



**City of  
Richmond**  
British Columbia, Canada

# 2023 Annual Report

For the year ended December 31, 2023







# City of Richmond

British Columbia, Canada

## 2023 Annual Report

For the year ended December 31, 2023

*Our vision is to be the most appealing, livable  
and well-managed community in Canada*

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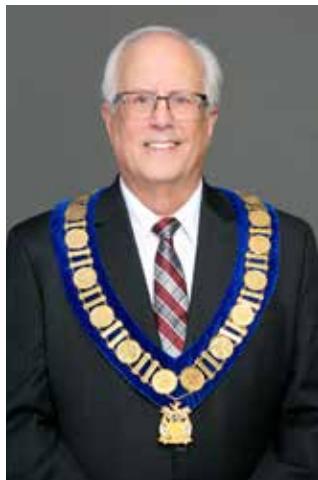
For an online copy of this report, please visit [richmond.ca/AnnualReport](http://richmond.ca/AnnualReport)



The City of Richmond is proud of its diverse and committed workforce. This year, we asked our employees to take photos and send us images of “their Richmond” for this report. Photos with the camera icon are just some of the submissions, and we are delighted to share them with you. None are professional photographers.

COVER PHOTO: THE HORSESHOE SLOUGH PUMP STATION, ONE OF 39 PUMP STATIONS IN RICHMOND, PROTECTS THE COMMUNITY AND IS AN ESSENTIAL PIECE OF THE CITY'S FLOOD PROTECTION MEASURES

# Message from the Mayor



The City of Richmond and our City Council continued to be civic leaders in 2023 thanks to a number of bold, innovative and sustainable programs that benefitted residents as well as businesses.

Despite stubbornly high inflation and interest rates, Richmond showcased an active year with a robust, stable economy as well as a commitment to addressing community needs.

As housing affordability dominated public, media and government conversations, Council took action to encourage the availability of various forms of affordable rental accommodation. It approved a project in the City Centre that will see a total of over 1,350 units built, including 156 Low End Market Rental units and 120 market rental units. At Public Hearings, Council also approved over 1,000 townhouse and condominium units across the city of which almost 300 will be affordable rental units and 200 will be permanent market rentals.

Challenges in housing affordability gave rise to increased risks of homelessness. Council took steps to support those in need by adding capacity at the Richmond House Emergency Shelter. Warming Centres at South Arm and Brighouse Parks, as well as the ongoing operation of a Drop-In Centre and Shower Program near City Hall, were also extended.

The City issued building permits with an overall construction value exceeding \$750 million in 2023. Major residential construction projects started over the past year, including the \$500 million Richmond Centre redevelopment that will provide over 1,100 residential units and additional retail space in the City Centre.

Richmond's commitment to environmental sustainability was evident when Council adopted a Circular City Strategy in April as the guiding framework for environmental action. With six strategic directions and 84 actions, the strategy is the first of its kind for a Canadian local government and sets Richmond on a path to achieve 100 per cent circularity by 2050.

In another innovative approach, Council adopted the Zero Carbon Step Code for new residential, commercial, office, retail and hotel use. The Code will accelerate the transition to zero-emission energy sources in new buildings and move us closer to achieving our 2030 (50 per cent) and 2050 (100 per cent) greenhouse gas emission reduction targets.

Through wise investments, sound management and innovative action, our staff, volunteers and businesses—as well as our community and government partners—continued to work together to make Richmond a better place for all. This 2023 Annual Report contains examples of just some of our goals and achievements. As always, I invite your comments and questions through my office.

A handwritten signature in black ink, appearing to read "Malcolm Brodie".

Malcolm Brodie  
*Mayor, City of Richmond*

# Richmond City Council



## Back row, left to right:

Lieutenant Jim Dickson (Richmond Fire-Rescue), Councillor Andy Hobbs, Councillor Kash Heed, Councillor Laura Gillanders, Councillor Michael Wolfe, Constable Jordan Hitchon (Richmond RCMP)

## Front row, left to right:

Councillor Alexa Loo, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Chak Au, Councillor Carol Day

## Connect with Richmond City Council

To contact Council, email [MayorAndCouncillors@richmond.ca](mailto:MayorAndCouncillors@richmond.ca) or call 604-276-4000.

For Council Meetings agendas and minutes, visit [richmond.ca/agendas](http://richmond.ca/agendas).

To live stream Council meetings or view videos of past meetings, visit [richmond.ca/WatchOnline](http://richmond.ca/WatchOnline).

# City of Richmond Senior Management Team 2023



Chief Administrative Officer ..... Serena Lusk  
General Manager, Community Services ..... Elizabeth Ayers  
General Manager, Community Safety ..... Cecilia Achiam  
General Manager, Engineering and Public Works ..... John Irving  
General Manager, Finance and Corporate Services ..... Jerry Chong  
General Manager, Planning and Development ..... Joe Erceg  
General Manager, Law and Legislative Services ..... Tony Capuccinello Iraci

## Public safety agencies

Chief, Richmond Fire-Rescue ..... Jim Wishlove  
Officer in Charge, Royal Canadian Mounted Police ..... Dave Chauhan

## Banker

Scotiabank

## Auditors

KPMG

# Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2023 Annual Report. It details our strong financial position and outlines many of the important initiatives we have undertaken to serve our community.

Central to these initiatives is our focus on people. The City remains committed to providing programs and services that meet the needs of our residents and businesses.

The introduction of the new MyRichmond mobile app and MyPermit online portal are examples. MyRichmond allows residents quick and secure access to a range of City programs and services from their mobile devices anywhere, anytime. Similarly, the MyPermit portal gives developers and contractors the tools they need to deliver housing options in Richmond. Part of the Permit Optimization Project, this online self-service option for plumbing and gas applications will expedite around 3,500 permits annually.

A refresh of the City website took place with the emphasis on customer needs and improving the user experience. Elements such as easier navigation, streamlining of content and a built-in multilingual translation tool created a more efficient environment for the more than four million views each year.

The past year saw the community engaged in many ways. The 76th annual Steveston Salmon Festival drew over 75,000 visitors to the waterfront village to celebrate our rich fishing history, while over 40,000 attended the 20th anniversary of the Richmond Maritime Festival. The City also commemorated the 50th anniversary of its Sister City relationship with Wakayama, Japan with the special planting of three Kuromatsu, or Japanese Black Pine, trees at City Hall.

Council supported our ongoing commitment to child care with the opening of the Hummingbird Child Care Centre in the Oval Village neighbourhood. Providing 37 licenced spaces for infants, toddlers and children, it is the 13th City-owned, purpose-built child care facility in Richmond and means over 2,500 new spaces have been added since 2016—a 44 per cent increase. Richmond now has child care spaces for over 35 per cent of children to the age of 12.

One of Canada's healthiest and most active communities, Richmond welcomed over 21,200 children and youth to day camps in 2023, with around 13,000 participating in various summer programs. Almost 700,000 people registered for in-person programs at City facilities with another 1.6 million drop-in admissions at various locations.

Promoting diversity and inclusiveness is essential in a city as uniquely multicultural as Richmond. Over 80 per cent of our population is a visible minority, the highest proportion of any British Columbia municipality, so accessibility and acceptance is important as we build a strong, resilient community.

Displayed at City Hall for the first time was the Progress Pride Flag in support of Richmond's 2SLGBTQI+ community, as well as the Survivor's Flag to observe the National Day for Truth and Reconciliation. An investment of \$9.1 million from the Federal Government Rapid Housing Initiative led to the announcement of a 25-unit affordable housing project for vulnerable women and their children, and the City continued to advance several affordable housing projects to address the ongoing affordability and rental challenge.

Our city's foundation for success is strong financial stewardship and Council's Long Term Financial Management Strategy. It has enabled us to maintain effective and responsive service levels so Richmond remains a strong community committed to continued growth and success—within a framework of diversity, sustainability and value for taxpayers.

As Chief Administrative Officer, I am proud of the commitment of our staff and volunteers to improving the well-being of the community and thank everyone for their continued efforts in support of our residents and businesses.

A handwritten signature in cursive script that reads "Serena".

Serena Lusk  
*Chief Administrative Officer*

# Council Strategic Plan: 2022 to 2026

The Community Charter requires BC municipalities to include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards those objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Strategic Plan. Soon after Council began its four-year term in October 2022, it undertook a strategic planning process to help fulfill its governance role and achieve a successful term of office. Through that process, Council adopted a new set of six Strategic Focus areas, which provided the framework for the City's programs and services during 2023.

## 1. Proactive in Stakeholder and Civic Engagement

Keeping citizens connected and informed is essential to Richmond's strategy of remaining a strong and resilient community. Over the past year, the City coordinated a variety of initiatives to engage residents, and recognize and embrace their culture and identity. Council and members of Richmond's Sikh community came together in July to unveil an interpretive memorial at King George Park for the 1914 Komagata Maru incident, and celebrations were held to mark Hanukkah, the 50th anniversary of the Sister City relationship with Wakayama, Japan, as well as National Indigenous History Month. The City unveiled a refreshed website that had over 4.3 millions views and offers a multilingual translation tool for residents seeking information in a non-English language. A 10-part video series, Richmond Stories, drew on archival footage, story telling and anecdotes to highlight the city's rich history and cultural influences. Topics included a charming love story on the interurban tram, and the fine craftsmanship of Japanese boatbuilding on Steveston's waterfront. The online Let's Talk Richmond platform remained an integral component of the City's engagement strategy with almost 30 projects throughout the year on topics ranging from flood protection and



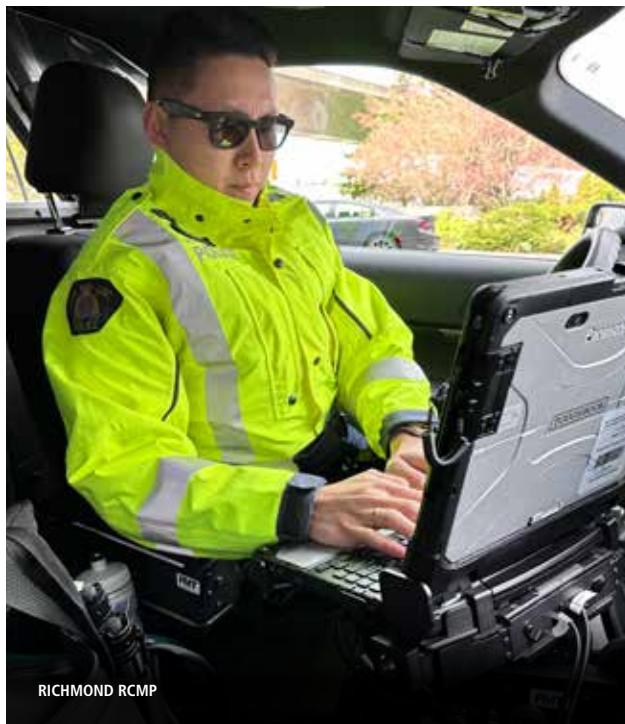
GEORGE SEISHI MUKAI RETURNED TO STEVESTON AFTER HIS WORLD WAR II INTERNMENT. LEARN MORE ABOUT HIM AND OTHERS IN THE RICHMOND STORIES VIDEO, "A TRADITION OF BOATBUILDING"

affordable housing, to dog parks and pickleball. Engagement on the various projects increased over 20 per cent, with a rise in registered participants of almost 45 per cent. In May, the City launched its new MyRichmond app for iOS and Android to allow residents quick and secure access to a range of City programs and services from their mobile devices.

## 2. Strategic and Sustainable Community Growth

Providing stable and affordable housing options remained a priority as Council completed public hearings for the rezoning of several multi-family projects, including more than 1,000 townhouse and condominium units across the city. Almost 300 were affordable rental units, while almost 200 were permanent market rental. Another significant rental development was Phase 1 of Polygon's Talisman project at Garden City and Cambie Roads. Consisting of 156 Low End Market Rental (LEMR) units and 120 market rental units in two six-storey, wood framed, stand-alone buildings, the development will ultimately see 10 buildings totalling 1,357 units (156 LEMR units + 171 Market Rental units + 1,030 strata units). Richmond also remains a go-to location for economic investment thanks to its proximity to key distribution points, ease of access and initiatives such as the Industrial Lands

Intensification Initiative that has positioned the City as a regional growth leader in industrial land redevelopment and intensification initiatives. In 2023, the City issued building permits with an overall construction value exceeding \$750 million while accruing development revenue of over \$11 million. Over \$4.48 million in business licence revenue was generated in 2023, an eight per cent increase from the previous year, and over 17,000 licences were issued.



### 3. A Safe and Prepared Community

The Richmond RCMP continued to keep our city safe through targeted enforcement and education. Serious assaults decreased 12 per cent in 2023, drug offences were down seven per cent, and there were declines in residential break and enter and arson. Commercial break and enter crime dropped 16 per cent. Council approved a long-awaited Community Policing Office in the Hamilton area of east Richmond. Community Bylaws also played a key role in keeping the community safe. Over 440 tickets were issued to businesses that failed to comply with licensing requirements or for operating contrary to their business licence conditions.

Bylaws staff made over 500 grease inspections and responded to almost 3,700 parking violation complaints—an increase of 23 per cent from the previous year. Richmond Fire-Rescue responded to over 12,260 calls, an eight per cent rise from the previous year. Council approved a \$250M, 10-year upgrade to the City Works Yard in its current Lynas Lane location. The yard plays a crucial role in day-to-day operations as well as emergency management and environmental protection, and the long-term investment will result in a safe, secure operations facility that will support the community for decades to come. The City upgraded almost 1,000 metres of watermains and 800 metres of drainage mains in the Burkeville neighbourhood, while around five kilometres of aging asbestos cement watermains were replaced with PVC piping. City staff also completed four kilometres of canal reclamation on the Woodwards drainage catchment.

### 4. Responsible Financial Management and Governance

Effective financial planning and partnerships with other levels of government and stakeholders supported continued growth and development. Reinforcing the commitment to providing efficient and timely support to the construction sector, the online MyPermit portal was launched. Plumbing and gas permits can now be submitted, processed and approved online, expediting the current annual issuance of 3,000 to 3,500 trades permits anytime from anywhere. Grants and funding supported a range of projects in 2023. Among them was \$9 million through the Canada Mortgage and Housing Corporation for a 25-unit affordable housing development for vulnerable women; \$500,000 from the Provincial Ministry of Transportation and Infrastructure for Phase Two of the Steveston Highway Multi-Use Pathway; and \$2.28 million from the Provincial Ministry of Emergency Management and Climate Readiness for various flood protection projects. Youth benefitted from a \$360,000 grant from the BC Government for upgrades to the popular Media Lab; and a further \$2.68 million came from the Public Safety Canada Growing Communities Fund to combat youth gang violence in Richmond.



RICHMOND RECYCLING DEPOT

Over \$4.3 million in Development Cost Charges supported important community amenities such as road and active transportation improvements; upgrades to watermains, drainage pump stations, and sanitary pump stations; and the acquisition and development of parkland, playing fields and playgrounds.

## 5. A Leader in Environmental Sustainability

The City of Richmond remains an acknowledged leader in environmental sustainability due to years of investment, foresight and innovation. Council adopted a Circular City Strategy in April, the first of its kind by a local government in Canada, as the guiding framework for environmental action. Richmond continued to explore innovative and sustainable road paving technologies, becoming the first local government in Canada to use an innovative blend of recycled asphalt and recycled plastic flake as a binding agent. The City's award-winning Recycling Depot saw over 270,000 visits by residential and commercial users – the equivalent to one user every 43 seconds. Richmond continued to lead in water conservation through water meter and demand management programs. Richmond spent \$1.2 million in 2023 to assist strata developments

to install water meters. It also acquired four fully-electric Ford F-150 Lightning trucks and two E-Transit vans, joining the existing Green Fleet of 15 fully electric vehicles, 32 plug-in hybrids, 25 hybrids and one hydrogen model, all of which make up around 20 per cent of the fleet vehicles. To support and encourage the use of private electric vehicles, Council amended the City's Zoning Bylaw to require the installation of EV charging infrastructure for non-residential parking spaces in all new developments. Richmond also became one of the first communities in the region to offer an e-scooter sharing program. Over 60,000 shared e-scooter or e-bike trips occurred in 2023 as popularity grew. The multi-award-winning Lulu Island District Energy program continued to deliver low carbon energy to almost 6,500 residential units and 30 buildings throughout the city. Two buildings were added to the grid in 2023, with an overall reduction in greenhouse gas emissions of almost 4,000 tonnes for the year.

