



City Council

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, February 23, 2026
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-9 (1) *adopt the **minutes** of the Regular Council meeting held on February 9, 2026;*
- CNCL-29 (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on February 17, 2026; and*
- CNCL-35 (3) *receive for information the Metro Vancouver **'Board in Brief'** dated January 30, 2026.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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



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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.

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
- 2026 Local General And School Election Appointment Of Chief Election Officer And Deputy Chief Election Officer
- City Of Vancouver’s Official Development Plan – Opportunity To Provide Feedback
- Food Security And Agricultural Advisory Committee 2025 Annual Report And 2026 Work Program
- Richmond Advisory Committee On The Environment 2025 Annual Report And 2026 Work Program
- Review Of Requirement For Bike Bells
- Land use applications for first, second and third reading:
 - Zoning Amendments Relating To Vehicle Parking, Access And Manoeuvring For Small-Scale Multi-Unit Housing

ADDED

5. *Motion to adopt Items No. 6 through No. 11A by general consent.*



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Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

CNCL-48 (1) the **Community Safety Committee** meeting held on February 10, 2026;

CNCL-62 (2) the **General Purposes Committee** meeting held on February 17, 2026;

(3) the **Planning Committee** meeting held on February 18, 2026; and
(distributed separately)

(4) the **Public Works and Transportation Committee** meeting held on
February 18, 2026;(distributed separately)

be received for information.



Consent
Agenda
Item

7. 2026 LOCAL GENERAL AND SCHOOL ELECTION APPOINTMENT
OF CHIEF ELECTION OFFICER AND DEPUTY CHIEF ELECTION
OFFICER

(File Ref. No. 12-8125-85-18) (REDMS No. 6852969)

CNCL-69

See Page CNCL-69 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

(1) *That Claudia Jesson be appointed as Chief Election Officer for the
2026 Local General and School Election; and,*

(2) *That Evangel Biason be appointed as Deputy Chief Election Officer
for the 2026 Local General and School Election.*



Consent
Agenda
Item

8. CITY OF VANCOUVER'S OFFICIAL DEVELOPMENT PLAN –
OPPORTUNITY TO PROVIDE FEEDBACK

(File Ref. No. 08-4045-01) (REDMS No. 8275213)

CNCL-71

See Page CNCL-71 for full report

PLANNING COMMITTEE RECOMMENDATION

(1) *That staff advise City of Vancouver staff that the City of Richmond
has no concerns with the proposed Official Development Plan as
prepared by the City of Vancouver; and*

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- (2) *That consultation with the City of Vancouver continue on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.*



Consent
Agenda
Item

9. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 8276866)

CNCL-79

See Page CNCL-79 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Food Security and Agricultural Advisory Committee 2025 Annual Report, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program” dated February 2, 2026 from the Director, Policy Planning, be received for information; and*
- (2) *That the Food Security and Agricultural Advisory Committee’s 2026 Work Program be approved.*



Consent
Agenda
Item

10. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2025 ANNUAL REPORT AND 2026 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 8296510)

CNCL-85

See Page CNCL-85 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the Richmond Advisory Committee on the Environment 2025 Annual Report as presented in the staff report titled “Richmond Advisory Committee on the Environment 2025 Annual Report and 2026 Work Program”, dated February 2, 2026 from the Director, Policy Planning, be received for information; and*
- (2) *That the Advisory Committee on the Environment’s 2026 Work Program be approved.*



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Consent
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Item

- 11. **REVIEW OF REQUIREMENT FOR BIKE BELLS**
(File Ref. No. 10-6500-01) (REDMS No. 8168009)

CNCL-93

See Page CNCL-93 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That Option 3 as described in the report titled “Review of Requirement for Bike Bells” dated January 19, 2026, from the Director, Transportation be approved; and*
- (2) *That the Traffic Bylaw No. 5870, Amendment Bylaw No. 10718, to include the provision of bicycle bells, be introduced and given first, second and third readings; and*
- (3) *That a letter be sent to the Minister of Transportation and Transit, the Minister of Public Safety and Richmond Members of the Legislative Assembly, seeking changes to the Motor Vehicle Act to mandate bike bells throughout the Province.*



Consent
Agenda
Item

- ADDED** 12A. **ZONING AMENDMENTS RELATING TO VEHICLE PARKING, ACCESS AND MANOEUVRING FOR SMALL-SCALE MULTI-UNIT HOUSING**
(File Ref. No. 08-4430-03-01) (REDMS No. 8233122)

CNCL-159

See Page CNCL-159 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10731, to clarify vehicle parking, access, and manoeuvring provisions associated with Small-Scale Multi-Unit Housing (SSMUH) and small car space provisions associated with all residential development, including SSMUH, be introduced and given first, second and third reading.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

13. **RICHMOND CELEBRATES SOCCER SIGNATURE EVENT LOCATION AND PROPOSED BUSINESS TERMS FOR A CONTRIBUTION AGREEMENT**
(File Ref. No. 11-7000-01) (REDMS No. 8266365)

CNCL-98

See Page CNCL-98 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Day (Part 1)

- (1) *That Option 1 - Aberdeen Neighbourhood Park be approved as the preferred location for the Richmond Celebrates Soccer Signature Event as detailed in the report titled "Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement", dated January 26, 2026, from the Director Arts, Culture and Heritage Services;*
- (2) *That the proposed business terms, as detailed in Table 3 in the report titled "Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement", be approved for the development of contribution agreements with Tourism Richmond and the Richmond Hotel Association; and*
- (3) *That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer, and the General Manager, Parks, Recreation and Culture, to negotiate and execute the contribution agreements and related documentation with Tourism Richmond and the Richmond Hotel Association for the Richmond Celebrates Soccer program.*



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14. **ANALYSIS OF FINANCIAL RESOURCES AND REQUIREMENTS OF REFUGE CHURCH, THE SALVATION ARMY AND PARISH OF ST. ALBAN'S**
(File Ref. No. 08-4055-01) (REDMS No. 8310784)

CNCL-113

See Page CNCL-113 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Mayor Brodie, Cllrs. Loo and McNulty

- (1) *That funding Option 2 for Refuge Church, in the amount of \$75,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved; and*
- (2) *That funding Option 2 for The Salvation Army, in the amount of \$20,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-134

Revenue Anticipation Borrowing (2026) **Bylaw No. 10738**
Opposed at 1st/2nd/3rd Readings – None.



Pg. # ITEM

DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

CNCL-135 *That the **minutes** of the Development Permit Panel meeting held on January 14, 2026, be received for information.*

ADJOURNMENT



Regular Council

Monday, February 9, 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

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R26/3-1 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on January 26, 2026, be adopted as circulated; and*
- (2) *the minutes of the Special Council meeting held on February 2, 2026, be adopted as circulated;*

CARRIED



Regular Council
Monday, February 9, 2026

APPOINTMENT TO THE FIRST NATIONS BUILDING COMMITTEE
(File Ref. No.) (REDMS No.)

R26/3-2

It was moved and seconded

That Councillor Laura Gillanders be appointed to the First Nations Building Committee.

CARRIED

COMMITTEE OF THE WHOLE

R26/3-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items

Item No. 19 – 2026 Health, Social and Safety Grants

Fr. Bill Mok, Rector of St. Alban's Anglican Church, spoke to their written submission in support of their grant funding application (attached to and forming part of these minutes as Schedule 1), noting the impact of the support and advocacy work they provide through a number of community outreach programs for those Richmond residents facing food insecurity.

Item No. 19 – 2026 Health, Social and Safety Grants

Jerome Dickey, Richmond resident, spoke to the increased need for grant funding and the pressure on municipalities, and provided considerations for the grant process as a whole.

Item No. 18 – 2026 Parks, Recreation and Community Events Grants

Tamás Revoczi, Sea Island Community Association, spoke to the Association's grant application in support of the Burkeville Hallowe'en Fireworks display, a 12-minute professional fireworks show (at a cost of approximately \$4,700) organized and provided by the Association through fund raising, donations and the enormous amount of volunteer support.

2.



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Item No. 19 – 2026 Health, Social and Safety Grants

Glenda Strang, Salvation Army Richmond Community Church, spoke to the mobile feeding (food truck) services provided for the homeless in Richmond and the long-term investment goals (e.g., a commercial kitchen, installation of emergency showers, etc.), noting the funding application is seen as a collaboration not dependency, to provide the essential outreach and support services needed by starting with a meal and building trust.

Item No. 19 – 2026 Health, Social and Safety Grants

Wayne Massing, Church on Five (Refuge Church) spoke to the collaborative food aid delivery (FAD) and the extensive Refuge Church outreach services provided within the community, noting outreach is not just the time to provide a meal, but a time to have the conversation, build a relationship and enable the wrap around services where needed.

Item No. 19 – 2026 Health, Social and Safety Grants

Ramsey Anderson, spoke in appreciation for the welcoming and respectful support he received from the Salvation Army Richmond Community Church, noting the positive impact the support made in his ultimate journey to find permanent housing.

Item No. 19 – 2026 Health, Social and Safety Grants

Andrew Spence, spoke as a past and current client of the support and outreach services provided by Salvation Army and Refuge Church.

Item No. 19 – 2026 Health, Social and Safety Grants

Tyler Kelly, a former client of the Salvation Army and Refuge Church, spoke to the generous support he received during a very difficult time in his life, and encouraged Council to continue to support the important programs and services (and hope), the Salvation Army provides.

- R26/3-4 4. It was moved and seconded
That Committee rise and report (7:57 p.m.).

CARRIED

3.



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CONSENT AGENDA

- R26/3-5 5. It was moved and seconded
That Items No. 6 through No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on January 27, 2026;*
 - (2) *the General Purposes Committee meeting held on February 2, 2026;*
 - (3) *the Finance and Audit Committee meeting held on February 2, 2026;*
and
 - (3) *the Planning Committee meeting held on February 3, 2026;*
- be received for information.*

ADOPTED ON CONSENT

7. **2026 COMMUNITY MURAL PROGRAM PROJECTS**

(File Ref. No. 11-7000-09-20-255) (REDMS No. 8214349, 8214869, 8217935)

That the 2026 Community Mural Program Projects as presented in the report titled “2026 Community Mural Program Projects”, dated January 5, 2026, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT



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8. VOLUNTEER MANAGEMENT STRATEGY – GUIDING PRINCIPLES

(File Ref. No. 01-0370-20-006) (REDMS No. 8152829)

That the guiding principles, as detailed in the report titled “Volunteer Management Strategy – Guiding Principles”, dated January 5, 2026, from the Director, PRC Planning and Strategic Initiatives, be approved and used to inform the strategic directions and actions of the new five-year Volunteer Management Strategy.

ADOPTED ON CONSENT

9. AWARD OF CONTRACT 8523Q – MICROSOFT SUBSCRIPTIONS AND LICENSING WITH TEAMS

(File Ref. No. 03-1000-20-8523Q) (REDMS No. 8275682)

(1) That Contract 8523Q – Microsoft Subscriptions and Licensing with Teams be awarded to Econix Infotech Ltd. for a three-year term for an estimated value of \$2,866,268.52, excluding taxes as described in the report titled “Award of Contract 8523Q – Microsoft Subscriptions and Licensing with Teams” dated January 8, 2026, from the Director, Information Technology; and

(2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contracts and all related documentation with Econix Infotech Ltd.

ADOPTED ON CONSENT

10. 2026 ARTS AND CULTURE GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 8245108, 8188858)

(1) That the Arts and Culture Grants be awarded for the total recommended amount of \$132,380, as identified in the report titled “2026 Arts and Culture Grants”, dated January 12, 2026, from the Director, Arts, Culture and Heritage; and

(2) That the grant funds be disbursed accordingly, following Council approval.

ADOPTED ON CONSENT



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11. 2026 ENVIRONMENTAL ENHANCEMENT AND FOOD SECURITY GRANTS

(File Ref. No. 03-1085-07) (REDMS No. 8257870, 7526012)

- (1) *That the Environmental Enhancement and Food Security Grants be awarded for the total recommended amount of \$68,178, as identified in the report titled “2026 Environmental Enhancement and Food Security Grants”, dated January 12, 2026, from the Director, Parks Services; and*
- (2) *That the grant funds be disbursed accordingly, following Council approval.*

ADOPTED ON CONSENT

12. 2026 CHILD CARE GRANTS

(File Ref. No. 03-1085-01) (REDMS No. 8203333, 6353944, 7780016)

- (1) *That the 2026 Child Care Capital Grants be awarded for the total recommended amount of \$46,295.05 as identified in the report titled “2026 Child Care Grants”, dated January 16, 2026, from the Director, Community Social Development; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

ADOPTED ON CONSENT

13. REVENUE ANTICIPATION BORROWING (2026) BYLAW NO. 10738

(File Ref. No. 12-8060-20-010738) (REDMS No. 8267465, 8267455)

That Revenue Anticipation Borrowing (2026) Bylaw No. 10738 be introduced and given first, second and third readings.

ADOPTED ON CONSENT



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14. RICHMOND SENIORS ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 8255327, 8255650, 8258657)

- (1) *That the Richmond Seniors Advisory Committee's 2025 Annual Report, as outlined in the report titled, "Richmond Seniors Advisory Committee 2025 Annual Report and 2026 Work Program", dated January 15, 2026, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Seniors Advisory Committee's 2026 Work Program be approved.*

ADOPTED ON CONSENT

15. RICHMOND INTERCULTURAL ADVISORY COMMITTEE 2025 ANNUAL REPORT AND 2026 WORK PROGRAM

(File Ref. No. 01-0100-30-RIAD1-03) (REDMS No. 8244991, 8207789, 8207786)

- (1) *That the Richmond Intercultural Advisory Committee's 2025 Annual Report, as outlined in the report titled "Richmond Intercultural Advisory Committee 2025 Annual Report and 2026 Work Program", dated January 15, 2026, from the Director, Community Social Development, be received for information; and*
- (2) *That the Richmond Intercultural Advisory Committee's 2026 Work Program be approved.*

ADOPTED ON CONSENT

16. CULTURAL HARMONY PLAN 2024-2025 HIGHLIGHTS REPORT

(File Ref. No. 08-4055-20-CHAR1) (REDMS No. 8241610, 8265105)

- (1) *That the Cultural Harmony Plan 2024–2025 Highlights Report as outlined in the report titled, "Cultural Harmony Plan 2024–2025 Highlights Report", dated January 16, 2026, from the Director Community Social Development, be received for information; and*



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- (2) *That the Cultural Harmony Plan 2024–2025 Highlights Report be posted on the City website and distributed to key partners, local Members of Parliament and the Legislative Assembly, and federal and provincial ministries related to multiculturalism, immigration and anti-racism.*

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE

Councillor Michael Wolfe, Chair

- 17. **FIRST NATIONS BUILDING COMMITTEE TERMS OF REFERENCE AND REFERRAL RESPONSE**

(File Ref. No. 01-0100-20-FNAT1-01) (REDMS No. 8266114, 8261636, 8261637, 2787619, 7373274, 8319790)

Correspondence received on table (copy on file, City Clerk’s Office).



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R26/3-6

It was moved and seconded

That the First Nations Building Committee Terms of Reference, as detailed in the report titled “First Nations Building Committee Terms of Reference and Referral Response”, dated January 5, 2026, from the Director, Arts, Culture and Heritage Services, be approved, provided that the Musqueam Indian Band be invited to be a voting member of the First Nations Advisory Committee.

The question on Resolution R26/3-6 was not called as discussion ensued with respect to the documentation of the existing building.

In response to queries from Council, staff reported (i) video and photography imaging of the building has been documented and there are plans to continue the documentation of the building, (ii) any of the wood that is salvageable will be salvaged and integrated into the reconstructed building in the future, (iii) there hasn't been any conversations with First Nations groups to date however, by having Musqueam at the table for the First Nations Building Committee to talk about future research on the history of the building, staff will proceed with that work and continue to investigate the history of the building.

The question on the Resolution R26/3-6 was then called and it was **CARRIED**.

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

18. **2026 PARKS, RECREATION AND COMMUNITY EVENTS GRANTS**
(File Ref. No. 03-1085-01) (REDMS No. 8141733, 8141827, 8141786)

In accordance with Section 100 of the Community Charter, Cllr. Loo declared to be in a conflict of interest as she is the Director of Recognition of KidSport – Richmond Chapter, and Cllr. Loo left the meeting (8:06 p.m.).



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R26/3-7

It was moved and seconded

- (1) *That the 2026 Parks, Recreation and Community Events Grants be awarded for the total recommended amount of \$127,862, as identified in the report titled “2026 Parks, Recreation and Community Events Grants”, dated January 12, 2026, from the Director, PRC Planning, Strategic Initiatives, Director, Parks Services, and the Director, Recreation and Sport Services; and*
- (2) *That the grant funds be disbursed accordingly, following Council approval.*

The question on Resolution R26/3-7 was not called as a brief discussion ensued with respect to facility rental fees for sport hosting events for grant recipients.

In response to a query from Council, staff noted (i) the Richmond Oval is charging rental fees for the use of their facilities which are in line with the standard fees for other sport hosting events, and (ii) OneAbility Games has applied for a Parks, Recreation and Community Events Grant, specifically for funding to support personnel expenses, volunteer supports and equipment, program supplies and accessibility measures related to the Games, not to support rental costs for hosting the games at the Richmond Oval; similar to a number of other grant applicants that have applied for, and being recommended for, a grant to support specific programs and events that would utilize City subsidized facilities (including park and aquatic facilities facilities).

The question on Resolution R26/3-7 was then called and it was **CARRIED**.

Cllr. Loo returned to the meeting (8:13 p.m.).

19. **2026 HEALTH, SOCIAL AND SAFETY GRANTS**

(File Ref. No. 03-1085-01) (REDMS No. 8227458, 8240919, 8241245, 8311347, 8319793)

Correspondence received on table (copy on file, City Clerk’s Office).



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R26/3-8

It was moved and seconded

- (1) *That the 2026 Health, Social and Safety Grants be awarded for the total recommended amount of \$516,908 as identified in the report titled “2026 Health, Social and Safety Grants”, dated January 20, 2026, from the Director, Community Social Development, including an addition of \$10,000 to the Richmond 55+ers Wellness and Fitness Society; and*
- (2) *That the grant funds be disbursed accordingly following Council approval.*

The question on the Resolution R26/3-8 was not called as it was noted there was a referral from the General Purposes Committee meeting of February 2, 2026, requesting more information on Church On Five, Salvation Army and St. Albans Parish Church, including an analysis of their needs and other sources of funding they have, and the outcomes of previous grants, noting that the requested information is anticipated for the next General Purposes Committee meeting.

The rationale for a further referral motion was provided, noting the need for a broader overview not directly tied into the three organizations identified in the earlier noted referral.

In response to queries from Council, staff noted (i) success stories of the City’s outreach workers will be included with the Homelessness Strategy Update anticipated to be brought forth in April, and (ii) staff have provided different grant opportunities to the three entities identified in earlier referenced referral, as well as other recipients of the 2025 grants; when there are opportunities, staff continue to advocate for other forms of funding and also look for other forms of funding that are available.

The question on Resolution R26/3-8 was then called and it was **CARRIED**.

The following **referral motion** was introduced:

R26/3-9

It was moved and seconded

As an interim measure prior to the Homelessness Strategy Update, the Poverty Plan Update and the Community Action Food Plan reports being presented to Council for consideration later this year and further to a funding decision, that staff provide:



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- (1) *An overview of the current provision of community outreach and other services to individuals experiencing homelessness in Richmond, including schedules, funding and services delivered; and*
- (2) *An overview of community programs addressing food insecurity in Richmond, including schedules, funding and services delivered.*

The question on Resolution R26/3-9 was not called as discussion on the merits and timeline of the referral was considered.

In response to queries from Council, staff noted (i) there is currently a program manager for Homelessness that oversees the outreach workers and works with staff in a number of entities, (ii) the Homeless Strategy update and the Poverty Plan update will provide highlights, and (iii) the Community Action Food Plan is intended to be a future oriented plan, looking at how the City can better coordinate some of the food initiatives, which will come forward to Council later in the year.

The question on Resolution R26/3-9 was then called and it was **CARRIED**.

BYLAWS FOR ADOPTION

R26/3-10

It was moved and seconded
*That the following bylaws be adopted:
Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10574; and
Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10734*

CARRIED

R26/3-11

It was moved and seconded
*That Demolition Waste and Recyclable Materials Bylaw No. 9516,
Amendment Bylaw No. 10664, be adopted.*

CARRIED

R26/3-12

It was moved and seconded
*That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,
Amendment Bylaw No. 10717, be adopted.*



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CARRIED

R26/3-13 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10724 (OCP Update), be adopted.

CARRIED
Opposed: Cllr. Hobbs

R26/3-14 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10725 (Environmentally Sensitive Areas Update), be adopted.

CARRIED

DEVELOPMENT PERMIT PANEL

R26/3-16 20. It was moved and seconded
(1) That the Chair's reports for the Development Permit Panel meetings held on May 28, 2025 and July 16, 2025, be received for information; and
(2) That the recommendations of the Panel to authorize the issuance of:
(a) Development Permit (DP 24-043129) for the property at 8460 Alexandra Road, and
(b) Development Permit (DP 24-049965) for the properties at 5120 and 5140 Williams Road,
be endorsed, and the Permits so issued.

CARRIED



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ADJOURNMENT

R26/3-16

It was moved and seconded
That the meeting adjourn (8:42 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, February 9, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, February 9, 2026

ON TABLE ITEM

Date: February 9, 2026
Meeting: Open Council
Item: 19

Jesson, Claudia

From: garychristie garychristie@telus.net <garychristie@telus.net>
Sent: Monday, February 9, 2026 12:30 PM
To: Jesson, Claudia
Cc: Carol Day; Fr. Bill Mok
Subject: St Albans Information
Attachments: THIS IS US.docx; Response to Questions 2026.docx

You don't often get email from garychristie@telus.net. [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..

Claudia

I am contacting you and the advice of Carol Day to provide an opportunity for the Mayor and others on council to understand the need for, and the impact of our food programs at St. Albans

Please find attached two documents:

- This is Us
- Response to Questions

St Albans Advocacy and Outreach Team prepared the attached documents in preparation the council meeting tonight. Please forward the email (with documents) to the Mayor and council members. Thank you.

The documents outline the advocacy work at St. Albans and clearly demonstrates the need for, and the impact of the food programs in Richmond. We support those facing food insecurity, marginalization and poverty in Richmond.

Further to the discussion regarding funding, when a community as a corporation or municipal authority is unable to respond to the needs of its members or constituents, charitable organizations step in with compassionate care - that's our function. For faith-based programming, it's even more fundamental for our focus in respecting and supporting the dignity and integrity of all persons. That is accomplished by feeding the hungry, assisting the homeless and so on.

For any faith-based organizations, through their work build community and increase the social capital of the city. Unless the city is prepared to feed the hungry directly - food banks and community meals will continue to be needed. Funding the organizations who feed the hungry reduces the burden on the city on providing direct services. Every organization providing food *wants* to be able, one day, to close their doors because there is no longer a need for them but until that day community meals, food banks, hamper, lunch and sandwich programs are needed, and need to be funded.

Thank you again as we work together seeking to shelter the unhoused, feed the hungry and support the marginalized within our Richmond community

Stephanie Christie
St. Albans Outreach and Advocacy
Associate Warden



St. Alban Outreach and Advocacy

Since 1998, St. Alban Anglican Church has been a leader in the Richmond Community in developing outreach ministries with the help and support of our congregation, local business, city government and a very large list of dedicated individuals that volunteer day in and day out to keep numerous programs going.

Over the years, St. Alban has initiated a number of community outreach programs including the Richmond Food Bank and the Community Meal. Other faith-based organization followed suit, and Richmond currently has a free community meal available daily.

Additional program previously at St. Alban

- Cold-weather shelter centre and clothing distribution
- Free shower program - commercial size laundry facilities for use by clients
- Saturday morning breakfast program
- Foot care program - overseen by retired nurse
- Reaching Home Hampers - closed June 2025 - the cost of this program was part of the 2026 application. Our hope is to restart this program in Sept 2026

Currently St. Alban operates five long-standing food security programs, and a sixth, more recent program, in response to the growing needs of the precariously housed in our community.

With a strong foundation of community partnerships and dedicated volunteers our programs are designed to meet people where they are - whether housed individuals experiencing food insecurity, living in shelters, vehicles or without any housing at all. We provide consistent access to nutritious meals, fresh food hampers, gently used clothing and household supplies and all as essential outreach support. We serve a diverse population that includes seniors, new immigrants, refugees, families with children and individuals facing poverty, marginalization and food insecurity. While we do not solicit this information, we are aware we also serve members of the Aboriginal community, BIPOC and LGBTQ2S communities through our food programs.

Our intent, through the Health, Safety and Social Grant, is strengthen and expand our capacity to serve the most vulnerable, the marginalized, and those in need in our Richmond community by providing inclusive, safe space and nutritious, wholesome food.

Community Meal (since 1997)

- 100 meals prepared weekly
- Hot, hearty, 'take-away' meal
- Prepared by a Red Seal certified chef
- All welcome

Tuesday Takeaway Meals (launched 2024)

- 100 meals prepared weekly
- Created to meet the growing demand among individuals 'living in the rough'
- Substantial, ready-to-eat meal distributed in outdoor or mobile outreach setting

Reaching Home Hampers (since spring 2020)

- in partnership with SD#38 – families with children attending SD38 school are provided with a weekly hamper. Families are identified by school administration, counsellors or staff
- Pick up at the Hall or delivered to child's school
- 245 individuals served weekly
- Nutritious hampers filled with family friendly food – eggs, bread, milk, protein, and fresh produce.
- Also includes culturally appropriate food and food for those dietary concerns such as allergies, vegan or vegetarian needs
- Provides access to additional free food, clothing and household items
- This program was suspended June 2025, as funding from the School District was cancelled, and the program is on hold pending new funding sources

Friday Hot Lunch Program (since 2018)

- 40 ± meals provided weekly
- Sit-down format
- Access to gently used clothes and household items

Sunday Outreach Program (since 2018)

- Originally a sandwich program, this program now delivers mini hampers with ready-to-to-eat food to individuals with no or limited cooking facilities
- Volunteers deliver the food, speak with hamper recipients, conduct visual wellness checks and make referrals when needed
- Supports 100-120 people weekly, including pets

Sandwich Program (since 2021)

- 300 sandwiches prepared in St. Albans kitchen by volunteers
- Bread generously donated by local bakery, sandwich fillings donated by various local and regional vendors
- Carefully prepared and wrapped sandwiches are delivered Sunday to unhoused individuals in Richmond, while the remaining sandwiches are taken to support those in need in Vancouver's Downtown East side

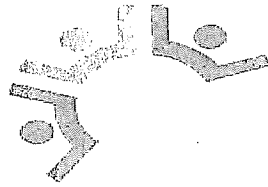
Beyond the weekly programs St. Albans also provides:

- Referrals for individuals in need of additional care
- Assistance in obtaining low-cost housing
- Assistance in finding employment
- Opportunities for volunteers from Aspire, with developmental disabilities, to acquire skills needed for employment opportunities
- Supportive communication

St. Albans also provides space to local support agencies such as:

- Touchstone
- AA

The funds from the Health, Social and Safety Grant allow St. Albans and the volunteers to continue to provide service, in many forms, to Richmond's vulnerable communities.



ST. ALBAN OUTREACH & ADVOCACY

1. What other sources of funding do you receive?

We have over the course of the last year received private donations - approximately \$16,400.

These are one-time donations, not on-going or consistent.

We do receive limited (minimal) funds from the Diocese from a Care and Share program. Funds received are inconsistent - money is forwarded when the Diocese receives donations from parishioners, and the funds are shared by other food ministries in the Diocese. It is not a sustainable funding model for our programs.

2. What are your plans to receive yearly funding from sources other than the city?

We are consistently looking for additional funding.

For example:

- The Reaching Home Hamper program was supported by a federal grant (no longer available,) Second Harvest (one-time grant) and small grants from Union Gospel Mission and the Salvation Army provided 'recovery food,' for the hampers (these funds are no longer available) and Save-On -Foods provided food donations, bins, and covered delivery costs of purchased food and more recently from SD#38's Feeding Futures program. As of June 2025, no additional funds from the Feeding Futures program were made available, and the Hamper program was suspended. Money to restart the Reaching Home Hamper program is part of the grant request this year.
- The Mini (Sunday) Hamper program relies primarily on food donations from the Richmond Food Bank.
- Last year we applied for a grant from Honda Canada - we did not receive any money.
- Research and application to Foundation and Granting Agencies

Over the years the Outreach and Advocacy Team have raised funds through various fundraising opportunities.

Currently:

- we have an on-going Bottle Drive
- "Feed the Need" - walkathon - scheduled for September 12, 2026
- Tea with silent auction - planning stage

3. What is the \$ value of your services in comparison to the grant the city is offering? This is a difficult question to answer – immeasurable is my first response! However, the money requested in the grant is the money needed to run the food programs at St. Albans. We based our budget on last year’s costs with COL increase. As per our budget submission, we have some money held in reserve to cover maintenance and repair of our aging facilities and appliances – this is to ensure our food programs could continue.

To put a value on the programs

\$138,000.00 (as noted in the Proposed City Grant Budget submitted)
 \$232,192.80 (271 volunteer hours per week @ \$17.85/hour X 48 weeks, averaged)
 Total:
 \$370,192.80

Note: we pay our chefs, however all other labour is done by volunteers, including administrative duties.

