Artificial Turf Infield and Sand Turf Outfield (With Lights)		
Commercial (all ages)		
Full size	$66.75	per hour
Infield Only	$36.50	per hour
Private or Non-resident (all ages)		
Full size	$60.50	per hour
Infield Only	$36.50	per hour
Richmond Youth Groups*		
Full size	$24.00	per hour
Infield Only	$15.25	per hour
Richmond Adult Groups*		
Full size	$44.25	per hour
Infield Only	$25.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

Playing Field User Fees
Track and Field Fees and Charges (Facilities at Minoru Park)

Description	Fee	Units
Training Fee – all ages Track and Field Club	$962.00	per year
Richmond Youth Meets*	$184.00	per meet
Richmond Adult Meets*	$284.00	per meet
Private Group Track Meets or Special Events	$702.00	per day
Private Group Track Meets or Special Events	$60.25	per hour

**As per City of Richmond Policy 8701 groups must have a minimum of 70% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.*

SCHEDULE - POLLUTION PREVENTION AND CLEAN-UP

Permit Application Fees
Section 6.1.2

Description	Fee
Application Fee	$3,483.00
Request for comfort letters per civic address and per unit	$97.50

SCHEDULE - PROPERTY TAX FEES

Property Tax Administration Fees

Description	Fee
Electronic Payment Error - Transfer to another account (Tax and Utility)	$15.50
Refund* - amount must be over $50 (Tax and Utility)	$25.50

**Note: Pre-Authorized Payments are excluded from being refunded.*

Property Tax Billing Information

Description	Fee
Additional tax and/or utility bill reprints – per folio/account	$8.00
Digital roll data report	$1,051.00
Tax apportionment – per child folio	$40.75
Mortgage company tax information request – per folio	13.75

Property Tax Certificate Fees

Description	Fee
Requested in person at City Hall	$77.25
Requested through APIC	$44.00

Property Tax Sale

Description	Fee
Tax Sale Registration Fee	$188.00

SCHEDULE - PUBLIC SPACE PATIO FEES

Public Space Patio Regulation Bylaw No. 10350
Section 2.3(c)

Public Space Patio Permit Application Fee	**Fee**
Permit	$320.00
Renewal	$320.00
Small Sidewalk Patio Permit Application Fee	**Fee**
Permit	$108.00
Renewal	$108.00

SCHEDULE - PUBLICATION FEES

Publication Fees

Description	**Fee**
As-Builts Drawings A-1 Size, 24" x 36" B Size, 18" x 24"	 $8.50 $6.75
Computer Sections Maps, 24" x 24" Individual Digital Download	 $8.50 $105.00
Custom Services Custom Mapping (per hour)	 $83.75
Engineering Manuals Design Specifications (contents only) Supplemental Specifications and Detail Drawings (contents only)	 $134.00 $134.00
GIS Data Requests Non-refundable Data Request Fee First Layer* Each Additional Layer* Digital download of GIS layers of Municipal Works of City of Richmond	 $134.00 $209.00 $71.50 $8,320.00
Street Maps Large, 36" x 57" Small, 22" x 34"	 $11.25 $8.50
Traffic Camera Video Recording Search Fee Per Site (minimum charge) Per hour additional for large requests	 $403.00 $64.50
Utility Section Maps, 15" x 24" Individual Digital Download	 $6.75 $105.00

**Fees are multiplied by the number of sections requested.*

SCHEDULE - RCMP DOCUMENTATION FEES

RCMP Documentation Fees

Description		Fee
Criminal Record Checks		$77.75
Volunteer Criminal Record Checks – Volunteering outside the City of Richmond		$25.00
Volunteer Criminal Record Checks – Volunteering within the City of Richmond		No Charge
Police Certificate (including prints)		$77.75
Fingerprints		$77.75
Record of Suspension / Local Records Checks		$77.75
Name Change Applications		$77.75
Collision Analyst Report		$713.00
Field Drawing Reproduction		$52.75
Scale Drawing		$153.00
Mechanical Inspection Report		$311.00
Police Report and Passport Letter		$77.75
Insurance Claim Letter		$77.75
Court Ordered File Disclosure		$77.75
* per page	*Plus	$4.25
**Shipping cost	**Plus	$10.75
Photos 4" x 6" (per photo)		$5.75
***Shipping cost	***Plus	$10.75
Photos (each laser)		$4.75
Digital Photo Reproduction		$25.00
Video Reproduction (first hour)		$77.75
- per additional half-hour of staff time		$39.50
Audio Tape Reproduction (first hour)		$77.75
- per additional half-hour of staff time		$39.50
Information transfer/storage to USB		$10.50