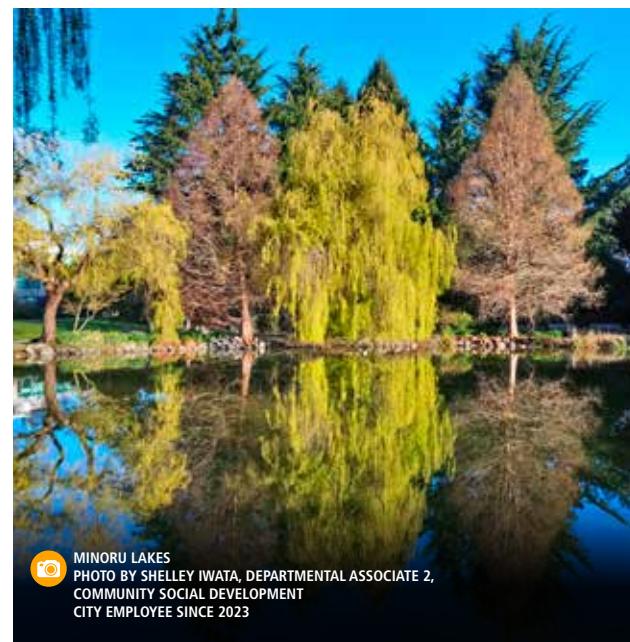
## 6. A Vibrant, Resilient and Active Community

Richmond is renowned for its vibrant arts scene, extensive parks and trails, and diverse cultural heritage. Supporting the local community, the City commissioned 22 Richmond-based artists for public art, along with five new murals and prominent installations such as *Typha* at the Middle Arm Waterfront Greenway, and *Leaping*



Home at the Richmond Animal Shelter. The City also received the Creative Cities Network of Canada's Public Art Legacy Award for Sea to Sky, the five-storey integrated glass artwork by Musqueam artist Thomas Cannell as part of the Keltic Development. Ranked once again by the national Culture Days office as first in BC and third in Canada for midsize cities, Richmond hosted 93 free, in-person and online activities by 62 artists and cultural organizations. The opening weekend at the Richmond Cultural Centre attracted an estimated 2,000 people. Enhancing its many outdoor experiences, the City reopened Minoru Lakes in 2023 following a \$10.6 million reconstruction that included new furniture and viewing areas, a boardwalk and a waterfall. Parks staff also planted over 2,300 new trees around Richmond in addition to the 1,200 trees planted through development. As part of the City's Homelessness Strategy and 10-year Collaborative Action Plan to Reduce and Prevent Poverty in Richmond, the City led community dialogues to reduce stigma and promote understanding. Emergency Shelters, Warming Centres and a Drop-In Centre were activated and expanded on the direction of Council to provide access

to shelter and supports regardless of weather. The City's Cultural Harmony Plan, the first of its kind in Canada, continued to promote diversity and inclusivity in the community, with ongoing dialogue and education programs reducing the number of reported hate-related crimes and incidents by 26 per cent.



## Fiscal responsibility, financial sustainability

Through strong fiscal management, sound financial strategies and strategic investments, the City ended 2023 in a position to ensure ongoing support and growth for the community.

### Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
<b>Annual Surplus</b>	<b>\$75,106</b>	<b>\$202,363</b>	<b>\$141,282</b>

The City's consolidated revenue for the year totaled over \$741 million, an increase of \$96.8 million from the previous year, and is further evidence of the City's economic emergence from the challenges of the pandemic. Expenses rose by \$35.7 million from 2022, primarily due to wages and collective agreement increases, recruitment of vacant positions, policing contract costs and water purchases from Metro Vancouver. Overall, the City realized an annual surplus of \$202.4 million in 2023. This includes an operating surplus of \$6.1 million.

More details on the City's financial position can be found in the Report from the General Manager, Finance and Corporate Services (page 14) and the Audited Financial Statements (page 17).

# Proud, strong and vibrant. Welcome to Richmond.

With over 230,000 residents, 13,000 businesses and 125,000 people working here, the City of Richmond is one of the region's most vibrant and desirable locations. Bordered by the mouth of the Fraser River and home to Vancouver's International Airport—consistently ranked among the best in the world—Richmond continues to grow and welcome people from around the world to visit or establish roots here.

The city has one of Canada's most diverse populations with residents from over 180 different ethnic or cultural backgrounds and more than 80 per cent identifying as a visible minority. The predominant ethnic group self-identifies as Chinese and their cultural influence, along with those from other south Asian countries and elsewhere, can be seen throughout Richmond.

This commitment to inclusiveness was reflected through the display of the Progress Pride Flag for Pride Week, as well as ongoing recognition of the National Day for Truth and Reconciliation, and National Indigenous History Month. City staff continued to work with the Richmond RCMP to promote the "Hate Has No Place" campaign and other initiatives, and officers proactively engaged with various faith communities and conducted safety patrols of places of worship following outbreaks of violence in the Middle East in October.

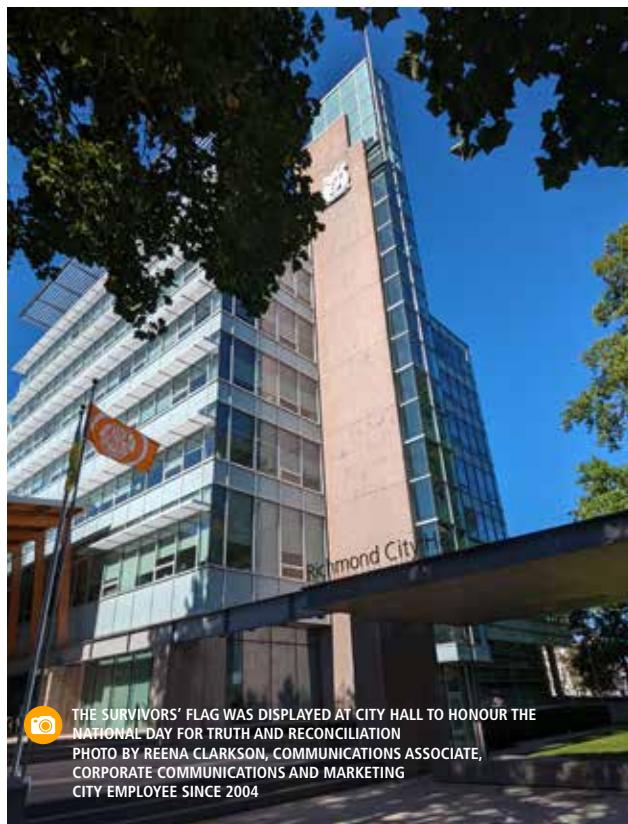
Richmond was back on the world sporting stage, hosting the Canadian Adult Recreational Hockey Association (CARHA) World Cup at the internationally renowned Richmond Olympic Oval and other venues in March. Following postponements due to the pandemic, this competition alone attracted over 1,600 participants from 11 countries. It was one of over 80 major sporting events hosted in the city last year, including the World Wheelchair Curling Championships featuring more than 100 athletes from 17 nations competing for international honours.

Richmond encourages active lifestyles and promotes quality of life. With over 871 hectares (2,153 acres) of park land, 136 kilometres of

park trails, 87 kilometres of on-road cycling paths and 140 parks, there are sports and recreation amenities in every neighbourhood. A commitment to active and healthy lifestyles is another reason why Richmond residents live an average of 85.7 years, more than four years longer than the national average of 81.1 years.

The natural diversity and beauty has also made Richmond a popular location for film and television production, with around 40 location agreements in place during 2023 despite labour disputes that slowed industry output. Richmond now boasts six film studio facilities, and production injects an estimated \$28 million to the local economy.

Richmond residents are proud of their community in many ways. The City's commitment to environmental sustainability is well known, and 2023 saw the launch of the Energize Richmond Community Leaders program to encourage awareness and participation in climate



THE SURVIVORS' FLAG WAS DISPLAYED AT CITY HALL TO HONOUR THE NATIONAL DAY FOR TRUTH AND RECONCILIATION  
PHOTO BY REENA CLARKSON, COMMUNICATIONS ASSOCIATE,  
CORPORATE COMMUNICATIONS AND MARKETING  
CITY EMPLOYEE SINCE 2004



conversations. A public call for interest resulted in 30 leaders being put in place to engage others and encourage discussions and action on climate issues in their daily lives.

Community events transitioned to full swing in 2023 following the pandemic slowdowns of recent years. The popular Halloween Fireworks Festival returned to Minoru Park. Along with a spectacular visual display and ghostly participants, the thousands who attended also had a close up look at a massive, locally-grown 1,003 kilogram (2,212 pound) pumpkin. It was one of several events back in full swing such as the Children's Arts Festival, Doors Open, Steveston Salmon Festival, Cherry Blossom Festival and Richmond Maritime Festival.

The annual Island City by Bike Tour returned in June, with hundreds of cyclists of all ages and levels taking part in a free seven or 22-kilometre ride through the city.

The City of Richmond continues to be a leader in the development and implementation of bold, innovative programs and strategies that recognize and reflect our character, heritage and reputation as a safe, sustainable and culturally diverse community. The many accomplishments and achievements of the past year, some of which are in this Annual Report, demonstrate why Richmond remains one of the most appealing, livable and well-managed communities in Canada.

## Freedom of the City

In October, Richmond City Council awarded long-time resident, former Councillor and provincial politician Harold Steves with the Freedom of the City – the highest honour a local government can bestow on an individual.

Richmond-born Steves is the great-grandson of Manoah and Martha Steves, one of the area's founding families and after whom the waterfront community of Steveston is named. He was first elected to Municipal Council in 1968, 22 years before Richmond was designated as a City, for what would be the start of over 50 years of public service.

After a brief stint as a Member of the Legislative Assembly from 1973 to 1975, Steves returned to Richmond Council in 1977 and remained an elected official until his retirement prior to the 2022 municipal election. Among his many achievements was establishing the Agricultural Land Commission to protect valuable farmland and rural areas from development.



# 2023 Awards

A measurement of the City's success in achieving its goals are the honours and recognition from peers and others. In 2023, Richmond again received numerous international, national and provincial awards recognizing our commitment to excellence and innovation.

## Providing sustainable, environmentally-friendly energy

The award-winning Lulu Island Energy Company received yet another accolade in 2023, this time for the expansion of its environmentally friendly energy grid into Richmond's City Centre. The City-owned utility won the 2023 National Energy Globe Award from the Energy Globe Foundation, an Austrian-based non-profit organization that recognizes projects focusing on energy efficiency, sustainability and the use of renewable energy or emission-free sources in over 180 countries. Once complete, the City Centre District Energy Utility expansion will connect to 170 residential and mixed-use commercial development sites covering 50 million square feet and save over one million tonnes of carbon emissions compared to conventional energy systems. Along with winning the National Award, the project was also shortlisted from over 30,000 submissions for the International Energy Globe Award in a category alongside projects from Turkey, Malaysia, China and the United Arab Emirates.

## Engaging the community

The City received two Silver Leaf Awards from the Canadian chapter of the International Association of Business Communicators, a global organization supporting excellence in communications and engagement. The first Silver Leaf was for the multi-year "Rethink Waste: Think Tank and Ideas Hub" communication and engagement campaign to support the City's goals to reduce waste and support a circular economy. The second recognized the communications campaign to support the introduction of the "Richmond Single-Use Plastic Ban," a new bylaw banning single-use plastic items. The

communications campaign supported businesses through the transition and increased awareness about the new bylaw, further promoting reusable options in the community with a goal to reduce unnecessary waste and pollution.

## Supporting our economy

Richmond's Supply Chain Resiliency Program received a British Columbia Economic Development Association (BCEDA) Award for its achievement in supporting economic development. Recognized along with the City of Surrey and Township of Langley, the municipalities were presented with the Economic Recovery and Resiliency Award for communities over 20,000 in population. Developed to support businesses during the pandemic, the program identified existing industrial capabilities that could be re-engineered to support future emergency production needs, and helped manufacturers diversify by focusing on emerging opportunities in new sectors. Over 380 manufacturers participated in the program, and more than 200 manufacturing businesses took part in a series of associated Technology Adoption Workshops. BCEDA's Economic Recovery and Resiliency Award recognizes programs and projects that represent a successful recovery initiative from natural and manmade disasters.



## Building connections through design

Recognition of the outstanding design, functionality and innovation of the Minoru Centre for Active Living, the City of Richmond's state-of-the-art fitness and aquatic facility, continued in 2023. The centre received the prestigious Provincial Facility Excellence Award for projects over \$3 million from the BC Recreation and Parks Association (BCRPA). The annual award recognizes an outstanding facility design or redesign that reflects community culture, innovation and community need. The BCRPA commended the City for working with the local community to create a sustainable and environmentally friendly facility that fosters community connections and enriches individual well-being and quality of life, describing it as a leading community space not only in BC, but nationally and internationally.

## Financial reporting

For the 21st and 14th year in a row, respectively, the Government Finance Officers Association of the US and Canada presented Richmond with the Canadian Award for Financial Reporting for the 2022 Annual Report and the Award for Outstanding Achievement in Popular Financial Reporting for the 2022 Highlights Report. The awards recognized the City's success in producing a high standard report that demonstrated a constructive "spirit of full disclosure" and clearly communicated the municipality's financial story. Richmond also received yet another 'A' grade—the equal highest amongst 32 major Canadian cities—in C.D. Howe's annual Report Card on municipal budgeting, financial reporting and fiscal transparency for 2022.



Government Finance Officers Association

## Canadian Award for Financial Reporting

Presented to

**City of Richmond**  
**British Columbia**

For its Annual  
Financial Report  
for the Year Ended

**December 31, 2022**

*Christopher P. Morill*

Executive Director/CEO

## Innovation in planning

The Planning Institute of British Columbia awarded the City of Richmond its Silver Award for Excellence in Planning in the category of Enduring Planning Performance. It highlighted the City Centre Area Plan as an example of an exemplary long-term professional planning project that will benefit current and future communities. The Planning Institute of British Columbia is a non-profit professional association of planners in BC and Yukon, and affiliated with the Canadian Institute of Planners.

# Report from the General Manager, Finance and Corporate Services

Mayor Malcom Brodie and Members of Richmond City Council,

I am pleased to submit the Consolidated Financial Statements and Auditors' Report for the fiscal year ended December 31, 2023 for the City of Richmond, pursuant to Section 98 and 167 of the Community Charter. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. Preparation of the financial statements is management's responsibility.

KPMG LLP was appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2023 and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended are in accordance with Canadian public sector accounting standards.

These financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval, and Richmond Public Library (collectively referred to as the "City"), as well as the City's investment in Lulu Island Energy Company, which is accounted for as a Government Business Enterprise.

## Consolidated statement of financial position (in \$000s)

	2023 Actual	2022 Actual	Change
Financial Assets	\$ 1,842,941	\$ 1,721,772	\$ 121,169
Liabilities	717,366	696,047	21,319
Net Financial Assets	<b>1,125,575</b>	<b>1,025,725</b>	<b>99,850</b>
Non-Financial Assets	2,705,957	2,603,444	102,513
<b>Accumulated Surplus</b>	<b>\$ 3,831,532</b>	<b>\$ 3,629,169</b>	<b>\$ 202,363</b>

The City's overall financial position improved by \$202.4 million, with accumulated surplus (similar to net worth of a corporation) totaling \$3.8 billion. A significant part of this increase is due to additions to capital assets and transfers to the statutory reserves for future capital improvements.

The City's cash and investments are \$1.7 billion while long-term debt decreased by \$9.2 million, mainly due to the reduction of the loan for the construction of Minoru Centre for Active Living (final payment in 2024). Meanwhile, the City's tangible capital assets increased by \$100.7 million, which includes \$75.9 million of in-kind contributions from development as conditions of rezoning.