PROGRAM	PEOPLE SERVED	#WEEKS/YEAR	TOTAL NUMBER SERVED	
Community Meal	100	46	4600	
Tuesday Take-Away	100	52	5200	
Reaching Home Hampers	245	44	10780	
Friday Hot Lunch Program	40	52	2080	
Sunday Mini Hamper	100	42	4200	
Sandwich Program	300	52	15600*	*2080 Richmond *13520 DTES

4. What would happen to the services IF you did not receive the grant you requested? As a committee we would need to determine which programs we can financially support, and which programs would be suspended until further funding is available. We would not restart the Reaching Home Hamper Program.

We are conservative in our budgeting and will continue to augment food costs through donations in kind, such as bread from Cobbs and fish from a local supplier.

With less money available we may need to increase the amount of ‘filler foods,’ such as potato, rice and noodles, and cut back on protein foods as well as reduce portion size.



**Regular Council meeting for Public Hearings
Tuesday, February 17, 2026**

Place: Anderson Room
Richmond City Hall

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

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

1. **TEMPORARY USE PERMIT (TU 25-029652)**
(Location: 5768 Minoru Boulevard; Applicant: Vancouver Coastal Health Authority)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Bao Chang (Bonnie) Liang (Schedule 1)

Tu Lan (Schedule 2)

Submissions from the floor:

None.

PH26/2-1

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Vancouver Coastal Health Authority for the property at 5768 Minoru Boulevard to allow "Parking, non-accessory" as a permitted use for a period of three years from the date of issuance.



**Regular Council meeting for Public Hearings
Tuesday, February 17, 2026**

The question on Resolution PH26/2-1 was not called as discussed ensued regarding (i) lighting control, security, and site management, (ii) compliance with the City's Noise Regulation Bylaw and maintaining open dialogue with Vancouver Coastal Health regarding any potential complaints, and (iii) the anticipated timeline for construction of the hospital's new parking lots.

The applicant further noted that other sites had been considered, including the WorkSafeBC site; however, WorkSafeBC advised that the site is intended for use by its staff.

The question on Resolution PH26/2-1 was then called and it was **CARRIED**.

ADJOURNMENT

PH26/2-2

It was moved and seconded
That the meeting adjourn (5:38 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, February 17, 2026.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

From: [梁 BONNIE](#)
To: [CityClerk](#)
Subject: Public Hearing Submission – Objection to Temporary Use Permit TU 25-029652
Date: February 5, 2026 6:02:12 PM

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To whom it may concern,

I am writing as a local resident to express my objection to the proposed Temporary Use Permit (TU 25-029652) for 5768 Minoru Boulevard.

While I understand the need for adequate staff parking for Richmond General Hospital, the proposed use would have a direct and negative impact on the surrounding residential community.

First, converting this site into non-accessory parking would significantly affect daily life for nearby residents. Increased vehicle traffic, congestion, noise, and safety concerns—particularly during peak hours—would reduce the livability of the neighbourhood.

Second, the proposal would place additional pressure on already limited residential street parking. Residents may experience greater difficulty parking near their homes, which is an ongoing concern in this area.

Third, this temporary commercial use does not provide clear or direct benefits to the surrounding community. If this land is to be used in a way that impacts residents, meaningful mitigation measures and community benefits should be considered. These could include, but are not limited to:

- Property tax relief or reductions for affected nearby residents;
- Enhanced traffic management, enforcement, and on-site supervision;
- Additional community benefits or compensation measures that acknowledge the disruption to local residents.

Without clear mitigation strategies and tangible benefits to offset the impacts, I do not support the approval of this Temporary Use Permit.

I respectfully ask Council to carefully consider the concerns of local residents and either deny this application or require substantial revisions and community protections before approval.

Thank you for the opportunity to provide input.

Sincerely,

bao chang liang
Richmond, BC

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From: [Tu Lan](#)
To: [CityClerk](#)
Subject: Public Hearing Comments – Temporary Use Permit TU 25-029652, 5768 Minoru Boulevard
Date: February 11, 2026 4:38:21 PM

You don't often get email from lantu8501@hotmail.com. [Learn why this is important](#)

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

Dear Mayor and Council,

I am a nearby resident living in the apartments immediately to the south of the site writing regarding the Temporary Use Permit application for 5768 Minoru Boulevard to allow non-accessory parking for Richmond General Hospital staff.

While I understand the need to support hospital operations and staff parking, I would like to request that the following conditions be clearly required as part of any approval:

1. Lighting Control

All parking lot lighting must be carefully designed and shielded to ensure that light does not spill into nearby residential buildings. Directional lighting, appropriate shielding, and reasonable operating hours should be implemented to prevent light pollution affecting surrounding apartments.

2. Security and Site Management

The site must include adequate security measures to prevent loitering, illegal drug use, and the gathering of unauthorized individuals. Regular monitoring and patrols should be required. In addition, any drug-related debris (including needles or other hazardous materials) must be removed immediately to ensure the safety of residents and the broader community.

3. Noise Mitigation

Appropriate noise control measures must be in place to minimize disturbance to nearby residents, particularly during early morning and late evening hours. This may include signage, operational restrictions, and enforcement mechanisms where necessary.

I respectfully request that these conditions be formally addressed and incorporated into any permit approval in order to protect the quality of life of surrounding residents.

I understand a Public Hearing is scheduled for February 17, 2026, and I respectfully ask that these concerns be considered prior to any decision.

Thank you for your consideration.

Sincerely,

Tu Lan

Resident of building 7988 Ackroyd, Richmond, BC

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For Metro Vancouver meetings on Friday, January 30, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancover.org.

Metro Vancouver Regional District**E1.1 Metro 2050 Regional Context Statement – City of Port Coquitlam****ACCEPTED**

The City of Port Coquitlam has completed the draft update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement (RCS) demonstrating that the new OCP is consistent with the regional federation's goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with the regional federation's goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- Compact Urban Growth: Reinforcing Downtown as the primary centre with a vibrant commercial core and higher-density residential development, and encouraging mixed-use development along Westwood Street, consistent with *Metro 2050* Goal 1.
- Housing Diversity and Affordability: Providing for a range of housing forms, including small-lot single-detached, duplexes, triplexes, and purpose-built rental housing, and collaborating regionally to address homelessness, consistent with Goal 4.
- Environmental Protection and Climate Action: Protecting natural areas through Development Permit Areas, requiring parkland dedication, and working with the Province on flood protection and dike upgrades, consistent with Goal 3.
- Sustainable Economy and Transportation: Protecting industrial and agricultural lands, supporting intensification of employment areas, and improving infrastructure for transit, walking, and cycling, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has committed to further work on its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together in the next OCP, RCS update to establish growth targets for Centres and Corridors, strengthen policies for nature protection and industrial intensification, and integrate updated population and employment projections.

It was recommended that the MVRD Board accept the City of Port Coquitlam's Regional Context Statement.

The MVRD Board accepted the City of Port Coquitlam's Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

E1.2 Metro 2050 Regional Context Statement – City of North Vancouver

ACCEPTED

The City of North Vancouver has completed the draft update to its Official Community Plan (OCP) and submitted a Regional Context Statement (RCS) demonstrating that the new OCP is consistent with the regional federation’s goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with the regional federation’s goals.

The Regional Context Statement supports the regional federation’s vision by advancing:

- **Compact Urban Growth:** Directing growth to the Lonsdale Regional City Centre and Frequent Transit Development Areas, including the proposed extension along W. Keith Road, consistent with *Metro 2050* Goal 1.
- **Housing Diversity and Affordability:** Retaining and renewing rental housing, encouraging affordable housing near transit, and supporting a full spectrum of housing options, consistent with Goal 4.
- **Environmental Protection and Climate Action:** Expanding the urban forest, identifying a natural habitat network aligned with the Regional Green Infrastructure Network, and designating hazard lands for protection, consistent with Goal 3.
- **Sustainable Economy and Transportation:** Protecting industrial lands, supporting goods movement for Port lands, and implementing transportation demand strategies that promote active transportation and transit-oriented development, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has committed to further work in its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together in the next OCP and Regional Context Statement update to establish growth targets for Centres and Corridors, refine nature protection policies, and integrate updated population and employment projections.

It was recommended that the MVRD Board accept the City of North Vancouver’s Regional Context Statement.

The MVRD Board accepted the City of North Vancouver’s Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

E1.3 Metro 2050 Regional Context Statement – City of Richmond

ACCEPTED

The City of Richmond has completed the draft update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement (RCS) demonstrating that the new OCP is consistent with the regional federation’s goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations, as expressed in OCPs, align with the regional federation’s goals. The Regional Context Statement supports the regional federation’s vision by advancing:

- **Compact Urban Growth:** Directing high-density, mixed-use development to the Richmond City Centre and transit-oriented villages, and concentrating growth near Canada Line stations and frequent transit routes, consistent with *Metro 2050* Goal 1.
- **Housing Diversity and Affordability:** Supporting rental-oriented development in Urban Centres through incentives and requiring Low-End Market Rental (LEMR) units in multi-family developments, consistent with Goal 4.

- Environmental Protection and Climate Action: Protecting environmentally sensitive areas, reducing greenhouse gas emissions through energy plans and building standards, and committing to net-zero emissions by 2050, consistent with Goal 3.
- Sustainable Economy and Transportation: Protecting and intensifying employment and industrial lands, safeguarding agricultural lands, and promoting transit-oriented villages to support sustainable transportation choices, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation and expand the Richmond City Centre, there is opportunity for further work in its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together to establish growth targets for Centres and Corridors, clarify trade-oriented lands and permitted uses, and advance nature protection and tree canopy targets.

It was recommended that the MVRD Board accept the City of Richmond’s Regional Context Statement.

The MVRD Board accepted the City of Richmond’s Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

E1.4 2025 Long Range Employment Projections

RECEIVED

In October 2025, the MVRD Board received updated regional population projections. Based on this update, corresponding projections for employment have been completed and are being provided for information and regional planning purposes.

Between 2024 and 2051, the region is expected to add an average of approximately 20,500 net new jobs annually, reflecting an average annual growth rate of 1.1 per cent. The medium growth scenario of the updated employment projections indicates the region will reach nearly 2.1 million jobs by 2051.

These updated projections incorporate recent reductions to federal immigration targets. However, they do not yet fully reflect the potential impacts of recent changes to trade agreements or the uptake of artificial intelligence on labour demand, due to the lack of historical data or relevant new studies that can be relied on. Staff will continue to assess the implications of these updated growth forecasts on the distribution of growth across member jurisdictions.

The MVRD Board received the report for information and directed staff to forward a copy of the report to member jurisdictions.

E2.1 BC Utilities Commission Proceeding on BC Hydro’s 2025 Integrated Resource Plan**NOT
APPROVED**

Consistent with the MVRD Board’s prior direction on long-term utility plans, staff are seeking the MVRD Board’s approval for Metro Vancouver to participate as an intervener in collaboration with other local governments in the BC Utilities Commission (BCUC) proceeding for BC Hydro’s *2025 Integrated Resource Plan* (2025 IRP). Electricity supply, reliability, affordability, and long-term resource planning are directly relevant to Metro Vancouver local governments as electricity customers, policy makers, and, in some cases, electricity generators. Participation as an intervener will allow Metro Vancouver staff to evaluate BC Hydro’s assumptions, advocate for alignment with regional climate and air quality objectives, and ensure that local government perspectives are represented in the technical workshop planned for March 2026.

The 2025 IRP, submitted to the BCUC on October 31, 2025, outlines how BC Hydro proposes to meet provincial electricity needs over the next 20 years. It includes acquiring an additional 5,000 GWh per year of new clean or renewable energy by fiscal 2034, increasing demand-side measures, and constructing major capacity and transmission projects. The MVRD Board has expressed interest on a number of occasions about BC Hydro’s capacity to accommodate electrification and growth. Related to energy supply and planning, but separate from the BCUC proceeding, the MVRD Board has invited the Minister of Energy and Climate Solutions and the CEOs of BC Hydro and Fortis BC to a future MVRD Board meeting to speak to provincial energy planning processes and coordination.

The MVRD Board declined to direct staff to participate as an intervener in the proceedings.

E3.1 Financial Policy Review Framework**APPROVED**

The Governance Committee is responsible for coordinating the review of all 50+ Metro Vancouver Board policies and will be considering a schedule and Committee responsibilities for reviewing these policies at its meeting in January 2026. The Performance and Audit Committee is responsible for ten financially related policies.

The GVS&DD Board passed a resolution at its November 28, 2025 meeting requesting that staff provide a completed Financial Management Policy review including any recommended changes to borrowing, debt-servicing, reserve management, and long-term capital funding approaches at least six weeks prior to the April 2026 Board Budget Workshop. Three of the ten financial policies - the Financial Management Policy, the Corporate Allocation Policy, and the Operating, Statutory and Discretionary Reserve Policy - are considered key to providing guidance in preparation of the annual budget, five-year financial plan and 10-year outlook.

This report provides a schedule for the planned review of all ten financial policies, committing that the three key policies for budget guidance will be brought forward to the Committee for review with any proposed changes, in the first quarter of 2026, at least 6 weeks prior to the April 2026 Board Budget Workshop. Remaining financial policies, that have not been reviewed in the past five years, will be reviewed by the Performance and Audit Committee and MVRD Board in the second quarter of 2026.

The MVRD Board received the report for information and directed staff to review the Procurement and Asset Disposal Authority Policy as a priority for the first quarter of 2026.

E3.2 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps **AMENDED**

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
- Update the DCC Program and Rates (*In Progress*)
- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration were provided in this report.

The MVRD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The MVRD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The MVRD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

E4.1 Review of Metro Vancouver Board Policies **ENDORSED**

Metro Vancouver’s four Boards are governed by a comprehensive set of policies, bylaws, and procedures that guide and define how business is conducted. To ensure consistency, transparency, and accountability across decision-making processes, these cover critical areas such as Board and Committee structure, operations, procedural processes, participation, compliance, transparency, and more.

In response to the Board Governance Review recommendation for the Boards to evaluate the Board bylaws, policies, and procedures to ensure alignment with best practices and legislative requirements, a comprehensive list of Metro Vancouver’s 57 Board policies was provided to the Governance Committee for consideration. The list identifies the policy, the date last reviewed, and proposes the Standing Committee responsible for review, and the planned timeline for review.

The report also proposes a consistent review period of five years to be built into all Board policies, unless otherwise stipulated, as well as consideration of policy gaps or opportunities to simplify and consolidate policies.

The MVRD Board endorsed the Board Policy review schedule, approved the five-year review period, and directed staff to consider policy gaps and propose updates.

E4.2 Considering Amendments to Metro Vancouver Boards’ Size and Structure: Proposed Process **ENDORSED**

At its October 3, 2025 meeting, the MVRD Board directed staff to report back on a process for reviewing the size and structure of the Metro Vancouver Boards, including information on any required legislative changes, with the goal of implementation prior to the 2026 municipal election. The proposed process details the key actions and considerations that would take place at each Governance Committee meeting, including a dedicated workshop, scheduled across Q1 to Q3. This suggested approach aims to guide the development of recommendations on how to respond to the Board Governance Review recommendation to consider ways to address the size and structure of Metro Vancouver’s four Boards.

The MVRD Board endorsed the proposed process.

E5.1 Adoption of Outstanding Committee Minutes from 2024 and 2025 **ADOPTED**

The Metro Vancouver Regional District (MVRD) Board is responsible for adopting any outstanding minutes when committees do not continue into the next calendar year. Several committees and task forces completed their mandates in 2024/2025 or were renamed in 2026. This report brings the minutes of those committees and taskforces before the MVRD Board for adoption.

The MVRD Board adopted the outstanding committee minutes.

G1.1 MFA Spring 2026 Borrowing for the District of North Vancouver – MVRD Security Issuing Bylaw No. 1444, 2026 **ADOPTED**

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw to enable the Corporation of the District of North Vancouver (the “DNV”) to proceed with their long-term borrowing request of \$27,800,000 from the Municipal Finance Authority (the “MFA”). This borrowing will finance the *Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field* capital project.

The DNV’s total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$6.6 million, the debt servicing costs will be about 2.5% of current revenues and is within the legislative debt servicing limit. The DNV has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1444, 2026* will authorize MVRD’s borrowing from the MFA on behalf of the DNV.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1444, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

G1.2 MFA Spring 2026 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1445, 2026 **ADOPTED**

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw to enable the Township of Langley (the “Township”) to proceed with their long-term borrowing request of \$81,230,457 from the Municipal Finance Authority (the “MFA”). This borrowing is described in five Township Loan Authorization Bylaws and will finance the following: *Strategic Land, Old Yale Road, Aldergrove Parkade, Culvert Infrastructure, and Facilities Renewal*.

The Township’s total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$56.4 million, the debt servicing costs will be about 17.81% of current revenues and is within the legislative debt servicing limit. The Township has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1445, 2026* will authorize MVRD’s borrowing from the MFA on behalf of the Township.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1445, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

G1.3 MFA Spring 2026 Borrowing for the Greater Vancouver Water District (MVRD Security Issuing Bylaw No. 1441, 2026)

For the upcoming spring Municipal Finance Authority (MFA) debt offering, based on cash requirements and capital expenditures incurred, MVRD is planning to borrow \$200 million on behalf of GVWD. To execute the borrowing, MVRD is required to adopt a security issuing bylaw, as a drawdown against *GVWD Borrowing Bylaw, 261, 2023*. The proposed \$200 million aligns with the new borrowing anticipated in the 2026 GVWD budget and five-year financial plan, and *will primarily fund capital expenditures for projects that were completed in 2025 or are continuing into 2026*, including but not limited to the Annacis Water Supply Tunnel, Stanley Park Water Supply Tunnel, Central Park Main No. 2, Kennedy Newton Main, Capilano Raw Water Pump Station – Back-up Power and Coquitlam Main No. 5.

The total estimated debt servicing costs for the new proposed annual debt is approximately \$18.5 million, which has been included in the debt servicing amounts in the operating budgets. When combined with existing debt, MVRD’s total debt servicing costs will be approximately \$332 million, resulting in a debt service ratio of 22.2%, slightly higher than half of the MVRD’s maximum debt service level of 40%, set by Board policy.

The GVWD has met the regulatory requirements, and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1441, 2026* will authorize the MVRD to undertake the requested borrowing from the MFA on behalf of the GVWD.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1441, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

**G1.4 Sasamat Fire Hall Replacement Funding – MVRD Loan Authorization
Bylaw 1443, 2026**

APPROVED

At its November 28, 2025, MVRD Board meeting, the MVRD Board approved the replacement project for the two existing Sasamat Volunteer Fire Department’s (SVFD) fire halls in the Village of Anmore and the Village of Belcarra, at an estimated cost of \$22 million, and directed staff to prepare all required bylaws to fund the project.

This report recommends that the MVRD Board approve two key actions to advance the funding for the Sasamat Firehall Replacement Project: the use of \$2.5 million from the existing SVFD reserves in 2026 to fund detailed design and site preparation, and the adoption by the MVRD Board of the *Metro Vancouver Regional District Loan Authorization Bylaw 1443, 2026* to provide the authority for MVRD to borrow the additional funding required for the Project. Prior to any actual borrowing, the Board would be required to adopt a security issuing or temporary borrowing bylaw, similar to the borrowing process followed for member jurisdictions. The debt servicing costs related to such borrowing will be incorporated in the 2027 and 2028 budgets, and equally shared by the Villages of Anmore and Belcarra, per *Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024*. This investment will deliver modern fire protection infrastructure, improve emergency response capabilities, and ensure compliance with applicable standards.

The MVRD Board approved the use of funds from reserve for 2026, gave the Loan Authorization Bylaw three readings, forwarded it to the Inspector of Municipalities for a Certificate of Approval, and directed staff to obtain participating area approval from the councils of the Village of Anmore and the Village of Belcarra.

Metro Vancouver Housing Corporation

E1.1 Consideration of the 2026 Metro Vancouver Housing 10-Year Plan

ADOPTED

Metro Vancouver Housing (MVH) operates over 3,400 non-market rental units serving almost 10,000 tenants and plays a vital role in providing affordable and high-quality rental housing for low-to moderate-income households in the region.

Since the 2019 *Metro Vancouver Housing 10-Year Plan* was adopted, MVH has met or is on track to achieve most of its targets. During this time, the funding, planning, and economic landscape has shifted, creating new opportunities as well as emerging challenges. The *2026 Metro Vancouver Housing 10-Year Plan* under consideration sets a renewed strategic direction for MVH and outlines how it will uphold its vision and guiding principles, advance its goals, and respond to diverse and growing housing needs in a changing political and economic landscape. The *Metro Vancouver Housing 10-Year Plan* includes an objective to grow the portfolio by 50%, adding at least 2,000 new and redeveloped units at a target rate of 200 new homes per year. This plan prepares MVH for growth, resilience, and continued service excellence.

The Housing Committee worked through the strategic directions for the *Metro Vancouver Housing 10-Year Plan* through three meetings in 2025, and the plan under consideration reflects this direction. The *2026 Metro Vancouver Housing 10-Year Plan* was presented to the Housing Committee and MVHC Board for consideration.

The MVHC Board adopted the *Metro Vancouver Housing 10-Year Plan* and directed staff to implement and prepare a communications strategy to launch the plan.

Greater Vancouver Water District

E1.1 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps

AMENDED

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
- Update the DCC Program and Rates (*In Progress*)
- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration were provided in this report.

The GVWD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The GVWD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The GVWD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

E2.1 Direct Connections to the Regional Water System Policy

ADOPTED

A *Direct Connections to the Regional Water System Policy* (the “Policy”) has been developed to define criteria for connections to Metro Vancouver’s drinking water system. The Policy improves efficiency, transparency, and consistency of connections and disconnections, thereby benefiting both Metro Vancouver and members in regard to processing applications and establishing connections. The Policy also reduces risk to the regional water system and builds upon existing Board policies. Significant consultation was undertaken with member jurisdictions throughout the Policy development process, and consideration was given to the impact of direct connections to member distribution systems.

The GVWD Board adopted the *Direct Connections to the Regional Water System Policy*.

**G1.1 Greater Vancouver Water District Water Supply Areas Protection
Bylaw No. 268, 2026**

ADOPTED

The Greater Vancouver Water District (GVWD) has historically relied on the Watershed Access Policy and Watershed Regulations to protect the region’s drinking water sources. While these frameworks restrict access and outline permitted activities, they lack strong enforcement tools, leaving staff with limited ability to prevent unauthorized entry or harmful actions. In 2023, GVWD gained authority under the *Local Government Bylaw Notice Enforcement Act, Bylaw Notice Enforcement Regulation, BC Reg. 175/2004* to create bylaws that designate contraventions and establish a dispute adjudication system. The proposed *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268, 2026* will replace existing regulations, clearly defining authorized and prohibited activities and empowering Metro Vancouver staff, RCMP, and local police to enforce non-compliance. With regional growth increasing pressure on water supply areas, these measures are essential to ensure safe, reliable, and resilient source water for the future.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268, 2026*.

G1.2 Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026

ADOPTED

The *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026* is an administrative bylaw which establishes administrative penalties of up to \$500 for contraventions of other Greater Vancouver Water District (GVWD) bylaws and establishes independent adjudication processes. This report proposes the adoption of a new *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026*, which designates contraventions of the *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268* and would be amended as necessary if other GVWD Bylaws are adopted. While Metro Vancouver Regional District (MVRD) and member jurisdictions have had the ability to issue notices of bylaw violation for many years, the GVWD only received bylaw notice authority from the Province in 2023.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026*.

I1 Committee Information Items and Delegation Summaries

The Board received one information items from one standing committees and no delegation summaries.

Water Committee – November 6, 2025

Information Items:

B1 Drinking Water Management Plan Update

Metro Vancouver has been working with member jurisdictions, First Nations, and interest holders over the past three years to update its Drinking Water Management Plan (DWMP) which sets the strategic direction for the region’s drinking water system over the next decade. The update responds to emerging challenges including climate change impacts, seismic risks, aging infrastructure, and population growth. To continue to supply high quality drinking water in the face of future challenges and uncertainty, Metro Vancouver is increasing water supply through the Coquitlam Lake Water Supply project and reducing per capita drinking water demands through the proposed strategies and actions in the DWMP.

The Regional Engineers Advisory Committee (REAC) and the REAC Water-Subcommittee have been engaged in co-developing updated strategies and actions for the DWMP. Feedback from the Water Committee will be incorporated into the updated version of the plan. The plan is scheduled for final review by the Water Committee in early 2026 and subsequent consideration by the Greater Vancouver Water District (GVWD) Board for adoption.

Greater Vancouver Sewage and Drainage District

E1.1 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps AMENDED

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
- Update the DCC Program and Rates (*In Progress*)
- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration are provided in this report.

The GVS&DD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The GVS&DD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The GVS&DD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

E2.1 North Shore Wastewater Treatment Plant Program Due Diligence Committee Report RECEIVED

This North Shore Wastewater Treatment Plant (NSWWTP) Program update summarizes recent and upcoming project activity and communications, and includes a report delivered by the NSWWTP Program Due Diligence Committee. The Due Diligence Committee is an oversight group established to conduct due diligence reviews and provide advice on the NSWWTP Program. The Due Diligence Committee comprises three senior advisors — Tim Stanley, P.Eng., Frank Margitan, B.A.Sc., and Barry Nazar, P.Eng. —with over 100 years combined experience in the delivery of major infrastructure. The Due Diligence Committee meets with the NSWWTP Program Team monthly and will provide a bi-annual advisory report to the Liquid Waste Committee and GVS&DD Board.

Main findings of the Due Diligence Committee report indicate that key project positions have been filled across the Metro Vancouver, Designer of Record (AECOM), and Construction Manager (PCL) teams. While concentration in the field has been new concrete and structural steel construction activities, some of the legacy construction and engineering deficiencies are still being discovered and are impacting construction progress. New construction appears to be of good quality and built in a safe manner. Key issues currently being managed include addressing the remaining construction deficiencies from the previous contractor; the transfer of major equipment contracts; the interest and availability of subcontractors; and the impact of taxes, duties, and tariffs.

The GVS&DD Board received this report for information.

G1.1 Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026 **ADOPTED**

GVS&DD has six bylaws that protect the region’s wastewater system, protect the environment, protect human health and safety, and recover costs from users. In 2023, the provincial government granted GVS&DD the ability to issue notices of bylaw violation with monetary penalties, for designated contraventions already established within these six bylaws. Prior to this, the only enforcement action available to GVS&DD was prosecution through the court system. The *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024* links designated bylaw contraventions from GVS&DD’s liquid waste bylaws to administrative penalties for amounts up to \$500 per contravention and establishes an adjudication process for disputed notices.

At the request of the Environmental Regulation and Enforcement team, the amendment bylaw adds three existing contraventions as eligible to be dealt with by notices of bylaw violation, through amending the *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024*. Establishing administrative penalties for these three bylaw contraventions will allow for enforcement efficiencies.

Routine review of bylaw compliance issues and designation of bylaw contraventions for the use of notices of bylaw violation is an effective and efficient way to promote compliance.

The GVS&DD Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*.



Community Safety Committee

Date: Tuesday, February 10, 2026
Place: Anderson Room
Richmond City Hall
Present: Councillor Alexa Loo, Chair
Councillor Andy Hobbs
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Bill McNulty
Also Present: Councillor Michael Wolfe (by teleconference)
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on January 13, 2026, be adopted.

CARRIED

LAW AND COMMUNITY SAFETY DIVISION

1. **COMMUNITY BYLAWS ACTIVITY REPORT – DECEMBER 2025
AND YEAR IN REVIEW**

(File Ref. No. 12-8375-02) (REDMS No. 8284213)

Discussion ensued with respect to (i) reactive and proactive calls for service, (ii) the process of prioritizing calls for service for soil deposition and/or removal calls, (iii) the process of handling complaints against City bylaw officers, (iv) school patrols and traffic signage around schools, and (v) repainting of medians on Chatham Street and installation of traffic signage.

Community Safety Committee
Tuesday, February 10, 2026

In response to queries from Committee, staff advised that (i) support is needed from the Ministry of Forests and the Ministry of Transportation and Transit (MOTT) to address issues on Provincial land such as decamping sites within the city, (ii) over 50 percent of calls about unauthorized soil deposition and removal activity involve repeat offenders with some properties receiving multiple tickets per week, and several cases proceeding to Provincial court, (iii) in 2025, staff removed five derelict vessels and two sunken vessels from docks and moorage areas, these were complex operations involving multiple different agencies, (v) in 2025, 55 properties were deemed non-compliant for soil deposition or removal, with an average of 52 active files at any time. The addition of a second full time Soil Bylaw Enforcement Officer has increased capacity to deal with many of the calls for service, and expedite soil permits, and (vii) through the SPCA, there is a network of veterinarians in Richmond that provide care to unhoused animals, staff will provide Committee with more information on this program.

Staff will provide Council with a breakdown of calls for service and with information on any Canada geese related calls.

It was moved and seconded

That the report titled “Community Bylaws Activity Report – December 2025 and Year in Review”, dated January 15, 2026, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

2. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – DECEMBER 2025 AND YEAR IN REVIEW**
(File Ref. No. 09-5140-01) (REDMS No. 8278848)

Discussion ensued with respect to (i) the on-going toxic drug crisis in BC and the effectiveness of naloxone on the illicit drug supply, and (ii) Richmond Fire Rescue’s process for prioritizing calls for service.

It was moved and seconded

That the report titled “Richmond Fire-Rescue Monthly Activity Report – December 2025 and Year in Review”, dated January 13, 2026, from the Fire Chief, be received for information.