SCHEDULE - REGULATION OF MATERIAL ON HIGHWAYS

Regulation of Material on Highways Bylaw No. 10226
Section 1.2.5

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal or clearance and disposal	Actual Cost

Regulation of Material on Highways Bylaw No. 10226
Section 1.3.2

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal, impoundment or seizure	Actual Cost

Regulation of Material on Highways Bylaw No. 10226
Section 1.3.6

Description	Fee
Administrative charges for cost recovery	20% of actual costs
Costs of removal and disposal	Actual Cost

SCHEDULE - RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222
Administration Fees
Section 2.3

Description	Fee
Driveway Crossing Application Administration/Inspection Fee	$109.00

SCHEDULE - SANITARY SEWER

Sanitary Sewer Bylaw No. 10427

Description	Fee
Design Plan Prepared by City [s.1.2.1(d)] a) Design plan prepared by **City** for One-Family Dwelling or Two- Family Dwelling	$1,114.00 each
Service Requests [s.2.7.1] For responses by the **City** in connection with a request for maintenance or emergency services	$337.00 each
Application for Sanitary Sewer User Fee Reduction [s.2.3.1(b)] Application fee	$328.00 each

SCHEDULE - SIGN REGULATION

Sign Regulation Bylaw No. 9700
Sections 1.12, 1.14

Description	Fee
Base application fee (non-refundable)	$96.25 (creditable towards appropriate permit fee)
Fee for home-based sign	$96.25
Fee based on sign area (awning, banner, canopy, changeable copy, fascia, free standing panel alterations, mansard roof, marquee, projected-image, projecting, under awning/canopy, window signs>25%)	<15.0m^2: $124.00 15.01-45.0m^2: $242.00 >45.01m^2: $420.00
Fee for new freestanding signs	< 3.0m^2: $242.00 3.01-9.0m^2: $479.00 9.01-15.0m^2: $718.00
Fee for temporary construction freestanding/fencing signs	Single/two family: $124.00 $70.25 for each additional 6 months. 3+ family construction: $242.00 $124.00 for each additional 6 months
Freestanding sign relocation fee (on same site)	$242.00 (same as base f/s fee)
Permit processing fee for a sign without a permit	2x actual permit fee

SCHEDULE - SOIL DEPOSIT AND REMOVAL

Soil Deposit and Removal Bylaw No. 10200
Section 4.1.1(d), 4.2.1, 4.4.1(d), 4.7.1(b)

Description	Fee
Soil and other Material Deposit or Removal Application Fee (over 100 cubic metres to 600 cubic metres)	$671.00
Soil and Other Material Deposit or Removal Application Fee (over 600 cubic metres)	$1,114.00
Security Deposit	$5.19 per cubic metre ($15,000 minimum to a maximum of $200,000)
Volume Fee - Soil Removal	$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported within the City)	$1.08 per cubic metre
Volume Fee - Soil Deposit (Soil or Other Material imported from outside the City)	$2.10 per cubic metre
Soil and Other Material Deposit or Soil Removal Permit Renewal Fee	$337.00

SCHEDULE - TRAFFIC

Traffic Bylaw No. 5870
Parking Fees
Section 12A.3, 12B.4

Description	Fee
Pay Parking Fees: Block Meter Zones	All rates include applicable taxes. $4.00 per hour – 8:00 am to 9:00 pm
Parking Permit / Decal Fees: Parking Permit Decal	$57.75 per calendar month, plus applicable taxes, subject to discount of: • 10% for groups of 11 or more permit decals

Traffic Bylaw No. 5870
Parking Fees
Section 12B.1, 12B.4

Description	Fee
Parking Permit / Decal Fees: Parking Permit Decal	$105.00 per calendar year, per registered vehicle • *Registration is optional* • *City Centre Parking Management Zone*
Commercial Truck Parking Zones	*For dedicated truck parking spaces as identified in Traffic Bylaw 5870, the following fees are applicable:* $113.00 per calendar month, plus applicable taxes - Small commercial trucks less than 12 metres in total length. $170.00 per calendar month, plus applicable taxes - Large commercial trucks greater than 12 metres in total length.