## Statutory reserves (in \$000s)

	2019	2020	2021	2022	2023
Total Reserves	\$557,576	\$609,533	\$647,209	\$703,184	\$789,710

Statutory reserves are established by Bylaw for specific purposes, mainly capital expenditures.

The increase in the balance to \$789.7 million is mainly attributable to the timing of these capital expenditures, increased investment income earned on the balances, and contributions including a one-time transfer from the Province of BC for the Growing Communities Fund grant.

Council's Long Term Financial Management Strategy ensures prudent management of the reserves through safeguarding the existing level of annual transfers through the City's utility and operating budgets and by increasing the annual transfer to the Capital Building and Infrastructure reserve by one per cent of the property tax base to address funding gaps, inflation and increased community needs. The total of all contributions since the adoption of the Long Term Financial Management Strategy to 2023 is \$185.7 million and has been applied to the construction of various community safety facilities, including firehalls and police stations, as well as other community facilities, that support the needs of the growing community.

## Consolidated statement of operations (in \$000s)

	2023 Budget	2023 Actual	2022 Actual
Revenue	\$637,787	\$741,099	\$644,348
Expenses	562,681	538,736	503,066
<b>Annual Surplus</b>	<b>\$75,106</b>	<b>\$202,363</b>	<b>\$141,282</b>

The City's consolidated revenue for the year totaled \$741.1 million, an increase of \$96.8 million from 2022 mainly due to increased investment income, developer contributed tangible capital assets and grants.

Expenses increased by \$35.7 million from prior year mainly due to wages and salaries relating to filling vacancies and collective agreement rate increases, contract cost increases relating to community safety, supply and material cost increases relating to the Rapid Housing grant and to water purchases from Metro Vancouver.

The annual surplus for 2023 was \$202.4 million, including an operating surplus of \$6.1 million. The remainder of the annual surplus represents the change in investment in tangible capital assets, reserves and other items in accumulated surplus.

## Budget variance

Consolidated revenue of \$741.1M was greater than budgeted revenue by \$103.3M mainly due to:

- \$47.2M in investment income due to higher investment rates, with the majority of this increase transferred to reserves in accordance with the Community Charter requirements.
- \$27.0M in Provincial and Federal grants including \$20.4M for the Growing Communities Fund grant.
- \$17.9M higher than budgeted other capital funding revenue due to contributed assets received through development and the timing of externally funded capital expenditures.

Consolidated expenses of \$538.7M were lower than budgeted by \$23.9M. The main variances include:

- \$5.0M in utilities and \$3.9M in engineering, public works and project development mainly due to the timing of the recognition of capital expenditures that did not meet the capitalization criteria.
- \$3.6M in general government mainly due to insurance savings and vacant positions.
- \$2.9M in community safety mainly due to policing contract costs.

The City's consolidated annual surplus of \$202.4 million exceeded the budgeted annual surplus of \$75.1 million by \$127.3 million, prior to transfers to reserves and other accumulated surplus.

## Year over year change

Consolidated revenue of \$741.1M increased by \$96.8M from 2022 mainly due to an increase of:

- \$32.3M in other capital funding sources primarily due to the timing of increased developer contributed tangible capital assets.
- \$31.3M in investment income due to the elevated interest rate environment.
- \$25.8M in provincial and federal grants mainly due to the \$20.4M Growing Communities Fund grant from the Province of BC
- \$19.1M in property taxes mainly due to the approved rate increase and to growth relating to new development.

Consolidated expenses of \$538.7M increased by \$35.7M over 2022 mainly due to a:

- \$13.3M increase in general government mainly due to debt interest and the prospective recognition of the new accounting standard for asset retirement obligations.
- \$10.9M increase in community safety mainly due to estimated salary rate increases, contract costs and the Building Safer Communities Fund grant expenses.
- \$6.4M increase in community services mainly due to higher registration in recreation programs and was offset by increased sales of services revenue.
- \$5.6M increase in planning and development mainly due to the Rapid Housing grant related expenses and filling vacancies.

## Financial sustainability

The City's consolidated financial position improved in 2023 as the City saw unprecedented returns on its investments and received several significant grants. The guiding principles of Council's Long Term Financial Management Strategy continues to support the City in positioning the City to achieving long-term goals and maintaining ongoing financial sustainability to deliver on Council priorities.

Respectfully submitted,



Jerry Chong, CPA, CA  
*General Manager, Finance and Corporate Services*

May 13, 2024

# **City of Richmond audited financial statements**

**Year ended December 31, 2023**



**KPMG LLP**  
PO Box 10426 777 Dunsmuir Street  
Vancouver BC V7Y 1K3  
Canada  
Telephone 604 691 3000  
Fax 604 691 3031

## INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

### ***Opinion***

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies (hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.



*City of Richmond*  
Page 2

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



*City of Richmond*  
Page 3

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

*KPMG LLP*  
\_\_\_\_\_  
Chartered Professional Accountants

Vancouver, Canada  
May 13, 2024

# CITY OF RICHMOND

Consolidated Statement of Financial Position  
(Expressed in thousands of dollars)

December 31, 2023, with comparative information for 2022

	2023	2022
<b>Financial Assets</b>		
Cash and cash equivalents	\$ 321,479	\$ 654,651
Investments (note 4)	1,380,383	921,493
Investment in Lulu Island Energy Company ("LIEC") (note 5)	37,098	35,028
Accrued interest receivable	26,614	14,676
Accounts receivable (note 6)	36,126	36,013
Taxes receivable	19,474	15,224
Development fees receivable	20,299	43,219
Debt reserve fund - deposits (note 7)	1,468	1,468
	1,842,941	1,721,772
<b>Liabilities</b>		
Accounts payable and accrued liabilities (note 8)	115,127	103,582
Post-employment benefits (note 10)	37,881	38,528
Development cost charges (note 11)	241,634	237,051
Deposits and holdbacks (note 12)	148,738	150,007
Deferred revenue (note 13)	75,357	59,063
Debt, net of sinking fund deposits (note 14)	98,629	107,816
	717,366	696,047
Net financial assets	1,125,575	1,025,725
<b>Non-Financial Assets</b>		
Tangible capital assets (note 15)	2,694,902	2,594,212
Inventory of materials and supplies	6,146	5,405
Prepaid expenses	4,909	3,827
	2,705,957	2,603,444
Accumulated surplus (note 16)	\$ 3,831,532	\$ 3,629,169

Contingent demand notes (note 7)  
Contingent assets and contractual rights (note 19)  
Commitments and contingencies (note 20)

See accompanying notes to consolidated financial statements.

Approved on behalf of Council:

General Manager, Finance and Corporate Services

# CITY OF RICHMOND

## Consolidated Statement of Operations (Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget	2023	2022
	(notes 2(p) and 26)		
<b>Revenue:</b>			
Taxation and levies (note 22)	\$ 287,052	\$ 288,720	\$ 269,582
Utility fees	133,609	132,951	127,965
Sales of services	48,817	50,737	44,494
Payments-in-lieu of taxes	14,650	18,114	21,314
Provincial and federal contributions	11,656	38,660	12,893
Development cost charges (note 11)	20,323	10,292	22,434
Other capital funding sources	65,698	83,562	51,220
Other revenue:			
Investment income	14,323	61,503	30,250
Gaming revenue	14,500	13,013	12,562
Licenses and permits	12,195	15,934	15,047
Other (note 23)	14,370	25,543	35,206
Equity income in LIEC (note 5)	594	2,070	1,381
	<b>637,787</b>	<b>741,099</b>	<b>644,348</b>
<b>Expenses:</b>			
Community safety	141,538	138,669	127,727
Utilities:			
Water, sewer and sanitation	118,880	113,832	110,490
Engineering, public works and project development	85,795	81,910	89,103
Community services	76,203	71,328	64,955
General government	76,335	72,780	59,492
Planning and development	33,080	29,484	23,890
Richmond Olympic Oval	18,788	19,200	16,844
Richmond Public Library	12,062	11,533	10,565
	<b>562,681</b>	<b>538,736</b>	<b>503,066</b>
Annual surplus	75,106	202,363	141,282
Accumulated surplus, beginning of year	3,629,169	3,629,169	3,487,887
Accumulated surplus, end of year	<b>\$ 3,704,275</b>	<b>\$ 3,831,532</b>	<b>\$ 3,629,169</b>

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

## Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget	2023	2022
	(notes 2(p) and 26)		
Annual surplus for the year	\$ 75,106	\$ 202,363	\$ 141,282
Acquisition of tangible capital assets	(132,566)	(90,046)	(87,100)
Initial recognition of asset retirement obligation on recognized tangible capital assets	-	(7,081)	-
Contributed tangible capital assets	(48,745)	(75,945)	(41,332)
Amortization of tangible capital assets	70,471	71,938	72,722
Net (gain) loss on disposal of tangible capital assets	-	(2,133)	222
Proceeds on sale of tangible capital assets	-	2,577	543
	(35,734)	101,673	86,337
Acquisition of inventory of materials and supplies	-	(6,146)	(5,405)
Acquisition of prepaid expenses	-	(4,909)	(3,827)
Consumption of inventory of materials and supplies	-	5,405	4,696
Use of prepaid expenses	-	3,827	3,921
Change in net financial assets	(35,734)	99,850	85,722
Net financial assets, beginning of year	1,025,725	1,025,725	940,003
Net financial assets, end of year	\$ 989,991	\$ 1,125,575	\$ 1,025,725

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

## Consolidated Statement of Cash Flows (Expressed in thousands of dollars)

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
<b>Cash provided by (used in):</b>		
<b>Operating activities:</b>		
Annual surplus	\$ 202,363	\$ 141,282
Items not involving cash:		
Amortization of tangible capital assets	71,938	72,722
Accretion of asset retirement obligation	290	-
Initial recognition of asset retirement obligation on unrecognized tangible capital assets	4,522	-
Net (gain) loss on disposal of tangible capital assets	(2,133)	222
Contributions of tangible capital assets	(75,945)	(41,332)
Equity income in LIEC	(2,070)	(1,381)
Changes in non-cash operating working capital:		
Accrued interest receivable	(11,938)	(5,744)
Accounts receivable	(113)	(6,358)
Taxes receivable	(4,250)	(1,067)
Development fees receivable	22,920	(30,794)
Debt reserve fund	-	(960)
Inventory of materials and supplies	(741)	(709)
Prepaid expenses	(1,082)	94
Accounts payable and accrued liabilities	(348)	17,642
Post-employment benefits	(647)	498
Development cost charges	4,583	12,396
Deposits and holdbacks	(1,269)	43,966
Deferred revenue	16,294	2,877
Net change in cash from operating activities	222,374	203,354
<b>Capital activities:</b>		
Cash used to acquire tangible capital assets	(90,046)	(87,100)
Proceeds on disposal of tangible capital assets	2,577	543
Net change in cash from capital activities	(87,469)	(86,557)
<b>Financing activities:</b>		
Proceeds from issuance of debt	-	96,000
Repayments of debt	(9,187)	(5,570)
Net change in cash from financing activities	(9,187)	90,430
<b>Investing activities:</b>		
Purchase of investments	(458,890)	(224,607)
Decrease in cash and cash equivalents	(333,172)	(17,380)
Cash and cash equivalents, beginning of year	654,651	672,031
Cash and cash equivalents, end of year	\$ 321,479	\$ 654,651
<b>Non-cash transactions, related to asset retirement obligations:</b>		
Tangible capital asset additions	\$ 7,081	\$ -

See accompanying notes to consolidated financial statements.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer, and drainage.

## 2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

### (a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval Corporation (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and inter-entity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

#### (i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

#### (ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

#### (iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

#### (iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

### (c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

### (d) Financial Instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, development fees receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The City has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2023 and December 31, 2022. As a result, the City does not have a Consolidated Statement of Remeasurement Gains and Losses.

Transaction costs incurred on the acquisition of financial instruments are recorded at cost and expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

Accounts receivables, investments, accounts payable and accrued liabilities, and debt are measured at amortized cost using the effective interest rate method.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the Consolidated Statement of Operations.

### (e) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

### (g) Accounts receivable:

Accounts receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

### (h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

### (i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

### (j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

#### (i) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the assets.

The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (j) Non-financial assets (continued):

#### (i) Tangible capital assets (continued):

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

#### (ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

#### (iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

#### (iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

#### (v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

#### (vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

#### (vii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the consolidated statement of operations.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (j) Non-financial assets (continued):

#### (viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

### (k) Revenue recognition:

Revenue is recognized in the period in which the transactions or events occurred that gave rise to the revenue. All revenue is recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

### (l) Taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority. Market values are determined as of July 1<sup>st</sup> of each year. The City records taxation revenue at the time the property tax bills are issued. The City is entitled to collect interest and penalties on overdue taxes.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenue.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated on the basis of values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

### (m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licenses and other fees and recognizes this revenue in the year in which related inspections are performed, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

### (n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (o) Debt:

Debt is recorded net of related sinking fund balances.

### (p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2023-2027) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10429 on January 30, 2023.

### (q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

### (r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, the value of developer contributions, the value of asset retirement obligations, useful lives for amortization, determination of provisions for accrued liabilities, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 2. Significant accounting policies (continued):

### (s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

### (t) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation. The changes in the liability for the passage of time are recorded as accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. The cost is amortized over the useful life of the tangible capital asset (Note 2 (j)(i)). If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

## 3. Adoption of new accounting standards:

### (a) PS 3280 Asset Retirement Obligations:

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations ("PS 3280"). The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities.

The City has adopted this standard on a prospective basis.

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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### **3. Adoption of new accounting standards (continued):**

#### **(b) PS 3450 Financial Instruments and related standards:**

On January 1, 2023, the City adopted Canadian public sector accounting standard PS 3450 Financial Instruments, PS 2601 Foreign Currency Translation, PS 1201 Financial Statement Presentation and PS 3041 Portfolio Investments. The standards were adopted prospectively from the date of adoption. The new standards provide comprehensive requirements for the recognition, measurement, presentation and disclosure of financial instruments and foreign currency transactions.

Under PS 3450 Financial Instruments, all financial instruments are included on the Consolidated Statement of Financial Position and are measured at either fair value or amortized cost based on the characteristics of the instrument and the City's accounting policy choices (see note 2(d)).

The adoption of these standards did not have any impact on the amounts presented in these consolidated financial statements.

### **4. Investments:**

	2023		2022	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 443,418	\$ 443,418	\$ 379,378	\$ 379,378
Government and government guaranteed bonds	599,013	595,015	361,297	350,352
Bank bonds	325,486	328,578	180,818	175,405
Municipal Finance Authority bonds	12,466	12,722	-	-
	<b>\$ 1,380,383</b>	<b>\$ 1,379,733</b>	<b>\$ 921,493</b>	<b>\$ 905,135</b>

### **5. Investment in Lulu Island Energy Company Ltd.:**

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the city of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
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Year ended December 31, 2023

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## 5. Investment in Lulu Island Energy Company Ltd. (continued):

Summarized financial information relating to LIEC is as follows:

	2023	2022
Cash, cash equivalents, and investments	\$ 14,527	\$ 15,516
Accounts receivable	4,793	2,241
Tangible capital assets	53,741	45,745
 Total assets	 73,061	 63,502
 Accounts payable and accrued liabilities	 1,849	 3,853
Government grants	403	241
Deferred contributions	19,236	13,018
Project agreement/concession liability	14,475	11,362
 Total liabilities	 35,963	 28,474
 Shareholder's equity	 \$ 37,098	 \$ 35,028
 Total revenue	 \$ 8,570	 \$ 7,608
Total expenses	6,500	6,227
 Net income	 \$ 2,070	 \$ 1,381

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$165,059 (2022 - \$152,937).