CARRIED

3. **FIRE CHIEF BRIEFING**
(Verbal Report)

None

2.

Community Safety Committee
Tuesday, February 10, 2026

4. **RCMP MONTHLY ACTIVITY REPORT – DECEMBER 2025**

(File Ref. No. 09-5030-01) (REDMS No. 8260839)

It was moved and seconded

That the report titled “RCMP Monthly Activity Report – December 2025”, dated January 16, 2026, from the Officer in Charge, be received for information.

CARRIED

5. **RCMP/OIC BRIEFING**

(Verbal Report)

None

6. **MANAGER’S REPORT**

(i) City of Richmond’s Public Safety Camera System Program- city of Williams Lake

Staff shared correspondence received from the City of Williams Lake expressing support for the City of Richmond’s Public Safety Camera System Program (attached to and forming part of these minutes as Schedule 1). Staff spoke to the next steps in the application for judicial review of the Order of the Information and Privacy Commissioner and advised that they have corresponded with City of Surrey who has indicated support for the City’s Public Safety Camera System and will be releasing a press release to that effect.

(ii) Oak Street Bridge – Clean Up Overview

Staff referred to the memorandum titled “Oak Street Bridge – Clean Up Overview” (attached to and forming part of these minutes as Schedule 2) and updated Committee on the City’s coordinated response to the accumulation of abandoned structures, debris, and materials located on MOTT lands beneath the Oak Street Bridge. Staff highlighted that all 14 sites were cleaned and hazards removed without MOTT’s participation in the clean-up operation. The City led the effort using its own resources and inter-agency partnerships to address safety, environmental, and public concerns and multiple social service agencies worked to connect individuals residing under the bridge deck with housing, treatment, and detox services.

Discussion ensued with respect to invoicing MOTT for the clean up efforts made by the City, and the possibility of conducting a similar coordinated operation at Westminster Highway and No. 5 Road.

Staff advised that they will invoice MOTT for the Oak Street Bridge clean up and coordinate with the Communications department on a public news release highlighting the operation’s success.

3.

Community Safety Committee
Tuesday, February 10, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 p.m.).

CARRIED

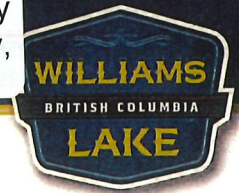
Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, February 10, 2026.

Councillor Alexa Loo
Chair

Raman Grewal
Legislative Services Associate

CITY OF WILLIAMS LAKE

Schedule 1 to the Minutes of the Community Safety Committee meeting of Richmond City Council held on Tuesday, February 10, 2026.



February 9, 2026

File No. 2-9-13A / 0530-08

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

**TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE**



Sent via email: mayorandcouncillors@richmond.ca

Dear Mayor Brodie and Council:

Re: City of Richmond's Public Safety Camera System Program

At its Regular meeting on January 27, 2026, City of Williams Lake Council received information regarding the City of Richmond's public safety camera system program. Our understanding is that in May 2025, the BC Information and Privacy Commissioner commenced an investigation into whether the City of Richmond's pilot project to install high-resolution cameras at select intersections complied with privacy provisions set out in the *Freedom of Information and Protection of Privacy Act*. In January 2026, the Office of the Information and Privacy Commissioner (OIPC) issued an order to the City of Richmond to remove the high-resolution intersection cameras, which the City is currently challenging.

With threats to public safety escalating, local governments must have the tools to be able to respond quickly to serious incidents that threaten the safety and security of their communities. They must have the ability to be creative and innovative, recognizing that local governments cannot always count on senior levels of government for immediate funding and support. Advancing the targeted use of public cameras in Richmond and comparable communities in BC is a critical tool to help ensure public safety.

Strategic camera use can assist in deterring and addressing criminal activity, accelerate investigations, and increase safety without eroding individual privacy rights. Local governments are constantly responding to ongoing and increasing challenges with vandalism, theft, illegal dumping, violence, and public disorder, the revolving door of the justice system and the ongoing need for bail reform, among other issues.

The option to implement security cameras to address specific safety issues is extremely important. When implemented with strict privacy protection measures in place, cameras are a proven tool to target illegal activity and can deliver meaningful reductions in crime, assist RCMP investigations, and improve community safety and confidence. This is not just the view of local governments, but is also supported by the RCMP for their investigative purposes.

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www.williamslake.ca

250.392.4408



There is no doubt that the OIPC's investigation and resulting order does not address the very real threats to public safety that exist across the province. It is local governments that must respond to issues in their communities proactively and quickly. The inability to implement a system that is effective and used judiciously only enables those acting outside the law to continue their activities, to the detriment of the public as a whole.

City of Williams Lake Council supports the City of Richmond's Public Safety Camera System Program, and urges senior levels of government to reconsider the outdated and unnecessarily restrictive approach to collecting data for public safety. Downloading the responsibility for public safety to local governments without the power to implement proactive and effective measures puts our communities at ever-increasing risk, and we must be able to use reasonable methods to help ensure our residents' safety, including the targeted use of public cameras.

Yours truly,



Mayor Surinderpal Rathor

c: Premier David Eby Premier@gov.bc.ca
Union of BC Municipalities ubcm@ubcm.ca
North Central Local Government Association admin@nclga.ca



**TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE**

Schedule 2 to the Minutes of the
Community Safety Committee
meeting of Richmond City Council
held on Tuesday, February 10,
2026.



City of Richmond

Memorandum Law & Community Safety Division

To: Mayor and Councillors
From: Mark Corrado
Director, Community Bylaws and Licencing
Re: Oak Street Bridge – Clean Up Overview
Date: February 9, 2026
File: 12-8060-01/2025-Vol 01

The purpose of this memorandum is to provide Council with an update regarding the City's coordinated response to the accumulation of abandoned structures, debris, and materials located on Ministry of Transportation and Transit (MOTT) lands beneath the Oak Street Bridge.

From January 27 through February 3, 2026, the City oversaw a carefully planned and phased clean-up operation of abandoned structures and discarded materials located beneath the Oak Street Bridge, between Van Horne Way and Bridgeport Road. Acting under authorities provided to the Fire Chief under the Fire Protection and Life Safety Bylaw No. 8306, the clean-up operation was led by Community Bylaws and conducted in close coordination with Joint Operations Team (JOT) members including, Richmond Fire-Rescue, City Homelessness Outreach staff, Environmental Programs, Richmond RCMP and Ministry of Social Development and Poverty Reduction (MSDPR) staff.

This multi-agency approach ensured the work was conducted safely, lawfully, and with appropriate consideration for both environmental and human impacts. The clean-up was conducted in phases, beginning at the southernmost portion of the bridge deck and progressing northward. This phased approach allowed crews to systematically address hazards while minimizing disruption and maintaining situational awareness.

For several months prior to the cleanup, multiple social service agencies worked to connect individuals residing under the bridge deck with housing, treatment, and detox services. These efforts reduced occupancy from a peak of 12 individuals to three. At the time of the cleanup, the three individuals still regularly occupying portions of the area were well known to City staff and partner agencies. In these cases, services had either been declined or engagement and support remained ongoing.

In accordance with jurisdictional authority limitations, no individuals were decamped or directed to vacate the site, and the clean-up was limited to abandoned structures, debris, and unsafe materials. Prior to removal, items identified for disposal were screened for personal effects such as ID or wallets. The remaining individuals were informed of the work in advance and, in some cases, assisted crews by sorting materials and identifying items for removal.

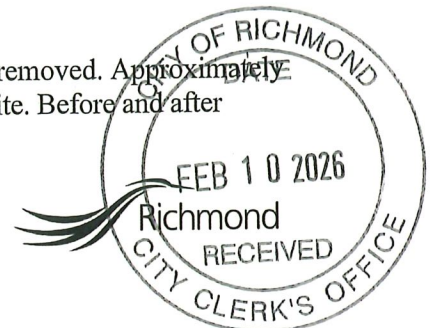
In total, 14 previously identified sites of structures and dumping sites were removed. Approximately 15 commercial truckloads of debris and materials were removed from the site. Before and after images are provided in Attachment 1.

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February 9, 2026

- 2 -

Where feasible, contractors made reasonable efforts to sort materials for appropriate recycling. The total contractor cost of the operation was \$18,678, exclusive of applicable taxes. This does not include internal or external staffing costs.

MOTT did not participate in the clean-up operation. MOTT policy requires that sites be fully vacated of all persons before a clean-up can take place. As the clean-up was conducted while individuals were still occupying the area, MOTT's procedural requirements could not be met at the time to enable their participation. As a result, the City advanced the clean-up using its own resources and inter-agency partnerships to address immediate safety, environmental, and public interest concerns.

Should you have any questions, please contact the undersigned.



Mark Corrado
Director, Community Bylaws and Licencing
604.204.8673
mcorrado@richmond.ca

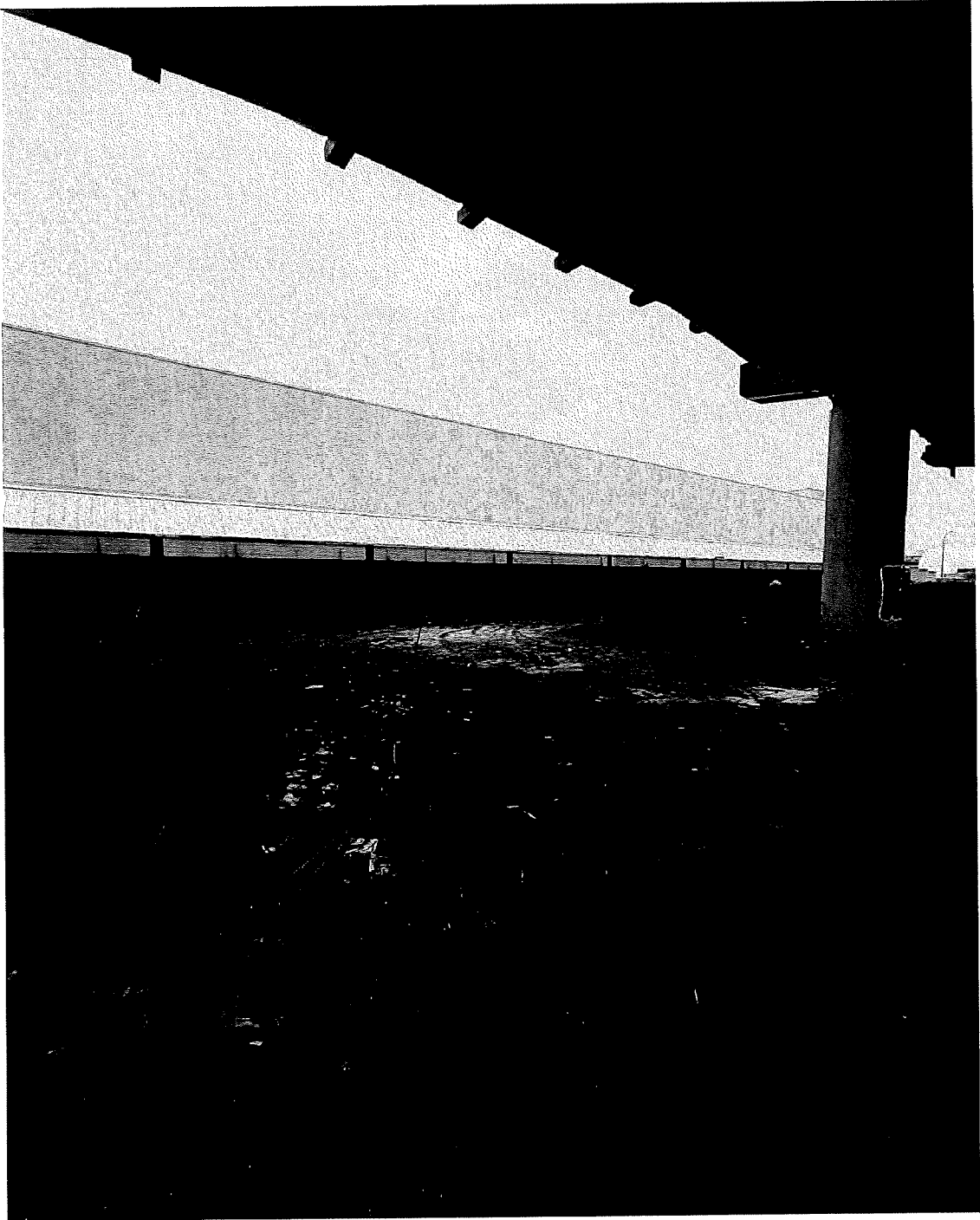
MC:gb

pc: SMT
Jim Wishlove, Fire Chief
Suzanne Bycraft, Director, Public Works
Dammy Ogunseitan, Director, Corporate Communications and Marketing
Kim Somerville, Director, Community Social Development
Geoffrey Bramhill, Manager, Community Bylaw Operations
Chris Duggan, Manager, Community Social Development
Kristina Grozdanich, Manager, Recycling & Waste Recovery

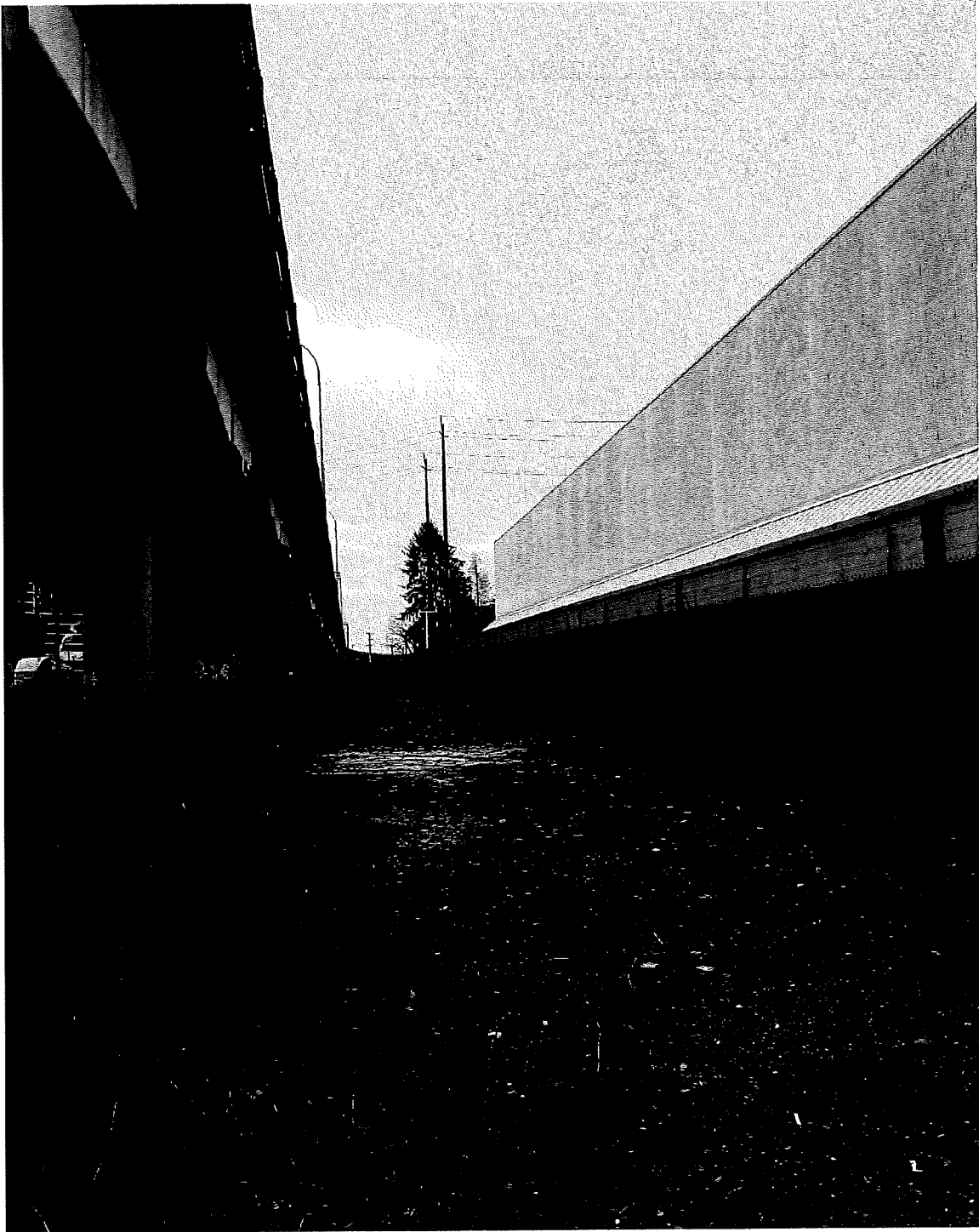
Att. 1

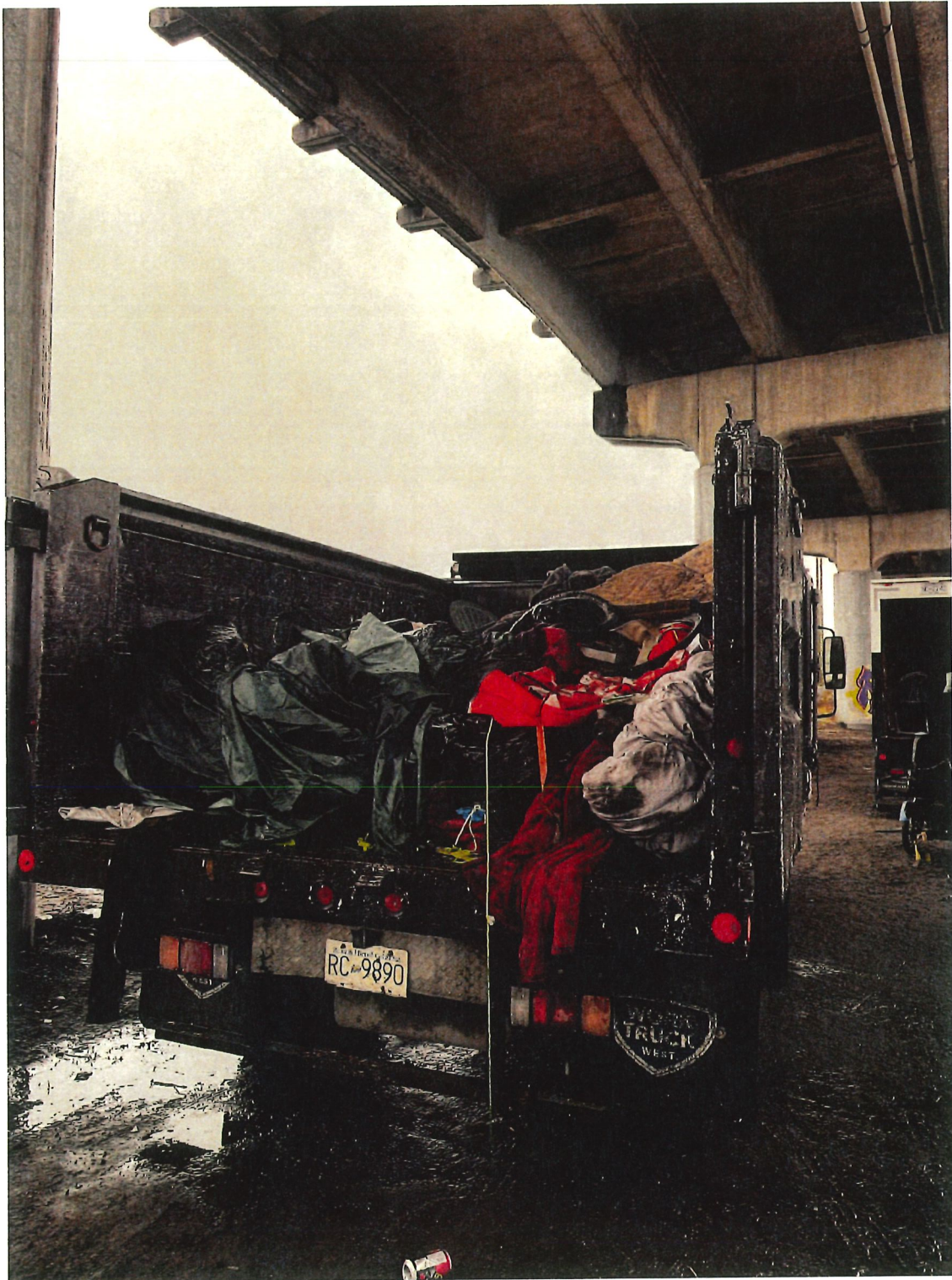
Selection Of Before and After Photos of Oak Street Bridge Clean Up















General Purposes Committee

Date: Tuesday, February 17, 2026
Place: Anderson Room
Richmond City Hall
Present: Mayor Malcolm D. Brodie, Chair
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on February 2, 2026, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

- 1. 2026 LOCAL GENERAL AND SCHOOL ELECTION APPOINTMENT OF CHIEF ELECTION OFFICER AND DEPUTY CHIEF ELECTION OFFICER

(File Ref. No. 12-8125-85-18) (REDMS No. 6852969)

It was moved and seconded
(1) That Claudia Jesson be appointed as Chief Election Officer for the 2026 Local General and School Election; and,

General Purposes Committee
Tuesday, February 17, 2026

- (2) *That Evangel Biason be appointed as Deputy Chief Election Officer for the 2026 Local General and School Election.*

CARRIED

PARKS, RECREATION AND CULTURE DIVISION

2. RICHMOND CELEBRATES SOCCER SIGNATURE EVENT LOCATION AND PROPOSED BUSINESS TERMS FOR A CONTRIBUTION AGREEMENT

(File Ref. No. 11-7000-01) (REDMS No. 8266365)

It was moved and seconded

- (1) *That Option 1 - Aberdeen Neighbourhood Park be approved as the preferred location for the Richmond Celebrates Soccer Signature Event as detailed in the report titled "Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement", dated January 26, 2026, from the Director Arts, Culture and Heritage Services;*
- (2) *That the proposed business terms, as detailed in Table 3 in the report titled "Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement", be approved for the development of contribution agreements with Tourism Richmond and the Richmond Hotel Association; and*
- (3) *That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer, and the General Manager, Parks, Recreation and Culture, to negotiate and execute the contribution agreements and related documentation with Tourism Richmond and the Richmond Hotel Association for the Richmond Celebrates Soccer program.*

General Purposes Committee Tuesday, February 17, 2026

The question on the motion was not called as discussion ensued regarding (i) the public-facing name of the program to celebrate FIFA World Cup '26 in Richmond being “Richmond Celebrates Soccer” in order to avoid infringing on FIFA's intellectual property rights, (ii) licensing fees to broadcast the games, (iii) the estimated attendance at the Signature Event, (iv) hiring temporary staff to support event planning and delivery, (v) the City's Program Manager, Events, as the representative and primary liaison with Tourism Richmond/Richmond Hotel Association, (vi) engagement with local soccer organizations, including recruitment, demonstrations, and activations, (vii) traffic control measures around Aberdeen Neighbourhood Park for the Signature Event, and (viii) reasons for recommending the Signature Event take place in Aberdeen Neighbourhood Park, including an opportunity to showcase Aberdeen Neighbourhood Park to new users and less displacement of park users, especially compared to Minoru Park Oval.

Staff were directed to advise Committee of the licensing fees once known, noting significant fees would require Council approval; otherwise, a memorandum would suffice.

Cllr. Loo left the meeting (4:18 p.m.) and returned (4:19 p.m.).

There was agreement to deal with Part (1) and (2) (3) separately.

The question on Part (1) of the motion was not called as discussion ensued regarding (i) pros and cons of recommending the Signature Event take place in Aberdeen Neighbourhood Park rather than Minoru Park Oval and (ii) obtaining further information regarding other programming taking place at Minoru Park Oval.

Staff were directed to provide a memorandum outlining details on the Minoru precinct situation and how the park and related facilities would be able to manage if the Signature Event was held at the Minoru Park Oval.

The question on Part (1) of the motion was then called and it was **CARRIED** with Cllr. Day opposed.

The question on Parts (2) and (3) of the motion was then called and it was **CARRIED**.

General Purposes Committee
Tuesday, February 17, 2026

PLANNING AND DEVELOPMENT DIVISION

3. **ANALYSIS OF FINANCIAL RESOURCES AND REQUIREMENTS OF REFUGE CHURCH, THE SALVATION ARMY AND PARISH OF ST. ALBAN'S**

(File Ref. No. 08-4055-01) (REDMS No. 8310784)

In response to queries from Committee, staff advised that (i) City staff have communicated with the organizations that last year's additional funding was one-time funding and have shared external grant opportunities throughout the year and encouraged the organizations to pursue other sources of funding, (ii) a referral response regarding homelessness outreach and food programs will be brought forward in March 2026, (iii) without additional funding, the organizations anticipate needing to reduce services, (iv) The Salvation Army's Health, Social and Safety (HSS) Grant application requested funding to support existing and new programs for individuals experiencing food

insecurity, including salaries for three staff positions to operate feeding programs and outreach services, and did not include mention of a drop-in centre, (v) Refuge Church, The Salvation Army, and Parish of St. Alban's accept donations from individuals, (vi) although several grant opportunities were shared with the organizations during 2025, Refuge Church and Parish of St. Alban's have not applied for additional funding for 2026, and (vii) in recent years, the HSS Grant Program has been oversubscribed, with annual demand consistently exceeding the available budget.

Discussion ensued regarding (i) establishing metrics of need in relation to programs for people experiencing food insecurity, with staff noting that the community meal program and outreach meal program serve unique individuals, with some facing food insecurity and some experiencing homelessness, (ii) the Wednesday food hamper program which had previously been supported by SD38 but was discontinued in June 2025, with The Parish of St. Alban's requesting funding of \$70,000 to support this program, (iii) additional funding secured by The Salvation Army, (iv) work being done by the City's outreach workers, and (v) the possible need to increase the grant program budgets as needs continue to grow.

There was agreement to vote on the funding options for each organization separately.

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

General Purposes Committee

Tuesday, February 17, 2026

It was moved and seconded

That the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s” be tabled until a forthcoming report providing a wider scan of food security organizations is presented at the March 2, 2026 General Purposes Committee meeting.

DEFEATED ON A TIE VOTE

Opposed: Cllrs. Day

Gillanders

Heed

Wolfe

It was moved and seconded

That funding Option 2 for Refuge Church, in the amount of \$75,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved.

CARRIED

Opposed: Mayor Brodie

Cllrs. Loo

McNulty

It was moved and seconded

That funding Option 2 for The Salvation Army, in the amount of \$20,000, with funding coming from the Council Community Initiative Account, as outlined in the report titled “Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban’s”, dated February 13, 2026 from the Director, Community Social Development, be approved.

The question on the motion was not called as discussion ensued regarding (i) one-time funding to allow the organizations to maintain their current levels of service, (ii) City staff’s discussions with The Salvation Army regarding other options for a drop-in centre, and (iii) The Salvation Army’s original Health, Social, and Safety Grant request of \$240,000 to establish a new outreach worker position and hire more staff to enhance their current level of service.

The question on the motion was then called and it was **CARRIED** with Mayor Brodie and Councillors Loo and McNulty opposed.

General Purposes Committee
Tuesday, February 17, 2026

It was moved and seconded

That funding Option 2 for Parish of St. Alban's, in the amount of \$26,416, with funding coming from the Council Community Initiative Account, as outlined in the report titled "Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban's", dated February 13, 2026 from the Director, Community Social Development, be approved.

DEFEATED ON A TIE VOTE

Opposed: Mayor Brodie
Cllrs. Loo
McNulty
Wolfe

It was moved and seconded

That funding Option 3 for Parish of St. Alban's, in the amount of \$99,416, with funding coming from the Council Community Initiative Account, as outlined in the report titled "Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban's", dated February 13, 2026 from the Director, Community Social Development, be approved.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Gillanders
Heed
Hobbs
Loo
McNulty

It was moved and seconded

That funding for Parish of St. Alban's in the amount of \$38,584, with funding coming from the Council Community Initiative Account, as outlined in the report titled "Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban's", dated February 13, 2026 from the Director, Community Social Development, be approved.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Heed
Hobbs
Loo
McNulty

General Purposes Committee
Tuesday, February 17, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:25 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, February 17, 2026.

Mayor Malcolm D. Brodie
Chair

Shannon Unrau
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** January 27, 2026
From: Jerry Chong **File:** 12-8125-85-18/Vol 0
 General Manager, Finance and Corporate Services
 Anthony Capuccinello Iraci
 General Manager, Law and Community Safety
Re: **2026 Local General and School Election- Appointment of Chief Election Officer and Deputy Chief Election Officer**

Staff Recommendations

1. That Claudia Jesson be appointed as Chief Election Officer for the 2026 Local General and School Election; and,
2. That Evangel Biason be appointed as Deputy Chief Election Officer for the 2026 Local General and School Election.

Jerry Chong
 General Manager,
 Finance and Corporate Services

Anthony Capuccinello Iraci
 General Manager,
 Law and Community Safety

REPORT CONCURRENCE
APPROVED BY CAO

Origin

The next Local General and School Election will be held on Saturday, October 17, 2026.

The purpose of this report is to recommend the appointment of the Chief Election Officer and a Deputy Chief Election Officer for the 2026 Local General and School Election.

This report supports Council’s Strategic Plan 2022-2026 Strategy #1 Proactive in Stakeholder and Civic Engagement:

Leverage a variety of approaches to make civic engagement and participation easy and accessible.