Traffic Bylaw No. 5870
Metered Fees
Section 12D.4

Description	Fee
Charging Level of EV Supply Equipment	*Per kilowatt-hour (kWh) while charging* *Per minute following full charge or stoppage of charging*
Level 2 Charging Session Metered Rate Idel Fee (7am - 11pm)	$0.3083/kWh $0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idel fee	$0.3969/kWh $0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870
Construction Permit Zone with Block Meter and/or Metered Parking Spaces
Section 42.2A

Obstruction of Block Meter Machine	$118.00 per day per block meter machine plus applicable taxes
Removal of Block Meter Machine	$118.00 per block meter machine plus applicable taxes
Storage of Block Meter Machine	$57.75 per month per block meter machine plus applicable taxes
Obstruction of Metered Parking Space	$38.75 per day per metered parking space plus applicable taxes

SCHEDULE - TREE PROTECTION

Tree Protection Bylaw No. 8057
Permit Fees
Section 4.2, 4.6

Description	Fee
Permit application fee To remove a hazard tree One (1) tree per parcel during a 12 month period Two (2) or more trees	 No Fee $71.50 $86.00 per tree
Permit renewal, extension or modification fee	$71.50

Tree Protection Bylaw No. 8057
Permit Fees
Sections 4.4.1, 5.2.6. 7.6(c)

Section	Description	Fee
Section 4.4.1	Security Deposit for replacement tree under a permit: - not related to works - related to a building permit - related to subdivision	 $0 per replacement tree $0 per replacement tree $750 per replacement tree
Section 5.2.6	Security Deposit for retained tree that is not a significant tree: - related to a building permit - related to subdivision - for trees 20cm to 30cm caliper - for trees 31cm to 91cm caliper	 $0 per retained tree $5,000 per retained tree $10,000 per retained tree
Section 5.2.6	Security Deposit for retained tree, if significant tree	$20,000 per significant tree

Tree Protection Bylaw No. 8057 (Con't)
Permit Fees
Sections 4.4.1, 5.2.6. 7.6(c)

Section	Description	Fee
Section 7.6(c)	Security Deposit for replacement trees planted as compensation for a significant tree, if significant tree damaged, cut or removed without permit	$20,000 per significant tree

SCHEDULE – USE OF CITY STREETS

Traffic Bylaw No. 5870
Obstruction of Traffic – Traffic Management Plan Review and Lane Closure Permit
Section 6.3

Description	Fee
Application Review Fee	$118.00

Traffic Bylaw No. 5870
Containers – Temporary Placement Permit
Section 9A

Description	Fee
Permit Fee	$34.75 per day

Traffic Bylaw No. 5870
Shared Vehicle Parking Space – Permit
Section 12C

Description	Fee
Permit Fee	$344.00 per year

Traffic Bylaw No. 5870
EV Charging – City EV Parking Stall User Fees
Section 12D.4

Description	Fee
Charging Level of EV Supply Equipment	*Per kilowatt-hour (kWh) while charging* *Per minute following full charge or stoppage of charging*
Level 2 Charging Session Metered Rate Idel Fee (7am - 11pm)	 $0.3083/kWh $0.05 per minute after a five minute grace period following a full charge or stoppage of charging
Level 3 Charging Session Metered Rate Idel fee	 $0.3969/kWh $0.40 per minute after a five minute grace period following a full charge or stoppage of charging

Traffic Bylaw No. 5870
Oversize Vehicles and Building Moves – Permit
Section 25.1

Description	Fee
Individual Vehicle Trip	$29.50
One Vehicle for More than One Trip	$118.00
One Building Move	$57.75
Re-issuance of Building Move Permit as a Result of Changes Requested to Original Permit	$29.50

Traffic Bylaw No. 5870
Construction Zones – Permit
Section 42.1

Description		Fee
Permit Fee		$344.00
* per day	*Plus	$34.75
** per metre of roadway to which permit applies, per day	**Plus	$1.75

SCHEDULE - VEHICLE FOR HIRE REGULATION

Vehicle for Hire Regulation Bylaw No. 6900
Permit & Inspection Fees
Sections 3.7, 6.3

Description	Fee	Units
Transporting of trunks	$9.00	per trunk
Towing permit	$157.00	
Inspection fee for each inspection after the second inspection	$37.00	

SCHEDULE - VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR

Visiting Delegation, Study Tour and City Hall Tour Bylaw No. 9068
Section 2.1

Description		Fee
City Hall Tour		$315.00 Plus room rental fee
Visiting Delegation or Study Tour	Up to 2 hours	$315.00 plus room rental fee
	2 to 4 hours	$624.00 plus room rental fee
	More than 4 hours	$1,241.00 plus room rental fee