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession agreement (the "Concession Agreement"), where Corix will design, construct, finance, operate and maintain the infrastructure for the district energy utility at the Oval Village community (the "OVDEU project"). On September 22, 2022, the LIEC terminated the Concession Agreement after the Company entered into a new project agreement (the "Project Agreement") with Project Contractor, a wholly-owned subsidiary of Corix to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The existing OVDEU project has been transferred into the CCDEU project, and the OVDEU plant and equipment, financing and operations are now executed by the Project Contractor under the Project Agreement.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

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Year ended December 31, 2023

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**6. Accounts receivable:**

	2023	2022
Water and sewer utilities	\$ 15,429	\$ 14,760
Casino revenue	2,940	3,363
Capital grants	8,416	9,536
Other trade receivables	9,341	8,354
	<hr/> \$ 36,126	<hr/> \$ 36,013

**7. Debt reserve fund deposits and contingent demand notes:**

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2023 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 1,468	\$ 1,468

**8. Accounts payable and accrued liabilities:**

	2023	2022
Trade and other accrued liabilities	\$ 103,234	\$ 103,582
Asset retirement obligations (note 9)	11,893	-
	<hr/> \$ 115,127	<hr/> \$ 103,582

**9. Asset retirement obligations:**

The City has recognized liabilities related to the legal obligations to incur costs to retire a tangible capital asset. A significant part of City's asset retirement obligations results from the removal and disposal of designated materials from buildings and fuel tanks. The measurement of the liability for asset retirement obligations is impacted by new information about activities required to settle the liability, the activities that settled all or part of the obligation, and any changes in the legal obligation. To estimate the liability for the removal and disposal of designated materials in City buildings and fuel tanks, assessment reports are used with experience and expert advice to determine the costs of retiring the material. For assets without an assessment, an estimate is based on the cost for similar assets until more asset specific data is available.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

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## 9. Asset retirement obligations (continued):

The estimated liability consists of costs relating to tangible capital assets that are both recognized and unrecognized. Where the tangible capital asset is recognized and in productive use, the associated asset retirement obligation is amortized over the estimated remaining useful life of the asset. Where the tangible capital asset is unrecognized, as in the case of building lease arrangements which contain clauses that obligate the City with asset retirement obligations, or where the asset is a component of a greater tangible capital asset, such as fuel tanks, the obligation is expensed. The City estimates that the majority of the obligations will be paid during fiscal years 2048 to 2073.

	Initial recognition January 1, 2023	Accretion expense	Balance December 31, 2023
Recognized tangible capital assets	\$ 7,081	\$ 290	\$ 7,371
Unrecognized tangible capital assets	4,522	-	4,522
	<b>\$ 11,603</b>	<b>\$ 290</b>	<b>\$ 11,893</b>

When significant obligations have reliable cash flow projections, the liability may be estimated using the present value of future cash flows, otherwise they are recorded at current costs. The discount rate used reflects the risks specific to the asset retirement liability. The discount rate used for 2023 is 4.10 per cent. There are no liabilities recorded using the present value of future cash flows at December 31, 2023.

## 10. Post-employment benefits:

The City provides certain post-employment benefits, non-vested sick leave, compensated absences, and termination benefits to its employees.

	2023	2022
Accrued benefit obligation, beginning of year	\$ 33,637	\$ 36,150
Opening adjustment due to Oval actuarial valuation Jan 1 <sup>st</sup> , 2023	207	-
Current service cost	2,434	2,780
Interest cost	1,528	917
Past service (credit) / cost	(494)	21
Benefits paid	(3,786)	(2,976)
Actuarial loss / (gain)	1,287	(3,255)
Accrued benefit obligation, end of year	<b>\$ 34,813</b>	<b>\$ 33,637</b>

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2023. This actuarial gain is being amortized over a period equal to the employees' expected average remaining service lifetime of 11-years.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

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## 10. Post-employment benefits (continued):

	2023	2022
Accrued benefit obligation, end of year	\$ 34,813	\$ 33,637
Unamortized net actuarial gain	3,068	4,891
<b>Accrued benefit liability, end of year</b>	<b>\$ 37,881</b>	<b>\$ 38,528</b>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2023	2022
Discount rate	4.10%	4.40%
Expected future inflation rate	2.50%	2.50%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

## 11. Development cost charges:

	2023	2022
Balance, beginning of year	\$ 237,051	\$ 224,655
Contributions	4,342	30,053
Interest	10,533	4,777
Revenue recognized	(10,292)	(22,434)
<b>Balance, end of year</b>	<b>\$ 241,634</b>	<b>\$ 237,051</b>

## 12. Deposits and holdbacks:

	Balance December 31, 2022	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2023
Security deposits	\$ 126,281	\$ 10,527	\$ (11,095)	\$ 125,713
Developer contributions	7,919	-	-	7,919
Damage deposits	7,143	830	(1,315)	6,658
Contract holdbacks	4,789	2,415	(2,437)	4,767
Other	3,875	620	(814)	3,681
	<b>\$ 150,007</b>	<b>\$ 14,392</b>	<b>\$ (15,661)</b>	<b>\$ 148,738</b>

# CITY OF RICHMOND

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**13. Deferred revenue:**

	Balance December 31, 2022	Externally restricted inflows	Revenue earned	Balance December 31, 2023
Taxes and utilities	\$ 26,231	\$ 30,008	\$ (26,231)	\$ 30,008
Building permits/development	17,119	5,474	(7,511)	15,082
Oval	3,121	1,650	(1,958)	2,813
Capital grants	3,011	25,062	(11,464)	16,609
Business licenses	2,681	2,239	(2,307)	2,613
Parking easement/leased land	2,428	108	(56)	2,480
Other	4,472	6,863	(5,583)	5,752
	\$ 59,063	\$ 71,404	\$ (55,110)	\$ 75,357

**14. Debt, net of MFA sinking fund deposits:**

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
127	9075	\$ 50,815	\$ 44,791	\$ 6,024	\$ 11,816
158	10334	96,000	3,395	92,605	96,000
		\$ 146,815	\$ 48,186	\$ 98,629	\$ 107,816

Current borrowing includes:

MFA issue	Issue date	Term (yrs.)	Maturity date	Interest rate	Refinancing date
127	April 7, 2014	10	April 7, 2024	3.30%	-
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

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### **14. Debt, net of MFA sinking fund deposits (continued):**

Interest expense incurred for the year on the long-term debt was \$5,594,469 (2022 - \$2,750,689).

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	\$ 9,538
2025	3,636
2026	3,764
2027	3,895
2028	4,032
Thereafter	73,764
	\$ 98,629

### **15. Tangible capital assets:**

<b>Cost</b>	<b>Balance December 31, 2022</b>	<b>Additions and transfers</b>	<b>Disposals</b>	<b>Balance December 31, 2023</b>
Land	\$ 1,121,481	\$ 70,368	\$ (2)	\$ 1,191,847
Building and building improvements	595,611	29,499	(3,367)	621,743
Infrastructure	1,951,176	55,961	(4,382)	2,002,755
Vehicles, machinery and equipment	176,948	13,559	(5,887)	184,620
Library's collections, furniture and equipment	11,126	1,321	(478)	11,969
Assets under construction	63,372	2,364	-	65,736
	\$ 3,919,714	\$ 173,072	\$ (14,116)	\$ 4,078,670

<b>Accumulated amortization</b>	<b>Balance December 31, 2022</b>	<b>Disposals</b>	<b>Amortization expense</b>	<b>Balance December 31, 2023</b>
Building and building improvements	\$ 246,225	\$ (3,088)	\$ 22,177	\$ 265,314
Infrastructure	951,155	(4,315)	38,080	984,920
Vehicles, machinery and equipment	120,150	(5,791)	10,780	125,139
Library's collections, furniture and equipment	7,972	(478)	901	8,395
	\$ 1,325,502	\$ (13,672)	\$ 71,938	\$ 1,383,768

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
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Year ended December 31, 2023

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## 15. Tangible capital assets (continued):

Net book value	December 31, 2023	December 31, 2022
Land	\$ 1,191,847	\$ 1,121,481
Buildings and building improvements	356,429	349,386
Infrastructure	1,017,835	1,000,021
Vehicles, machinery and equipment	59,481	56,798
Library's collection, furniture and equipment	3,574	3,154
Assets under construction	65,736	63,372
 Balance, end of year	 \$ 2,694,902	 \$ 2,594,212

(a) Assets under construction:

Assets under construction having a value of \$65,735,570 (2022 - \$63,371,507) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution and recorded in other capital funding revenue on the statement of operations. The value of contributed assets received during the year is \$75,944,770 (2022 - \$41,331,921) comprised of land in the amount of \$58,306,673 (2022 - \$30,863,846), infrastructure in the amount of \$17,638,097 (2022 - \$5,123,075), buildings in the amount of nil (2022 - \$5,345,000).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings, and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2023 (2022 - nil).

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

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### 16. Accumulated surplus:

	General and Reserve Fund	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2023 Total	2022 Total
Investment in tangible capital assets	\$ 2,675,638	\$ -	\$ -	\$ 8,503	\$ 3,719	\$ 2,687,860	\$ 2,581,249
Reserves (note 17)	707,871	42,064	28,189	11,586	-	789,710	703,184
Appropriated surplus	252,076	18,184	11,245	775	3,694	285,974	280,562
Investment in LIEC	37,098	-	-	-	-	37,098	35,028
Surplus	16,225	906	6,621	607	571	24,930	23,900
Other equity	5,960	-	-	-	-	5,960	5,246
Balance, end of year	\$ 3,694,868	\$ 61,154	\$ 46,055	\$ 21,471	\$ 7,984	\$ 3,831,532	\$ 3,629,169

### 17. Reserves:

	Balance, December 31, 2022	Change during year	Balance, December 31, 2023
Affordable housing	\$ 15,427	\$ 1,497	\$ 16,924
Arts, culture and heritage	3,573	553	4,126
Capital building and infrastructure	129,625	16,277	145,902
Capital reserve	263,825	24,136	287,961
Capstan station	14,582	427	15,009
Child care development	10,169	697	10,866
Community legacy and land replacement	1,545	126	1,671
Drainage improvement BL 7812	59,740	(7,332)	52,408
Flood protection BL 10403	-	13,311	13,311
Equipment replacement	26,888	3,006	29,894
Growing communities fund	-	21,067	21,067
Hamilton area plan community amenity	3,605	162	3,767
Leisure facilities	27,768	1,291	29,059
Local improvements	7,760	349	8,109
Neighborhood improvement	8,588	565	9,153
Oval	9,846	1,740	11,586
Public art program	4,828	159	4,987
Sanitary sewer BL 7812	53,518	(1,560)	51,958
Sanitary sewer BL10401	-	6,181	6,181
Steveston off-street parking	339	15	354
Steveston road ends	147	(4)	143
Waterfront improvement	181	6	187
Watermain replacement BL 7812	61,230	(5,606)	55,624
Water supply BL10402	-	9,463	9,463
	\$ 703,184	\$ 86,526	\$ 789,710

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## **18. Pension plan:**

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The City paid \$14,904,749 (2022 - \$13,914,367) for employer contributions while employees contributed \$12,439,772 (2022 - \$12,078,813) to the plan in fiscal 2023.

## **19. Contingent assets and contractual rights:**

### **(a) Contingent assets:**

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2023. Contingent assets are not recorded in the consolidated financial statements.

# CITY OF RICHMOND

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## 19. Contingent assets and contractual rights (continued):

### (b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licenses, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2024	\$ 32,980
2025	2,701
2026	1,493
2027	1,432
2028	1,381
Thereafter	4,871

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The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

## 20. Commitments and contingencies:

### (a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

### (b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2024	\$ 4,334
2025	3,040
2026	2,737
2027	953
2028 and thereafter	5,061

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# CITY OF RICHMOND

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## **20. Commitments and contingencies (continued):**

### (c) Litigation:

As at December 31, 2023, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

### (d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

### (e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

### (f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E- Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2023). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

### (g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive.

## **21. Trust funds:**

Certain assets have been conveyed or assigned to the City to be administered as directed by agreement or statute. The City holds the assets for the benefit of and stands in fiduciary relationship to the beneficiary. The following trust fund is excluded from the City's consolidated financial statements.

	2023	2022
Richmond Community Associations	\$ 724	\$ 696

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## 22. Taxation and levies:

	2023	2022
Taxes collected:		
Property taxes	\$ 572,078	\$ 524,934
Payment-in-lieu of taxes and grants	31,496	37,860
Local improvement levies	76	84
	603,650	562,878
Less transfers to other authorities:		
Province of British Columbia - School taxes	(230,746)	(210,071)
TransLink	(48,562)	(45,904)
Metro Vancouver	(10,197)	(9,116)
BC Assessment Authority	(7,270)	(6,741)
Sewer debt collect via payment in lieu of taxes	-	(114)
Other	(41)	(36)
	(296,816)	(271,982)
Less payment-in-lieu of taxes retained by the City	(18,114)	(21,314)
	\$ 288,720	\$ 269,582

## 23. Other revenue:

	2023	2022
Developer contributions	\$ 3,102	\$ 14,957
Tangible capital assets gain on sale of land	2,497	260
Penalties and fines	5,080	6,382
Parking program	2,335	1,781
Recycle BC	3,274	3,083
Oval - Other revenue	2,987	1,557
Other	6,268	7,186
	\$ 25,543	\$ 35,206

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## **24. Government transfers:**

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2023	2022
<b>Operating:</b>		
Province of British Columbia	\$ 19,935	\$ 19,273
TransLink	4,008	3,891
Government of Canada	7,355	2,291
<b>Capital:</b>		
Province of British Columbia	24,023	8,619
TransLink	2,101	885
Government of Canada	1,566	1,410
	<hr/> \$ 58,988	<hr/> \$ 36,369

## **25. Segmented reporting:**

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water, sewer, drainage and diking networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, Sustainability and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

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### 25. Segmented reporting (continued):

- (d) **Community Services** comprises of Parks, Recreation, Arts, and Culture and Heritage Services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, Law and Legislative Services and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, finance, and ensuring high quality services to Richmond residents.
- (f) **Planning and Development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City including the City's transportation systems, and community social development.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

	Community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total city subtotal
<b>Revenue:</b>							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 288,720	\$ -	\$ 288,720
User fees	-	114,975	17,976	-	-	-	132,951
Sales of services	8,528	3,228	2,099	12,669	11,653	2,333	40,510
Payments-in-lieu of taxes	-	-	-	-	18,114	-	18,114
Provincial and federal grants	770	15	4,114	513	24,103	3,871	33,386
Development cost charges	-	122	782	4,836	693	3,859	10,292
Other capital funding sources	(131)	1,456	13,736	5,216	58,307	4,978	83,562
Other revenue:							
Investment income	-	305	-	-	61,175	-	61,480
Gaming revenue	855	-	-	-	12,158	-	13,013
Licenses and permits	5,053	49	101	-	16	10,715	15,934
Other	2,613	4,542	1,057	752	(1,451)	199	7,712
Equity income	-	-	-	-	2,070	-	2,070
	17,688	124,692	39,865	23,986	475,558	25,955	707,744
<b>Expenses:</b>							
Wages and salaries	57,564	16,187	29,039	38,662	34,562	15,397	191,411
Public works maintenance	27	7,634	7,081	2,281	(1,462)	485	16,046
Contract services	73,540	10,670	6,559	3,693	5,523	2,226	102,211
Supplies and materials	3,052	38,909	1,773	12,708	13,632	4,763	74,837
Interest and finance	121	31,180	6	155	7,956	1	39,419
Transfer from (to) capital for tangible capital assets	983	275	5,639	2,442	2,422	2,629	14,390
Amortization of tangible capital assets	3,288	8,956	31,796	11,272	10,048	3,948	69,308
Loss (gain) on disposal of tangible capital assets	94	21	17	115	99	35	381
	138,669	113,832	81,910	71,328	72,780	29,484	508,003
Annual surplus (deficit)	\$ (120,981)	\$ 10,860	\$ (42,045)	\$ (47,342)	\$ 402,778	\$ (3,529)	\$ 199,741

# CITY OF RICHMOND

## Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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### **25. Segmented reporting (continued):**