Analysis

Traditionally, and in accordance with the Officer and General Manager Bylaw No. 8215, the Director, City Clerk’s Office is responsible for the administration of civic elections as the Chief Election Officer (CEO). All past City elections and by-elections have been administered through the City Clerk’s Office and the current staff have the expertise and experience to organize and administer the 2026 Local General and School Election.

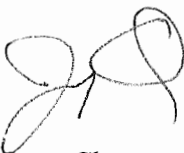
It is recommended that Claudia Jesson, Director, City Clerk’s Office, be appointed as the Chief Election Officer. It is further recommended that Evangel Biason be appointed as the Deputy Chief Election Officer (DCEO). As per the *Local Government Act*, Council is required to appoint a Deputy Chief Election Officer who acts if the Chief Election Officer is absent or unable to act.

Financial Impact

None.

Conclusion

As required by the *Local Government Act*, Council must appoint a Chief Election Officer and Deputy Chief Election Officer. It is recommended that Claudia Jesson, Director, City Clerk’s Office and Evangel Biason, Manager, Legislative Services, be appointed to these roles.



Jerry Chong
General Manager,
Finance and Corporate Services
(604-276-4064)



Anthony Capuccinello Iraci
General Manager,
Law and Community Safety
(604-247-4636)



City of Richmond

Report to Committee

To: Planning Committee

Date: January 20, 2026

From: John Hopkins
Director, Policy Planning

File: 08-4045-01/2025-Vol 01

Re: City of Vancouver's Official Development Plan – Opportunity to Provide Feedback

Staff Recommendations

1. That staff advise City of Vancouver staff that the City of Richmond has no concerns with the proposed Official Development Plan as prepared by the City of Vancouver; and
2. That consultation with the City of Vancouver continue on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.

John Hopkins
Director, Policy Planning
(604-276-4279)

JH:eh

Att. 1

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

Staff Report

Origin

The City of Vancouver is in the process of refining the Official Development Plan (ODP) (see Attachment 1 for the two-page summary), which is equivalent to local municipalities' Official Community Plans (OCP). Building on the Vancouver Plan (2022) which is a unified land use framework, the ODP is the first city-wide policy document that will guide the growth of the city's land use and development for the next 30 years and beyond. Based on provincial legislation (Bill 18), the City of Vancouver is required to have an ODP adopted by June 2026.

As part of the City of Vancouver's public engagement process, the City of Richmond was invited to provide feedback on the draft ODP during the Fall of 2025. Staff from both municipalities met to discuss impacts and interests related to Richmond. This report seeks Council endorsement of feedback to City of Vancouver staff on the proposed ODP and areas that may be of interest to Richmond.

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

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

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

Findings of Fact

Vancouver's draft ODP is structured around a guiding Vision, Foundational Principles, and Big Ideas that reflect community priorities. While the draft ODP consists of more updates and a greater scale of growth, its Urban Structure Strategy and Generalized Land Use framework support a city-wide growth approach that shares similarities with Richmond's targeted update of the OCP and growth management framework.

Urban Structure Strategy

The Urban Structure Strategy provides high-level guidance on how the city will accommodate growth over the next 50-100 years such as through housing, employment, business districts, parks and open space, and industrial areas, while ensuring services and amenities are distributed throughout neighbourhoods equitably to meet people's daily needs. The approach shares a few similarities to Richmond's growth management framework, such as:

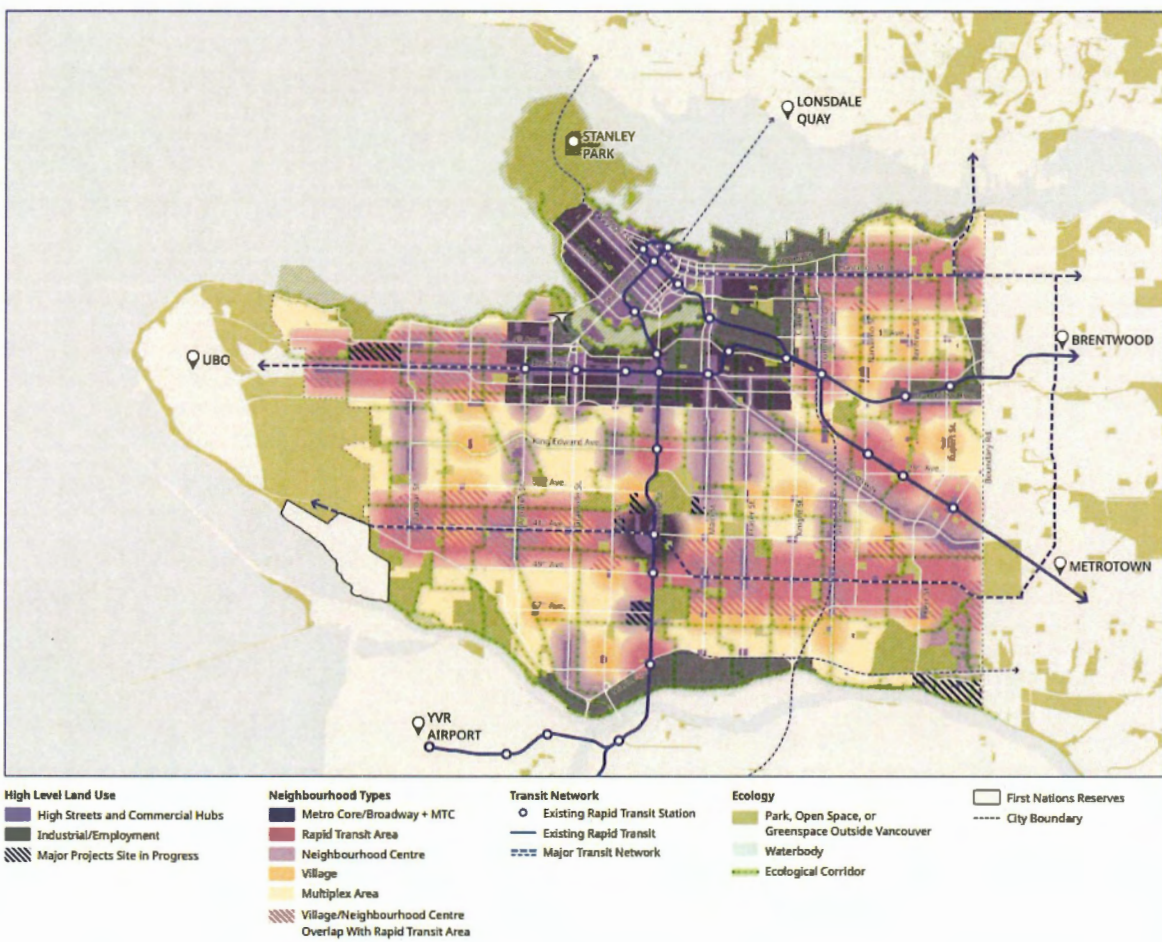
- directing housing choices, services and amenities across the city while concentrating high density growth along Rapid Transit Areas;
- creating more complete neighborhoods where people can meet their daily needs through walking, rolling, or taking public transit;
- strengthening existing shopping centres with residential development to support walkable, transit-oriented communities and ensure equitable distribution of amenities and services, while acknowledging systemic disparities in development and investment; and

- creating an integrated network of parks, ecological corridors, and greenways to strengthen urban resilience at all scales.

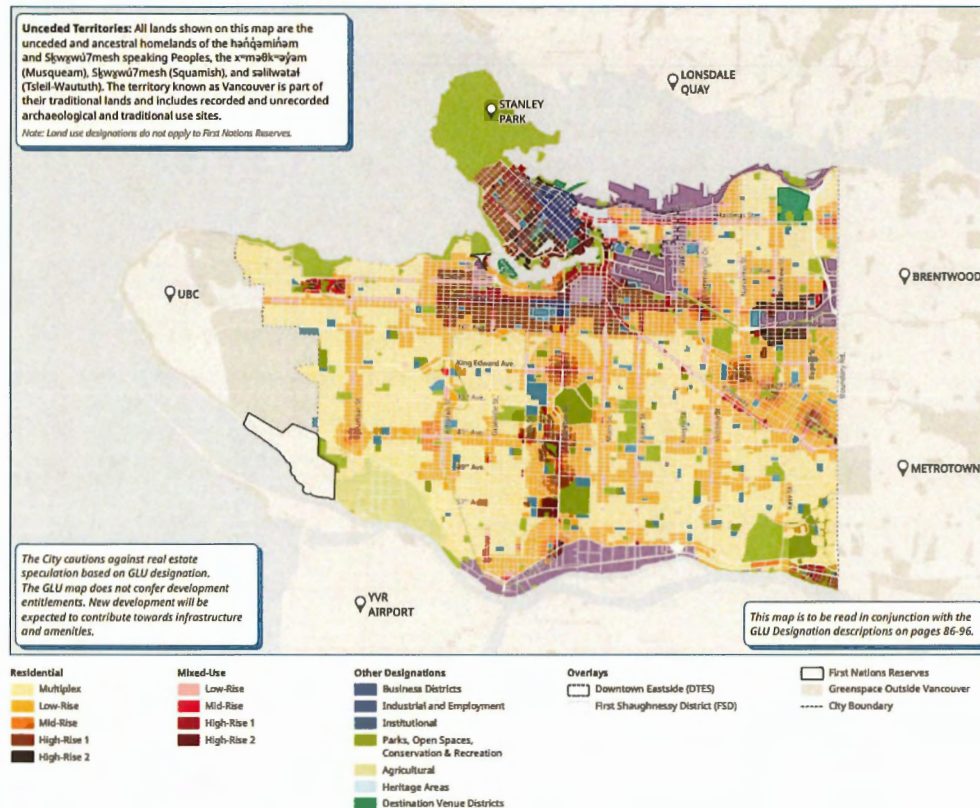
Generalized Land Use

Generalized Land Use designations describe properties’ maximum development potential and land use intent under current policies and regulations. It also ensures development is consistent with the ODP. Each designation indicates the land use(s), built form, and sometimes building heights. Some land use types such as parks, child care facilities and other community serving uses are permitted across the city to support complete communities.

Figure 1 – Urban Structure Strategy



Future 2 – Generalized Land Use



Analysis

Interests for the City of Richmond

The City of Vancouver’s draft ODP includes several elements that are highlighted for general awareness:

- **Transportation:** Vancouver’s draft ODP identifies major transit corridors and conceptual interregional connections, including potential public transit enhancements along Knight Street and future high-capacity transit links. The goal is to help people meet their daily needs without having to drive. Key elements include:
 - **Major Transit Network:** Proposed enhancements between Southeast Vancouver and Richmond via the Knight Street Bridge, which may accelerate improved capacity and connectivity between the two cities.
 - **Express/Interregional Transit:** Conceptual plans for future high-capacity transit connections in Richmond, to be determined through future studies.
 - **Canada Line Capacity:** Vancouver’s ODP identifies capacity relief measures for the Canada Line due to Vancouver’s population growth projections. TransLink also identified measures such as additional trains, platform expansions, and service frequency increases. The proposed R7 RapidBus route connecting Richmond-Brighouse to Metrotown via Knight Street Bridge is also noted by Vancouver staff as a capacity relief measure beyond the Canada Line.

Staff recommend advising City of Vancouver staff that the City of Richmond wishes to be consulted on any initiatives that may impact access to and from Richmond.

- **Richmond Island:** The interface area between Vancouver and Richmond Island (on the Vancouver side) is designated as Industrial and Employment land use and is not expected to impact Richmond Island.
- **Industrial lands intensification:** Vancouver is exploring ongoing ways to modernize and intensify industrial lands to support local businesses and job growth. A key focus of their review is the South Vancouver Industrial Area which is comprised of the last concentration of large industrial sites in Vancouver. This process aligns with the City's Industrial Land Intensification Initiative to further protect, intensify industrial lands through land use policies, while also supporting Metro Vancouver's goals for protecting the region's industrial lands.
- **Housing:** The ODP proposes an approach that expands rental, social, and family-friendly housing options across all neighbourhoods, particularly near transit, amenities, and services. It further prioritizes protecting existing rental homes in areas with high density renter households. The overall policy approach includes:
 - **Broaden housing supply across the city:** Enable more rental, social, supportive, and ground-oriented missing middle housing in every neighbourhood.
 - **Support low- to moderate-income households:** Increase non-market and below-market options and a more diverse housing stock.
 - **Expand non-market and rental housing:** Adopt supportive land-use policy, zoning approaches, incentives, and faster approvals to deliver more social, supportive, market, and below-market rental housing.
 - **Strengthen collaboration:** Staff recommended working with Metro Vancouver municipalities to address regional housing needs and homelessness, while fostering senior government partnerships that help increase funding for social housing development.
- **Community Infrastructure:** Services such as libraries, community centres, wellness centres, and schools keep residents healthy, connected, and supported. Similar to Richmond's Complete Village Spaces approach, Vancouver's ODP aims to provide community-serving spaces in all neighbourhoods through partnerships. The plan focuses on locating these spaces near transit and other services and amenities to meet the basic needs of residents.
- **Climate and Ecology:** Vancouver's ODP focuses on building climate resilience, reduce carbon pollution and prepare for climate change. Similar to Richmond's Environmentally Sensitive Areas, Vancouver's Ecological Network Map provides a strategic framework for protecting, restoring, and enhancing the city's natural areas. The policies also include restoring ecological features while working in partnership with Indigenous communities.

- **Economy:** The ODP protects the city’s industrial and employment lands and ensures their growth despite regional pressures from development of other uses. It also supports small businesses, artists, ethno-cultural community areas (e.g., Punjabi Market), and the non-profit sector that are most vulnerable, helping them remain viable and contribute to a growing and inclusive city through policies and regulations.

City of Richmond Comments on City of Vancouver’s Draft Official Development Plan

City staff have no major concerns due to the limited impact to the City of Richmond. However, staff will continue to monitor Vancouver’s ODP progress. Further, City staff will request that the City of Vancouver consult with the City of Richmond on transportation initiatives that may impact access to and from the city, and collaborate with Metro Vancouver on regional housing needs and homelessness, while fostering senior government partnerships that help increase funding for social housing development.

Financial Impact

None.

Conclusion

City of Vancouver is in the process of refining the draft Official Development Plan (ODP) which is a city-wide policy document that guides land use and development for the next 30 years and beyond. Vancouver provided an opportunity for Richmond to provide comments as part of their public engagement in Fall of 2025 and based on provincial legislation must adopt an ODP by June 2026.

This report provides a contextual overview of the draft ODP and areas that may be of interest for Richmond. It is recommended that staff advise City of Vancouver staff that the City of Richmond has no concerns with the proposed Official Development Plan as prepared by the City of Vancouver, and that the City of Vancouver continue to consult with the City of Richmond on issues related to transportation initiatives that may impact access to and from the City of Richmond and collaborate on regional housing and homelessness.



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

EH:cas

Att. 1: Vancouver Draft Official Development Plan (two-page version)

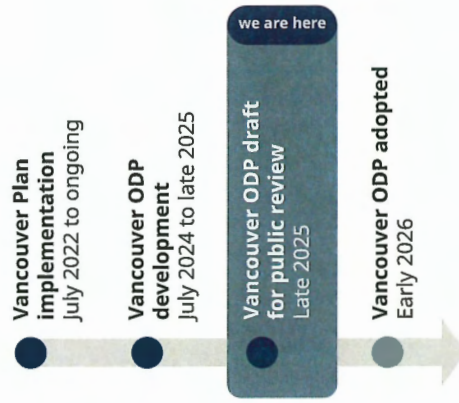
Vancouver Official Development Plan

What's Happening?

The City of Vancouver is inviting public feedback on the draft Official Development Plan (ODP), a city-wide policy that will be adopted by bylaw to guide how our city grows and changes over the next 30 years and beyond.

Planning Process

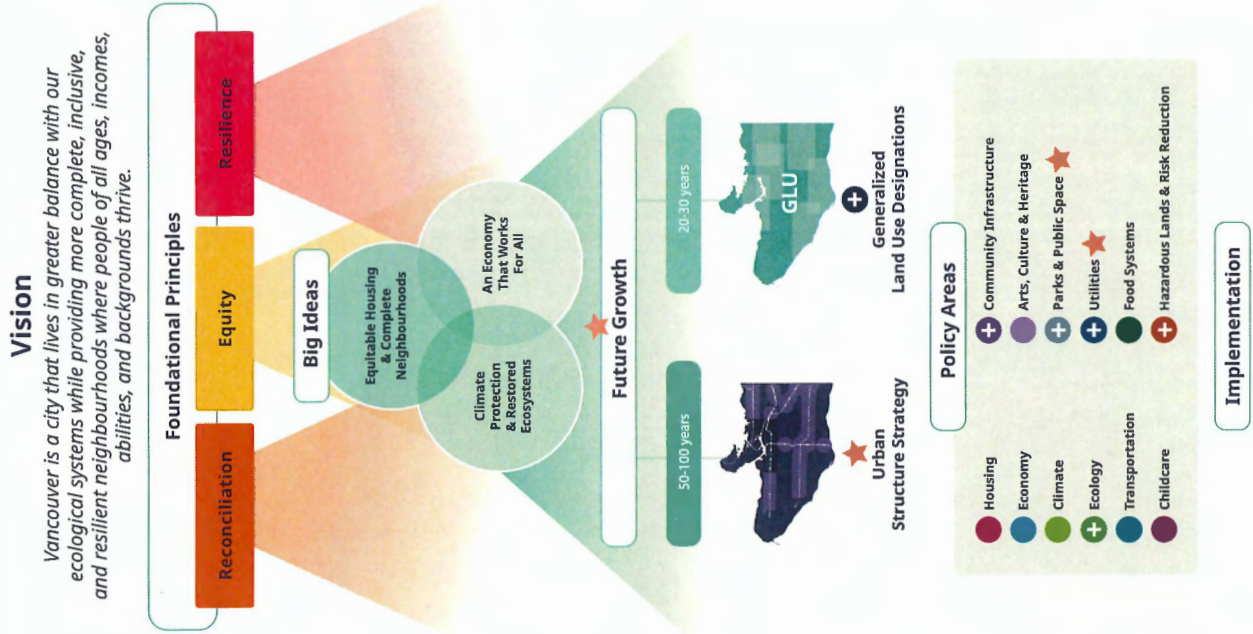
The draft Vancouver ODP builds on the Vancouver Plan, which was created after years of engagement. The Vancouver ODP keeps all content of the Vancouver Plan, adding more details, including a new map showing how land could be developed and used, along with new content required under provincial legislation.



The diagram to the right illustrates the key parts of the ODP. The following symbols show where new content has been added or where a title has changed since Vancouver Plan.

- ★ New name
- ⊕ New content

Key Parts of the ODP



Description of Each Part

Looking towards 2050 and beyond, the **Vision** statement reflects a unified vision for the future of Vancouver.

The three **Foundational Principles** were central to Vancouver Plan and will continue to be in the future ODP. They are woven throughout the ODP and build on approved Council direction.

The three **Big Ideas** from Vancouver Plan are aspirational ways of growing and changing Vancouver to reflect community priorities. These guide directions and policies on land use and city-building.

The **Future Growth** chapter (formerly the "Land Use Strategy") presents the long-range land use vision for achieving the Big Ideas of the Plan.

- The **Urban Structure Strategy** will guide area planning and policy over the coming decades.
- The **Generalized Land Use** designations includes a parcel-based map conveying existing development potential.

Policy areas underpin the overall land use vision and cover key city-building topics. Each policy area consists of a vision statement, key directions and policies to help realize the directions.

The **Implementation** chapter explains how the ODP will be realized over time.

Read the full draft ODP at
shapeyourcity.ca/odp

+ What's New?

- **Future Growth:** formerly the "Land Use Strategy" chapter in Vancouver Plan, now includes two key sections: the Urban Structure Strategy and new parcel-based Generalized Land Use (GLU) designations
- **Ecology:** new mapping and policy for Environmentally Sensitive Areas and an updated "Ecological Network Vision Map"
- **Community Infrastructure:** new directions and policies for public schools, campus institutions (e.g., colleges and hospitals), and community-serving institutional uses
- **Parks and Public Spaces:** new maps and policies to meet the City's future parks needs
- **Utilities:** new maps of water distribution, sewer and drainage infrastructure and new direction and policy for managing and reducing waste, and energy and communication
- **Hazardous Lands:** new chapter with policies and maps showing areas prone to flooding, extreme heat and areas vulnerable to impacts of earthquakes
- **Implementation:** updates to reflect new processes

How will the ODP be used?

Once adopted by by-law, the ODP will be used to guide policy development and land use decisions, such as rezonings, to make sure the city develops in ways that fit the vision of the ODP.

Generalized Land Use (GLU) Designations

What is a GLU designation?

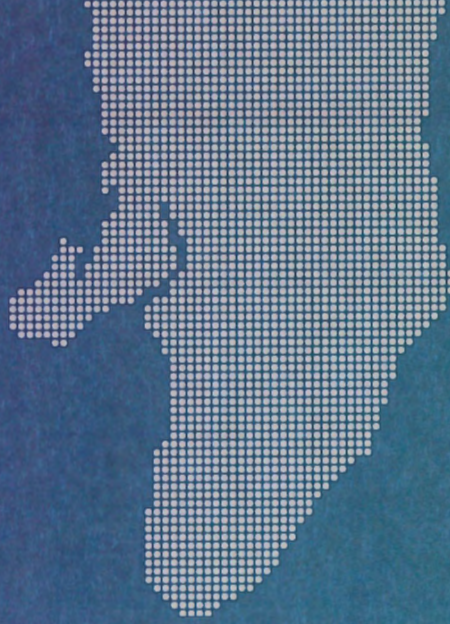
- A **GLU designation** provides an overview of the allowable land use(s) on a property parcels, including the maximum development potential under current policy and regulations.
- The **GLU map** shows the distribution of GLU designations across the city.
- The GLU designations do not create development rights or entitlements.
- Not all parcels will be able to achieve the maximums outlined in the designation.



Why is the GLU Map important?

New Provincial legislation (Bill 18) prohibits the City of Vancouver from holding public hearings for rezoning applications that include at least 50% residential floor space and that are also consistent with an ODP. Consistency with the GLU designation will be a primary way to assess whether an application is consistent with the ODP. Applications that are inconsistent with the GLU designation will require an ODP amendment.

Vancouver Official Development Plan (ODP)



Learn more: shapeyourcity.ca/odp

- Attend an event
- Read the information boards
- Explore the GLU map
- Review Frequently Asked Questions
- Share your comments

Contact Us:

odp@vancouver.ca

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City of Richmond

Report to Committee

To: Planning Committee **Date:** February 2, 2026
From: John Hopkins **File:** 01-0100-30-AADV1-01/2025-Vol 01
 Director, Policy Planning
Re: **Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program**

Staff Recommendations

1. That the Food Security and Agricultural Advisory Committee 2025 Annual Report, as presented in the staff report titled "Food Security and Agricultural Advisory Committee 2025 Annual Report and 2026 Work Program" dated February 2, 2026 from the Director, Policy Planning, be received for information; and
2. That the Food Security and Agricultural Advisory Committee's 2026 Work Program be approved.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF ACTING GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

The role of the Food Security and Agricultural Advisory Committee (FSAAC) is to provide advice to Council on food security and agricultural uses referred by Council or staff. This report presents the Committee's 2025 Annual Report for information and 2026 Work Program for approval.

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

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

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.4 Support agriculture and local food systems to enhance food security.

Analysis

2025 Annual Report

Activities undertaken by FSAAC are outlined in the 2025 Annual Report (Attachment 1). Highlights of the Committee's work included:

- Reviewed and commented on five development proposals related to or impacting agricultural activities. This included two Development Variance Permits, a Non-Farm Use Application, a Development Permit application that included an Alternative Farm Home Plate location, and a Non-Adhering Residential Use and corresponding Rezoning application.
- Received information from City staff on engineering updates, the Richmond Food Hub, and the City's Economic Development Strategy, as well as provided feedback for these initiatives.

As an Advisory Committee to Council, FSAAC's activities are fully supported by the City's operating budget.

In 2026, FSAAC will continue to promote food security and support issues as they relate to agriculture by bringing diverse community voices and perspectives to various City initiatives as requested.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) priorities for the Committee include:

- Review and comment on development proposals and soil deposit and removal applications.
- Receive updates and comment on various City policies and initiatives related to agriculture and food security.
- Receive updates and comment on City projects impacting agriculture.
- Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, Agricultural Land Commission (ALC), Metro Vancouver and others.
- Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with City staff.

The 2026 Work Program outlines FSAAC's priorities in the coming year to continue to advance the Committee's mandate of advising Council on food security and agricultural uses, and to act as a resource to Council on applications and referrals related to agriculture.

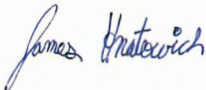
Financial Impact

None.

Conclusion

The FSAAC 2025 Annual Report provides a summary of the activities undertaken by the Committee during the 2025 calendar year. The FSAAC 2026 Work Program outlines the Committee's priorities for the upcoming year on providing advice and guidance to Council on food security and agricultural issues.

It is recommended that the FSAAC 2025 Annual Report be received for information and the 2026 Work Program be approved.



James Hnatowich
Planner 1
(604-247-4911)

JSH:cas

Att. 1: Food Security and Agricultural Advisory Committee 2025 Annual Report
2: Food Security and Agricultural Advisory Committee 2026 Work Program

**2025 Annual Report
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Results	Accomplishments/Comments
City and ALC Development Applications	Provided agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and commented on five development proposals related to or impacting agricultural activities. This included two Development Variance Permits, a Non-Farm Use Application, a Development Permit application that included an Alternative Farm Home Plate location, and a Non-Adhering Residential Use and corresponding Rezoning application.
Engineering Updates	Received for information and provided feedback to staff	<ul style="list-style-type: none"> Received information from City staff on recent construction within the City, including work on the dike, canal stabilization, Gilbert Road trunk sewer, and water main construction. Received information on challenges related to strain on City drainage infrastructure during times of significant rainfall overlapping with drainage from cranberry harvest. FSAAC provided feedback on best ways for the City to coordinate with cranberry farmers during times of heavy rain fall.
Richmond Food Hub Update	Received for information and provided feedback to staff	<ul style="list-style-type: none"> Received information on funding received by the City of Richmond towards establishing a food hub. FSAAC provided feedback to identify possible gaps and opportunities in food security and agriculture infrastructure, that could be accommodated through the food hub.
Richmond's Economic Development Strategy	Received for information and provided feedback to staff.	<ul style="list-style-type: none"> Received information from City staff regarding the City's Economic Development Strategy. FSAAC provided feedback to identify what actions and initiatives the City is currently implementing effectively, what the challenges are, and what practical steps can be taken to improve agriculture and food security within the City.

List of Applications Reviewed in 2025

Application/ Referral	Address	Proposal
AG 25-017928	14671 Williams Road	<ul style="list-style-type: none"> • A Non-Farm Use application to allow development of a sand storage operation and commercial parking.
AG25-016791/ RZ25-015421	17720 River Road	<ul style="list-style-type: none"> • A Non-Adhering Residential Use and Rezoning application to permit an additional residential structure to be used for farm labour accommodations.
DV 25-015419	17720 River Road	<ul style="list-style-type: none"> • Fast-track Development Variance Permit application to increase the amount of impermeable surface flooring in an agricultural building.
DV 24-012933 / SD 24-012891	12791 / 12951 Blundell Road	<ul style="list-style-type: none"> • An application for a variance to provisions for minimum lot area permitted for a subdivision, side yard setback, and amount of impermeable surface flooring permitted in agricultural buildings.
DP22-022003	14511 Westminster Highway	<ul style="list-style-type: none"> • An Environmentally Sensitive Area Development Permit that included a component for an alternative farm home plate.

**2026 Work Program
Food Security and Agricultural Advisory Committee**

Projects/Initiatives	Expected Results	Objectives/Deliverables
City and ALC Development Applications	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review City and ALC development applications. • Provide comments to applicants.
Soil Deposit and Removal Applications in the ALR	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review soil applications (deposit or removal) in the ALR. • Provide comments to applicants.
City Policy Initiatives	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Review issues related to agriculture and food security policy (incl. applicable components of the OCP update). • Provide comments to staff.
Engineering	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on drainage and irrigation projects impacting agriculture. • Provide comments to staff.
Transportation	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on transportation projects impacting agriculture. • Provide comments to staff.
Parks	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on park related projects impacting agriculture (incl. Garden City Lands). • Provide comments to staff.
Environment	Agricultural and food security advice to Council	<ul style="list-style-type: none"> • Receive updates from City staff on environmental initiatives impacting agriculture. • Provide comments to staff.
Public awareness and local food security	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> • Receive updates from external stakeholders on issues impacting agriculture and food security, including Ministry of Agriculture, ALC, Metro Vancouver and others. • Explore opportunities to raise public awareness of local farming, farmer's markets, and local food products, produce and programs, in coordination with City staff.



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 2, 2026
From: John Hopkins **File:** 01-0100-30-ACEN1-01/2025-Vol 01
 Director, Policy Planning
Re: **Richmond Advisory Committee on the Environment 2025 Annual Report and 2026 Work Program**

Staff Recommendations

1. That the Richmond Advisory Committee on the Environment 2025 Annual Report as presented in the staff report titled "Richmond Advisory Committee on the Environment 2025 Annual Report and 2026 Work Program", dated February 2, 2026 from the Director, Policy Planning, be received for information; and
2. That the Advisory Committee on the Environment's 2026 Work Program be approved.