SCHEDULE - WATER USE RESTRICTION

Water Use Restriction Bylaw No. 7784
Permit Fees
Section 3.1

Description	Fee
Permit application fee for new lawns or landscaping (s.3.1.1(a))	$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property does not have water meter service (s.3.1.1(b))	$43.50
Permit application fee for nematode applications for European Chafer Beetle control, where property has water meter service (s.3.1.1(b))	NIL

SCHEDULE - WATERCOURSE PROTECTION AND CROSSING

Watercourse Protection and Crossing Bylaw No. 8441
Application, Design Drawing and Inspection Fees

Description	Fee
Culvert Application Fee City Design Option Inspection Fee	 $738.00 $1,690.00 $143.00 plus $29.25 per additional linear metre of culvert over 5 metres wide
Bridge Application Fee Inspection Fee	 $145.00 $280.00

Note: There is no City Design Option for bridges.

Watercourse Protection and Crossing Bylaw No. 8441
Riparian Management Area Building Permit – Application Review Fees
Section 8.2

Description	Fee
Application Review Fees	
(a) Single or two-family dwelling construction	$874.00
(b) Single or two-family dwelling demolition	$410.00
(c) Addition to and/or accessory building over 10 m^2 (for single or two-family dwellings) construction	$410.00
(d) Addition to and /or accessory building over 10 m^2 (for single or two-family dwellings) demolition	$410.00
(e) Retaining wall over 1.2 m in height, for single or two-family dwellings	$410.00
(f) Site services for single or two-family dwelling	$410.00
(g) Combination of three (3) or more of the following: single or two-family dwelling construction and/or demolition, addition to and/or accessory building over 10m^2 for single or two-family dwellings construction and/or demolition, retaining wall over 1.2 m in height, for single or two-family dwelling, and/or site services for single or two-family dwelling.	$1,743.00

Note: Other than as set out above there are no Building Permit application review fees for activities in or adjacent to riparian management areas

Watercourse Protection and Crossing Bylaw No. 8441
Development in Riparian Management Area Inspection Fees
Section 8.5

Description	Fee
Initial Inspection Fee	$87.75
Re-inspection Fees (a) first additional inspection (b) second additional inspection (c) third additional inspection *Note: the fee for each additional inspection after the third additional inspection, required as a result of prior inspection showing deficiencies, will be at double the cost of each immediately previous inspection*	 $87.75 $177.00 $351.00

SCHEDULE – WATERWORKS

Waterworks and Water Rates Bylaw No. 5637

Description [Section]	Fee
Design Plan Prepared by City [s. 2(d)] (a) Design plan prepared by City for One-Family Dwelling or Two-Family Dwelling (b) Design plan for all other buildings	 $1,114.00 each $2,226.00 each
For each turn on or turn off [s. 11(a)(iii), s. 11(c)(i)]	$123.00
For each non-emergency service call outside regular hours [s. 11(b)(i)]	Actual Cost
Fee for testing a water meter [s. 26(a)]	$423.00
Fee for water meter verification request [s. 26(d)]	$56.25
Troubleshooting on private property	Actual Cost
Fire flow tests of a watermain (a) First test (b) For each subsequent test	 $281.00 $170.00
Locate or repair of curb stop service box or meter box	Actual Cost
Fee for use of City fire hydrants [s. 37] (a) Where the installation of a water meter is required: (i) Refundable Deposit (ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules "B" or "C", or (b) Where the installation of a water meter is not required: (i) First day (ii) Each additional day of use beyond the first day	 $381.00 $245.00 $245.00 $80.75

Waterworks and Water Rates Bylaw No. 5637 (Con't)

Description [Section]	Fee
Fee for use of Private fire hydrants [s. 37.1]	
(a) Where the installation of a water meter is required:	
(i) Refundable Deposit	$402.00
(ii) Consumption fee: the greater of the rates set out in Item 1 of Bylaw No. 5637 Schedules "B" or "C", or	$237.00
(b) Where the installation of a water meter is not required:	
(i) First day	$115.00
(ii) Each additional day of use beyond the first day	$73.00

SCHEDULE – WHARVES REGULATION

Wharves Regulation Bylaw No. 10182
Moorage Fees
Section 4.1

Description	Fee
Non-Commercial Pleasure Craft Moorage Fee - Per Lineal Foot per 24 hour period:	$2.25
Commercial Vessel Docking fee at Imperial Landing - Per Lineal Foot per 24 hour period: 1. A Non-Refundable deposit, set out in the Wharves Regulation Bylaw No. 10182, is required for Commercial Vessel Docking at the time of notification of intent to use Imperial Landing; 2. Balance is due within 30 days of the vessel sailing at the Commercial Vessel Docking and Service Fee LESS the non-refundable deposit.	$37.00

Note: All stays, by non-commercial pleasure crafts, at Imperial Landing are limited to a maximum of three (3) consecutive days within a fourteen (14) day period.