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2023 Consolidated	2022 Consolidated
<b>Revenue:</b>					
Taxation and levies	\$ 288,720	\$ -	\$ -	\$ 288,720	\$ 269,582
User fees	132,951	-	-	132,951	127,965
Sales of services	40,510	76	10,151	50,737	44,494
Payments-in-lieu of taxes	18,114	-	-	18,114	21,314
Provincial and federal grants	33,386	1,138	4,136	38,660	12,893
Development cost charges	10,292	-	-	10,292	22,434
Other capital funding sources	83,562	-	-	83,562	51,220
Other revenue:					
Investment income	61,480	23	-	61,503	30,250
Gaming revenue	13,013	-	-	13,013	12,562
Licenses and permits	15,934	-	-	15,934	15,047
Other	7,712	10,941	6,890	25,543	35,206
Equity income	2,070	-	-	2,070	1,381
	707,744	12,178	21,177	741,099	644,348
<b>Expenses:</b>					
Wages and salaries	191,411	8,181	12,045	211,637	195,616
Public works maintenance	16,046	41	-	16,087	14,390
Contract services	102,211	498	-	102,709	93,463
Supplies and materials	74,837	2,467	5,426	82,730	73,847
Interest and finance	39,419	4	-	39,423	31,340
Transfer from (to) capital for tangible capital assets	14,390	(542)	-	13,848	21,206
Amortization of tangible capital assets	69,308	901	1,729	71,938	72,722
Loss (gain) on disposal of tangible capital assets	381	(17)	-	364	482
	508,003	11,533	19,200	538,736	503,066
Annual surplus (deficit)	\$ 199,741	\$ 645	\$ 1,977	\$ 202,363	\$ 141,282

### **26. Budget data:**

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 30, 2023. The table below reconciles the adopted Consolidated 5 Year Financial Plan to the budget amounts reported in these consolidated financial statements. Richmond Public Library Board approved additional expenditures funded by the Library's surplus, which were not included in the original consolidated financial plan, but were subsequently added to the Consolidated 5 Year Financial Plan Amendment Bylaw adopted by Council on October 23, 2023.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 26. Budget data (continued):

	Financial plan Bylaw No. 10429	Financial statement budget
Revenue from Consolidated financial plan	\$ 639,287	\$ -
Less :		
Amount reclassified to expenses	(1,500)	-
Revenue budget after adjustments	637,787	637,787
Expenses from Consolidated financial plan	563,487	-
Add:		
Amount reclassified from revenue	(1,500)	-
Richmond Public Library Board approved expenses funded by Library Surplus	694	-
Expense budget after adjustments	562,681	562,681
Annual surplus	75,106	75,106
Less:		
Acquisition of tangible capital assets	(352,842)	-
Contributed tangible capital assets	(48,745)	-
Transfer to reserves	(81,863)	-
Debt principal	(9,187)	-
Add:		
Capital funding	401,221	-
Operating reserve funding	8,391	-
Transfer from surplus	7,225	-
Transfer from Library surplus	694	-
Annual surplus	\$ -	\$ 75,106

## 27. Financial risk management:

The City has exposure to certain risks from its financial instruments:

### (a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The City is exposed to credit risk through its cash and cash equivalent and accounts receivables. The maximum exposure to credit risk on these instruments is their carrying value.

# CITY OF RICHMOND

Notes to Consolidated Financial Statements  
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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## 27. Financial risk management (continued):

### (a) Credit risk (continued):

Credit risk associated with cash and cash equivalent is minimized by ensuring that these assets are held at financial institutions with a high credit quality. The City has deposited cash with reputable financial institutions, from which management believes the risk of loss to be remote.

The City assess, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

### (b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the City's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

#### (i) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the City. There is no interest rate risk regarding the City's short terms notes and deposits, government guaranteed bonds, bank guaranteed bonds and Municipal Finance Authority bonds.

The City exposed to interest rate risk related to its long-term debt issued by the Municipal Finance Authority which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

#### (ii) Currency risk:

Investments in foreign securities are exposed to currency risk due to fluctuations in foreign exchange rates. The City does not hold investments in foreign currencies.

### (c) Liquidity risk:

Liquidity risk is the risk that the City will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The City manages its liquidity risk by monitoring its operating and capital requirements. The City prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no significant change to the risk exposure from 2022.

## 28. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year. These reclassifications do not impact the annual surplus reported in the prior year or accumulated surplus.

# CITY OF RICHMOND

Unaudited Statement of Growing Communities Fund  
(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2023

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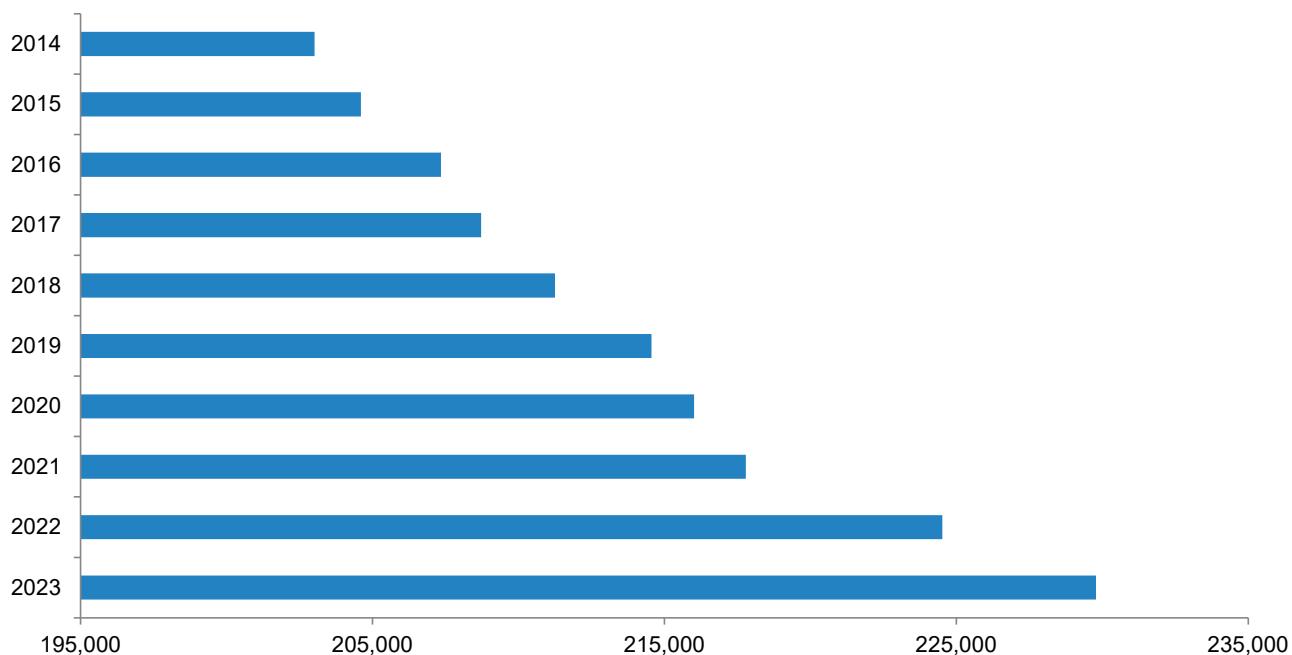
In 2023, the Provincial Government announced funding of up to \$1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the City received a Growing Communities Grant of \$20.3 million. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2023
Growing Communities Fund received	\$ 20,354
Total eligible costs incurred	-
Interest earned	713
<hr/> Balance December 31, 2023	<hr/> \$ 21,067

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## City of Richmond population 2014–2023



Numbers were revised for 2019–restated based on BC Stats estimates.

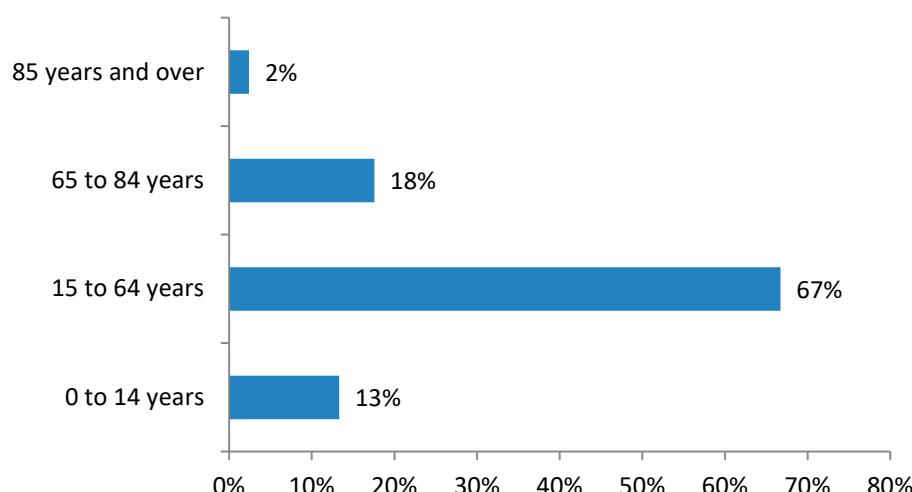
Source: BC Stats population figures

## Median age 2019–2023

	2019	2020	2021	2022	2023
Median age	41.9	42.1	42.4	42.0	41.4

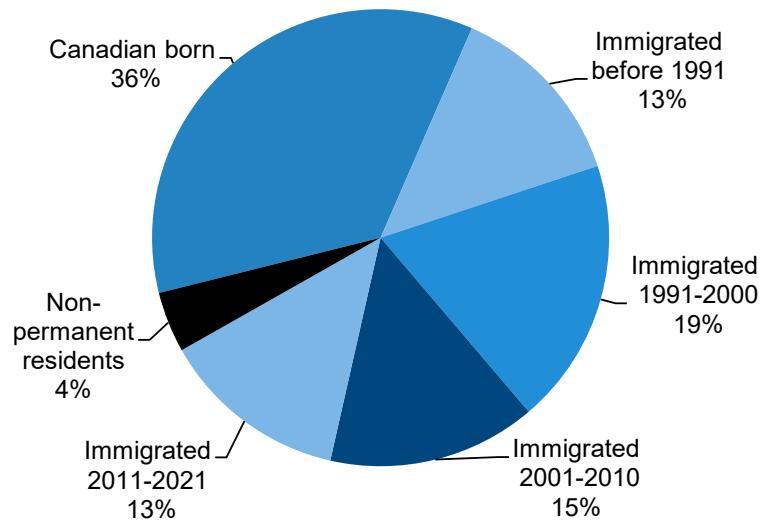
Source: BC Stats population figures

## Total population by age groups



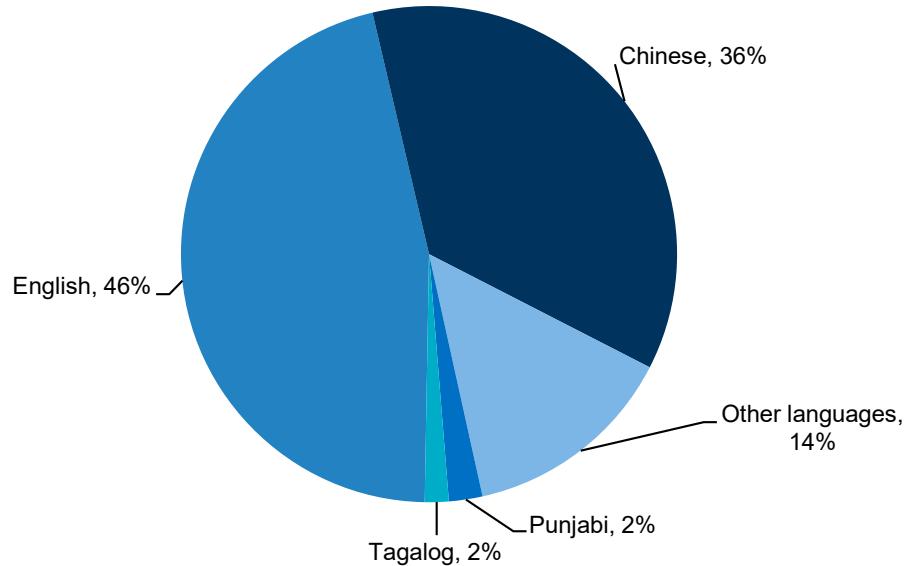
Source: Statistics Canada, 2021 Census of Population

## Immigrant status of Richmond residents by period of immigration



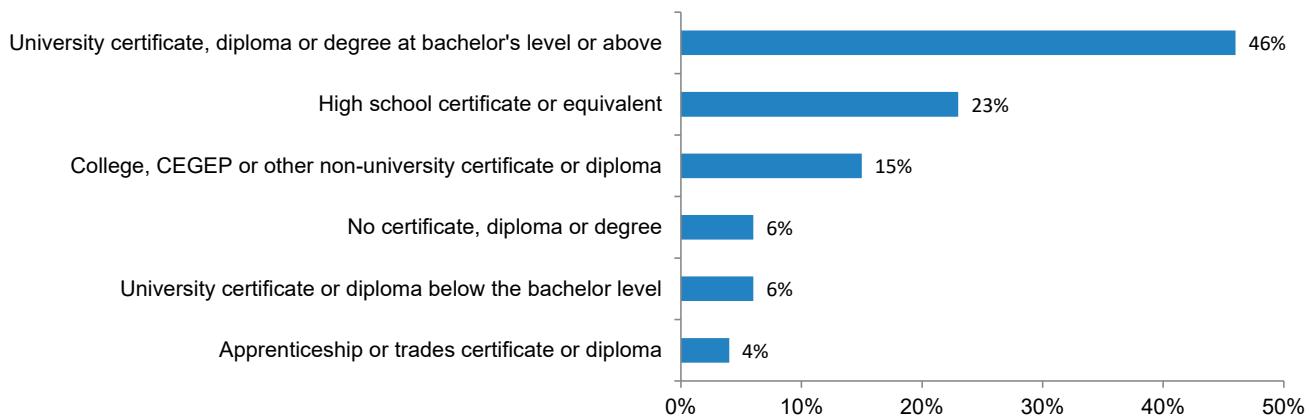
Source: Statistics Canada, 2021 Census of Population

## Language spoken most often at home



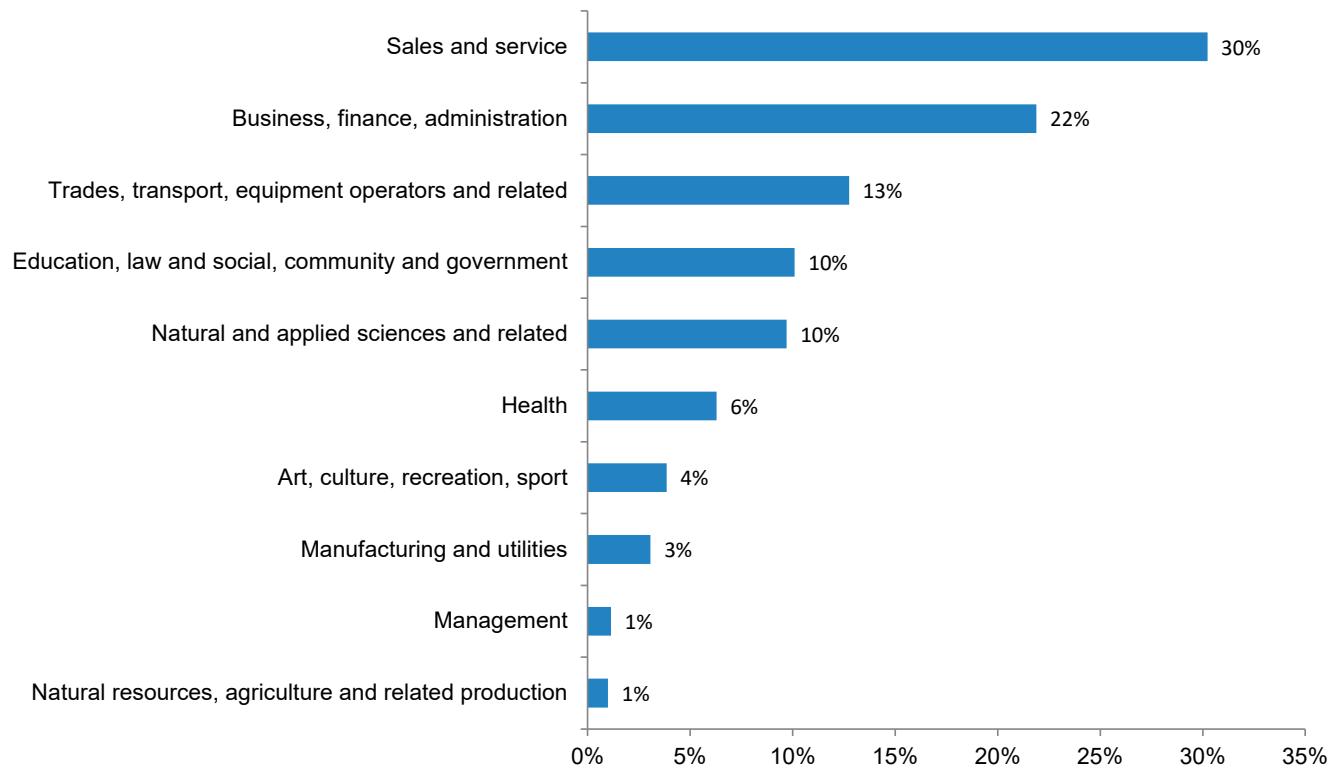
Source: Statistics Canada, 2021 Census of Population