John Hopkins
 Director, Policy Planning
 (604-276-4279)

Att. 2

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

Staff Report

Origin

The role of the Advisory Committee on the Environment (ACE) is to provide advice to Council on environmental issues of concern to the community and receive information and offer feedback on City initiatives and projects in support of the City's sustainability goals and objectives. This report presents the Committee's 2025 Annual Report for information and 2026 Work Program for approval.

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

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

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

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

This report supports Council's Strategic Plan 2022-2026 Strategy #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

Analysis

2025 Annual Report

Activities undertaken by ACE are outlined in the 2025 Annual Report (Attachment 1). Highlights of the Committee's work included:

- A follow-up summary and update on the City's 2024 Zero Step Code Standards by City staff was provided to Committee to review and provide feedback.
- An update on the progress on the Landsdowne Park Master Plan was provided to the Committee by City staff and the Committee provided comments to further enhance the design of the Master Plan.
- An annual update on the City's waste reduction efforts and waste management was provided to the Committee by City staff with a focus on the Bike Reuse Program and repairs to used materials through collaborative efforts between the City and external stakeholders.
- Amendments to Air Quality Management Fees, which are regulated and collected by Metro Vancouver, was presented to the Committee for feedback.

- The update to the City's Environmentally Sensitive Areas, as a component of the Targeted Update to the Official Community Plan and as follow up to previous year's engagement with the Committee, was presented to the Committee by City staff.

As an Advisory Committee to Council, ACE's activities are fully supported by the City's operating budget.

In 2026, ACE will continue to provide guidance to Council on achieving a sustainable environment and promoting awareness on a wide range of environmental issues.

2026 Work Program

The proposed 2026 Work Program (Attachment 2) priorities for the Committee include:

- Provide feedback on a number of projects and initiatives with an environmental component being led by a variety of departments in support of the City's sustainability goals.
- Receive a presentation on the Richmond Nature Park's Hydrogeological and Biophysical Assessment from the City's Parks Services.
- Receive an update and provide feedback on Terra Nova Rural Park Program Plan from the City's Parks Services.
- Provide feedback on environmental policies proposed in the City's Official Community Plan as part of the ongoing targeted updates to the Official Community Plan.
- Receive an overview and provide preliminary feedback on Habitat Banking Update with a focus on habitat banking initiatives and next steps.
- Information sharing by the Council liaison and staff liaison to the ACE on environmental issues, including updates from representatives that participate in the Food Security and Agricultural Advisory Committee (FSAAC) and Vancouver International Airport Environmental Advisory Committee (YVR EAC).

The 2026 Work Program outlines ACE's priorities in the coming year to continue to advance the Committee's mandate of advising Council on environmental issues, and to act as a resource to Council on issues related to the environment.

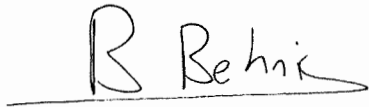
Financial Impact

None.

Conclusion

The ACE 2025 Annual Report provides a summary of the activities undertaken by the Committee during the 2025 calendar year. The ACE 2026 Work Program outlines the Committee's priorities for the upcoming year on providing advice and guidance to Council on achieving a sustainable environment and promoting awareness on a wide range of environmental issues.

It is recommended that the ACE 2025 Annual Report be received for information and the 2026 Work Program be approved.

A handwritten signature in black ink that reads "B Behnia". The signature is written in a cursive style and is positioned above a horizontal line.

Babak Behnia
Planner 2
(604-204-8639)

BB:cas

Att. 1: Advisory Committee on the Environment 2025 Annual Report
2: Advisory Committee on the Environment 2026 Work Program

**2025 Annual Report
Advisory Committee on the Environment (ACE)**

Projects/Initiatives	Results	Accomplishments and Comments
Recycling and Solid Waste Management	Received information about and provided input to staff on recycling and solid waste management programs and infrastructure in Richmond.	<ul style="list-style-type: none"> City staff provided a presentation on the City Bike Repair Program as part of the City's "Rethink Waste" Initiative and part of the wider circular economic modelling and sustainability.
Official Community Plan (OCP) Targeted Update	Updates on the Environmentally Sensitive Areas (ESA) Development Permit Guidelines and Updated Map of the ESA in the OCP	<ul style="list-style-type: none"> City staff provided an update on the ESA DP Guidelines and Mapping of the ESA as recommended by the City-hired consultant to the Committee as an ongoing engagement with the Committee relating to the Targeted Update of the OCP.
Lansdowne Parks Master Plan	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> The Master Plan for Lansdowne Major Park was brought back to the Committee by City staff to provide feedback on the refined public space design and programming.
Metro Vancouver Projects	Information sharing and obtained feedback from the Committee	<ul style="list-style-type: none"> Staff from Metro Vancouver provided an overview of the proposed amendment to the Regional Government's Air Quality Management Fees.
Circular Economy	Information sharing	<ul style="list-style-type: none"> City staff provided ongoing feedback and input on the Circular City Strategy focusing on a recent collaboration between Richmond and Langara College on recreating furniture using repurposed materials at the Langara College Maker's Laboratory.
Economic Development	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> City staff provided a presentation on the City's Doughnut Economy strategy and related principles and received feedback on next steps of refinement on this strategy.
Wildlife and Environmental Management	Information sharing.	<ul style="list-style-type: none"> City staff provided the Committee with an overview on mosquito and rodent pest management issues, challenges, opportunities as well as strategies.
District Energy	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> Staff from Lulu Island Energy Company (Richmond) provided a presentation on the state of Richmond's District Energy system as well as introduce the new facility being planned (Sewer Heat Recovery Central Plant).

Projects/Initiatives	Results	Accomplishments and Comments
Zero Carbon Code for Richmond's Building Regulations Bylaw	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> An updated overview by City staff to the Committee on the City's approach in adopting the new Zero Carbon Step Code standards for various types of buildings to be built in the future and in line with the City's CEEP 2050 targets.
Information sharing	Information sharing amongst ACE members, Council and staff.	<ul style="list-style-type: none"> Monthly updates provided by the Council and staff liaisons to the ACE. Information sharing between the Food Security and Agricultural Advisory Committee (FSAAC) and the ACE.

ATTACHMENT 2

**2026 Work Program
Advisory Committee on the Environment**

Projects/Initiatives	Expected Results	Objectives and Deliverables
Park Programs – Initiatives	Information and awareness	<ul style="list-style-type: none"> • Updates and overview on the Terra Nova Rural Park Program Plan (Phase Three).
Parks – Partners for Beautification	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Provide project updates on the work to update and enhance the Partners for Beautification program at the City.
Nature Park Hydrogeological and Biophysical Assessment	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Provide an overview of the study, including objectives, findings, and potential opportunities for bog conservation.
Environmental education and awareness	Information and awareness	<ul style="list-style-type: none"> • Tour of Iona Island Wastewater Treatment Plant (External Lead – Metro Vancouver).
Official Community Plan Targeted Update	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Engage with the Committee on the progress of and updates to the policies and guidelines pertaining to Environmental Protection and Enhancement.
Circular Economy	Information and awareness	<ul style="list-style-type: none"> • Follow up overview and update on the City’s Material Flow Analysis and related projects.
Ecological Network Management	Information and awareness	<ul style="list-style-type: none"> • Riparian Management Area (RMA) overview and updates. • Habitat Banking updates, initiatives and next steps. • Metro Vancouver Stormwater Adaptive Management Framework (AMF) and the City’s Integrated Rainwater Resource Management Strategy (IRRMS) Updates.
Wildlife and Environmental Management – Projects	Information and awareness	<ul style="list-style-type: none"> • Provide information on breeding bird season considerations, nest management, bird boxes, collision studies, habitat restoration approaches. • Pesticide Use Permit (PUP) overview in terms of regulatory and management considerations related to knotweed species in the pesticide-free-zone.
Dike Master Plan	Information and awareness	<ul style="list-style-type: none"> • Presentation of preliminary findings on nature-based solution to diking design and upgrades.
Recycling and Solid Waste	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Receive information about the City’s reporting on recycling and solid waste management and updates on initiatives and programs.

Projects/Initiatives	Expected Results	Objectives and Deliverables
Emergency Preparedness	Information and awareness Obtain feedback	<ul style="list-style-type: none"> • Provide information on the role of Emergency Programs at the City and preparedness education in relation to severe weather and climate adaptation.
YVR Environmental Advisory Committee	Information sharing and awareness	<ul style="list-style-type: none"> • Presentation on the YVR Annual Sustainability Report.
Information sharing	Education and awareness	<ul style="list-style-type: none"> • Regular updates on matters related to sustainability and the environment arising from Council/committee. • Regular updates on the activities of the Food Security and Agricultural Advisory Committee and YVR Environmental Advisory Committee.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Lloyd Bie, P.Eng.
 Director, Transportation
Re: Review of Requirement for Bike Bells

Date: January 19, 2026
File: 10-6500-01/2025-Vol
 01

Staff Recommendations

1. That Option 3 as described in the report titled "Review of Requirement for Bike Bells" dated January 19, 2026, from the Director, Transportation be approved; and
2. That the Traffic Bylaw No. 5870, Amendment Bylaw No. 10718, to include the provision of bicycle bells, be introduced and given first, second and third readings.

Lloyd Bie P. Eng.
 Director, Transportation
 (604-276-4131)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
RCMP	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

At July 23, 2025, Council meeting, the following motion was endorsed by Council.

That staff look at the options for bells or other noise-making devices on bicycles, e-bikes, scooters, and other micro-mobility devices.

This report responds to this referral.

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

The BC Motor Vehicle Act (MVA) governs regulations for cyclists, including e-bikes and e-scooters. Cyclists are generally subject to the same rules as drivers, including having to yield to pedestrians. The MVA requires e-scooters to be equipped with a bell or horn so riders can use a consistent and courteous method to communicate their presence to others compared to verbal notification to warn others. However, the MVA does not require the same for bicycles or e-bikes. This creates inconsistencies, as e-scooter riders must have a bell, but cyclists are not legally required to have one.

To address this inconsistency, municipalities can adopt bylaws requiring bells on bicycles.

Options to Encourage Use of Bicycle Bells

Bike bells serve as an effective warning device to alert pedestrians and other users of an approaching bike, particularly in busy areas when cyclists are passing from behind.

The City's Traffic Bylaw currently includes safety equipment requirements for bicycles, such as brakes and reflectors. Bells are referenced in the Traffic Bylaw, however, the bell-related regulation is outdated, as it only addresses excessive use, not the requirement for a bicycle to be equipped with a bell. There are several options to promote the use of bells, or similar noise-emitting devices, by cyclists to warn pedestrians when approaching or passing.

Option 1 - Status Quo

Option 1 relies on the existing courtesy signs on shared pathways in the City that include messaging for cyclists to yield to pedestrians, as well as cyclists' voluntary use of bike bells. Staff have not received concerns or requests from the public regarding the lack of bell use or other audible warning by cyclists on shared pathways. Option 1 does not propose any bylaw changes.

Option 2 - Enhanced Education

Option 2 includes amplifying messaging related to appropriate use of ringing a bell, or other device, to alert pedestrians when cyclists are passing as part of the City's ongoing cycling education campaigns. Option 2 does not propose any bylaw changes.

Option 3 - Bylaw Amendment and Enhanced Education (Recommended)

Option 3 involves introducing Amendment Bylaw No. 10718 to Traffic Bylaw No. 5870 which includes the requirement for bicycles to be equipped with bells to align with the regulations of the MVA for e-scooters. This option recommends bylaw amendments to enhance safety and courtesy on roads and multi-use pathways with the requirement of a bell to warn pedestrians of a cyclist's approach. This would be consistent with other cities in the Lower Mainland, including Vancouver, Whiterock and Coquitlam, that have bylaw requirements for bicycle bells.

With the rising popularity of e-scooter and e-bikes, establishing the bylaw requirement of bike bells creates a uniform expectation across all devices and addresses the inconsistency in the MVA. Introduction of this proposed bylaw amendment would be timely given the expansion and popularity of the City's shared pathway system that creates many interactions amongst various users. For example, the Railway Greenway averages over 1,200 users a day and as of December 15, 2025, data from the 18 existing bike counters on shared pathways have registered over 2,000,000 users in 2025.

As the bylaw can only require devices to be equipped with a bell, complementary education is important to reinforce its appropriate use. As part of this option, messaging related to appropriate usage of ringing a bell to alert pedestrians when cyclists are approaching or passing would be included as part of the City's ongoing cycling education campaigns.

Enforcement

The Richmond RCMP advises that targeted enforcement of the requirement for bike bells, similar to other cycling requirements, will occur when the opportunity is afforded. The RCMP is also committed to enforcement of higher priority violations such as "hotspots" in the City, identified as a result of high collision statistics through intelligence led data analysis that they prioritize. The City will continue to monitor and analyze cycling data and collaborate with the RCMP to mitigate violations when and where applicable.

Financial Impact

None.

Conclusion

Staff recommend updating the City's Traffic Bylaw to require all bicycles to be equipped with bells to enhance safety between cyclists and other road users as the use of a bell will signal the presence of an approaching bicycle.

January 19, 2026

- 4 -

Amendment Bylaw No. 10718 to the Traffic Bylaw No. 5870 further clarifies and establishes that bicycle bells be required when operating bicycles, e-bikes and e-scooters. Ongoing and enhanced education efforts will continue in collaboration with the Richmond RCMP and other stakeholders to reinforce the appropriate use of bells by cyclists to warn pedestrians when passing.



Sonali Hingorani, P.Eng.
Manager, Transportation Planning and New Mobility
(604-276-4049)

SH:sh



Traffic Bylaw No. 5870
Amendment Bylaw No. 10718

The Council of the City of Richmond enacts as follows:

- 1. Traffic Bylaw No. 5870, as amended, is further amended by deleting Section 28.2 and replacing it with the following:
28.2 Every bicycle, e-bike or e-scooter when operated upon a street, bicycle lane or designated shared pathway shall be equipped with reflectors in good condition, and it shall be unlawful for any bicycle, e-bike or e-scooter to be equipped with a siren or whistle.
2. Traffic Bylaw No. 5870, as amended, is further amended by adding a new Section 28.3 as follows:
28.3 No person shall ride a bicycle, e-bike or e-scooter upon a street, bicycle lane, or designated shared pathway unless the bicycle, e-bike or e-scooter is equipped with a bell, or similar device, capable of being used as a warning.
3. This Bylaw is cited as "Traffic Bylaw No. 5870, Amendment Bylaw No. 10718".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND
APPROVED for content by originating dept: OS
APPROVED for legality by Solicitor BRB

MAYOR

CORPORATE OFFICER



To: General Purposes Committee **Date:** January 26, 2026
From: Marie Fenwick **File:** 11-7000-01/2025-Vol
Director, Arts, Culture and Heritage Services 01
Re: **Richmond Celebrates Soccer Signature Event Location and Proposed
Business Terms for a Contribution Agreement**

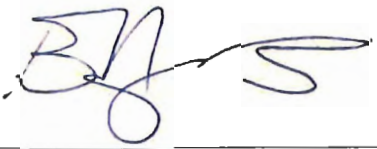


Staff Recommendations

1. That Option 1 – Aberdeen Neighbourhood Park be approved as the preferred location for the Richmond Celebrates Soccer Signature Event as detailed in the report titled “Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement”, dated January 26, 2026, from the Director Arts, Culture and Heritage Services;
2. That the proposed business terms, as detailed in Table 3 in the report titled “Richmond Celebrates Soccer Signature Event Location and Proposed Business Terms for a Contribution Agreement”, be approved for the development of contribution agreements with Tourism Richmond and the Richmond Hotel Association; and
3. That staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer, and the General Manager, Parks, Recreation and Culture, to negotiate and execute the contribution agreements and related documentation with Tourism Richmond and the Richmond Hotel Association for the Richmond Celebrates Soccer program.

CM Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 1

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

Staff Report

Origin

At the Council Meeting held on November 25, 2024, staff presented a report titled “Response to Referral – Richmond Celebrates FIFA World Cup 26”, dated October 28, 2024, from the Director, Intergovernmental Relations and Corporate and Strategic Planning.

Council passed the following resolution as a result of this report:

- (1) That the “New Campaign” option to celebrate the Fédération Internationale de Football Association (FIFA) World Cup 2026 (FIFA World Cup 26) in Richmond, as detailed in the staff report titled “Richmond Celebrates FIFA World Cup 26 – Response to Referral,” dated October 28, 2024, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be endorsed for the purposes of continuing with planning and partner engagement;*
- (2) That one-time funding of the associated budget as outlined in the report be considered as part of the 2025 budget process;*
- (3) That staff be directed to bring back the final schedule with all details including funding for each category by the end of 2025; and*
- (4) That up to \$5,000 be allocated, within the existing budget, to each Community Centre to be taken from the Kickoff Events and the Community Events and Viewing Parties aspect of the budget and for the programming to be approved by the City.*

At the December 15, 2025, General Purposes Committee meeting, staff responded to parts three and four of the above referral in a report titled “Richmond Celebrates Soccer – Schedule and Funding Allocations”, dated November 24, 2025, from the Director, Arts, Culture and Heritage Services.

Council passed the following resolution as a result of this report:

- (1) That the Richmond Celebrates Soccer schedule and funding allocations, as detailed in the staff report titled "Richmond Celebrates Soccer – Schedule and Funding Allocations", dated November 24, 2025, from the Director, Arts, Culture and Heritage be approved; and*
- (2) That staff be directed to review and bring back additional information on:*
 - (a) potential event locations for the Signature event; and*
 - (b) policing budget; and*
- (3) That staff negotiate the potential contract between the parties and provide to Council prior to approval.*

The purpose of this report is to respond to parts 2 and 3 of the resolution above and to provide additional information in regards to the budget.

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.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

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

Analysis

Background

On November 25, 2024, Council endorsed the Richmond Celebrates FIFA World Cup '26 (now called Richmond Celebrates Soccer) program for the purposes of continuing with planning and partner engagement. This program includes a wide arrange of initiatives including a grant program, a kick-off event, community events and watch parties, and a signature event scheduled to take place in Richmond during the FIFA World Cup '26 period from June 12 to July 19, 2026. The schedule and funding allocations were approved by Council on December 17, 2025. Program details are provided in Attachment 1.

Signature Event Location

In order to assess various potential locations for the Signature Event scheduled for July 19, 2026, an evaluation matrix was developed to assess the relative strengths of several locations. While City-wide sites were initially considered, the options were narrowed down to five potential locations considered suitable for this type of event for the purposes of this evaluation: Aberdeen Neighbourhood Park, Minoru Park Annex Green Space and Cultural Centre Plaza, Minoru Park Oval, City Hall Outdoor Plaza, and Brighthouse Neighbourhood Park. The complete Richmond Celebrate Soccer Signature Event Location Analysis is provided in Table 1.

Staff recommend that the Signature Event take place in Aberdeen Neighbourhood Park for the following reasons:

- Aberdeen Neighbourhood Park can host up to 5,000 people at one time, an appropriate size for the estimated attendance throughout the day;
- There are no scheduled park users that will be displaced;
- There is no potential parking impact or user impact to the Minoru precinct facility programs and services;
- It is in close proximity and well-served by public transit;
- Staff will work with surrounding businesses to secure additional event parking within walking distance if possible;
- The site is easily served by a shuttle with Park and Ride locations in relatively close proximity, including at City Hall and Cambie Community Centre;
- It is a walkable distance from adjacent residential areas;
- The Richmond Seniors Society is hosting a viewing party in Minoru Park on June 18, 2025. Hosting the Signature Event at Aberdeen Neighbourhood Park provides an opportunity to spread the Richmond Celebrates Soccer program to a different venue;

- Richmond Celebrates Soccer provides an opportunity to showcase Aberdeen Neighbourhood Park to new users; and
- Aberdeen Neighbourhood Park’s amenities were designed to support this type of event with a built-in plaza, stage, access to power, good sightlines and washroom facilities.

Table 1 – Richmond Celebrate Soccer Signature Event Location Analysis

	Aberdeen Neighbourhood Park (Recommended)	Minoru Park Annex Green Space and Cultural Centre Plaza	Minoru Park Oval	City Hall Outdoor Plaza	Brighthouse Neighbourhood Park
Parking On Site	Limited street parking.	Parking available but in high demand by regular visitors to Minoru Precinct Facilities and Park.	Parking available but in high demand by regular visitors to Minoru Precinct Facilities and Park.	Parking available but in high demand by regular visitors to Minoru Precinct Facilities and Park.	Parking available but in high demand by regular visitors to Minoru Precinct Facilities and Park.
Parking Off Site	All sites offer options for shuttles from other locations.				
Maximum Capacity of Area at One Time	Up to 5,000.	Up to 3,000.	Up to 10,000.	Up to 1,000.	Up to 5,000.
Security of Site	All sites will require similar safety and security measures including security, traffic control and first aid.				
Displacement of Public	Minimal.	Minimal.	Minoru Track and Field Users.	Minimal.	Minimal.
Transportation Considerations	All have access to transit and allow for shuttle bus drop off and pick up				
Road Closure and Traffic Control Requirements	Road Closure and Traffic Control Required.	No Road Closure, Minimal Traffic Control.	No Road Closure, Minimal Traffic Control.	No Road Closure, Minimal Traffic Control.	No Road Closure, Minimal Traffic Control.
Base Amenities Available	Access to power and some washrooms. All sites would require additional washrooms.				
Additional Amenities Available	Raised stage.	None.	None.	Raised Stage.	None.

Richmond Celebrates Soccer Funding Allocations

Table 2 below provides additional detail on the recommended allocation of the Council-approved \$600,000 Richmond Celebrates Soccer Budget. \$400,000 of funding comes from Tourism Richmond and the Richmond Hotel Association and \$200,000 from the City.

Table 2 – Richmond Celebrates Soccer Funding Allocation

Area	Proposed Richmond Celebrates Soccer Budget Allocation	Funding Source – City of Richmond	Funding Source – Tourism Richmond/Richmond Hotel Association
Kick-Off Event <ul style="list-style-type: none"> • Event programming including entertainment and site activations; • Safety and security including first aid; and • Volunteer resources including refreshments and recognition. 	\$10,000	\$10,000	\$0
Nine Community Events and Viewing Parties (Community Recreation Association/Society Events) <ul style="list-style-type: none"> • Up to \$5,000 allocated to each of the nine Community Recreation Associations/Societies to deliver programs described in Attachment 1. 	\$45,000	\$45,000	\$0
Richmond Kicks Grant Program (Stream 1 and 2) <ul style="list-style-type: none"> • All funds to be distributed to successful Community Celebration Grant applicants (to be approved by Council) and successful Neighbourhood Block Party Applicants. 	\$35,000	\$12,000	\$23,000
Signature Event <ul style="list-style-type: none"> • Event infrastructure rentals and delivery costs including tents, fencing, portable washrooms, tables, chairs, and power; • Labour costs for site; preparation including set up and take down; • Event programming including site décor, entertainment, and site activations; 	\$180,000	\$0	\$180,000

Area	Proposed Richmond Celebrates Soccer Budget Allocation	Funding Source – City of Richmond	Funding Source – Tourism Richmond/Richmond Hotel Association
<ul style="list-style-type: none"> • Volunteer resources including refreshments and recognition; • Traffic control and road closure; and • Safety and security including first aid and security guards. 			
<p>Technical Needs and Activation Kit</p> <ul style="list-style-type: none"> • Viewing licence (cost unknown at this time); • Screen rentals and technical support including a/v technician for the 11 viewing events detailed in Attachment 1; and • Activation Kit for Community Events including tables, chairs, umbrellas, tents, generator, small screen and projector, activity kits. 	\$150,000	\$63,000	\$87,000
<p>Event Production</p> <ul style="list-style-type: none"> • Richmond Celebrates Soccer signage and banners; • Temporary staff to support event planning and delivery; and • Deliveries to Community Events and Viewing Parties. 	\$125,000	\$52,000	\$73,000
<p>Marketing and Materials</p> <ul style="list-style-type: none"> • Advertising buys to support the overall Richmond Celebrates Soccer campaign including social media advertising, posters, and other marketing materials. 	\$30,000	\$10,000	\$20,000
<p>Contingency</p>	\$25,000	\$8,000	\$17,000
<p>Total</p>	\$600,000	\$200,000	\$400,000

Richmond Celebrates Soccer Policing Budget

FIFA World Cup 26 Safety and Security Plan

For the past two years, security for the FIFA World Cup in British Columbia has been led by BC RCMP's Security Coordination and Operational Response 2026 (SCORE26) unit. SCORE26 is a partner agency that coordinates close collaboration and intelligence sharing with a variety of police agencies and municipal entities across British Columbia. The organization plays a vital role in efforts to deliver a secure environment across all related venues, ensuring that all participants and attendees remain safe and secure at all FIFA World Cup events. Richmond RCMP has two officers currently involved with this unit.

Richmond Celebrates Soccer Program

Richmond RCMP has reviewed the City's Richmond Celebrates Soccer program of events and anticipates that any required RCMP personnel for these events can be accommodated within the current Council-approved budget. For strategic reasons, the specific number of officers and related costs per venue cannot be shared at this time. The Officer in Charge (OIC) of the Richmond RCMP has advised that SCORE26 organizers indicate that the detachment will not be "tapped" for additional resources. In essence, this indicates that the full complement of detachment personnel will be available for regular policing duties in Richmond. Additionally, plans are in the works to establish a support pool of officers from outside the City to respond to unplanned events or emergencies, thereby enhancing readiness and flexibility in resources.

In addition to support from Richmond RCMP, further safety and security measures will be implemented, including traffic barriers, traffic control, and security guards, as required for each event. The associated costs are included in the event budget.

Agreements with Tourism Richmond and the Richmond Hotel Association

Tourism Richmond and the Richmond Hotel Association have indicated support to provide \$400,000 of the \$600,000 cost for the Council-approved Richmond Celebrates Soccer program. Should Council approve the following proposed business terms for agreements with Tourism Richmond and the Richmond Hotel Association they will serve as the basis for the development and execution of a contribution agreement with each organization.

Table 3 – Summary of Proposed Business Terms for Agreements with Tourism Richmond and the Richmond Hotel Association

Topic	City of Richmond	Tourism Richmond/ Richmond Hotel Association
Contribution Amount	N/A	Tourism Richmond – \$250,000. Richmond Hotel Association – \$150,000.
Required Services	The City will deliver the Richmond Celebrates Soccer Event Program as detailed in Attachment 1.	Tourism Richmond will participate in the Richmond Celebrates Soccer Working Group and support the marketing and communication of the Richmond Celebrates Soccer program.

Topic	City of Richmond	Tourism Richmond/ Richmond Hotel Association
Staff, Contractors and Volunteers	The City will be responsible for engaging and supervising all staff, volunteers, and contractors required to deliver the Required Services.	N/A
Designated Representative	The City will appoint the Program Manager, Events, or his/her designate as its representative and primary liaison with Tourism Richmond/Richmond Hotel Association for all matters related to the Required Services.	Tourism Richmond/Richmond Hotel Association will designate an individual to serve as its representative and primary liaison with the City and provide the City with that individual's current contact information.
Marketing and Communications	The City reserves the right to require Tourism Richmond/Richmond Hotel Association to direct all communications to the City.	<p>Tourism Richmond/Richmond Hotel Association will have the opportunity to be recognized in marketing materials and through site signage and activations at the Richmond Celebrates Soccer Events.</p> <p>Tourism Richmond/Richmond Hotel Association shall at its own expense:</p> <ul style="list-style-type: none"> • Provide copy and digital assets to support the City's promotion of Richmond Celebrates Soccer activities as appropriate; and • Not act as or portray itself as the City's representative in any matter.
City Name, Logo and Symbols	<p>The City will provide guidelines regarding the permitted use of its name, logo, symbols and other intellectual property marks.</p> <p>The City will not use Tourism Richmond's/Richmond Hotel Association's intellectual property marks without prior written approval.</p>	<p>Tourism Richmond/Richmond Hotel Association will provide guidelines regarding the permitted use of their name, logo, symbols and other intellectual property marks.</p> <p>Tourism Richmond/Richmond Hotel Association will not use the City's intellectual property marks without the City's prior written approval.</p>
Indemnity	N/A	Tourism Richmond/Richmond Hotel Association will indemnify, defend and hold harmless the City and its personnel from all losses, liabilities or damages suffered as a result of any claims, demands or judgments arising from the Agreement, Required Services, or use or occupation of the Premises or Site except such liability, loss, or damage which is the result of, or arising out of, the sole negligence of the City.

Financial Impact

None. Funding for the Richmond Celebrates Soccer program has been approved and is included in the Consolidated 5 Year Financial Plan (2026–2030).

Conclusion

The Richmond Celebrates Soccer program includes a wide arrange of initiatives, including a grant program, a kick-off event, community events and watch parties, and a signature event scheduled to take place in Richmond during the FIFA World Cup '26 period from June 12 to July 19, 2026. Staff recommend hosting the Signature Event in Aberdeen Neighbourhood Park. Staff also recommend entering into agreements with Tourism Richmond and the Richmond Hotel Association to accept their contribution of \$400,000 to deliver the Council-approved Richmond Celebrates Soccer program.



Dee Bowley-Cowan
Program Manager, Events
604-276-4320

Att. 1: Council-Approved Richmond Celebrates Soccer Event Program

Council-Approved Richmond Celebrates Soccer Event Program

The table below provides the location, date and a brief description of the proposed Richmond Celebrates Soccer event programs.

Each of the Associations/Societies have submitted a proposal that has been reviewed by staff and have demonstrated a realistic plan and budget for their proposed events. All of the Associations/Societies have requested \$5,000 to support their event.