Separate tickets must be purchased for each day of moorage (i.e. 24 hour period). The separate tickets may be purchased at the same time OR a single ticket can be purchased at the beginning of each day.

Tickets are non-transferable.

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	October 26, 2026
From:	Wayne Craig Chair, Development Permit Panel	**File:**	DV 25-026463 DP 23-020753

Re: Development Permit Panel Meeting Held on July 29, 2026, and September 16, 2026

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

a) a Development Variance Permit (DV 25-026463) for the property at 11500 Westminster Highway; and

b) a Development Permit (DP 23-020753) for 3420 Ketcheson Court.

Respectfully submitted

Wayne Craig, General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meetings held on July 29, 2026 and September 16, 2026.

DV 25-026463 – NAVTEJ DHOT– 11500 WESTMINSTER HIGHWAY
(July 29, 2026)

The Panel considered a Development Variance Permit (DV) application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m (164 ft.) to 67.2 m (220.5 ft.) to permit an existing barn to be used as a residential building.

The applicant, Navtej Dhot, of Astonish Designs, provided a brief visual presentation highlighting:

- The applicant proposes increasing the setback from 50 m to 67.2 m to allow the existing barn to be renovated for residential use and to add an adjacent carport; and
- The proposal retains the main floor, adds a carport and storage area with a sink, converts the second floor into a bedroom, and adds an open sundeck above the carport.

Staff noted that the variance sought would allow for the existing structure, and unauthorized interior improvements, to be used for residential purposes. Should the owner in the future elect to build a new residential building on the property, they would be required to convert the existing building back into use as a barn/agricultural structure and that this requirement has been secured through a legal agreement which is to be registered on title prior to the DV being issued. Staff also noted that the property currently has farm status.

In response to queries from the Panel, the applicant advised that there is an existing septic field in place and the structure is serviced with water and power.

The Panel noted that considering a permit to authorize unauthorized construction is a challenging and difficult situation. The Panel supported the recommendation, as it is endorsed by the City's Food Security and Agricultural Advisory Committee and the property is actively farmed, but noted the situation could have been avoided had the appropriate permissions been sought prior to the unauthorized construction taking place.

The Panel recommends the Permit be issued.

DP 23-020753 – POLYGON TALISTAR HOMES LTD. – 3420 KETCHESON COURT
(September 16, 2026)

The Panel considered a Development Permit (DP) application to permit the construction of a mixed-use commercial and residential high-rise development with 359 residential dwelling units, including 17 market rental housing units at 3420 Ketcheson Court on a site zoned "Residential/ Limited Commercial (ZMU47) - Capstan Village (City Centre). The application includes a variance to Section 4.11.2 to increase the maximum projection for balconies into the required setback from one third of the setback (i.e. 1.0 m (3.3 ft.)) to 2.0 m (6.6 ft.) for a portion of the development.

The applicant, Raghav Grover, of Polygon, the applicant's architect, Gwyn Vose, of Arcadis Architects, and the applicant's landscape architect, Ken Larsson, of Connect Landscape, provided a brief visual presentation highlighting:

- The proposed development represents an important component of the continuing evolution of Capstan Village and contributes to new housing, enhanced public realm connections, activated streetscapes and significant residential amenities within an emerging transit-oriented community.
- The site is strategically positioned near transit, retail services, parks and other recently completed residential developments. It supports Richmond's vision for a walkable and connected urban neighbourhood where daily amenities are within easy reach of residents.
- The building footprint and site configuration respond to the unique geometry of the site. The buildings have been carefully placed along the curve of the street to maximize light and views, improve privacy relationships, and strengthen the street edge along the frontages.
- The north tower is 13-storeys, stepping down to nine-, seven-, five- and then three-storeys on the east side. The south tower is 12-storeys, stepping down to 10-storeys.
- The development meets all setback requirements, except at a few edges where roof overhangs and balconies extend slightly beyond the permitted projections.
- The podium level provides diverse amenities for all ages, including urban agricultural garden spaces and two children's play areas: one for toddlers and one for older children.
- The development also includes a shared indoor amenity space, with the majority of the project's indoor amenities located to the west and across the street at Talistar D.
- A brick facade will be provided on the lowest two levels, extending through the townhouses, the lobby and the south side of the building, and continuing through to the retail spaces.
- The towers have a simple palette of light and dark spandrel panels and mullions, along with coloured panels of orange and green to create an artistic expression.
- All rooftop mechanical equipment is well screened by the buildings themselves, with architectural forms at the tops of some buildings concealing the equipment.
- The ground level is well connected, with multiple mobility opportunities.