## Highest level of education attained for the population aged 25 to 64



Source: Statistics Canada, 2021 Census of Population

## Occupations of Richmond residents



Source: Statistics Canada, 2021 Census of Population

## Major employers in Richmond (in alphabetical order)

- Air Canada
- Allied Universal Security Services of Canada
- Amazon Canada
- Change Healthcare Canada
- City of Richmond
- London Drugs Ltd.
- MDA Systems Ltd.
- River Rock Casino Resort
- Richmond School District No. 38
- Vancouver Coastal Health
- WorkSafe BC

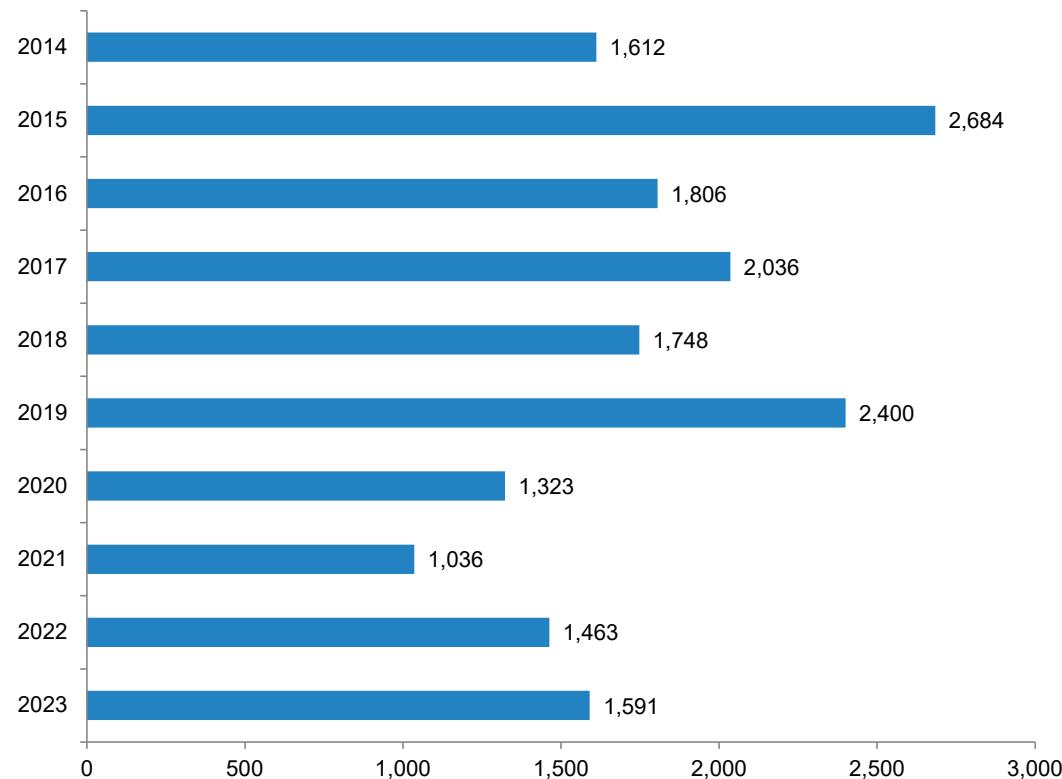
## Richmond School District Enrolment Grades K–12

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
School Age (Domestic) Enrolment	19,665	19,637	19,936	20,839	21,770
International Fee Paying Students	952	606	684	744	959
Total Enrolment	<b>20,617</b>	<b>20,243</b>	<b>20,620</b>	<b>21,583</b>	<b>22,729</b>

*Note: Excluding RVS, Continuing Ed and Homestay students.*

*Source: Richmond School District No. 38*

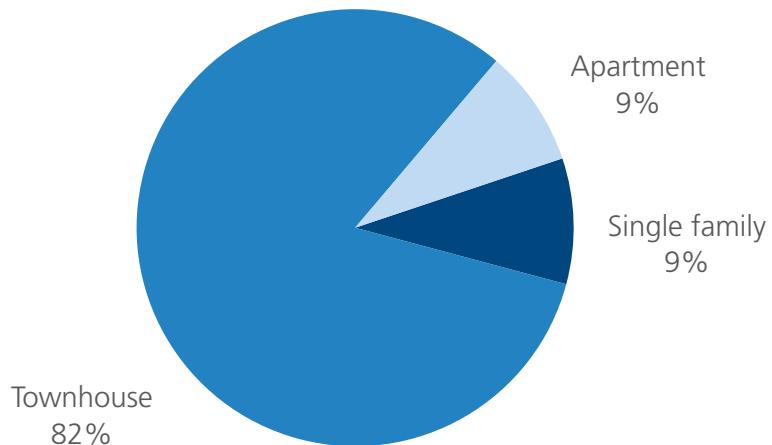
## Housing starts in Richmond 2014–2023



*Includes only projects for new residential construction receiving final building permit in given year.*

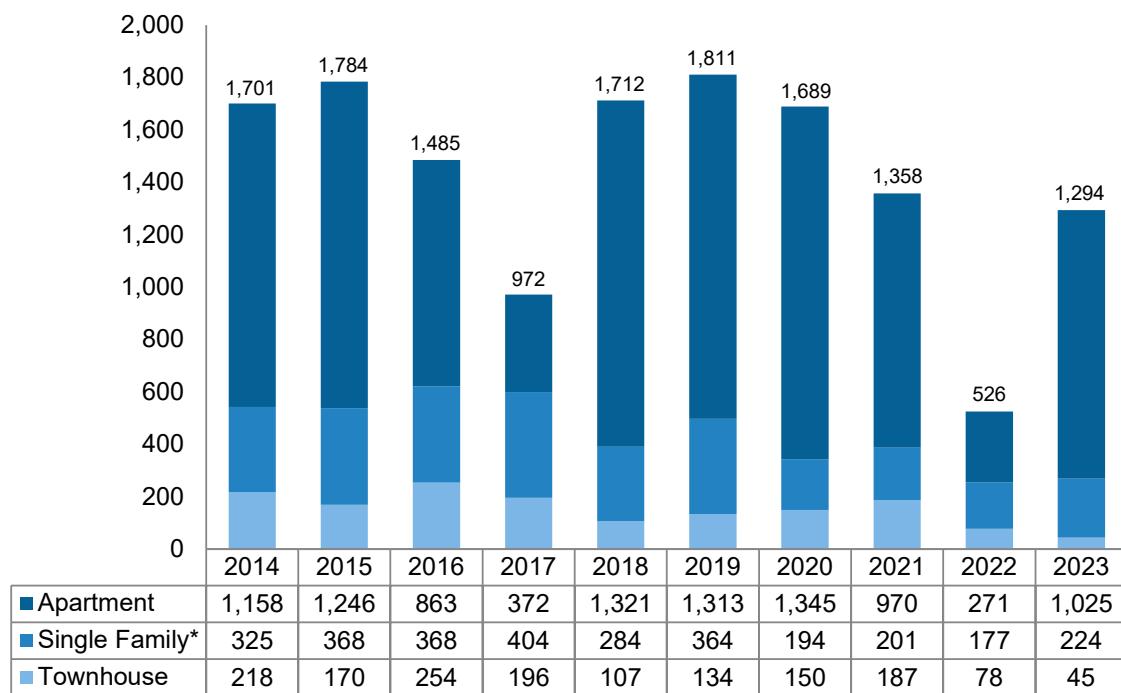
*Source: City of Richmond building permit records*

## Richmond housing starts by type of units 2023



*Includes only projects for new residential construction receiving final building permit in given year.  
Source: City of Richmond building permit records*

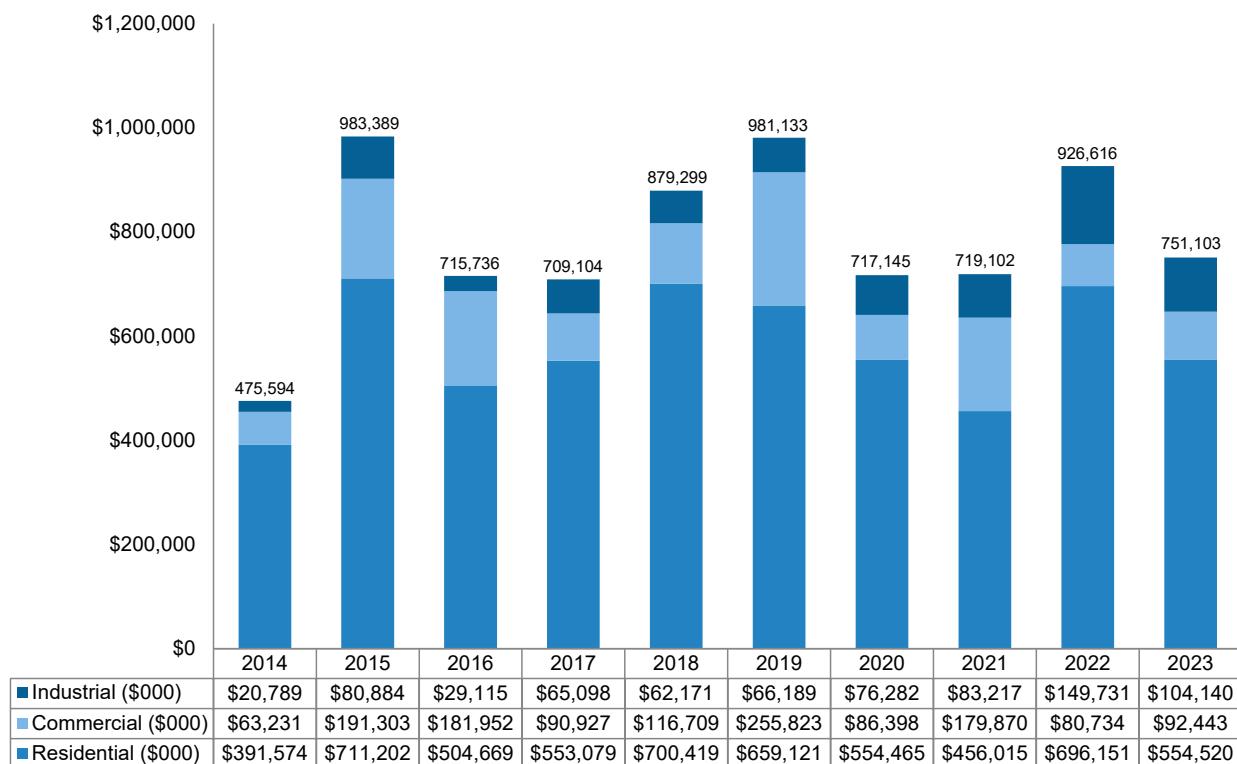
## New dwelling units constructed 2014–2023



\*Includes one family and two family dwellings.

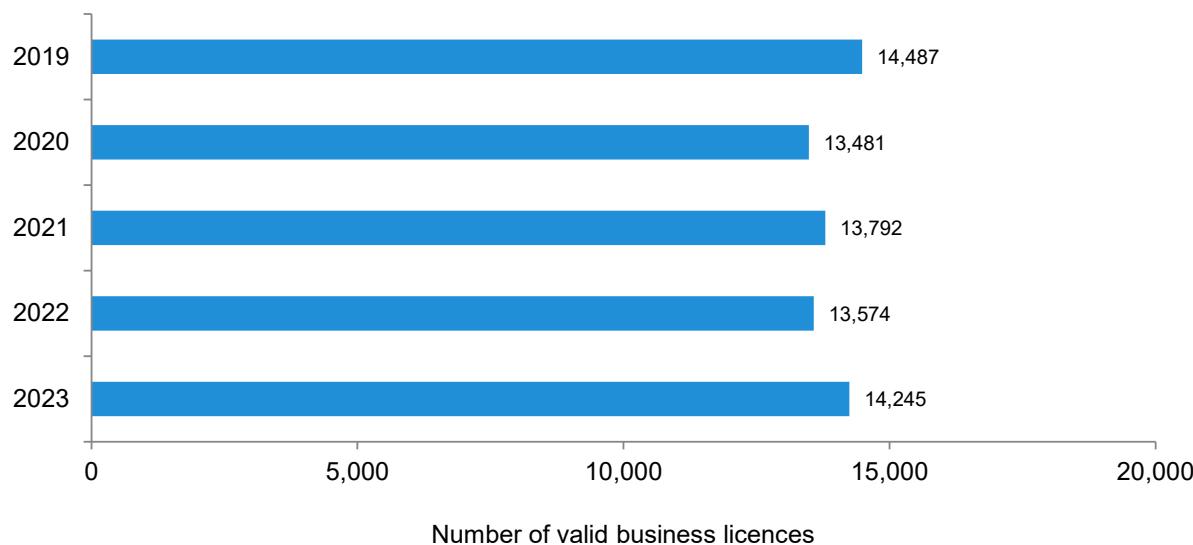
*Includes only projects for new residential construction receiving final building permit in given year.  
Source: City of Richmond building permit records*

## Construction value of building permits issued 2014–2023 (in \$000s)



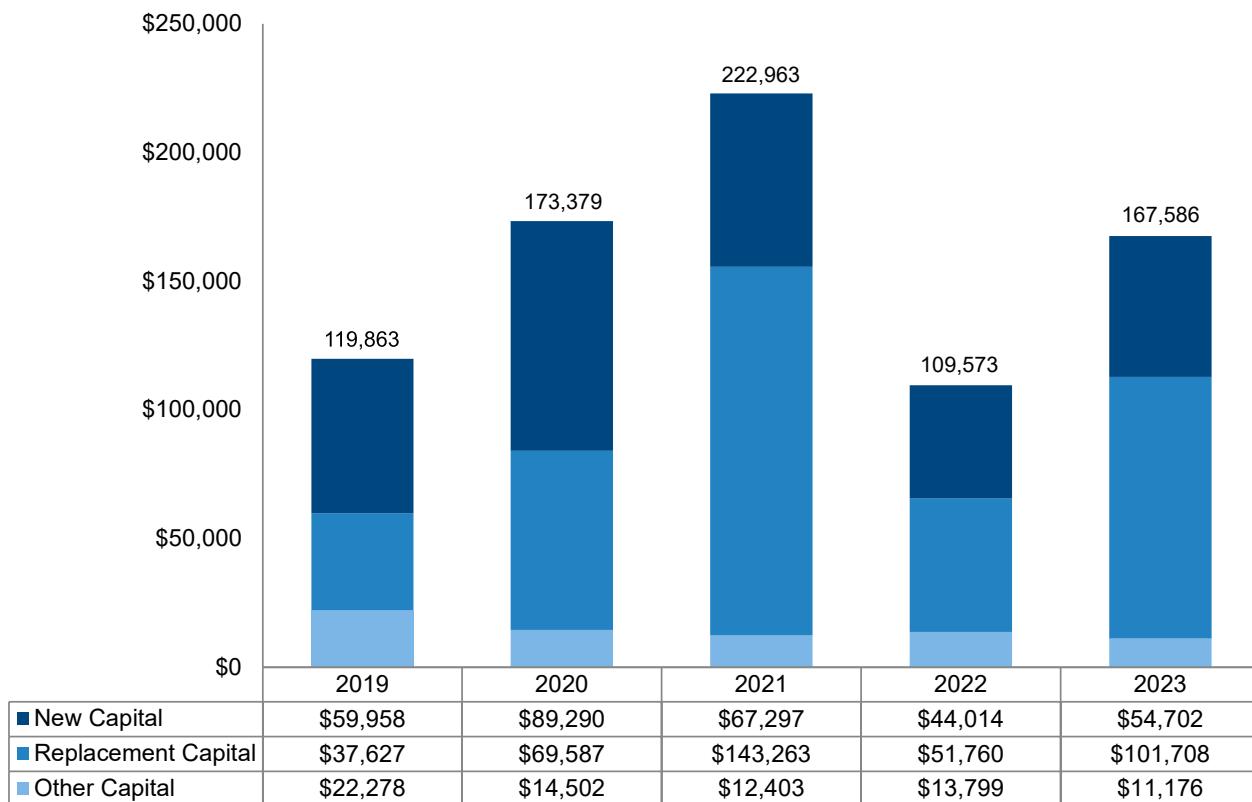
Source: City of Richmond building permit records

## Richmond business licences 2019–2023



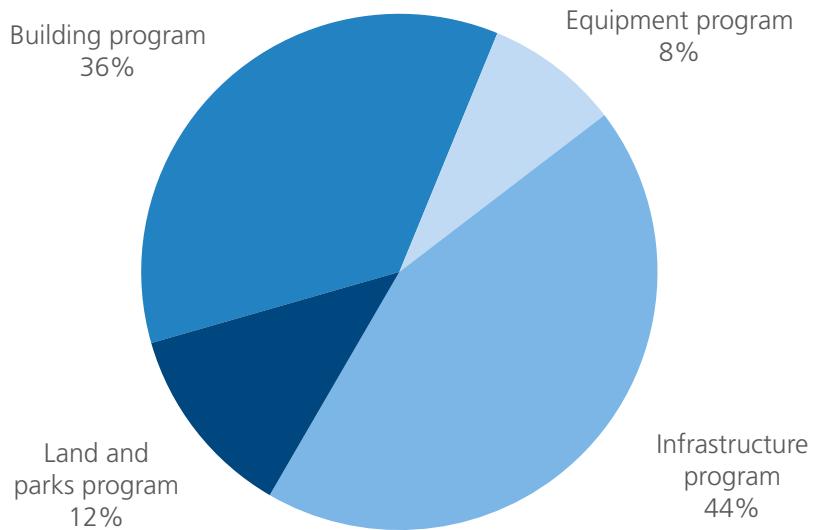
Source: 2023 City of Richmond business licences

## City of Richmond budgeted capital costs 2019–2023 (in \$000s)



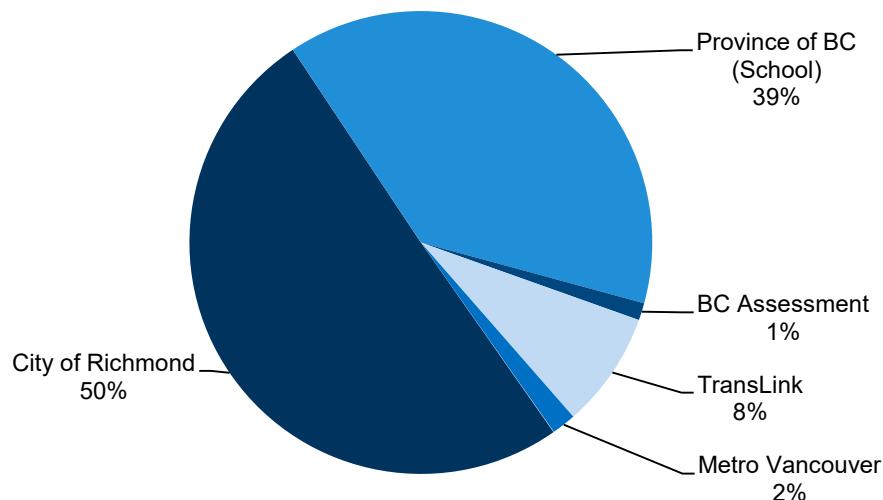
Source: City of Richmond Finance and Corporate Services

## Capital program by type 2023



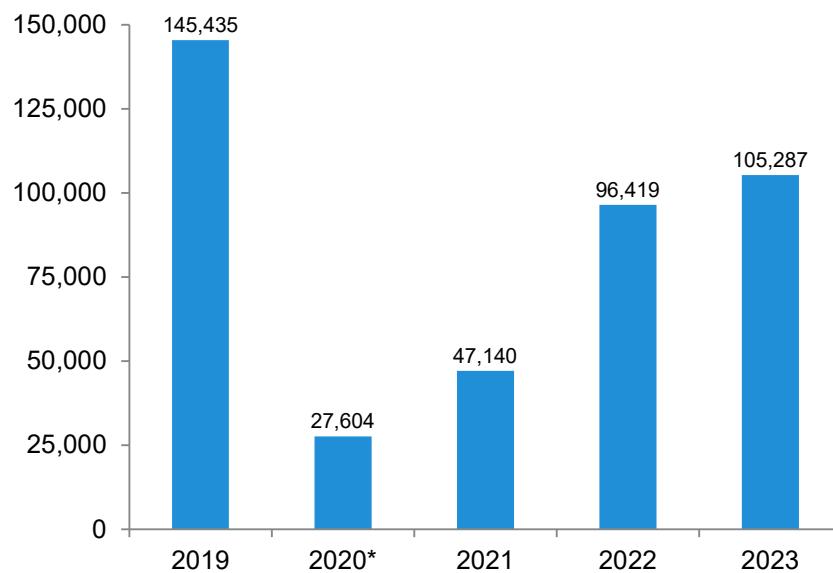
Source: City of Richmond Finance and Corporate Services

## Breakdown of residential tax bill 2023



Source: *City of Richmond Finance and Corporate Services*

## Registration in Richmond Recreation and Cultural Services programs 2019–2023



\*2020 figure has been restated.

Source: *City of Richmond Finance and Corporate Services*

## 2023 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	1.62616	0.98100	0.05070	0.03360	0.00020	0.21880
Business	3.53271	3.33000	0.12420	0.09640	0.00050	0.71910
Light industrial	3.53271	3.33000	0.17237	0.09640	0.00070	0.62790
Seasonal / recreational	1.16185	1.99000	0.05700	0.03360	0.00020	0.14960
Major industrial	5.90261	1.33000	0.17237	0.45500	0.00070	1.28310
Farm	16.51434	3.64500	0.05070	0.03360	0.00020	0.30900
Utilities	36.67091	12.57000	0.17744	0.45500	0.00070	2.20310

Source: City of Richmond Finance and Corporate Services

## 2023 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$101,623,264	74.64%	\$165,256	57.11%
Business	26,755,530	19.65%	94,520	32.66%
Light industrial	6,737,965	4.95%	23,803	8.22%
Seasonal / recreational	440,869	0.32%	512	0.18%
Major industrial	528,313	0.39%	3,118	1.08%
Farm	25,545	0.02%	422	0.14%
Utilities	47,852	0.03%	1,755	0.61%
<b>Total</b>	<b>\$136,159,338</b>	<b>100.00%</b>	<b>\$289,386</b>	<b>100.00%</b>

Amounts are based on billing.

Source: City of Richmond Finance and Corporate Services

## Taxes levied on behalf of taxing authorities (in \$000s)

	2019	2020	2021	2022	2023
City of Richmond	\$231,100	\$241,739	\$257,088	\$269,907	\$289,386
School Board	181,863	121,559	186,528	197,657	221,507
Metro Vancouver	6,922	9,145	11,146	12,410	9,747
BC Assessment	5,894	6,008	6,088	6,344	6,946
TransLink	38,863	40,189	41,576	43,301	46,646
Other	29	116	112	117	115
<b>Total Taxes</b>	<b>\$464,671</b>	<b>\$418,756</b>	<b>\$502,538</b>	<b>\$529,736</b>	<b>\$574,347</b>

Amounts are less supplementary adjustments.

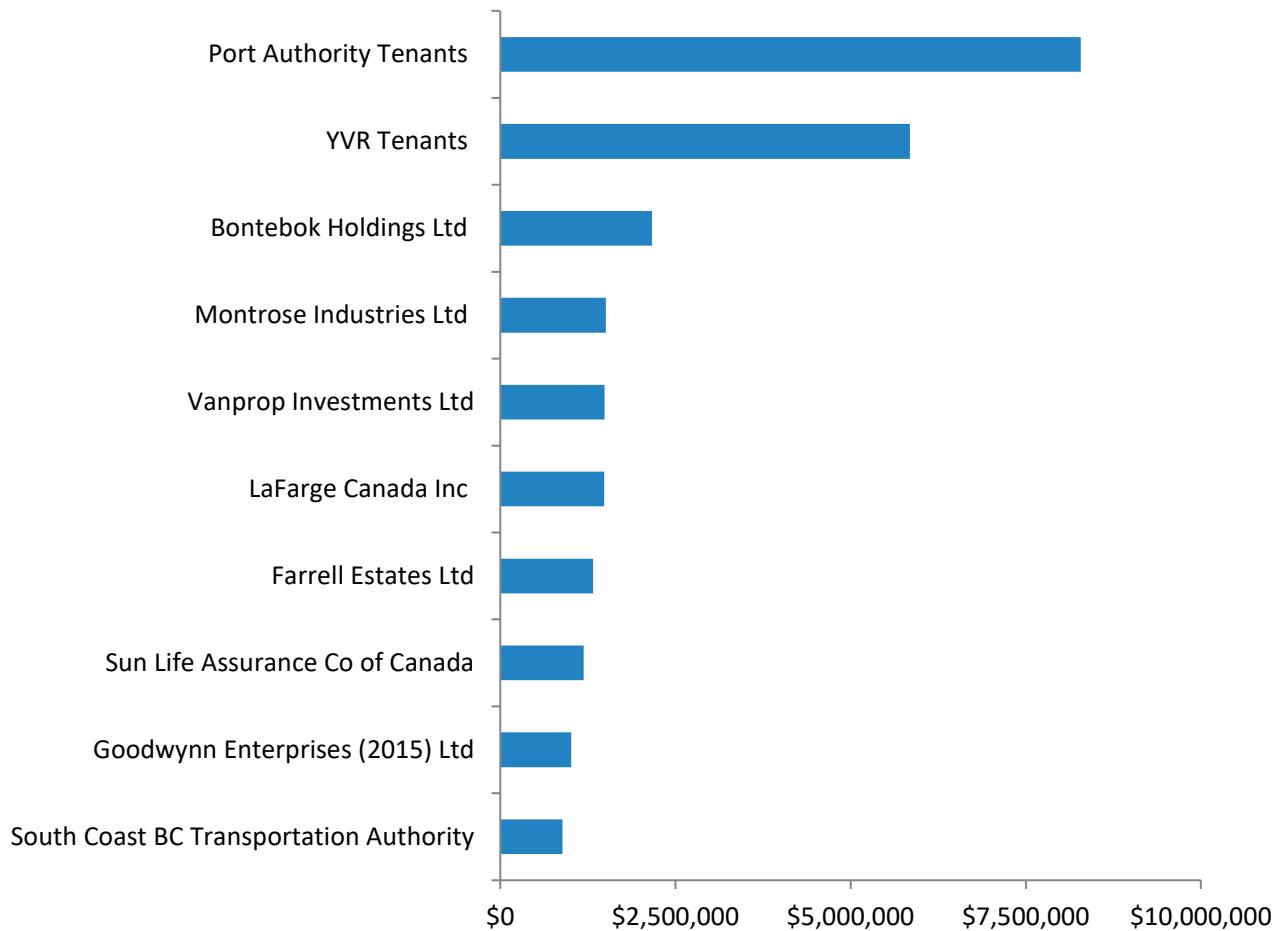
Source: City of Richmond Finance and Corporate Services

## General assessment by property class 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Residential	\$84,391,147	\$75,895,923	\$78,838,953	\$92,961,083	\$101,623,264
Business	18,964,170	19,613,458	18,856,561	22,213,156	26,755,530
Light industrial	3,528,011	3,850,127	4,286,605	5,368,958	6,737,965
Seasonal / recreational	221,291	211,659	213,776	353,571	440,869
Major industrial	259,457	289,800	336,999	389,851	528,313
Farm	26,166	26,103	26,044	26,496	25,545
Utilities	35,869	55,674	41,633	43,033	47,852
<b>Total</b>	<b>\$107,426,111</b>	<b>\$99,942,744</b>	<b>\$102,600,571</b>	<b>\$121,356,148</b>	<b>\$136,159,338</b>

Source: City of Richmond Finance and Corporate Services

## Top 10 corporate taxpayers in Richmond



Source: City of Richmond Finance and Corporate Services

## Debt servicing costs compared to general taxation revenue 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Debt servicing costs	\$6,628	\$6,826	\$7,032	\$8,320	\$14,782
General taxation revenue	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Debt servicing costs as a % of general taxation revenue	2.88%	2.84%	2.75%	3.09%	5.12%

All debt is supported by general revenues.

Source: City of Richmond Finance and Corporate Services

## Liability servicing limit 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Liability servicing limit	\$117,239	\$113,768	\$113,663	\$127,512	\$156,904

The liability servicing limit is a calculated amount based on 25% of specific municipal revenues.

Source: City of Richmond Finance and Corporate Services

## City of Richmond debt per capita 2019–2023



Source: City of Richmond Finance and Corporate Services

## Net debt 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Net debt	\$27,891	\$22,741	\$17,386	\$107,816	\$98,629

Source: City of Richmond Finance and Corporate Services

## Expenses by function 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Community safety	\$106,209	\$112,895	\$123,232	\$127,727	\$138,669
Engineering, public works and project development	80,940	75,314	80,083	89,103	81,910
Community services	67,522	50,833	59,873	64,955	71,328
General government	55,689	51,495	52,995	59,492	72,780
Utilities: water, sewer and sanitation	98,653	102,824	106,519	110,490	113,832
Planning and development	48,104*	19,201	25,166	23,890	29,484
Richmond Public Library	10,601	9,040	9,816	10,565	11,533
Richmond Olympic Oval	15,972	12,586	14,079	16,844	19,200
<b>Total expenses</b>	<b>\$483,690</b>	<b>\$434,188</b>	<b>\$471,763</b>	<b>\$503,066</b>	<b>\$538,736</b>

\*Includes one-time TransLink contribution for Capstan Station.

Source: City of Richmond Finance and Corporate Services

## Expenses by object 2019–2023 (in \$000s)

	2019	2020	2021	2022	2023
Wages and salaries	\$177,363	\$164,788	\$179,260	\$195,616	\$211,637
Public works maintenance	15,299	13,343	13,011	14,390	16,087
Contract services	79,098	81,642	89,086	93,463	102,709
Supplies and materials	68,801	64,437	68,056	73,847	82,730
Interest and finance	26,089	29,779	30,301	31,340	39,423
Transfer from (to) capital for tangible capital assets	52,244	13,568	21,094	21,206	13,848
Amortization of tangible capital assets	64,228	66,254	68,519	72,722	71,938
Loss on disposal of tangible capital assets	568	377	2,436	482	364
<b>Total expenses</b>	<b>\$483,690</b>	<b>\$434,188</b>	<b>\$471,763</b>	<b>\$503,066</b>	<b>\$538,736</b>

Source: City of Richmond Finance and Corporate Services

## Revenue by source 2019–2023 (in \$000s)

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Taxation and levies	\$230,198	\$239,991	\$255,837	\$269,582	\$288,720
Utility fees	111,472	114,335	118,144	127,965	132,951
Sales of services	42,747	29,090	35,601	44,494	50,737
Licences and permits	13,030	19,407	13,995	15,047	15,934
Investment income	25,142	20,175	14,968	30,250	61,503
Grants including casino revenue	42,104	16,953	18,404	25,455	51,673
Development cost charges	13,802	16,737	16,223	22,434	10,292
Other capital funding sources	39,028	71,051	64,695	51,220	83,562
Other	64,419	51,313	37,577	57,901	45,727
<b>Total revenue</b>	<b>\$581,942</b>	<b>\$579,052</b>	<b>\$575,444</b>	<b>\$644,348</b>	<b>\$741,099</b>

Source: City of Richmond Finance and Corporate Services

## Accumulated surplus 2019–2023 (in \$000s)

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Accumulated surplus, beginning of year	\$3,141,090	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169
Annual surplus	98,252	144,864	103,681	141,282	202,363
Accumulated surplus, end of year	\$3,239,342	\$3,384,206	\$3,487,887	\$3,629,169	\$3,831,532

Source: City of Richmond Finance and Corporate Services

## Changes in net financial assets 2019–2023 (in \$000s)

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Change in net financial assets	\$42,748	\$83,116	\$51,018	\$85,722	\$99,850
Net financial assets, end of year	\$805,869	\$888,985	\$940,003	\$1,025,725	\$1,125,575

Source: City of Richmond Finance and Corporate Services

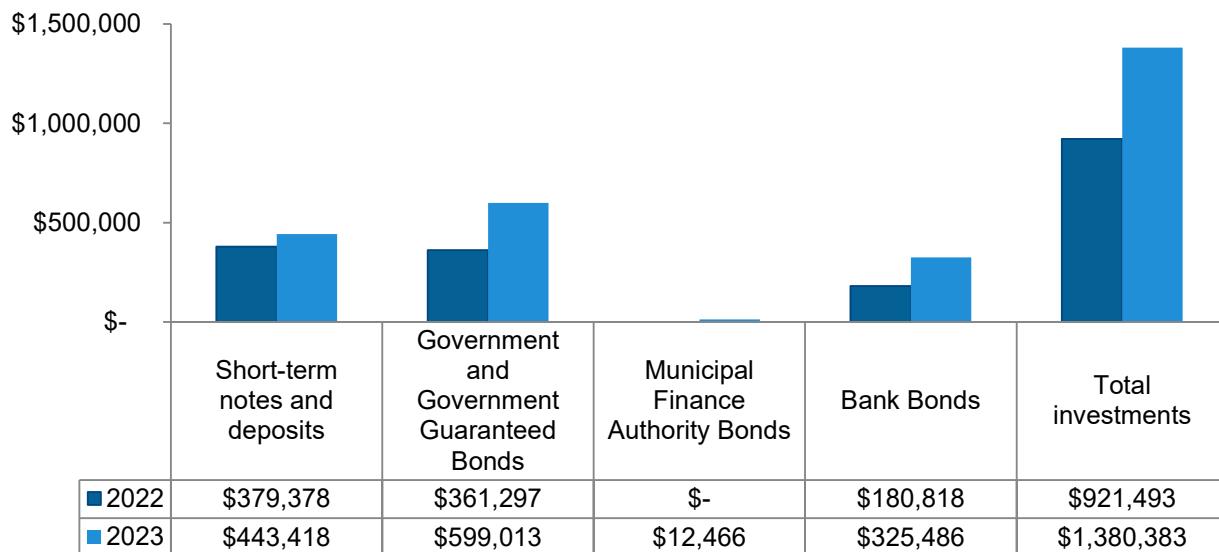
## Reserves 2019–2023 (in \$000s)

	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Affordable housing	\$11,705	\$12,250	\$14,293	\$15,427	\$16,924
Arts, culture and heritage	3,726	3,721	3,526	3,573	4,126
Capital building and infrastructure	100,686	111,528	122,720	129,625	145,902
Capital reserve	171,976	222,778	244,445	263,825	287,961
Capstan station	32,318	11,477	11,149	14,582	15,009
Child care development	8,922	10,055	10,078	10,169	10,866
Community legacy and land replacement	1,310	1,387	1,458	1,545	1,671
Drainage improvement	55,645	60,597	57,159	59,740	52,408
Equipment replacement	20,203	22,577	25,206	26,888	29,894
Flood protection*	-	-	-	-	13,311
Growing communities fund*	-	-	-	-	21,067
Hamilton area plan community amenity	1,720	2,762	3,007	3,605	3,767
Leisure facilities	17,676	18,097	18,970	27,768	29,059
Local improvements	7,327	7,459	7,571	7,760	8,109
Neighbourhood improvement	7,860	7,919	8,037	8,588	9,153
Oval	8,856	7,810	8,100	9,846	11,586
Public art program	4,858	4,582	4,405	4,828	4,987
Sanitary sewer	47,731	48,903	49,611	53,518	51,958
Sanitary sewer BL10401*	-	-	-	-	6,181
Steveston off-street parking	325	331	336	339	354
Steveston road ends	150	153	155	147	143
Waterfront improvement	202	195	187	181	187
Watermain replacement	54,380	54,952	56,796	61,230	55,624
Water supply BL10402*	-	-	-	-	9,463
<b>Total reserves</b>	<b>\$557,576</b>	<b>\$609,533</b>	<b>\$647,209</b>	<b>\$703,184</b>	<b>\$789,710</b>

\*New reserves created in 2023

Source: City of Richmond Finance and Corporate Services

## Investment portfolio per type 2022–2023 (in \$000s)



Source: City of Richmond Finance and Corporate Services

## Ratio analysis indicators of financial condition

	2023	2022	2021
<b>Sustainability ratios</b>			
Assets to liabilities (times)	6.3	6.2	7.6
Financial assets to liabilities (times)	2.6	2.5	2.8
Net debt to total revenues	13.3%	16.7%	3.0%
Net debt to the total assessment	0.07%	0.09%	0.02%
Expenses to the total assessment	0.4%	0.4%	0.5%
<b>Flexibility ratios</b>			
Debt charges to revenues	0.8%	0.4%	0.3%
Net book value of capital assets to cost	66.1%	66.2%	66.8%
Own source revenue to the assessment	0.4%	0.5%	0.5%
<b>Vulnerability ratios</b>			
Government transfers to total revenues	4.1%	4.0%	3.2%

Source: City of Richmond Finance and Corporate Services

# 2023 permissive property tax exemptions

In accordance with Section 98 (2)(b) of the Community Charter, we disclose that the following properties were provided permissive property tax exemptions by Richmond City Council in 2023. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2023 Municipal tax exempted
<b>Churches and religious properties</b>		
Aga Khan Foundation Canada	4000 May Drive	\$11,926
BC Muslim Association	12300 Blundell Road	2,221
Bakerview Gospel Chapel	8991 Francis Road	2,691
Beth Tikvah Congregation	9711 Geal Road	16,080
Bethany Baptist Church	22680 Westminster Highway	7,571
Brighouse United Church	8151 Bennett Road	15,125
Broadmoor Baptist Church	8140 Saunders Road	4,224
Canadian Martyrs Parish	5771 Granville Avenue	21,638
Christian and Missionary Alliance	3360 Sexsmith Road	11,275
Christian Reformed Church	9280 No. 2 Road	19,223
Church in Richmond	4460 Brown Road	2,484
Church of Latter Day Saints	8440 Williams Road	18,303
Conference of the United Mennonite Churches of BC	11571 Daniels Road	12,863
Cornerstone Evangelical Baptist Church	12011 Blundell Road	750
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	1,201
Emmanuel Christian Community	10351 No. 1 Road	8,814
Fraserview Mennonite Brethren Church	11295 Mellis Drive	5,800
Fujian Evangelical Church	12200 Blundell Road	3,079
Gilmore Park United Church	8060 No. 1 Road	3,046
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	4,808
Immanuel Christian Reformed Church	7600 No. 4 Road	3,482
India Cultural Centre	8600 No. 5 Road	3,023
International Buddhist Society	9160 Steveston Highway	4,231
Johrei Fellowship Inc.	10380 Odlin Road	6,448
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,240
Ling Yen Mountain Temple	10060 No. 5 Road	3,064
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,241
North Richmond Alliance Church	9140 Granville Avenue	4,941
Our Savior Lutheran Church	6340 No. 4 Road	3,393
Parish of St. Alban's	7260 St. Albans Road	14,381

**Churches and religious properties conitnued . . .**

Peace Evangelical Church	8280 No. 5 Road	\$1,204
Richmond Alliance Church	11371 No. 3 Road	2,450
Richmond Baptist Church	6560 Blundell Road	3,422
Richmond Baptist Church	6640 Blundell Road	11,363
Richmond Bethel Mennonite Church	10160 No. 5 Road	4,078
Richmond Chinese Alliance Church	10100 No. 1 Road	14,192
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,468
Richmond Emmanuel Church	7451 Elmbridge Way	6,022
Richmond Faith Fellowship	11960 Montego Street	3,652
Richmond Pentecostal Church	9260 Westminster Highway	1,710
Richmond Pentecostal Church	9300 Westminster Highway	2,933
Richmond Presbyterian Church	7111 No. 2 Road	11,210
Richmond Sea Island United Church	8711 Cambie Road	19,466
Salvation Army Church	8280 Gilbert Road	3,554
Science of Spirituality SKRM Inc.	11011 Shell Road	1,071
Shia Muslim Community	8580 No. 5 Road	1,919
South Arm United Church	11051 No. 3 Road	1,830
St. Anne's Anglican Church	4071 Francis Road	5,944
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,197
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	40,672
St. Monica's Roman Catholic Church	12011 Woodhead Road	3,785
St. Paul's Roman Catholic Parish	8251 St. Albans Road	15,021
Steveston Buddhist Temple	4360 Garry Street	16,783
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	9,994
Steveston United Church	3720 Broadway Street	4,157
Subramaniya Swamy Temple	8840 No. 5 Road	1,530
Thrangu Monastery Association	8140 No. 5 Road	3,185
Thrangu Monastery Association	8160 No. 5 Road	1,640
Towers Baptist Church	10311 Albion Road	9,969
Trinity Lutheran Church	7100 Granville Avenue	15,487
Trinity Pacific Church	10011 No. 5 Road	7,007
Trustees Congregation of Meeting Room 8020 No. 5 Rd Richmond BC	8020 No. 5 Road	2,554
Ukrainian Catholic Church	8700 Railway Avenue	3,620
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,995
Vancouver International Buddhist Progress Society	8271 Cambie Road	9,404
Vedic Cultural Society of BC	8200 No. 5 Road	3,606
Walford Road Gospel Church	9291 Walford Street	1,119
West Richmond Gospel Hall	5651 Francis Road	4,368

**Recreation, child care and community service properties**

Atira Women's Resource Society	650 - 5688 Hollybridge Way	\$8,443
BC Society for the Prevention of Cruelty to Animals	12071 No. 5 Road	26,965
City Centre Community Centre	5900 Minoru Boulevard	58,445
Cook Road Children's Centre	8300 Cook Road	2,117
Cranberry Children's Centre	23591 Westminster Highway	7,936
Gardens Children's Centre	10640 No. 5 Road	5,462
Girl Guides of Canada	11551 Dyke Road	35,303
Girl Guides of Canada	4780 Blundell Road	6,836
Hummingbird Child Care Centre	6899 Pearson Way	6,771
Navy League of Canada	7411 River Road	8,630
Richmond Caring Place	7000 Minoru Boulevard	96,998
Richmond Family Place	8660 Ash Street	6,758
Richmond Gymnastics Association	140 - 7400 River Road	18,375
Richmond Lawn Bowling Club	6131 Bowling Green Road	32,935
Richmond Public Library - Cambie Branch	140-160 11590 Cambie Road	3,208
Richmond Public Library - Ironwood Branch	11688 Steveston Highway	3,588
Richmond Rod and Gun Club	140 - 7400 River Road	9,187
Richmond Rod and Gun Club	7760 River Road	24,258
Richmond Tennis Club	6820 Gilbert Road	39,611
Richmond Winter Club	5540 Hollybridge Way	179,133
River Run Early Care and Learning Centre	10277 River Drive	8,308
Riverside Children's Centre	5862 Dover Crescent	1,161
Scotch Pond Heritage	2220 Chatham Street	2,528
Seasong Child Care Centre	10380 No. 2 Road	16,496
Seedlings Early Childhood Development Hub	6380 No 3 Road	27,082
Sharing Farm	2900 River Road	16,173
Sharing Farm	2771 Westminster Highway	14,616
Sprouts Early Childhood Development Hub	3368 Carscallen Road	10,292
Terra Nova Children's Centre	6011 Blanchard Drive	2,247
Treehouse Learning Centre	100 - 5500 Andrews Road	2,029
Watermania	14300 Entertainment Boulevard	158,530
West Cambie Childcare Centre	4033 Stolberg Street	3,499

**Senior citizen housing**

Richmond Legion Senior Citizen Society	7251 Langton Road	\$28,508
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**Community care facilities**

Aspire Richmond Support Society	431 Catalina Crescent	\$2,290
Aspire Richmond Support Society	303 - 7560 Moffatt Road	1,055
Aspire Richmond Support Society	5728 Woodwards Road	3,028
Aspire Richmond Support Society	9580 Pendleton Road	3,483
Aspire Richmond Support Society	4433 Francis Road	2,495
Developmental Disabilities Association	6531 Azure Road	2,935
Developmental Disabilities Association	8400 Robinson Road	3,371
Developmental Disabilities Association	7611 Langton Road	3,357
Greater Vancouver Community Service	4811 Williams Road	3,381
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	12,534
Richmond Lions Manor	9020 Bridgeport Road	26,358
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	39,763
Turning Point Housing Society	10411 Odlin Road	3,192

# Major services provided by the City of Richmond

## Administration

Includes the office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes Human Resources, Intergovernmental Relations and Protocol, Corporate Communications and Marketing, Corporate Planning and Organizational Development and the Corporate Programs Management Group.

## Community Safety

Brings together the City's public safety providers including RCMP, Fire-Rescue, Emergency Programs, Community Bylaws and Business Licences.

## Community Services

Coordinates, supports and develops Richmond's community services including Parks Services, Recreation and Sport Services and Arts, Culture and Heritage Services.

## Engineering and Public Works

The Engineering and Public Works Departments deliver public works services and utilities, engineering planning, design, construction and maintenance services for all utility and City building infrastructure, as well as sustainability and environmental programs.

## Finance and Corporate Services

Includes Customer Service, Information Technology, Finance, Economic Development, Real Estate Services and Business Services.

## Planning and Development

Includes the Policy Planning, Transportation, Development Applications, Building Approvals and Community Social Development Departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.

## Law and Legislative Services

Includes the Law Department and the City Clerk's Office.

## Other City entities

### Gateway Theatre

Operates the City's performing arts theatre.

### Lulu Island Energy Company

Operates the City's district energy utilities.

### Richmond Olympic Oval Corporation

Operates the Richmond Olympic Oval and the Richmond Sport Hosting program.

### Richmond Public Library

Operates Richmond's public library, including four branches.

# City of Richmond contacts

The City of Richmond offers many civic services to the community. Additional services are provided through the Richmond Olympic Oval, Richmond Public Library, Gateway Theatre and Lulu Island Energy Company. For more information on City services contact:

## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4000  
Email: [InfoCentre@Richmond.ca](mailto:InfoCentre@Richmond.ca)  
[richmond.ca](http://richmond.ca)

-  @CityofRichmondBC
-  @Richmond\_BC
-  @CityofRichmondBC
-  /CityofRichmondBC

## Gateway Theatre

6500 Gilbert Road  
Richmond, BC V7C 3V4  
Phone: 604-270-6500  
Box Office: 604-270-1812  
[GatewayTheatre.com](http://GatewayTheatre.com)

-  @GatewayThtr
-  @GatewayThtr
-  @GatewayThtr

## Lulu Island Energy Company

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604-276-4011  
Email: [Info@LuluIslandEnergy.ca](mailto:Info@LuluIslandEnergy.ca)  
[LuluIslandEnergy.ca](http://LuluIslandEnergy.ca)

## Richmond Public Library

100-7700 Minoru Gate (Brighouse Branch)  
Richmond, BC V6Y 1R8  
Library Hours Line: 604-231-6401  
[YourLibrary.ca](http://YourLibrary.ca)

-  @YourLibraryRichmond
-  @RPLBC
-  @RPLBC
-  YourLibraryRichmond
-  Account: RPLYourlibrary1

## Richmond Olympic Oval

6111 River Road  
Richmond, BC V7C 0A2  
Phone: 778-296-1400  
Email: [Info@RichmondOval.ca](mailto:Info@RichmondOval.ca)  
[RichmondOval.ca](http://RichmondOval.ca)

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