All the events below will be free and open to the public, will have access to a large screen provided by the City to broadcast soccer matches and feature a mix of soccer themed activities and programming.

Event	Organizer/ Partner	Location	Date	Event Description
World Soccer Day Kick-Off Event	The City, Richmond Olympic Oval, and Richmond School District No. 38	Richmond Olympic Oval	June 12, 2026	<p>Overview: The City and the Richmond Olympic Oval will invite Richmond School District No. 38 classrooms to an event to explore the Richmond Olympic Experience (ROX), celebrate soccer with field instruction, music, and activities during school hours. After the school program is completed, the public will be invited to view FIFA games on the fields, enjoy cultural entertainment and a BBQ.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • School-registered soccer activities and instruction; • School education visits of the ROX; • Foosball Canada Tournament – professional and amateur; • Viewing of the FIFA games; • After school event, Public BBQ and soccer activities; and • The City’s soccer event kit activities. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • 1,500 participants for the school program. • 1,500 participants for the public program.

Event	Organizer/ Partner	Location	Date	Event Description
Hamilton's Soccer Slam	Hamilton Community Association	Hamilton Community Park	June 14, 2026	<p>Overview: Hamilton Community Association Richmond Celebrates Soccer event will include an outdoor viewing party and family-friendly activities.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Food and beverage trucks with picnic seating; • Inflatable attractions: ball races, iBubble soccer, soccer dome ball bounce; and • Soccer-themed craft stations. <p>Estimated Attendance: Up to 1,000 participants.</p>
Minoru Match Day Meet-up	Minoru Senior Society	Minoru Park at the Minoru Centre for Active Living Plaza	June 18, 2026	<p>Overview: A vibrant community event that brings people together to celebrate soccer through entertainment and cultural activities.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Soccer themed activities and crafts; • Live entertainment and performances; • Community partner activations; and • A focus on play, culture, and connection. <p>Estimated Attendance: Up to 1,000 participants.</p>
City Centre Celebrates Soccer	City Centre Community Association	Garden City Community Park	June 21, 2026	<p>Overview: A dual celebration of soccer and Indigenous culture with interactive activities and learning opportunities.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Traditional Indigenous games and cedar weaving; • Indigenous food offerings, including Bannock; • Soccer activities: soccer dart board, arts and crafts; and • Partnership with local Indigenous organizations and celebration of Indigenous athletes. <p>Estimated Attendance: Up to 1,000 participants.</p>

Event	Organizer/ Partner	Location	Date	Event Description
Thompson Community Picnic	Thompson Community Association	Thompson/ Burnett Community Park	June 24, 2026	<p>Overview: A soccer-themed twist on the annual community picnic featuring global soccer spirit and cultural performances.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Soccer Zone: Mini Obstacle Course, Goalkeeper Challenge, Target Kick Wall; • Roving freestyle soccer performers; • Live entertainment: multicultural music, halftime dance show; • Community partner booths with soccer-inspired activities; and • International soccer anthems and cultural showcases. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • Up to 1,000 participants.
Burkeville Daze	Sea Island Community Association	Burkeville Neighbourhood Park	June 28, 2026	<p>Overview: A community event highlighting soccer excitement through interactive activities.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Soccer drills and creative art stations; • Community partner booths with soccer-themed activities; and • Fun for all ages with active and creative experiences. <p>Estimated Attendance: Up to 1,000 participants.</p>
The Cambie Kick-Off	East Richmond Community Association	Cambie Community Centre Outdoor Plaza and King George Park/Cambie Community Park	July 7, 2026	<p>Overview: A lively community soccer celebration with entertainment, food, and skill challenges.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Soccer skill challenges; • Live music and DJ; • Food trucks, concession, and local vendors; • Face painting and children’s activities; and • Raffles and giveaways. <p>Estimated Attendance: Up to 1,000 participants.</p>

Event	Organizer/ Partner	Location	Date	Event Description
Richmond Celebrates Soccer – West Fest	West Richmond Community Association	Hugh Boyd Community Park	July 14, 2026	<p>Overview: A free community festival celebrating soccer with activities for all ages.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Art stations, giant games, inflatables; • Live performances and sensory play stations; • Balloon twisting and soccer-themed activities; and • Free hot dog BBQ. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • Up to 1,000 participants.
The South Arm Neighbourhood Block Party	South Arm Community Association	South Arm Community Park	July 15, 2026	<p>Overview: A community block party promoting connection and soccer excitement with diverse activities and entertainment.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Inflatable soccer zone; • Entertainment and live performances; • Food trucks; • Community partner booths and local non-profits; and • All ages and skill recreational soccer games. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • Up to 1,000 participants.
Steveston Soccer Social	Steveston Community Society	Steveston Community Park	July 18, 2026	<p>Overview: A community event designed to bring people together to celebrate soccer.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Recreational soccer games for all ages and skill levels; • Engagement with local soccer organizations; • Food trucks offering a variety of options and a beer garden; and • Promotes community spirit and soccer enthusiasm. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • Up to 1,000 participants.

Event	Organizer/ Partner	Location	Date	Event Description
Signature Final Event – Name to be determined	TBD	Aberdeen Neighbourhood Park	July 19, 2026	<p>Overview: The City will host a signature cultural event featuring soccer-themed programming with local soccer clubs, community activations, live performances, family-friendly activities, and public match viewing.</p> <p>Activities and Highlights:</p> <ul style="list-style-type: none"> • Local community performances and roving entertainment; • Engagement with local soccer organizations; • The City’s soccer event kit activities; • Soccer demonstrations; • Food trucks offering a variety of game day foods from a variety of cultures; • Promotes community spirit and soccer enthusiasm activities; • Watch party – view the FIFA World Cup’26 Final on a big screen; • Shuttle bus and wheel watch; • Soccer art activities such as create your community flag; and • Richmond Celebrates Soccer selfie station. <p>Estimated Attendance:</p> <ul style="list-style-type: none"> • 5,000–10,000 participants.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 13, 2026

From: Kim Somerville
Director, Community Social Development

File: 08-4055-01/2025-Vol 01

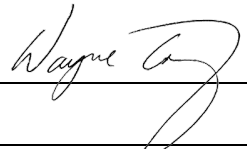


Re: **Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban's**

Staff Recommendation

That the report titled "Analysis of Financial Resources and Requirements of Refuge Church, The Salvation Army and Parish of St. Alban's", dated February 13, 2026 from the Director, Community Social Development, be received for information.

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

Att. 3

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

Staff Report

Origin

On February 2, 2026, the report titled “2026 Health, Social and Safety Grants” was presented at the General Purposes Committee meeting and resulted in the following referral:

That staff review potential funding sources, including the general funding situation and needs of the following organizations - Church on Five, Salvation Army and St. Albans Parish Church, including an analysis of their needs and other sources of funding they have, and the outcomes of previous grants, and report back.

The purpose of this report is to outline each organization’s financial needs, existing funding sources and the outcomes of previous grants within the broader context of available programs and services addressing food insecurity and homelessness in Richmond.

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

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

This report also supports the City of Richmond’s Building Our Future Together: Social Development Strategy’s (2025–2035) Strategic Direction #4 Strengthen Community Voice and Engagement:

4.10 Support initiatives led by community organizations that improve the social well-being and engagement of community members, including pilot projects, grant initiatives and collaborative networks.

Analysis

The Health, Social and Safety (HSS) Grant Program aims to increase community capacity by supporting non-profit community organizations in delivering programs and services that benefit Richmond residents. A key objective of the program is to promote partnerships and financial cost-sharing among the City, other funders and community organizations. In recent years, the HSS Grant Program has been oversubscribed, with annual demand consistently exceeding the available budget. For the 2026 grant cycle, applicants requested a total of \$1,285,695 from a grant budget of \$506,908.

Prior to the 2026 grant cycle, all grant recipients were encouraged to diversify their funding sources and external grant opportunities were shared throughout 2025 and 2026. These opportunities included available grants or subsidies from the Government of BC’s Community Gaming Grants, the Government of Canada’s Canada Summer Jobs Wage Subsidy, Richmond Community Foundation’s Community Grants, United Way BC’s Work Experience Opportunities Grant and the Vancouver Foundation’s LEVEL BIPOC Grants. By increasing awareness of and access to additional funding sources, these efforts helped to support capacity building and ensure that 2026 applications were well aligned with program requirements.

In 2025, in response to increased demand for HSS grant funding, Council provided one-time funding from the Council Community Initiative Account (CCIA) to Refuge Church (formerly Church on Five), The Salvation Army and the Parish of St. Alban’s. Table 1 outlines these allocations, along with the HSS grant awarded to the three organizations in 2026. In addition to HSS grants and supplemental CCIA funding, these organizations also receive statutory and permissive tax exemptions.

Table 1: HSS Grants and Additional One-Time Funding Received by Refuge Church, The Salvation Army and Parish of St. Alban’s

Organization	Funding Category	2025	2026*
Refuge Church	HSS Request	\$110,000	\$100,000
	HSS Grant	\$25,000	\$25,000
	Additional One-Time Funding from CCIA	\$85,000	
	Total City Funding	\$110,000	\$25,000
The Salvation Army	HSS Request	\$50,000	\$240,000
	HSS Grant	\$0	\$10,000
	Additional One-Time Funding from CCIA	\$20,000	
	Total City Funding	\$20,000	\$10,000
Parish of St. Alban’s	HSS Request	\$65,000	\$138,000
	HSS Grant	\$38,584	\$38,584
	Additional One-Time Funding from CCIA	\$26,416	
	Total City Funding	\$65,000	\$38,584

*The 2026 column reflects only the Council-approved HSS Grant allocation for this year and does not include any additional funding Council may choose to provide to these organizations.

For the 2026 HSS grant cycle, Refuge Church is requesting \$100,000 (Attachment 1), The Salvation Army is requesting \$240,000 (Attachment 2) and the Parish of St. Alban’s is requesting \$138,000 (Attachment 3) for a combined total of \$478,000.

The following sections provide additional information about these organizations, including an assessment of their identified need for City funding, overall financial position, efforts to secure external funding and outcomes from their 2025 HSS Grants.

Refuge Church (Formerly Church on Five)

2026 HSS Grant Request

Refuge Church is requesting \$100,000 to support its existing After-Hours Outreach Program. Refuge Church is applying on behalf of the Richmond Food Aid Coalition (FAD), a network of service providers that coordinate the preparation and delivery of daily meals and essential items to individuals experiencing or at risk of homelessness in Richmond. Because FAD is not incorporated and therefore ineligible to apply for an HSS Grant, Refuge Church submits the application and administers the funds on its behalf.

The \$100,000 request proposes that the City funding will go towards \$80,000 in salaries for two outreach workers who deliver hot meals and essential items to unhoused residents five nights per week and \$20,000 for program delivery costs such as volunteer support, supplies and local travel. This represents 74 per cent of the After-Hours Outreach Program’s projected \$135,000 budget.

2026 Other Sources of Funding

In addition to the requested City funding, Refuge Church will contribute \$25,000 and FAD partners will contribute a combined \$10,000 towards the initiative in 2026. Refuge Church also previously sought support from Union Gospel Mission (UGM), however, UGM has since discontinued its grant program. Although several grant opportunities were shared with the organization throughout 2025, it has not applied for any additional external funding for 2026.

2025 HSS Grant Funding and Outcomes

In 2025, Refuge Church received its full request of \$110,000 from the City to support the After-Hours Outreach Program, including \$25,000 from the HSS Grant Program and \$85,000 from the Council Community Initiative Account. This represented nearly 79 per cent of the program's projected \$140,000 budget. Council approved the one-time allocation and emphasized that the additional funding was temporary. This was clearly communicated to Refuge Church in order to avoid dependency on City resources.

For 2025, Refuge Church contributed \$20,000 to the program and secured external funding from the Richmond Community Foundation (\$9,000) and Gilmore Park United Church (\$5,000).

According to the Richmond Food Aid Delivery Coalition and Refuge Church After-Hours Outreach 2025 Report and follow-up correspondence, the After-Hours Outreach Program achieved the following outcomes:

- **Food security:** Delivered 100–110 meals each night, five days a week (Monday to Thursday and Saturday), from 6:00pm to 12:00am.
- **Referrals:** Provided outreach supports and connections, including over 85 referrals to detox/treatment, and drug and alcohol support programs, over 40 referrals to Reaching Home and over 80 referrals to Richmond House Emergency Shelter.
- **Other supports:** Provided judicial supports, coordinated with Richmond RCMP's Vulnerable Persons Unit, and supported volunteer and employment pathways for clients.

Analysis of Funding Need

Richmond has a robust and well-coordinated network of organizations that work collectively to support individuals experiencing homelessness in the community. This network includes outreach teams, health and social service providers, faith-based groups and non-profit organizations that work together to address a wide range of needs in the community.

Refuge Church's After-Hours Outreach workers deliver food to individuals five nights a week. There is a range of organizations and government services that deliver street outreach and facility or location-based services to support individuals experiencing homelessness or who may be precariously housed or food insecure in Richmond. Each of the outreach programs deliver specific services within the scope, schedule and approach of their respective organization, including building relationships and trust, providing resources and referrals, supporting the needs of clients and collaborating with partners in the community.

In addition to street outreach, several non-profit and government organizations offer facility or location-based services, including case management, service navigation, referrals, assistance accessing shelter or housing, hygiene services, laundry, meals and other essential supports. These include the Drop-in Centre, Temporary Winter Shelters and Richmond House Emergency Shelter. Together, these partners provide a range of distinct yet complementary services that collectively respond to the diverse needs of unhoused residents in Richmond.

The Salvation Army

2026 HSS Grant Request

The Salvation Army is requesting \$240,000 from the City to support existing and new programs for individuals experiencing food insecurity, including low-income families and people at risk of or experiencing homelessness. This request represents 83 per cent of the proposal's projected \$290,000 budget. The request proposes that City funding will be used to support the following five programs:

1. **Mobile feeding program (Food Truck)**, serving up to 100 takeaway meals to Richmond residents five days per week (Monday to Friday), from 7:00 to 9:00pm.
2. **Wednesday emergency food hampers**, providing up to 70 weekly food hampers to low-income families.
3. **Sunday morning meals**, serving up to 40 meals to people experiencing homelessness and low-income residents.
4. **Sunday night meals**, serving up to 25 meals to people experiencing homelessness and low-income residents.
5. **Outreach services**, offering ongoing support and connection to needed resources in the community.

This request includes \$190,000 in salaries for three staff positions to operate the abovementioned programs and services:

- **Full-time cook position** (converted from part-time): Monday to Friday, 11:00am to 7:00pm.
- **Full-time outreach worker** (new): Monday to Friday, 4:00pm to 12:00am with daytime hours provided as needed.
- **Full-time driver** (new): Monday to Wednesday, 10:00am to 6:00pm; Thursday and Friday, 7:00pm to 12:00am; and Sunday, 5:00 to 11:00pm.

2026 Other Sources of Funding

In addition to the requested City funding, The Salvation Army will contribute \$30,000. Although the organization has an accumulated surplus of approximately \$2.15 million based on the Richmond Community Church's last fiscal year, these funds are restricted for the future purchase of new housing as well as for maintenance, renovation and capital costs.

Throughout 2025, several grant opportunities were shared with the organization. To date, The Salvation Army has secured \$20,000 from the Hecht Foundation and an additional \$50,000 through the Illich Foundation to support its grant proposal.

2025 HSS Grant Funding and Outcomes

In 2025, The Salvation Army received \$20,000 from the City through the Community Council Initiative Account to support its mobile feeding program. This represented approximately 33 per cent of the program's projected \$60,000 budget. For 2025, The Salvation Army contributed \$30,000 to the program through its Annual Christmas Kettle Campaign and secured external funding from the Hecht Foundation (\$10,000).

According to its 2025 Grant Use report and through follow-up correspondence, the mobile feeding program resulted in the following key outcomes:

- **Food security:** Served approximately 70 meals each night, four days a week from Tuesday to Friday, 7:00 to 9:00pm.
- **Referrals (pro-bono):** Developed relationships and built trust within the community during food truck operating hours, provided referrals to detox, addiction recovery and mental health services along with transportation to emergency warming shelters, homeless shelters and hospitals.

Analysis of Funding Need

The Salvation Army is proposing a new full-time outreach worker position to provide services Monday to Friday from 4:00pm to 12:00am. As noted above, Richmond currently has a robust and well-distributed network of organizations addressing homelessness and food insecurity. This network includes outreach teams, government, health and social service providers, faith-based groups and non-profit organizations that work collaboratively to meet a wide range of community needs.

The Salvation Army is also proposing a full-time cook and a full-time driver for its meal programs, which operate Monday to Friday from 7:00 to 9:00pm, as well as Sunday morning and evening meals. While these services are valued, the request for two additional full-time positions is intended to expand the current level of service, which at present is supported by part-time staffing.

The Salvation Army's mobile feeding program is an important part of Richmond's network of meal providers supporting residents facing food insecurity. Its mobile feeding program operates in central Richmond, while other community meal programs are located outside the city centre. Emergency food providers typically receive between \$5,000 and \$7,500 to support their weekly meal programs.

The Salvation Army reports operating at a deficit and relying heavily on volunteer hours to maintain current service levels. This fiscal year, the organization faces a \$44,000 deficit. Without additional funding, it anticipates needing to reduce services.

Parish of St. Alban's

2026 HSS Grant Request

The Parish of St. Alban's (St. Alban's) is requesting \$138,000 from the City through the 2026 HSS Grant Program to support existing and new programs for people experiencing food

insecurity, including seniors, new immigrants, refugees, families with young children and people at risk of or experiencing homelessness. The request proposes that City funding will be used to support the following six programs:

1. **Tuesday evening community meal program**, serving 100 takeaway meals to Richmond residents.
2. **Tuesday evening outreach meal program**, providing 100 takeaway meals to an outreach worker who delivers them to individuals experiencing homelessness and community members experiencing food insecurity.
3. **Wednesday hamper program**, providing up to 52 weekly food hampers for families with children attending Richmond School District (SD38) schools.
4. **Friday hot lunch program**, serving 40 meals to those who are precariously housed and unsheltered in Richmond.
5. **Sunday outreach program**, providing 100 mini-hampers of sandwiches and ready-to-eat food to individuals with limited or no cooking facilities in Richmond.
6. **Sunday sandwich delivery program**, providing 300 sandwiches each week with 40 sandwiches delivered to unsheltered individuals in Richmond and the remaining 260 taken to Vancouver's Downtown Eastside to support those in need.

This request represents 87 per cent of the proposal's projected \$158,500 budget. It includes a new request that the City fund the Wednesday hamper program for \$70,000, which had previously been supported by SD38 but was discontinued in June 2025, as it falls outside the current scope of the Ministry of Education and Child Care's Feeding Futures School Food Program. St. Alban's Sunday sandwich delivery program receives much of its supplies through donations from private companies and therefore requires minimal funding.

2026 Other Sources of Funding

In addition to the proposed City funding, the organization will contribute \$2,500 with an additional \$18,000 anticipated through private donations. While St. Alban's has an accumulated surplus of \$68,993 based on its last fiscal year, these funds are restricted for ongoing maintenance, capital costs and utility expenses.

Although several grant opportunities were shared with the organization during 2025, it has not applied for additional funding for 2026. In previous years, St. Alban's has sought funding from Second Harvest, the Diocese of Westminster, Union Gospel Mission and Honda Canada.

2025 HSS Grant Funding and Outcomes

In 2025, St. Alban's received its full request of \$65,000 from the City, with \$38,584 provided through the HSS Grant Program and \$26,416 from the Council Community Initiative Account, to support its Tuesday evening community meal program, Tuesday evening outreach meal program, Friday hot lunch program and Sunday outreach program. This represented approximately 58 per cent of the program's projected \$113,000 budget. For 2025, St. Alban's contributed \$2,500 to its programs through fundraising and secured \$17,546 in private donations. The Richmond School District also contributed \$48,000 towards its Wednesday hamper program. According to St.

Alban's 2025 Grant Use report and through follow-up correspondence, the four grant-funded programs resulted in the following key outcomes:

- **Food security:** 140 community meals, 100 takeaway meals and 100 mini hampers were provided weekly, ensuring individuals in need had reliable access to healthy food options.
- **Social connection and inclusion:** Shared meals and outreach interactions fostered a sense of belonging and dignity among participants who often experience isolation.
- **Crisis support and referrals:** Outreach volunteers provided real-time support through home and street visits, connecting individuals with additional community resources and services.

Analysis of Funding Need

Parish of St. Alban's plays an important role in addressing food insecurity in Richmond through its food programs. This year, it is requesting \$138,000 from the City, including new funding (\$70,000) to restart the Wednesday Hamper Program that was previously funded by SD38 but was discontinued in June 2025. Richmond residents continue to have access to comparable food supports through other established service providers. The Feeding Futures program helps schools offer a range of food supports, including breakfast, lunch, snack and weekend supplement programs, depending on each school's needs. Many schools also maintain community fridges that are restocked regularly and available to all students. These resources provide students access to nutritious food throughout the school day and in many cases, on weekends as well.

In addition, the Richmond Food Bank offers weekly grocery distribution services on multiple days of the week and at various locations across the city. The Muslim Food Bank offers food hampers on the fourth Saturday of each month to support families experiencing food insecurity and The Salvation Army operates a weekly Wednesday food hamper program for low-income households. Additional programs include Chabad Richmond's kosher meal delivery and Food Link Society's grocery distribution service to several affordable housing sites in Richmond. Community and outreach meals are available every day of the week, ensuring that residents experiencing food insecurity have access to a sit-down or takeaway meal on most evenings.

Options for Consideration

Based on the assessment of the funding situation and operational requirements of Refuge Church, The Salvation Army and Parish of St. Alban's as well as the broader needs of the community, should Council wish to provide additional funding to any of these organizations, it may draw from the Council Community Initiative Account (CCIA). The current balance of the CCIA, as of December 31, 2025, is \$1.3 million.

The following options for each organization are presented below for Council's consideration:

Refuge Church (2026 HSS Request: \$100,000)

Options	Key Considerations	Cost
1. That funding be provided through the HSS Grant Program.	<ul style="list-style-type: none"> • Refuge Church will receive \$25,000 through the HSS Grant Program. No additional funding will be provided. • The City currently provides a significant number of financial and in-kind supports to address food insecurity and homelessness in Richmond. • Without additional funding, Refuge Church may need to reduce services in 2026. • HSS Grant = \$25,000 	No additional cost
2. That up to the full amount requested be provided.	<ul style="list-style-type: none"> • Refuge Church will receive up to an additional \$75,000 for total City funding of \$100,000 for 2026. • This one-time funding will allow the organization to maintain current level of services. • HSS Grant = \$25,000 CCIA = \$75,000 	\$75,000

The Salvation Army (2026 HSS Request: \$240,000)

Options	Key Considerations	Cost
1. That funding be provided through the HSS Grant Program.	<ul style="list-style-type: none"> • The Salvation Army will receive \$10,000 through the HSS Grant Program. No additional funding will be provided. • The City currently provides a significant number of financial and in-kind supports to address food insecurity and homelessness in Richmond. • Without additional funding, The Salvation Army may need to reduce services in 2026. • HSS Grant = \$10,000 	No additional cost
2. That an additional \$20,000 be provided to support its mobile feeding program and Sunday community meals.	<ul style="list-style-type: none"> • The Salvation Army will receive an additional \$20,000 for total City funding of \$30,000 for 2026. • This one-time funding will allow the organization to maintain the current level of services of its mobile feeding program as well as its Sunday morning and night meal programs. • HSS Grant = \$10,000 CCIA = \$20,000 	\$20,000
3. That up to the full amount requested be provided.	<ul style="list-style-type: none"> • The Salvation Army will receive up to an additional \$230,000 for total City funding of \$240,000 for 2026. • This one-time funding will allow the organization to expand its services by establishing a new outreach worker position and hire a full-time cook and a full-time driver to support its existing meal and hamper programs. These enhancements exceed the current level of service. • Comparable programs and services addressing food insecurity and homelessness operate in the community, offering supports similar to those being proposed by The Salvation Army. • HSS Grant = \$10,000 CCIA = \$230,000 	\$230,000

Parish of St. Alban’s (2026 HSS Request: \$138,000)

Options	Key Considerations	Cost
1. That funding be provided through the HSS Grant Program.	<ul style="list-style-type: none"> • Parish of St. Alban’s will receive \$38,584 through the HSS Grant Program. No additional funding will be provided. • The City currently provides a significant number of financial and in-kind supports to address food insecurity and homelessness in Richmond. • Without additional funding, St. Alban’s may need to reduce services in 2026. • HSS Grant = \$38,584 	No additional cost
2. That the same level of funding as previous year be provided.	<ul style="list-style-type: none"> • Parish of St. Alban’s will receive an additional \$26,416 for total City funding of \$65,000 for 2026. • This one-time funding will allow the organization to maintain current level of services. • HSS Grant = \$38,584 CCIA = \$26,416 	\$26,416
3. That up to the full amount requested be provided.	<ul style="list-style-type: none"> • Parish of St. Alban’s will receive up to an additional \$99,416 for total City funding of \$138,000 for 2026. • This one-time funding will allow the organization to maintain current level of services and restart the Wednesday hamper program, which was previously funded by SD38 but discontinued in June 2025. • Comparable grocery distribution services and hamper programs operate in the community, offering supports similar to those being proposed by St. Alban’s. • HSS Grant = \$38,584 CCIA = \$99,416 	\$99,416

Should Council wish to provide additional funding to the three organizations, it will be clearly communicated that this support is being offered on a one-time basis. Consistent with the approach taken in 2025, relevant grant opportunities will continue to be shared with these organizations, and they will be encouraged to pursue alternative funding sources. This approach helps reduce over-reliance on the City as without additional external funding the long-term sustainability of their programs may require City support in the future.

Total 2026 City Funding to Food Security and Homelessness Supports

In 2026, the City has committed a substantial amount of funding to social service providers outside of the HSS Grant Program through contribution agreements, service contracts and license agreements. When these additional funding arrangements are included, the City’s total investment in social services for 2026 amounts to \$1.3 million. This includes a combined \$128,584 awarded for food security initiatives through the HSS (\$98,584) and Environmental Enhancement and Food Security (\$30,000) grant streams, as well as \$255,000 directed towards homelessness supports through the HSS (\$25,000) grant stream and a \$230,000 license agreement with The Progressive Housing Society to operate the Drop-in Centre.

Financial Impact

The options outlined in this report carry different financial implications for the City. Should Council endorse any of the options requiring additional funding, one-time funding from the Council Community Initiative Account could be utilized and the Consolidated Five-Year Financial Plan (2026–2030) amended accordingly.

Conclusion

The City is committed to supporting Richmond residents who are at risk of or experiencing homelessness, as well as those facing food insecurity. Through the Health, Social and Safety Grant Program, the City partners with non-profit organizations to deliver programs and services that address the needs of Richmond's most vulnerable community members.



Dorothy Jo
Program Manager, Social Planning
(604-276-4391)

- Att. 1: Refuge Church 2026 HSS Grant Application
- 2: The Salvation Army 2026 HSS Grant Application
- 3: Parish of St. Alban's 2026 HSS Grant Application



Society: Refuge Church
Grant Type: Single Year Funding Over \$5,000 Grant Program
Grant Request: \$100,000.00
Proposal Title: After Hours Homeless Outreach
Grant Purpose: Operating Assistance
Start Date (if applicable):
End Date (if applicable):
Number To Be Served: 300
Richmond Residents: 300

Grant Request Summary

After Hours Homeless Outreach is a unique, Richmond-based program operating under the Richmond Food Aid Coalition. Proposed Program Activities: - hot meal distribution five nights a week to the unhoused (approximately 100 clients per night) - assessment of supplies needed (sleeping bags, boots, coats) - The use of food as a tool for further outreach, and assessment of outreach steps needed: medical, recovery, housing, or advocacy - coordination with cold weather shelters - connection with other non-profit agencies and daytime caseworkers Target Groups: the unhoused in Richmond Community Benefits: - an important piece of the safety and desirability of Richmond is caring for the most vulnerable, especially in this late night shift - seeing unhoused people transition off the streets - Providing a valuable service to Richmond while saving the city money as the rate of pay through grants is lower than city employees.

Richmond Services Received by Your Organization

n/a

FINANCIAL INFORMATION

Your Society's Budget

Your Society's Budget	Last Complete Year	Current Year
Total Revenue	475,000.00	500,000.00
Total Expenses	472,000.00	297,889.00
Annual Surplus or (Deficit)	(12,000.00)	0.00
Accumulated Surplus or (Deficit)	0.00	0.00

Explanation for Annual Surplus or (Deficit)

Last Complete Year We had a strong giving year above budget last year.