- The two corner entries at the north end reinforce the pedestrian experience and activate the retail area.
- A variety of urban planting types emphasize the social nodes and streetscape, including hedges and layered planting around residential townhouse patios and low evergreen shade planting at the north retail edge.

Staff noted that (i) the variance for balcony projections applies to small, limited areas of the buildings and applies to balconies located on levels three and above, (ii) as indicated by the applicant, amenity space is provided on-site and within the constructed Phase 2 building to the south and west of the subject site, (iii) the developer also proposes to stage the construction of the development building occupying the south building first and then the north building, (iv) as the north building would contain the market rental units, the applicant has proposed to modify a legal agreement that was registered on title as part of the rezoning to allow the south building to be occupied prior to the market units being occupied (all other material terms of the market rental agreement remain unchanged), (v) the outdoor amenity space provided on-site exceeds the City guidelines and includes space for a variety of age groups including children's play equipment and the urban agricultural gardens, and (vi) a servicing agreement was secured at the time of rezoning and requires new roads, servicing connections, road widenings, off-site frontage improvements, as well as the design of the public pathway to the south.

In reply to a query from Panel, staff noted that, as part of the recent changes to Provincial legislation, as this site is within 800 meters of a transit stop, the City cannot require parking associated with residential use of the property aside from accessible parking stalls and loading spaces.

In reply to queries from Panel, the applicant noted (i) there are many seating opportunities strategically located around the perimeter of the buildings and ample seating on the podium, but the focus will mostly be on the lobbies, entries and shared seating in the plaza spaces, (ii) typical for most roof decks, there would be a maintenance company that will provide smaller removal and disposal of debris on a more regular basis, with direct access egress to the green roof accommodated through the common staircase from the levels below, (iii) the Japanese stewartia trees identified in the planting plan were selected for their adaptability to urban conditions, having smaller, shallower root volumes, however the potential for heavy seed drop, as noted by the Panel, will be taken into consideration, (iv) there is spandrel glass on the southwest corner of the lower level, where the mechanical room is, that faces the public walkway and Ketcheson Court, providing transparency (glass), (v) construction on Phase 1 is anticipated to begin as early as November 1, 2026, and depending on market conditions there may be overlap or a short delay in continuing with Phase 2, (vi) both phase 1 and 2 are intended to be independent in its own use for parking, garbage loading and recycling and bike parking, which will likely be worked through as part of the Building permit and occupancy phasing application (vii) as part of the building management, as well as marketing for the commercial space in the buildings, it is typical to do a comprehensive wayfinding for both below-grade and above-grade, (viii) currently there will be lighting on the brick columns on the retail side of the building, the lobby and the canopy will be brightly lit, further lighting for any kind of egress location, and as the residential are townhouses, they will have their own lights for their individual units; there is no architectural

lighting associated with the tower elements, and (ix) as this is a residential project, subdued landscape lighting is used sparingly to accent the spaces.

Mary Yeh (350 Cunningham Drive) delegated to the Panel, expressing concern regarding construction noise and vibration, rodents, dust control and possible structural damage to neighbouring homes, on behalf of 50 resident strata owners neighbouring the commercial properties at Capstan. The delegate expressed general support for the modern Polygon development and appreciation that construction does not begin before 7:00am or occur on Sundays.

The delegate also requested consideration of a predictable schedule for loud construction activities and activities that generate vibration so residents could adjust their schedules. They also requested assistance in addressing possible structural damage, including cracks in walls and cement floors and buckling at fountain corners and garage joints, and assurance that construction would not affect the structural integrity of the homes. They requested measures to reduce noise affecting residents' nap times and the comfort of elderly residents and played an audio recording of the noise. They noted that rodents had entered some residents' backyards, with no apparent preventative measures in place, and that she had contacted Polygon's office and site manager since March without receiving a response.

In response, the Chair advised that the City's Good Neighbour Policy expects enhanced coordination between developers and adjacent neighbours. The Chair also noted that City bylaws address matters such as construction hours and noise, and that City Bylaws staff enforce these requirements.

The applicant expressed appreciation for the delegate's concerns and affirmed that Polygon takes the Good Neighbour Policy seriously and is committed to engaging directly with strata residents to address their concerns. It was requested that the applicant's information and Mr. Grover's direct contact information be provided to the delegate. Raghev Grover, Polygon's file manager for the project, have since exchanged emails, and Polygon has responded to the delegate's concerns.

The Panel supported the application, subject to staff working with the applicant prior to the application proceeding to Council, ensuring the applicant (i) reviews the specific tree species as discussed, (ii) reviews potential seating opportunities along Garden City Road, and (iii) provides confirmation of the creation of a comprehensive wayfinding package for the development.

In response to the Panel's direction, the applicant's landscape architect has provided an updated planting list, replacing the Japanese stewartia trees with lilac trees to reduce seed drop and provide seasonal interest. Additional seating along Garden City Road has also been incorporated. The applicant's proposed wayfinding signage for the development has also been incorporated into the permit to help direct residential and commercial visitors from the parkade to the street and building entries.

The Panel recommends the Permit be issued.

City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	November 6, 2026
From:	Jerry Chong General Manager, Finance and Corporate Services	**File:**	01-0105-01/2025-Vol 01
Re:	**Amendments to the 2026 Council Meeting Schedule**		

Staff Recommendations

That the following amendments be made to the 2026 Council Meeting Schedule:

1. The Parks, Recreation and Cultural Services Committee meeting scheduled for November 24, 2026, be cancelled;

2. The General Purposes Committee and the Finance and Audit Committee meetings scheduled for November 30, 2026, be rescheduled for December 7, 2026;

3. The General Purposes Committee meeting scheduled for December 14, 2026, be cancelled;

4. The Planning Committee meetings scheduled for December 1 and December 15, 2026, be cancelled and a Planning Committee meeting be scheduled for December 8, 2026; and

5. The Council meeting scheduled for December 7, 2026 and Special Council meeting scheduled for December 16, 2026, be cancelled, and a Council meeting be scheduled for December 14, 2026.

Executive Summary

This report outlines a proposed streamlined meeting schedule for the months of November and December 2026. As part of the proposal, several Council and Committee meetings are considered for consolidation.

Staff Report

Origin

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

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

Analysis

The 2026 Council meeting schedule was approved on October 14, 2025 (Attachment 1) and followed standard scheduling conventions. Generally, the yearly meeting schedule is fixed once approved, however when appropriate, the schedule is subject to variances.

In order to consider a streamlined meeting schedule for the months of November and December 2026, and to allow a more natural flow of items from Committee meetings to the final Council meeting of 2026, the following amendments to the 2026 Council meeting schedule are proposed, as noted in Attachment 2:

- The November 24th Parks, Recreation and Culture Committee meeting be cancelled;
- The November 30th General Purposes and Finance and Audit Committee meetings be rescheduled to December 7th;
- The December 14th General Purposes Committee meeting be cancelled;
- The December 1st and December 15th Planning Committee meetings be cancelled and a Planning Committee meeting scheduled for December 8th;
- The December 7th Council meeting and the December 16th Special Council meeting be cancelled; and
- A Council meeting be scheduled on December 14th.

As the December 14th Public Hearing and Council meeting are proposed to be scheduled on the same day, staff are suggesting that the Public Hearing be scheduled at 5:30 p.m. to accommodate a 7:00 p.m. start time for the Council meeting. For other Committee meetings, no change to their respective start times are anticipated.

All planned agenda items will be accommodated through this revised schedule. Furthermore, an additional consideration is that the consolidation of the Committee meetings and streamlined schedule will result in the addition of a "fifth week" in the end of November and beginning of December where there will be no meetings scheduled as is usual practice.

Budgetary Implications

There are no budgetary implications for the proposed amendments to the 2026 Council meeting schedule.

Conclusion

The variances to the November and December 2026 Council meeting schedule are proposed in order to consider a streamlined meeting schedule. Should the variances proceed, staff will update the calendar and electronic appointments accordingly.

Respectfully submitted,

Claudia Jesson, City Clerk's Office

Report Contributors

This report was prepared by Evangel Biason, Manager, Legislative Services and reviewed by the Clerk's Office.

Endorsed by Serena Lusk, CAO

Att. 1: Current 2026 Council Meeting Schedule
Att. 2: Proposed Council Meeting Schedule for November and December 2026

Attachment 1

2026 MEETING SCHEDULE

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				STAT 1	2	3
4	GP FA 5	PC 6	7	8	9	10
11	CO 12	CS 13	DP 14	15	16	17
18	GP PH 19	PC 20	PWT 21	22	23	24
25	CO 26	PRC 27	DP 28	29	30	31

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	GP FA 2	PC 3	4	5	6	7
8	CO 9	CS 10	DP 11	12	13	14
15	STAT 16	GP PH 17	PC PWT 18	19	20	21
22	CO 23	PRC 24	DP 25	26	27	28

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
1	GP FA 2	PC 3	4	5	6	7
8	CO 9	CS 10	DP 11	12	13	14
15	GP PH 16	PC 17	PWT 18	19	20	21
22	CO 23	PRC 24	DP 25	26	27	28
29	30	31				

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	STAT 3	4
5	STAT 6	GP FA 7	PC 8	9	10	11
12	CO 13	CS 14	DP 15	16	17	18
19	GP PH 20	PC 21	PWT 22	23	24	25
26	CO 27	PRC 28	DP 29	30		

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	GP FA 4	PC 5	6	7	8	9
10	CO 11	CS 12	DP 13	14	15	16
17	STAT 18	GP PH 19	PC PWT 20	21	22	23
24	CO 25	PRC 26	DP 27	28	29	30
31						

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
	GP FA 1	PC 2	3	FCM 4	FCM 5	FCM 6
FCM 7	CO 8	CS 9	DP 10	11	12	13
14	GP PH 15	PC 16	PWT 17	18	19	20
21	CO 22	PRC 23	DP 24	25	26	27
28	29	30				

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
			STAT 1	2	3	4
5	GP FA 6	PC 7	8	9	10	11
12	CO 13	CS 14	DP 15	16	17	18
19	GP PH 20	PC 21	PWT PRC 22	23	24	25
26	CO 27	28	DP 29	30	31	

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	STAT 3	4	5	6	7	8
9	10	11	DP 12	13	14	15
16	17	18	19	20	21	22
23	24	25	DP 26	27	28	29
30	31					

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	STAT 7	GP FA PH 8	PC CS 9	10	11	12
13	CO UBCM 14	UBCM 15	DP UBCM 16	UBCM 17	UBCM 18	19
20	GP 21	PC 22	PWT 23	24	25	26
27	CO 28	PRC 29	STAT 30			

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
				DP 1	2	3
4	GP FA 5	PC 6	7	8	9	10
11	STAT 12	CO 13	CS 14	DP 15	16	17
18	GP PH 19	PC 20	PWT 21	22	23	24
25	CO 26	PRC 27	DP 28	29	30	31

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	CO ★ 2	GP FA 3	PC 4	5	6	7
8	CO 9	CS 10	STAT 11	DP 12	13	14
15	GP PH 16	PC 17	PWT 18	19	20	21
22	CO 23	PRC 24	DP 25	26	27	28
29	GP FA 30					

★ Inaugural Council Meeting

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		PC 1	2	3	4	5
6	CO 7	CS 8	PWT PRC 9	DP 10	11	12
13	GP PH 14	PC 15	CO ★ 16	17	18	19
20	21	22	23	24	STAT 25	26
27	STAT 28	29	30	31	STAT 1 JAN	2 JAN

★ Special Council Meeting

CO Regular Council Meeting, **7:00pm**
Regular (Closed) Council Meeting, **4:00pm**
CS Community Safety, **4:00pm**
DP Development Permit Panel, **3:30pm**
FA Finance and Audit, following 1st General Purposes meeting of each month
GP General Purposes, **4:00pm**

PC Planning, **4:00pm**
PH Public Hearing, **5:30pm**
PRC Parks, Recreation and Cultural Services, **4:00pm**
PWT Public Works and Transportation, **4:00pm**
FCM FCM
UBCM UBCM

Note: All meeting dates are subject to change.

Approved: October 14, 2025

Proposed Revised Council Meeting Schedule for November and December 2026

NOVEMBER

1	CO 2*	GP FC 3	PC 4	5	6	7
8	CO 9	CS 10	STAT 11	DP 12	13	14
15	GP PH 16	PC 17	PWT 18	19	20	21
22	CO 23	24	DP 25	26	27	28
29	30					
		* Inaugural Council Meeting				

DECEMBER

		1	2	3	4	5
6	GP FC 7	CS PC 8	PWT PRC 9	DP 10	11	12
13	PH CO 14	15	16	17	18	19
20	21	22	23	24	STAT 25	26
27	STAT 28	29	30	31	STAT 1 JAN	2 JAN