Current Year This year's giving is on track

Explanation for Accumulated Surplus or (Deficit)

n/a

Most Recent Previous Grant(s) (if applicable)

Year	Amount	Grant Program
2025	\$110,000.00	Health, Social & Safety
2024	\$35,000.00	Health, Social & Safety
2023	\$5,000.00	Health, Social & Safety

Proposed City Grant Use

Item	Amount (\$)
Personnel (Salaries and Benefits)	\$80,000.00
Consultant Services	\$0.00
Volunteer Support (e.g. expenses, recognition)	\$5,000.00
Office Rent or Mortgage	\$0.00
Utilities and Telephone	\$0.00
Supplies	\$5,000.00
Equipment	\$0.00
Photocopying	\$0.00
Program Materials	\$0.00
Local Travel	\$10,000.00
Other:	\$0.00
Total:	\$100,000.00

Financial Assistance From Other Sources (if applicable)

Item	Amount
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Refuge Church (formerly Church on Five)	\$25,000.00
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Food Aid Delivery Coalition Partners	\$10,000.00
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Amount Your Society will Provide:	\$25,000.00
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Total Proposed Budget:	\$135,000.00
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Society: The Governing Council of The Salvation Army in Canada

Grant Type: Single Year Funding Over \$5,000 Grant Program

Grant Request: \$240,000.00

Proposal Title: Relief of food insecurity among the homeless and low-income residents of Richmond

Grant Purpose: Community Service / Program / Event - Ongoing

Start Date (if applicable):

End Date (if applicable):

Number To Be Served: 450

Richmond Residents: 450

Grant Request Summary

The grant will go toward addressing food insecurity among the homeless and low-income families in Richmond through 5 programs operated by The Salvation Army Richmond Community Church: 1. Mobile Feeding Program – Our feeding truck serves 80–100 people, five nights a week, providing over 20,000 meals each year. 2. Sunday Morning Meals – We invite the homeless and low-income residents to come together in community, where we serve approximately 40 meals each week. 3. Sunday Night Meals – On Sunday nights, we invite homeless and low-income residents to come together in community, offering mutual support and encouragement. Participants find connection, hope, and opportunities for transformation, while we provide approximately 25 meals each week. 4. Emergency Food Hampers – We provide weekly food hampers to around 70 low-income families, which amounts to over 90,000 lbs of food distributed annually. 5. Outreach - In addition, because we have been faithfully serving for over three years and have built deep trust with our homeless community, our staff member Glenda now provides full-time outreach, offering ongoing support, and connection to needed resources.

Richmond Services Received by Your Organization

none

FINANCIAL INFORMATION

Your Society's Budget

Your Society's Budget	Last Complete Year	Current Year
Total Revenue	528,318.00	555,761.00

Your Society's Budget	Last Complete Year	Current Year
Total Expenses	540,103.00	555,686.00
Annual Surplus or (Deficit)	(22,385.00)	(7,724.00)
Accumulated Surplus or (Deficit)	(22,385.00)	(7,727.00)

Explanation for Annual Surplus or (Deficit)

Last Complete Year The application for the City of Richmond grant was not successfully submitted due to a technical glitch. As a result, we were awarded only 20,000 instead of the 50,000 we applied for, leaving us with a funding shortfall of 22,385.

Current Year shortfall of 7727

Explanation for Accumulated Surplus or (Deficit)

shortfall of 7727

Most Recent Previous Grant(s) (if applicable)

Year	Amount	Grant Program
2025	\$20,000.00	Health, Social & Safety

Proposed City Grant Use

Item	Amount (\$)
Personnel (Salaries and Benefits)	\$190,000.00
Consultant Services	\$0.00
Volunteer Support (e.g. expenses, recognition)	\$1,000.00
Office Rent or Mortgage	\$0.00
Utilities and Telephone	\$10,000.00
Supplies	\$10,000.00
Equipment	\$5,000.00
Photocopying	\$0.00
Program Materials	\$50,000.00
Local Travel	\$1,000.00

Item	Amount (\$)
Other: Garbage Removal	\$20,000.00
Total:	\$287,000.00

Financial Assistance From Other Sources (if applicable)

Item	Amount
Hecht Foundation	\$20,000.00

Amount Your Society will Provide:	\$30,000.00
Total Proposed Budget:	\$290,000.00



Society:	Parish of St. Alban's (Richmond)
Grant Type:	Single Year Funding Over \$5,000 Grant Program
Grant Request:	\$138,000.00
Proposal Title:	St. Alban's Outreach and Advocacy
Grant Purpose:	Community Service / Program / Event - Ongoing
Start Date (if applicable):	
End Date (if applicable):	
Number To Be Served:	42460
Richmond Residents:	28940

Grant Request Summary

Our organization is dedicated to addressing food insecurity and social isolation among Richmond's most vulnerable populations. We operate five long-standing food security programs and a sixth more recent program in response to the growing needs of the precariously housed in our community. With a strong foundation of community partnerships and dedicated volunteers, our programs are designed to meet people where they are—whether housed individuals experiencing food insecurity, living in shelters, vehicles, or without any housing at all. We provide consistent access to nutritious meals, fresh food hampers, and essential outreach support, serving a diverse population that includes seniors, new immigrants, refugees, families with children, and individuals facing poverty or marginalization. This programs strongly supports the City of Richmond's community and social development goals by, promoting inclusion and social equity, using volunteerism to sustain the model, fostering a connected community, and providing measurable impact through high-volume service delivery and strong partnerships. Through this grant, we seek to strengthen and expand our capacity to serve those most in need. Our Programs: 1. Tuesday Community Meal, 100 meals prepared (since 1997) A hot, hearty, takeout-style meal served every Tuesday evening. This inclusive program welcomes all, including seniors, immigrants, refugees, families, the unsheltered, and socially isolated individuals. 2. Tuesday Takeaway Meals, 100 meals prepared (launched in 2024) Created to meet the growing demand among individuals "living in the rough" who cannot attend the Tuesday meal. Provides a substantial, ready-to-eat meal for distribution in outdoor or mobile outreach settings. 3. Wednesday Reaching Home Hamper Program (since Spring 2020) In partnership with the Richmond School Board (funding discontinued June 2025), this program delivers up to 52 nutritious food hampers weekly to families with children attending SD38 schools, identified as needing support. Hampers include milk, eggs, bread, protein, and fresh produce. Dietary needs such as Halal, Vegan, Vegetarian, and allergies are accommodated. Up

to 245 individuals benefit each week. This program ran until June 2025 when it was put on hold due to cancellation of funding by the Richmond School Board and is pending new funding sources. 4. Friday Hot Lunch Program, 40 meals prepared (since 2018) Provides 40 nutritious eat-in lunches every Friday to individuals experiencing homelessness, including those living in their cars or in temporary shelters, as well as housed individuals experiencing food insecurity. 5. Sunday Outreach Program (since 2018) Originally a sandwich initiative, this program now delivers mini hampers with ready-to-eat food (with support from the Richmond Food Bank) to individuals with no or limited cooking facilities. Supports up to 100 people weekly, including their pets. 6. Friday Sandwich Program/Sunday Delivery, 300 sandwiches (since 2021) Each Friday, approximately 300 sandwiches are prepared in the St. Alban's kitchen using bread generously donated by COBS Bread and sandwich ingredients contributed by various local and regional vendors. The sandwiches are carefully wrapped and stored for distribution. On Sunday, 40 sandwiches are delivered to unhoused individuals in Richmond, while the remaining sandwiches are taken to support those in need in Vancouver's Downtown East side.

Richmond Services Received by Your Organization

Property tax exemption for Parish of St Alban's Anglican Church

FINANCIAL INFORMATION

Your Society's Budget

Your Society's Budget	Last Complete Year	Current Year
Total Revenue	166,592.73	98,850.00
Total Expenses	124,988.63	110,456.69
Annual Surplus or (Deficit)	41,604.10	(13,606.69)
Accumulated Surplus or (Deficit)	68,992.65	55,385.97

Explanation for Annual Surplus or (Deficit)

Last Complete Year For the fiscal year ended December 31, 2024, a surplus of 41,604.10 was realized. This positive outcome was primarily attributed to the timing of funding received from the Richmond School District (SD38) through a partnership in the "Reaching Home Hamper Program". This specific program concluded the year with a net surplus of 32,068, which was carried forward to support program delivery in 2025. Additionally, private donations and fundraising efforts exceeded the budgeted amounts by 9,807.75, further contributing to the overall surplus.

Current Year The forecast for the current fiscal year ending December 31, 2025, projects an annual deficit of (13,606.69). This shortfall is primarily due to the conclusion of the partnership with the Richmond School District (SD38), the Reaching Home Hamper Program, partway through the year. Despite the end of this funding, the program continued to operate until the end of June 2025 using a fund balance carried forward from the 2024 fiscal year. In addition, program participation has continued to grow, particularly in the Tuesday Takeaway Meals Program and the Sunday Outreach Program, resulting in increased operating costs. Private donations are also forecast to decline by approximately

8,000 compared to the previous year. Furthermore, the organization incurred unexpected repairs and maintenance expenses necessary to keep the kitchen operational.

Explanation for Accumulated Surplus or (Deficit)

The forecast is to end the December 31, 2025, fiscal period with an accumulated surplus of 55,385.97 (2024, 68,992,65). Contributing to the surplus are an increase in private donations received in 2024 of approximately 8,000 over what was anticipated. As well, small surpluses have accumulated over the years acting as a buffer against unanticipated costs and contingencies including the anticipated need to repair the commercial gas stove and dish sanitizer.

Most Recent Previous Grant(s) (if applicable)

Year	Amount	Grant Program
2025	\$65,000.00	Health, Social & Safety
2024	\$37,790.00	Health, Social & Safety
2023	\$36,868.33	Health, Social & Safety

Proposed City Grant Use

Item	Amount (\$)
Personnel (Salaries and Benefits)	\$0.00
Consultant Services	\$11,000.00
Volunteer Support (e.g. expenses, recognition)	\$0.00
Office Rent or Mortgage	\$0.00
Utilities and Telephone	\$18,000.00
Supplies	\$4,500.00
Equipment	\$7,000.00
Photocopying	\$0.00
Program Materials	\$95,000.00
Local Travel	\$2,500.00
Other:	\$0.00
Total:	\$138,000.00

Financial Assistance From Other Sources (if applicable)

Item	Amount
Private Donors	\$18,000.00
Fundraising Activities	\$2,500.00

Amount Your Society will Provide: \$2,500.00

Total Proposed Budget: \$158,500.00



REVENUE ANTICIPATION BORROWING (2026) BYLAW NO. 10738

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$21,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$15,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, \$4,500,000 in the form of leasing lines of credit, and \$2,000,000 in the form of commercial credit card facility.
3. All unpaid taxes and the taxes of the current year (2026) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing (2025) Bylaw No. 10632 is hereby repealed.
5. This Bylaw is cited as **“Revenue Anticipation Borrowing (2026) Bylaw No. 10738”**.

FIRST READING

FEB 09 2026

SECOND READING

FEB 09 2026

THIRD READING

FEB 09 2026

ADOPTED

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

MAYOR

CORPORATE OFFICER



**Development Permit Panel
Wednesday, January 14, 2026**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on December 10, 2025 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 24-045175
(REDMS No. 8013299)**

APPLICANT: DF Architecture Inc.

PROPERTY LOCATION: 9951, 9991 Blundell Road and 7951 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and
 - (b) increase the ratio of residential parking spaces in tandem arrangement from 50

Development Permit Panel

Wednesday, January 14, 2026

per cent to 58 per cent.

Applicant's Comments

Abhishek Sinha, DF Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development can be accessed through the existing driveways off Keefer Avenue of adjacent townhouse developments to the north and west of the subject site through a shared access agreement;
- the proposed development consists of 14 townhouse units distributed in three buildings;
- pedestrian access to the subject site is proposed from No. 4 Road to the east and Blundell Road to the south;
- two convertible units are provided for the proposed development;
- the height of the two buildings fronting the street steps down from three-storeys to two-storeys at the edges adjacent to existing developments to provide an appropriate interface; and
- the proposed architecture of the townhouse buildings is a mix of modern and older styles.

Yiwen Ruan, PMG Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the common outdoor amenity space is centrally located and designed for multi-functional use, (ii) the children's play area is designed for younger age groups and features play equipment that encourage social interaction, imaginative play and balance, (iii) layered planting and a 42-inch high aluminum fence with gates are proposed along the road frontages, (iv) an Agricultural Land Reserve (ALR) buffer consisting of multi-layered planting is proposed along the No. 4 Road frontage, (v) a 1.8-metre high wood fence as well as trees and layers of shrubs are proposed along shared property lines, (vi) lighting will be installed around the common outdoor amenity area and at unit entrances, (vii) permeable pavers are proposed at visitor parking stalls and designated walkways on the site, (viii) decorative paving is proposed at the subject site's driveway entrance and intersection to enhance wayfinding and provide visual interest, (ix) 26 replacement trees as well as drought tolerant plants are proposed to be planted on-site, and (x) on-site irrigation will be provided to ensure the long-term maintenance of planted areas on the site.

Development Permit Panel

Wednesday, January 14, 2026

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed development includes two convertible units which have been designed to be easily renovated to accommodate a future resident in a wheelchair, (ii) all 14 townhouse units include aging-in-place features, (iii) proposed vehicle access to the subject site includes access through the existing adjacent townhouses to the north and west, (iv) the proposed internal drive aisle on the subject site ultimately completes the horseshoe drive aisle pattern established in the area, (v) the applicant has advised that an agreement has been reached by the owner of the subject property and the stratas of the two adjacent townhouse developments regarding cost-sharing, maintenance and shared use of drive aisles throughout the three developments, (vi) the project has been designed to achieve BC Energy Step Code Level 3 with maximum Emission Level 4, and (vii) there is a Servicing Agreement required as a condition of the associated rezoning that includes, among others, frontage beautification along the Blundell Road and No. 4 Road frontages, removal of an existing sanitary sewer along the Blundell Road frontage, and new service connections.

Panel Discussion

In reply to queries from the Panel regarding the proposed Agricultural Land Reserve (ALR) buffer along the subject site's No. 4 Road frontage, the applicant noted that the proposed planting for the ALR buffer is consistent with the City's guidelines and includes a mix of coniferous and deciduous trees and various shrubs including native species.

In reply to further queries from the Panel regarding the proposed ALR buffer, staff noted that (i) the proposed ALR buffer generally follows the Ministry of Agriculture guidelines with regard to the appropriate interface with agricultural uses and takes into account the intervening road (i.e., No. 4 Road) between the subject site and properties designated as ALR, (ii) maintenance of the proposed ALR buffer would be the responsibility of the future strata of the proposed development, (iii) all landscaped areas in the subject property including the ALR buffer are proposed to be irrigated, (iv) the registration of a legal agreement on Title for the ALR buffer was a rezoning condition to ensure, among others, that future owners of townhouse units in the proposed development are aware that the subject property is located adjacent to the ALR, and (v) once registered on Title, there is no requirement for further notice or disclosure to the City or other bodies regarding the installation of an ALR buffer.

In reply to further queries from the Panel, the applicant noted that (i) proposed lighting for the subject site includes, among others, bollard lights around the common outdoor amenity area and other key areas and building-mounted lights to avoid light pollution, (ii) individual HVAC units will be installed in appropriate locations outside of the patios and will be screened, and (iii) wayfinding signage for the proposed development will be installed to indicate access from the two driveways along Keefer Avenue through adjacent townhouse developments. In addition, staff confirmed that provisions for signage located on the frontages of adjacent properties providing direction to the subject site have been included in appropriate SRWs and maintenance agreements.

Development Permit Panel
Wednesday, January 14, 2026

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's efforts to work with the stratas of adjacent townhouse developments regarding shared access to the drive aisles of the three properties, and (ii) the provision of Basic Universal Housing (BUH) features to the townhouse units of the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit (DP) be issued which would:

1. *permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and*
 - (b) *increase the ratio of residential parking spaces in tandem arrangement from 50 per cent to 58 per cent.*

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 28, 2026 be cancelled.

CARRIED

3. Date of Next Meeting: February 11, 2026

4.

Development Permit Panel
Wednesday, January 14, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 14, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



- - - - - VEHICULAR ACCESS
 - - - - - PEDESTRIAN ACCESS

2 CONTEXT PLAN (VEHICULAR AND PED)
 A-005

DIRECTIONAL SIGNAGE
 TO BE COORDINATED BY
 THE DEVELOPER

DIRECTIONAL SIGNAGE
 (REFER TO LA DWSS)

DIRECTIONAL SIGNAGE
 (REFER TO LA DWSS)

A-005 S N
 2024-11-07 2:18:49

3

CONTEXT PLAN

SHEET NO. 05
 TOTAL SHEETS 05
 DATE NOV 2024

PROPOSED TOWNHOUSE DEVELOPMENT
 5991 & 5951 BLUNDELL ROAD & 7521 NO. 4 ROAD, RICHMOND, B.C.
 WEST KARLSON PROPERTIES INC.

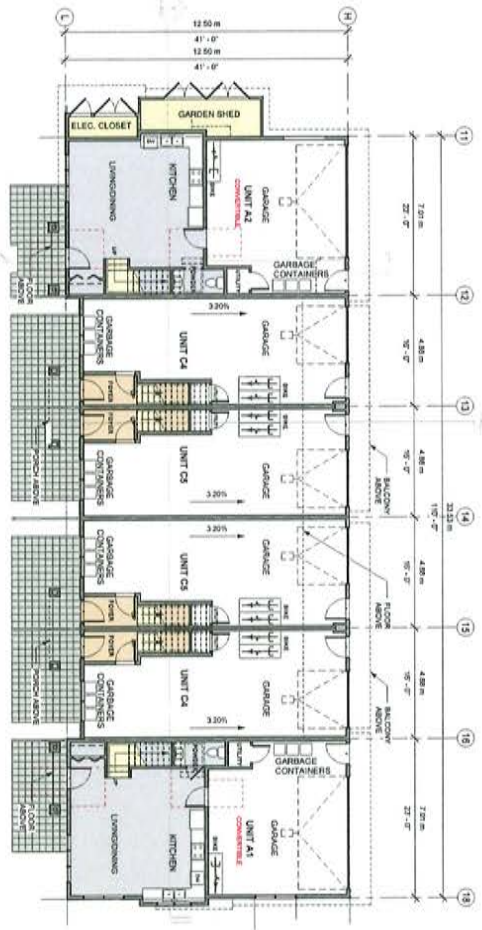
GROUP 181

DF ARCHITECTURE

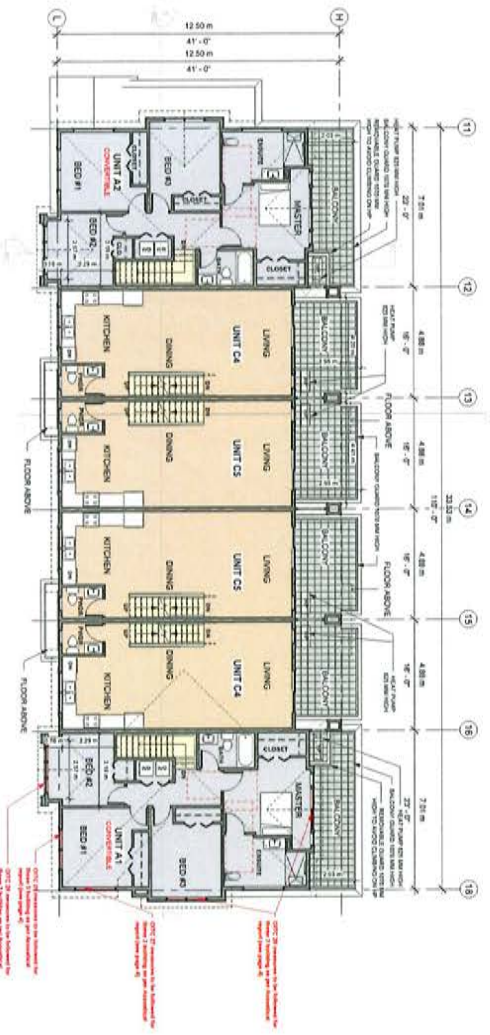
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NOTES:

NO.	DESCRIPTION
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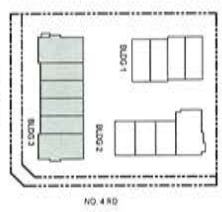


1 BLDG 3 LVL 1
A-204 1/8" = 1'-0"



2 BLDG 3 LVL 2
A-204 1/8" = 1'-0"

NOTES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ROADS AND DRIVEWAYS.



KEY PLAN

DF ARCHITECTURE INC.
1000 W. 10TH STREET, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DFARCHITECTURE.COM

GROUP 161

PROPOSED TOWNHOUSE DEVELOPMENT
9991 & 9951 BLUNDELL ROAD & 7951 NO. 4 ROAD, RICHMOND, S.C.
UNIT KASBSON PROPERTIES INC.

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
DATE: 10/20/2018
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/20/2018

BLDG 3 - FLOOR PLANS

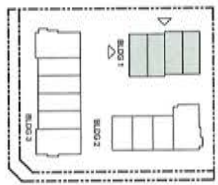
A-204 S

7



SCHEDULE OF FINISHES

1	SMOOTH FINISH HIDE LVP - SOUND COLOR TO MATCH DRIVE DRIVE SW-100
2	BRICK - 624 DRY L - HERMON MCK SOUTH SCOTT
3	HANDIC BOARD AND BATTLES COLOR: BRN SW-100
4	PAINTED VINYL SIMONING ON LUM TO MATCH GRANITE BR AND ON SHUTTER FINISH
5	PAINTED VINYL SIMONING ON LUM TO MATCH GRANITE BR AND ON SHUTTER FINISH
6	PAINTED VINYL SIMONING ON LUM TO MATCH GRANITE BR AND ON SHUTTER FINISH
7	PAINTED VINYL SIMONING ON LUM TO MATCH GRANITE BR AND ON SHUTTER FINISH
8	PAINTED VINYL SIMONING ON LUM TO MATCH GRANITE BR AND ON SHUTTER FINISH
9	HANDIC BOARD AND BATTLES COLOR: BRN SW-100



NOTES:

2 BUILDING 1 WEST ELEV.



1 BUILDING 1 SOUTH ELEV.

DF ARCHITECTURE INC.
 149
 149
 149

CRUP 161
 PROPOSED TOWNHOUSE
 DEVELOPMENT
 9991 & 9951 BUNDLE ROAD S.
 7291 NO. 4 ROAD, RICHMOND, B.C.
 WEST KASADON PROPERTIES
 INC.

REVISIONS

NO.	DATE	DESCRIPTION
1	2024-03-28	ISSUE FOR PERMIT
2	2024-03-28	ISSUE FOR PERMIT
3	2024-03-28	ISSUE FOR PERMIT

PROJECT INFORMATION

PROJECT NO: 24-001
 CLIENT: WEST KASADON PROPERTIES INC.
 ARCHITECT: DF ARCHITECTURE INC.
 DATE: 2024-03-28

SCALE
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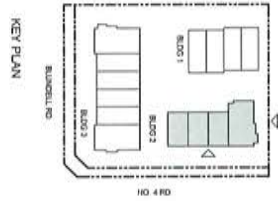
DATE
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BUILDING 2 NORTH ELEV.
SCALE: 1/8" = 1'-0"

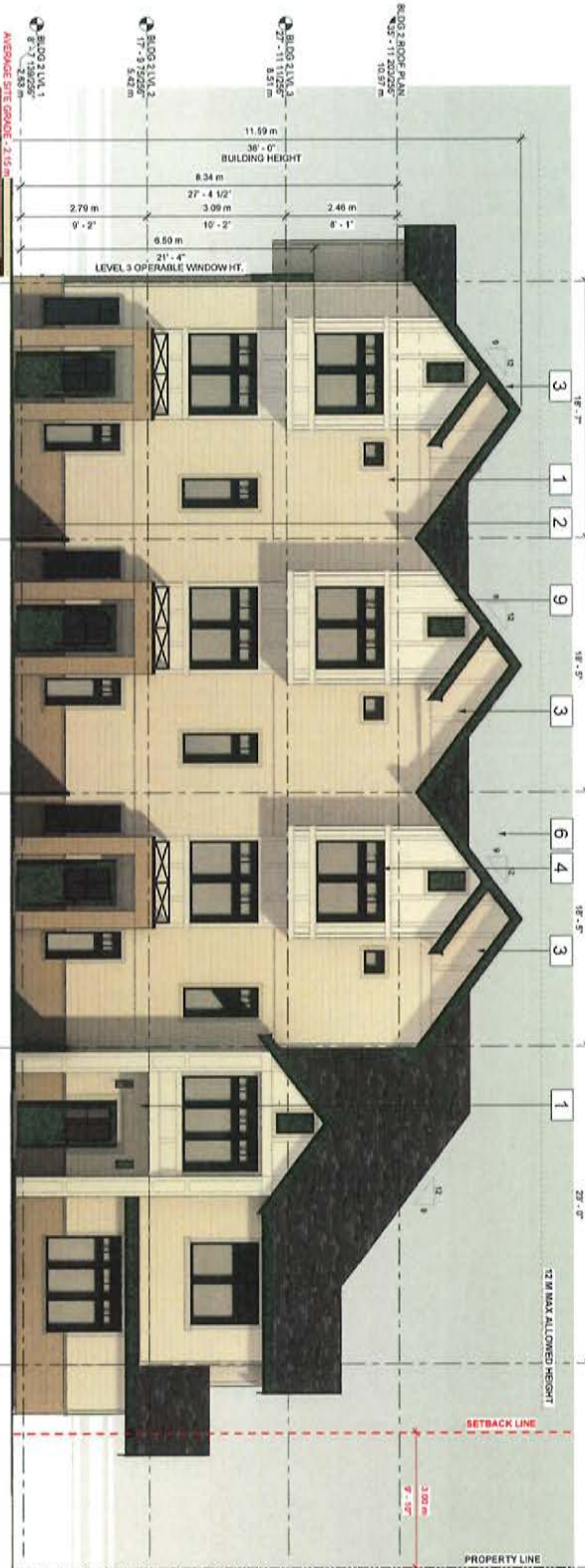


SCHEDULE OF FINISHES

- SMOOTH FINISH HANDED LVP -
DINING WHITE SWIND
SUNSET SCOTCH
- BRICK - SELL GRAY 6 - MASONRY
SUNSET SCOTCH
- HANDED FINISH HANDED LVP -
DINING WHITE SWIND
DINING WHITE SWIND
- PAINTED WOOD FINISHING
ON SIMILAR FINISHING SW 1000
- COLOR - SW 1000 GRANITE
- REFINISHED WOOD SCROT
- DOORS
- PROTECTIBLE GRATE RENTS
- DECORATIVE WELK GAWDS
- ALUMINUM TRIM
- ALUMINUM TRIM
- COLOR - TRIM/DOOR
- GARAGE DOOR COLOR TO MATCH
- SW 7104 OCEAN TROUSLIP
- SMOOTH FINISH HANDED LVP -
DINING WHITE SWIND
SUNSET SCOTCH
- HANDED FINISH HANDED LVP -
DINING WHITE SWIND
DINING WHITE SWIND



BUILDING 2 EAST ELEV. NO. 4 ROAD
SCALE: 1/8" = 1'-0"



DF ARCHITECTURE INC.
1615 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1615
WWW.DFARCHITECTURE.COM

CRUP 161

PROPOSED TOWNHOUSE DEVELOPMENT

9951 S. 9951 BLUNFIELD ROAD S.
7351 NO. 4 ROAD, RICHMOND, S.C.

OWNER:
WEST KANSAS PROPERTIES INC.

DATE: 08/11/2021

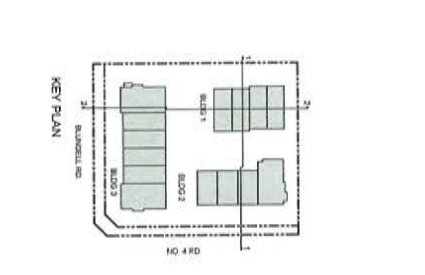
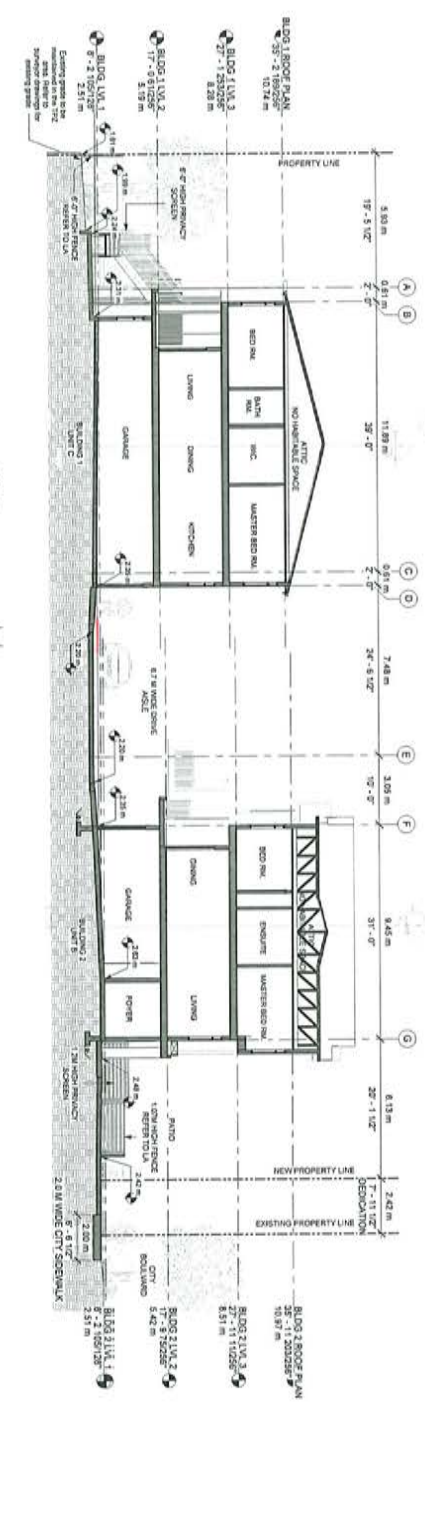
PROJECT: BUILDING 2 ELEVATIONS

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

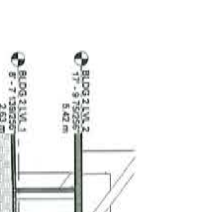
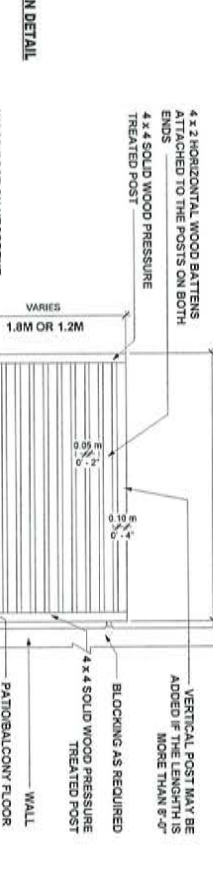
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1 SECTION 1.1
1'-0" = 1'-0"

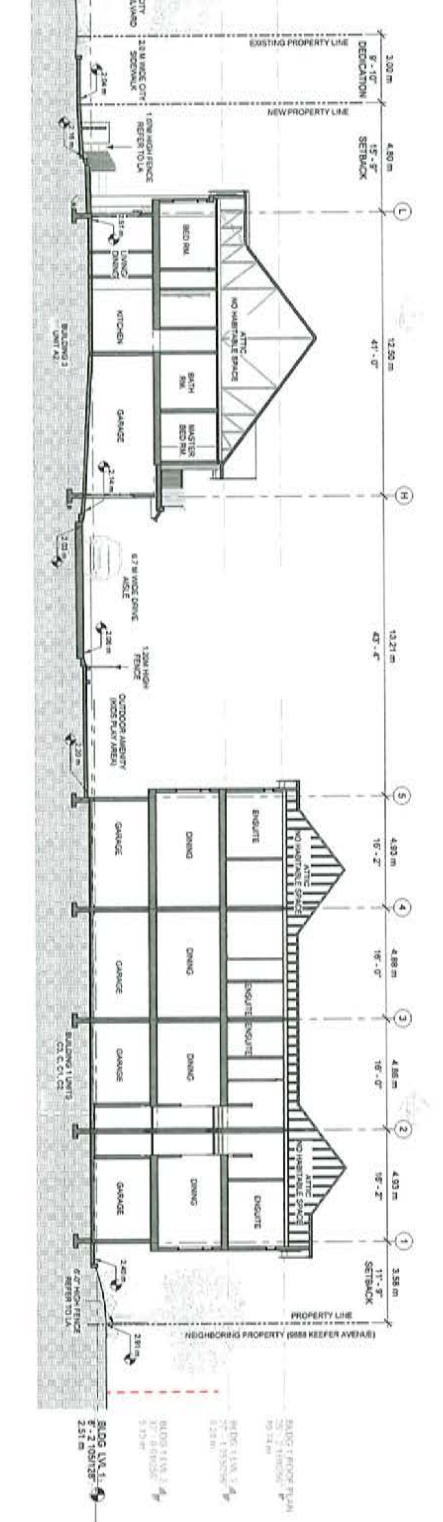


4 PRIVACY SCREEN DETAIL
1'-0" = 1'-0"



4x2 HORIZONTAL WOOD BATTENS ATTACHED TO THE POSTS ON BOTH ENDS
4x4 SOLID WOOD PRESSURE TREATED POST
VERTICAL POST MAY BE ADDED IF THE LENGTH IS MORE THAN 8'-0"
BLOCKING AS REQUIRED
4x4 SOLID WOOD PRESSURE TREATED POST
WALL
PATIO/BALCONY FLOOR
WOOD POST ON NEOPRENE PAD, NO FASTENERS ON DECK
NOTE: HEIGHT OF PRIVACY SCREEN WILL BE MAX 1.2 M HIGH IF IT IS INSIDE THE STREET FACING SETBACK. 1.5 M HIGH IF IT IS PROPOSED ELSEWHERE.

2 SECTION 2.2
1'-0" = 1'-0"



DR ARCHITECTURE
7551 NO. 4 ROAD, RICHMOND, S.C.
WEST KARLSON PROPERTIES INC.

PROPOSED TOWNHOUSE DEVELOPMENT

9951 & 9951 BLUNDRELL ROAD & 7551 NO. 4 ROAD, RICHMOND, S.C.

CRUP 161

CNCL 154

KEY PLAN

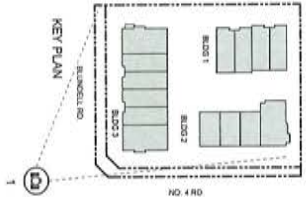
NOTES:

15



1. SOUTH-EAST VIEW - FROM THE CROSSROADS OF BLUNDELL RD. AND NO. 4 RD.

NOTES:



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	11/11/2024	DF	DF
2	ISSUED FOR CONSTRUCTION	11/11/2024	DF	DF
3	ISSUED FOR OCCUPANCY	11/11/2024	DF	DF
4	ISSUED FOR RECORD	11/11/2024	DF	DF
5	ISSUED FOR AS-BUILT	11/11/2024	DF	DF
6	ISSUED FOR FINAL	11/11/2024	DF	DF
7	ISSUED FOR ARCHIVE	11/11/2024	DF	DF
8	ISSUED FOR DESTRUCTION	11/11/2024	DF	DF
9	ISSUED FOR REVISION	11/11/2024	DF	DF
10	ISSUED FOR CANCEL	11/11/2024	DF	DF

DF ARCHITECTURE INC.
 10000 16th Street, Suite 100
 Denver, CO 80231
 303.755.1616
 www.dfarchitecture.com

GROUP 161
 9991 & 9991 BLUNDELL ROAD &
 7991 NO. 4 ROAD, RICHMOND, B.C.
 WEST KASLOON PROPERTIES
 INC.

PROPOSED TOWNHOUSE DEVELOPMENT

DATE: 11/11/2024

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

PROJECT NO: 2024-161

RENDERINGS

RENDERINGS

A-450 S

16

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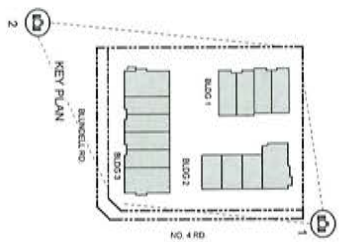


1. NORTH-EAST VIEW FROM NO.4 RD.



2. SOUTH-WEST VIEW FROM BLUNDELL RD.

NOTES:



NO.	DESCRIPTION	DATE	BY	CHKD.
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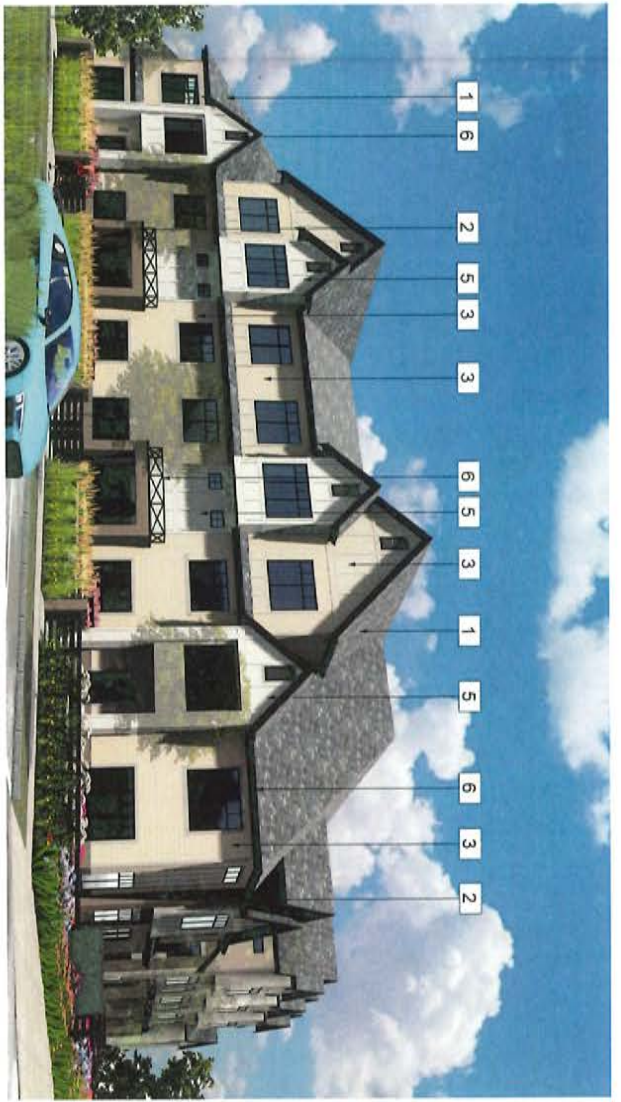
PROPOSED TOWNHOUSE DEVELOPMENT
 9991 & 9951 BLUNDELL ROAD & 7991 NO. 4 ROAD, RICHMOND, S.C.
 SUBMITTER: KARADON PROPERTIES INC.

RENDERINGS

DATE: 15/01/2024
 DRAWN BY: DF
 CHECKED BY: DF
 SCALE: 1/8" = 1'-0"

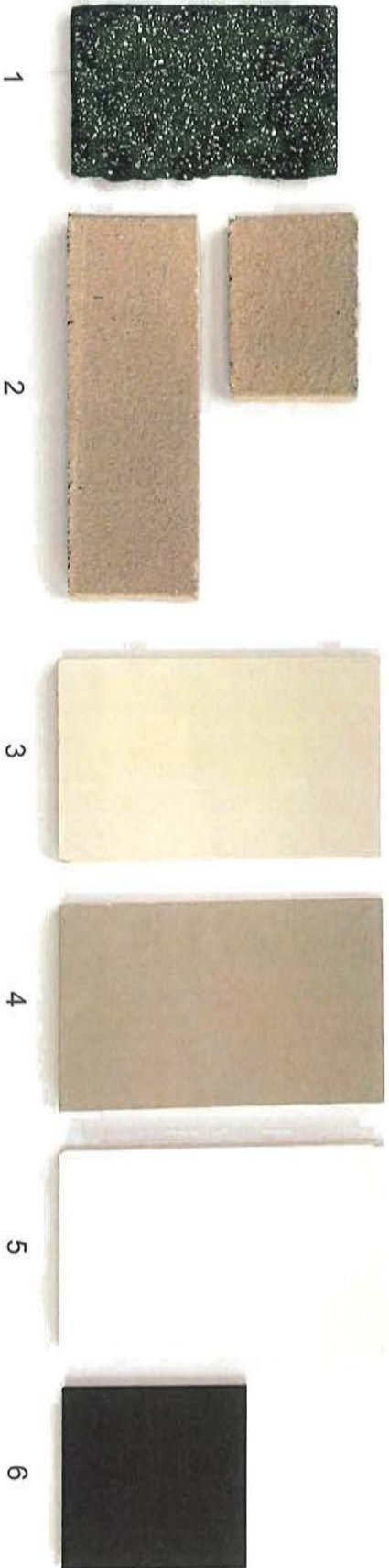
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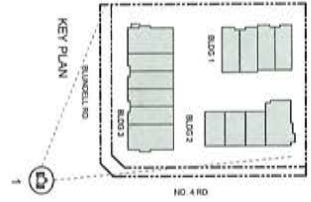


SCHEDULE OF FINISHES

1. COLOR : TWILIGHT GREY
- ASPHALT SHINGLES
2. COLOR : SEA GRAY 6
BRICK: HEBRON BRICK UPPER SCOTTY
3. COLOR : DIVINE WHITE SW 6105
- BOARD AND BATTEN
- HARDIE BOARD SIDING
- WOOD WINDOW / AND CORNER TRIMS
4. COLOR : ANEW GRAY SW 7030
- SMOOTH FINISH HARDIE LVP - SIDING
5. COLOR : ACADE WHITE SW 7100
- HARDIE BOARD AND BATTEN
6. COLOR : BM 1603 GRAPHITE
- PAINTED FASCIA
- PERFORATED VINYL SOFFIT
- DOORS AND WINDOW FRAMES
- GUTTERS
- WOODEN GABLE VENTS
- PRIVACY SCREEN
- DECORATIVE METAL GUARDS



NOTES:



DF ARCHITECTURE INC.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	CONCEPT DESIGN	10/20/2021	DF	DF
2	SCHEMATIC DESIGN	11/10/2021	DF	DF
3	PRELIMINARY DESIGN	12/10/2021	DF	DF
4	FINAL DESIGN	01/10/2022	DF	DF
5	CONSTRUCTION DOCUMENTS	02/10/2022	DF	DF
6	AS-BUILT DOCUMENTS	03/10/2022	DF	DF

GROUP 161

PROPOSED TOWNHOUSE DEVELOPMENT
 9891 & 9951 SLUNGSELL ROAD S.
 7951 NO. 4 ROAD, RICHMOND, S.C.
 CLIENT: FIRST KARADON PROPERTIES INC.



MATERIAL BOARD

A-500 S



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: January 15, 2026
File: 08-4430-03-01

Lloyd Bie
Director, Transportation

Re: **Zoning Amendments Relating to Vehicle Parking, Access and Manoeuvring for Small-Scale Multi-Unit Housing**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10731, to clarify vehicle parking, access, and manoeuvring provisions associated with Small-Scale Multi-Unit Housing (SSMUH) and small car space provisions associated with all residential development, including SSMUH, be introduced and given first, second and third reading.

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

Lloyd Bie, P.Eng
Director, Transportation
(604-276-4131)

JR:an

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

On June 24, 2024, Council amended zoning for nearly 27,000 single-family and duplex lots throughout the city to permit Small-Scale Multi-Unit Housing (SSMUH) in compliance with the Province's Bill 44 legislation.

As part of staff's regular monitoring of the implementation of SSMUH development in the Richmond context, and through feedback from homeowners, builders and designers, the following changes to the provisions of the Zoning Bylaw are proposed:

- Setting minimum parking requirements at 0.5 spaces per dwelling unit for all development on RSM zoned lots;
- Standardizing driveway widths for all development on RSM zoned lots;
- Enabling consideration of reduced manoeuvring aisles for development on RSM zoned lots;
- Permitting all residential development, including SSMUH, to provide up to 50 per cent of the required on-site parking as small car spaces; and
- Provide an avenue for the City to permit alternative transportation requirements for SSMUH development on a case-by-case basis.

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

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

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

Background

In June 2024, the City amended Zoning Bylaw 8500 to permit SSMUH development, including:

- A new zoning district, "Small-Scale Multi-Unit Housing (RSM)", and amendments to duplex zones to permit up to three, four and six units on eligible lots, subject to lot size and location criteria; and
- Removing residential parking minimums for development on lots where up to six units are permitted (e.g., areas within 400 m of a prescribed bus stop, which is a frequent transit service bus stop that provides bus service every 15 minutes during the day).

On December 8, 2025, Council adopted zoning amendments related to SSMUH that:

- Established the same minimum interior and exterior side yard setback requirements for single-family (or single-family with a secondary suite) and SSMUH development; and
- Clarified that a secondary suite is not considered a principal dwelling unit.

This report builds on the recent RSM zone changes and recommends further changes to respond to comments and feedback from the development industry and staff's ongoing monitoring of the implementation of SSMUH through the development and Building Permit (BP) application review process.

Public Consultation

The proposed amendments reflect feedback received from homeowners, builders and designers to date, including during the review of individual SSMUH applications.

Bill 44 prohibits a Local Government from holding a Public Hearing for zoning amendments relating to SSMUH. The proposed zoning amendments meet the conditions established in Bill 44. Accordingly, Council may not hold a Public Hearing on the subject zoning amendments.

Analysis

1. Establish the same minimum on-site parking space requirements for all development on RSM zoned lots.

Zoning Bylaw 8500 has different minimum on-site parking space requirements for development on RSM zoned lots based on proximity to frequent transit and lot width. As a result of the Province's Bill 44, the City cannot require on-site parking for SSMUH development on lots within 400 m of a prescribed frequent transit service bus stop. A map showing the applicable RSM zoned lots located within 400 m of a frequent transit service bus stop is in Attachment 1. Table 1 below outlines the current minimum parking space requirements applicable to developments in the RSM zone, while Table 2 shows what is proposed through this amendment.

Table 1 – Existing On-Site Minimum Parking Requirements for SSMUH

Development Type	Lot Frontage	Minimum Number of Parking Spaces Required per Dwelling Unit
		Basic Requirement
Greater than 400 m from a prescribed bus stop	Less than 15 m	0.5 space
	15 m or greater	1.0 space
Within 400 m of a prescribed bus stop	Not applicable	Not applicable

Table 2 – Proposed On-Site Minimum Parking Requirements for SSMUH

Development Type	Minimum Number of Parking Spaces Required per Dwelling Unit
	Basic Requirement
Greater than 400 m from a prescribed bus stop	0.5 space
Within 400 m of a prescribed bus stop	Not applicable

The proposed amendment establishes the same minimum parking requirement for all RSM zoned lots that are greater than 400 m from a prescribed bus stop, regardless of lot width. The proposed minimum parking rate of 0.5 per dwelling unit is an appropriate rate and is based on existing zoning requirements for lots with a width less than 15.0 m.

The proposed amendment would enable greater lot layout and housing design flexibility, streamline implementation, and encourage a range of housing typologies. The proposed amendment does not preclude the ability for a homeowner, builder or designer to provide more than the minimum on-site parking if desired.

No changes are proposed for lots within 400 m of a prescribed bus stop, as Bill 44 prohibits the imposition of minimum on-site parking requirements for lots in these areas.

The amendment is proposed for the following reasons:

- The proposed rates are based on existing supported parking rates for SSMUH development.
- Streamlines implementation by simplifying the parking requirements for all SSMUH development.
- Supports housing diversity and viability.
- Enables greater lot layout, site planning and interior housing design flexibility.
- Maintains a minimum parking requirement responsive to a Richmond context.

2. Standardizing driveway widths for all development on RSM zoned lots.

The RSM zone has different maximum driveway widths and driveway parking allowances based on housing typology (single-family or SSMUH) and lot width. Table 3 outlines the current driveway width and parking requirements in the RSM zone, while Table 4 shows what is proposed through this amendment.

Table 3 – Existing Maximum Driveway Width and Driveway Parking Allowances in RSM Zone

Form of Development	Lot Width	Parking Permitted on Driveway	Max Driveway Width (Uncovered)
Single-family (SF) (or SF + secondary suite)	Any Size	2 Spaces	6.0 m
SSMUH	Less than 12.0 m	1 Space	3.0 m
SSMUH	12.0 m to 14.9 m	2 Spaces	6.0 m
SSMUH	15.0 m or greater	None permitted	4.0 m

Table 4 – Proposed Maximum Driveway Width and Driveway Parking Allowances in RSM Zone

Form of Development	Lot Width	Parking Permitted on Driveway	Max Driveway Width (Uncovered)
All Development	Any Size	No Maximum	6.0 m

The proposed amendment establishes a single driveway width and driveway parking allowance that applies to all development in the RSM zone. It is based on the existing parking and driveway requirements applicable to a single-family dwelling (or single-family with a secondary suite) and SSMUH development on lots with a width of 12.0 m to 14.9 m. The proposed amendment enables developments, where access is provided by a road other than a lane or arterial road, the use of a front or exterior side yard driveway to meet minimum on-site parking requirements.

The maximum driveway width works together with the landscaping requirements of Zoning Bylaw 8500 which also requires that a minimum of 50 per cent live landscaping be provided in the front yard for RSM zoned lots with a width of 15.0 m or less, and 55 per cent for lots with a width greater than 15.0 m. Accordingly, development on RSM zoned lots with a width of less than 12.0 m must reduce the width of the driveway from 6.0 m in order to comply with the minimum live landscaping requirements. The proposed amendment does not change these provisions.

The amendment is proposed for the following reasons:

- Streamlines implementation by simplifying driveway width requirements for all SSMUH development.
- Supports implementation of proposed minimum parking requirements.
- Increases lot layout, site planning and design flexibility.
- Maintains existing live landscaping requirements.

3. Enable consideration of reduced manoeuvring aisles for SSMUH development.

Zoning Bylaw 8500 requires a minimum manoeuvring aisle width of 6.7 m for parking spaces oriented perpendicular to the drive aisle and provided for a residential use to ensure adequate unobstructed access to and from all parking spaces not located within an enclosed parking area.

The proposed amendment enables staff to consider a reduced manoeuvring aisle width for SSMUH development at the BP stage, where technical analysis to the satisfaction of the Director, Transportation, confirms it would support adequate on-site vehicular manoeuvring. This would support greater lot layout flexibility, while ensuring appropriate development controls are in place to verify on-site parking and manoeuvring viability.

The amendment is proposed for the following reasons:

- Provides greater lot layout design flexibility for different-sized and shaped lots.
- Increases opportunities for live landscaping.
- Supports efficient development review, where an alternative solution can be supported.

4. Permit all residential development, including SSMUH, to provide up to 50 per cent of required parking as small car spaces.

Zoning Bylaw 8500 currently allows developments which propose 31 or more spaces to provide a minimum of 50 per cent of the required parking spaces as small car spaces. For parking areas containing fewer than 31 spaces, all spaces are required to be provided as standard-sized car spaces.

Staff propose to amend Zoning Bylaw 8500 to permit up to 50 per cent of the required residential parking spaces and up to 50 per cent of the required visitor parking spaces, for all types of residential development, including SSMUH, to be provided as small-sized spaces. This does not apply to accessible parking spaces, which will continue to be required as per the existing standards in the Zoning Bylaw. There is no change to the existing parking space size requirements for non-residential uses. The proposed amendment enables a homeowner, builder or designer with greater flexibility to provide a parking plan that is responsive to market demand.

The amendment is proposed for the following reasons:

- Provides greater design flexibility for residential development, including the ability to better respond to evolving market needs.
- Addresses a common variance request which has been generally supported.

5. Provide an avenue for the City to permit alternative transportation requirements for SSMUH development on a case-by-case basis.

The proposed amendment includes a provision to permit SSMUH development to achieve Zoning Bylaw compliance with the applicable vehicle access and vehicle maneuvering requirements, where it can be demonstrated to the satisfaction of the City's Director, Transportation, that an acceptable alternative solution can be achieved and is compliant with all other applicable City Bylaws (e.g. Residential Lot [Vehicular] Access Regulation Bylaw 7222). This amendment allows for greater site planning and design flexibility on constrained lots. The proposed amendment also enables BPs for SSMUH development to appeal these requirements to the Director of Transportation, on a case-by-case basis, without the need to obtain a Development Variance Permit.

The amendment is proposed for the following reasons:

- Provides an avenue to appeal on-site transportation requirements related to vehicle access and maneuvering aisle widths for SSMUH development.
- Enables efficient development review, where an alternative solution can be supported.

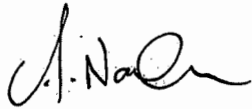
Financial Impact

None.

Conclusion

Amendment Bylaw 10731 responds to feedback received from homeowners, builders and designers, and clarifications identified by staff through the regular monitoring of SSMUH development in the City. The proposed amendments are targeted and address vehicle parking, access and manoeuvring. They seek to simplify parking provisions for ease of use and application, and balance housing viability, design flexibility and local character considerations.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10731, be introduced and given first, second and third reading.

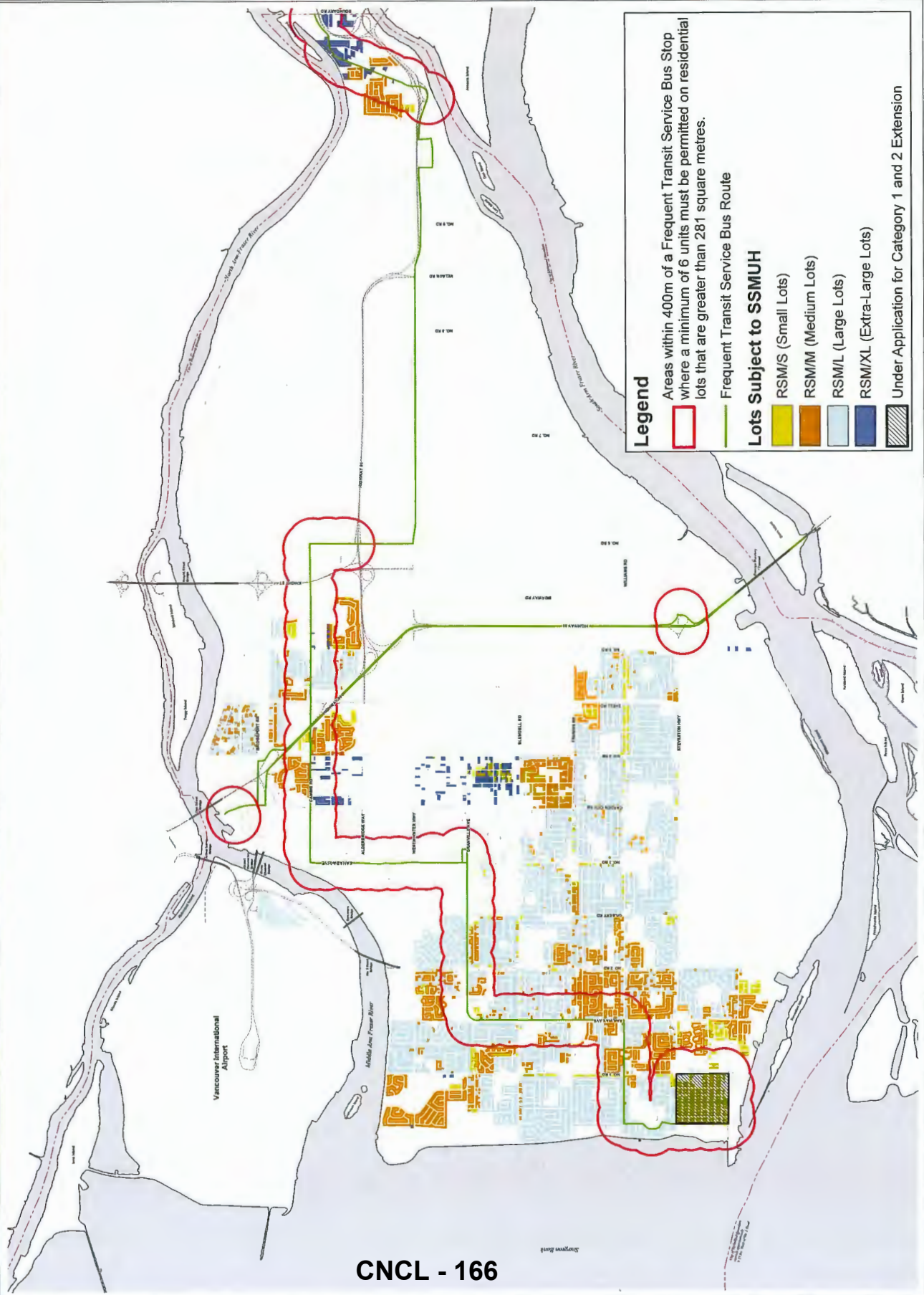
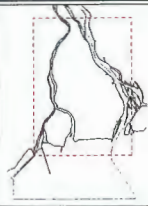


Andrew Norton, BA, MA, MSc, MRTPI
Manager, Development - West
(604-276-4138)

AN:js

Att. 1: Frequent Transit Network and RSM Zoned Property Map

The information on this map is provided for informational purposes only. It is not intended to be used as a legal document. The City of Richmond reserves the right to amend this information at any time without notice. The information on this map is provided for informational purposes only. It is not intended to be used as a legal document. The City of Richmond reserves the right to amend this information at any time without notice.





**Richmond Zoning Bylaw 8500
Amendment Bylaw 10731
(Small-Scale Multi-Unit Housing)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 7.5 Development & Maintenance Standards for On-Site Parking by replacing Section 7.5.13 with the following:

“7.5.13 For on-site parking areas which contain 31 or more **parking spaces** for non-residential **uses**, a minimum of 50% of the non-residential **parking spaces** provided shall be standard spaces. For on-site parking areas for non-residential **uses** which contain fewer than 31 **parking spaces**, all non-residential **parking spaces** provided shall be standard spaces. For on-site parking areas for residential **uses**, a minimum of 50% of the residential **parking spaces**, and a minimum of 50% of residential visitor **parking spaces**, shall be standard spaces. The foregoing does not apply to any **parking spaces** required to be provided as accessible spaces or van accessible spaces.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 7.7 Parking Spaces Required by replacing Table 7.7.2.2 with the following:

“**Table 7.7.2.2 Small-Scale Multi Unit Housing Parking Requirements**”

Site Location	Minimum number of Parking Spaces Required per Dwelling unit	
	Basic Requirement	Visitor Parking Requirement
Greater than 400 m from a prescribed bus stop	0.5 space	Not applicable
Within 400 m of a prescribed bus stop	Not applicable	Not applicable

3. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL) by:

3.1 Replacing Section 8.19.11.1(c) with the following:

“c) by way of a **road** other than a **lane** or **arterial road**, **parking spaces** in a side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**.”; and

3.2 Inserting a new subsection in Section 8.19.11 following subsection “2” as follows:

“3. Notwithstanding Section 7.5.5, a reduced manoeuvring aisle width may be accepted if adequate space for **vehicle** manoeuvring can be demonstrated to the satisfaction of the Director, Transportation.”.

3.3 Inserting a new subsection in Section 8.19.11 following subsection “3” as follows:

“4. Notwithstanding Section 8.19.11.1, alternative **vehicle** access may be accepted to the satisfaction of the Director, Transportation and in compliance with other applicable City Bylaws.

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10731**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>A. Noe</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER