



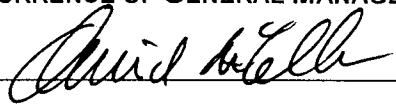
To: Planning Committee **Date:** February 19, 2002
From: Terry Crowe **File:** 0970-03-01
 Manager, Policy Planning
Re: **STATUS REPORT ON THE AFFORDABLE HOUSING, CHILDCARE AND PUBLIC ART STATUTORY RESERVE FUNDS**

Staff Recommendation

That the status report on the Affordable Housing, Childcare and Public Art Statutory Reserve Funds, as in the report of the Manager, Policy Planning, dated February 19, 2002, be received for information.


 Terry Crowe
 Manager, Policy Planning

TTC:keh

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Staff Report

Origin

On December 4th, 2001, the Planning Committee discussed a question regarding the possibility that developers be asked to contribute to affordable housing and childcare instead of public art. As part of that discussion a current status report including what had been accomplished to date for each program, was requested.

This report presents a status report on the Affordable Housing, Childcare and Public Art Statutory Reserve Funds for Council's information.

Findings of Fact

Affordable Housing Statutory Reserve Fund

Adoption & Objectives

- Adopted by Council, as part of the City's Affordable Housing Strategy (**Attachment 1**), on December 18, 1989.
- Initially, funds for the reserve were donated on a voluntary basis from individual developers of market housing who required rezoning.
- The Reserve fund is based on the principle that the beneficiaries of urban growth should contribute to the social and economic costs of growth.

Funding Since 1998

- The City no longer requests donation of funds from developers.
- Additions to the fund since that time have come from accrued interest, and the Provincial Government through BC Housing which has paid to the City, 75% of the value of affordable housing leased lands acquired by Richmond through the reserve, and through the lease of part of the City's Odlinwood lands.

Affordable Housing Statutory Reserve Fund

- Complements the City's Ground Lease Program:
 - Funds are used to purchase land to be leased to nonprofit groups to develop social housing funded under senior government programs.
 - The land is then made available on an up front land lease for 60 years at 75% of market value (75% coming from the Provincial government non market housing programs).
- **The current unaudited balance in the reserve at December 31, 2001 was \$5,493,176** (prior to 2001 interest allocation).
- In 2002, it is proposed that up to \$2,000,000 be spent on, as yet, unspecified affordable housing projects.
- \$3,493,176 funds remain.

Housing Projects To Date

- Facilitated the development of 195 units of non market family rental and co-operative housing:
 - St. Albans Road area (8700 General Currie Road), 48 units;
 - 4711/4791 Williams and 9711 Geal Road (Beth Tikva synagogue site), 26 units;

- Odlinwood; 10711 Shepherd Drive, 48 units;
- Terra Nova Housing Co-operative-6600 Barnard Drive, 73 units (developer donated the land and no City additional resources were allocated for this project).

The total land value contributed by the City is (\$8,860,000 [*City land value*] - \$6,646,000 [*City write down*]) = \$2,215,000 [*City net value*].

Staff continue to actively work with community and non profit housing groups to identify potential appropriate sites for non market housing and which the City could potentially purchase.

Child Care Development Statutory Reserve Fund

Adoption & Objectives

- The Child Care Development Statutory Reserve Fund was established in October, 1994 (Bylaw 6367) to hold private and city contributions for child care facilities.
- The Child Care Development Policy was established November 22, 1982 (**Attachment 2**).
- The Reserve is used to allocate funds for capital expenses (e.g., repairs, equipment, and furnishings) for child care on City property or for other operations that meet the City's child care objectives.

Funding Since 1994

- Two contributions have been made to this fund since its inception. These contributions and their disbursement are as follows:

1. Developer Contribution:

- In November 1994, Polygon Developments Ltd. made a \$50,000 contribution.
- Reserve interest allocation total \$14,117.

Disbursement:

- In March 1995, Council approved an allocation of \$19,000 from the Reserve Fund for the City-owned Terra Nova Children's Centre operated by the Society of Richmond Children's Centres (Terra Nova Children's Centre).
- In November, 1998, Council approved allocation of \$20,000 to the Cook Road Children's Centre (operated by the Society of Richmond Children's Centres) and \$6,000 to the Riverside Children's Centre (operated by the Developmental Disabilities Association). Both are City-owned sites. Council also approved \$1,000 for the Kindercare program at the West Richmond Community Association.
- In September, 1999, Council approved an allocation of \$14,000 for playground equipment and changes to the ventilation system to the City owned child care facility at 5500 Andrews Road (Treehouse).

2. 2001 City Allocation

- In April, 2001, Council approved the allocation of \$50,000 of Casino Funds to the Child Care Development Statutory Reserve Fund.
- **The current unaudited balance is \$60,489** (prior to 2001 interest allocation).

2002 Disbursement:

- A call for grant applications was published in the City Notice Board on January 6 and 9, 2002.

- The Child Care Development Board will use the funds in 2002 to provide one-time capital expense funding to licensed, non-profit child care operators in Richmond.
- Once the \$50,000 is allocated, and \$10,489 funds remain.

Child Care Facilities To Date

- Four city-owned child care facilities were constructed between 1996 and 1999.
 - The City negotiated these four facilities during the Development Application process of specific high density housing projects, and contributed funds from the Child Care Development Fund as outlined above. The four City owned facilities are:
 - Terra Nova Children's Centre.
 - Riverside Children's Centre.
 - Cook Road Children's Centre.
 - Treehouse Early Learning Centre.
- These four City-owned daycares each pay \$1.00 rent per year to the City.
- City, Richmond Health Services, and WBC partnership in developing Bowling Green.

Public Art Statutory Reserve Fund

Adoption & Objectives

- On June 27, 1997, City Council endorsed the Richmond Public Art Program, Policy Plan, and Implementation Actions.
- Council established the Public Art Statutory Reserve Fund on September 8, 1997.
- The Program sets a framework for creating opportunities for people to:
 - Experience art in everyday life.
 - For artists and the community to participate in the design, look and feel of our city.
- The Reserve fund is to:
 - Receive contributions from private, city and community sources.
 - Allocate funds for the creation of public art works.

In 2001, the Public Art Program was reviewed and Council approved a 4 Year (2001 to 2004) Implementation Work Program (**Attachment 3**) to assist in addressing the survey findings and in managing the recommendations proposed in this report.

Funding Since 1997

1. City Public Art Statutory Reserve

- The Public Art Program consists of three initiatives:
 - i) City public art projects,
 - ii) Community public art projects, and
 - iii) Private public art projects.
- The Public Art Reserve has received contributions of \$75,462 (private sector), \$374,538 (City), (excluding City Hall public art project spending \$235,000) and interest allocation totalling \$69,494 = \$519,494.
- Spent to date \$55,000 on the Lang Tree Grate Project, and 1998 Community Public Art Projects.

- Currently, In the Public Art Statutory Reserve:
 - Council has authorized \$400,000 for spending, subject to Council approval of the proposed public art projects (Bylaw No. 7251), and is now frozen until further notice.
 - \$25,000 remain to be allocated (Bylaw No. 6951) to the Community Participation Projects in 2002.
 - \$39,493 remains as an unaudited balance (prior to 2001 interest allocation).

Disbursements & Completed Projects

- In 1998, \$10,000 was allocated to community public art project initiatives (Bylaw No, 6951). The completed projects are noted under the “Community Public Art Development” section of this report.
- In 1998, the temporary artwork “Community Puzzle Pieces” was created on the new City Hall hoarding by Carole Davenport, and 800+ children, residents, and community organizations. The work was a collaborative effort between the City, the business community, community organizations and residents. The community mural was up for approximately 21/2 years, while the new City Hall was under construction.
- In 2000, the tree grate artwork “Four Corners” by Colleen Dixon was completed with an allocation \$45,000 from the Public Art Reserve (Bylaw No. 6951). Several dozen of these tree grates now adorn Richmond City Centre streets. More tree grates are to be established in the City/centre in the future.
- Note: In 2000, the artwork at City Hall “Span” was completed with an allocation of \$235,000 from the City Hall project budget.

City Public Art Projects For 2002

- It is proposed that \$150,000 (of the \$400,000 approved as part of the 2001 Capital Projects for public art projects) be spent on the following public art initiatives:

<u>Project</u>	<u>Est. Budget</u>	<u>Rationale</u>
1. “Art at the Intersection” Environmental Artwork at Sea Island Way & Garden City	\$25,000	Joint Engineering/Park Project Project, which is supported Community Vibrancy, Sustainability & Civic Design and Beautification Teams. This project has been in the works for sometime and will be matched with other funds.
2. Bob McMath Memorial Artwork	Up to \$75,000	Commemorate Councillor Bob McMath’s contribution to Richmond. Has been discussed numerous times by civic leaders and the community. A letter of request for the Bob McMath memorial artwork has been received from the Richmond Seniors Advisory Council.

3. City & Stone Works	Up to \$25,000	The stones were completed during the summer of 2000 at the Cultural Centre Plaza. The works need a suitable location which will require site preparation work.
4. Doggy Park	Up to \$25,000	Varying sizes of metal dog sculptures and sculpture seating to be located at the No. 3 Road dog off-leash area. This project has been in the works for some time.
Total	Up to \$150,000	

In the upcoming months, the above listed projects will be presented individually for Council's consideration.

2. Community Public Art Development

1998 – 1999 Community Contributions

- Contributions of \$20,000 (Vancouver Foundation) and \$3,000 (Community Arts Council of Richmond) were received for community public art projects = \$23,000.

Note: These funds have been spent on the following community projects.

1999 to 2000 Disbursements & Completed Community Public Art Projects

- Caring Place "About Faces" by Kinichi Shigeno,
- No. 2 Road Community Gardens "Picket Fences" by the Richmond Environmental Youth Corp,
- South Arm Community Centre "Eco-vision – Millennium Mural" by Barbara Zeigler and 250+ students and adults),
- City & Stoneworks Sculpture Symposium (Library/Cultural Centre Plaza), and
- The Japanese Heritage Marker at Lord Byng is nearing completion.

2002 Project Underway

- In 2002, the Community Participation Public Art Program is being implemented. Council endorsed \$25,000 from the Public Art Reserve (Bylaw No. 7286) approved by Council for this program on October 9, 2001.

3. Private Development Public Art Projects

Note: These funds have not been part of the City's Public Art Statutory Reserve.

- To date, \$274,000 for private public art projects as part of private developments.

Completed Private/Public Art Projects To Date

- *Lang Park* "Time and the river...rewinding earth's time tape" by Gwen Boyle (1998) was a joint City and private initiative with the developer funding the public art project.
- *Richmond Financial Centre*: "Harmony" by Alberto Replanski (1998).
- *Terra Nova Village*: "Terra Nova" by Marko Simcic (1999).

- *Cosmo Plaza*: “Rising Tide” by Connie Glover (1991).
- *Empire Centre*: “A group of seven” by January Wolodarsky and Bill Jeffries (2000)
- *Queensgate Gardens (Shellmont)*: “Khenko” by Doug Taylor and “Shadow of Flight and the Celestial Pool” by Nancy Chew and Jacqueline Metz (2000).
- *Coppersmith Corner*: “Ford Grove” by Doug Taylor (2001).
- *Rivers Reach*: Development of the river rock stream entranceway (2002).
- Currently, 6 privately funded public art projects totalling \$315,515, earmarked as part of rezoning and development proposals are under discussion, consideration, and development.

2002 Approved Private Projects Underway (\$315,515)

- *Riviera Gardens*: “Octopus Garden” by Connie Glover (2002 – Under Construction).
- *Aberdeen Centre*: glazing artwork proposal
- *Leighton Court (Garden City Way)*: pathway/entryway artwork
- Two development proposals in the McLennan Area: discussions at preliminary stage
- Landsdown & Garden City: discussions at preliminary stage

Richmond Public Art Statutory Reserve Summary

<i>Approved for Spending</i>	<i>Approved Community Public Art Projects</i>	<i>Not Approved for Spending</i>
<p><u>Current amount:</u> \$400,000 Public Art Statutory Reserve Funds approved (under Bylaw No. 7251 of the 2001 Capital Budget for public art expenditures)</p>	<p>\$25,000 Public Art Statutory Reserve Funds approved (under Bylaw No. 7286)(October 9, 2001) for expenditure on 2002 Community Public Art Projects Funds</p>	<p>\$39,493 Unaudited Public Art Statutory Reserve Funds (prior to 2001 interest allocation).</p>
<p><i>2002 Spending Commitments & Priorities</i></p>		
<p>In 2002, it is suggested that \$150,000 be spent on public art projects, as they are well underway, and are a City priority.</p>	<p>The Community Public Art Projects are currently in the process of being implemented for community participation, involvement and submission of proposals. The selected community public art projects will be presented for Council approval (late spring, 2002).</p>	
<p><i>Remaining</i></p>		
<p>\$250,000 would remain in the Public Art Reserve unallocated.</p>		<ul style="list-style-type: none"> • \$39,493 • Continue to receive funds from City and/or private sources.

Financial Impact


N/A

Conclusion

Each of the established City Statutory Reserve Funds is presented, and the resulting projects represent the City's interest to respond to a range and variety of community objectives. These and other City initiatives demonstrate how the City is working toward developing a more complete, vibrant, and healthier place.

2002 Current Available Funds (Dec. 31, 2001 balance Unaudited, and does not include interest)

- 1) Affordable Housing
 - Balance Dec. 31, 2001 \$5,493,176
 - Less \$2,000,000 committed as part of the 2002 Capital Budget
 - Unauthorized balance \$3,493,176
- 2) Child Care Funds
 - Balance Dec. 31, 2001 \$60,489
 - Less \$50,000 committed as part of the 2002 Capital Budget
 - Unauthorized balanced \$10,489
- 3) Public Art Funds
 - a) In the Reserve:
 - Balance Dec. 31, 2001 \$39,493
 - No public art submission in 2002 Capital Budget
 - \$Unauthorized balance \$39,493
 - b) Authorized Spending in 2002:
 - Authorized spending in 2002 \$400,000 (frozen)
 - \$150,000 committed
 - \$250,000 uncommitted
 - \$25,000 authorized for spending on community public art projects



/Kari Huhtala
Senior Planner

KEH:cas



City of Richmond

Policy No.

Page 1 of 2

Adopted by Council: Dec. 18/89 Amended Sept. 26/94

POLICY 5005

File Ref: 4055-02-01

AFFORDABLE HOUSING**POLICY 5005:**

It is Council policy that:

The City of Richmond shall respond to the need for "affordable housing" by taking a pro-active role and prepare an action plan involving a series of initiatives in cooperation with the private and public sectors and non-profit groups.

For the purpose of this policy, affordable housing refers to housing that costs no more than 30% of the gross income of those households in the lower two income quartiles in Richmond.

1. The following goals shall be the basis for an affordable housing strategy:
 - a) Encourage the provision of a variety of housing types and tenure for a diversity of lifestyles at all income levels.
 - b) Facilitate opportunities for home ownership for moderate income households.
 - c) Facilitate opportunities for assisted housing for lower income households.
 - d) Ensure that the specialized housing needs of the elderly, disabled and single parent families are addressed in the previous goals.
 - e) Ensure a geographical distribution of affordable housing throughout the community.
2. Priorities for affordable housing are established as follows:
 - a) Low income households.
 - b) Elderly households.
 - c) Moderate income households.



- 3. Council shall take the following actions in the short term:
 - a) Establish an Affordable Housing Property Acquisition Fund.
 - b) Give priority to the development of non-market housing on City-owned land.
 - c) Adopt a resolution regulating conversion of existing rental housing stock pursuant to the Condominium Act.
 - d) Direct planning staff to identify new zoning regulations which could encourage starter homes, in consultation with the development community.
 - e) Adopt a resolution to participate in Greater Vancouver Regional District (GVRD) study on rental housing upon referral from GVRD Board.
 - f) Continue to encourage preservation and rehabilitation of older stock under the Residential Rehabilitation Assistance Program (RRAP).

- 4. Council shall take the following actions over the long term:
 - a) Review the feasibility of the other zoning and development control actions.
 - b) Review the feasibility of various public/private partnership initiatives.
 - c) Review appropriate City actions which may require amendments to the Municipal Act.

(City Administrator's Office; Amended by Planning Department)

**POLICY 4015:**

It is Council policy that:

Council supports and encourages child care services in the City by:

1. Promoting the development of a comprehensive system of good quality child care services throughout Richmond.
2. Setting aside a parcel of land in each new community for a child care centre, integrated with school or park, if appropriate.
3. Encouraging shopping centre managers to work with business to establish child-minding facilities in shopping centres.
4. Developing an introductory guide to City child care regulations.
5. Supporting a second Family Place Centre in: Steveston, Seafair, or Blundell.
6. Encouraging child care program expansion through renewal of existing new community facilities.
7. Encouraging the Richmond School District to involve schools in the provision of child care services.
8. Requesting Kwantlen College to encourage students to volunteer in child care centres as part of their program.
9. Requesting the Provincial Government to provide an indication of future funding allocation for child care.

(Planning Department)



Page 1 of 1

Adopted by Council: Dec. 9/91

POLICY 4002

(See also the Implementation Strategy endorsed Apr. 27/92)

File Ref: 3070-00

CHILD CARE - COMMITMENT

POLICY 4002:

It is Council policy that:

1. One of the goals of Richmond's Official Community Plan is: "To provide for the social needs of the community with adequate support services planning for increased services for the anticipated changes in the population mix of our community".
2. The City of Richmond acknowledges that child care is now an essential service in our community for residents, employers and employees.
3. The City of Richmond is committed to being an active partner with senior levels of government, parents, the private sector, and the community in the development and maintenance of a comprehensive child care system in Richmond. This system shall provide quality programs which are accessible and affordable.

(Planning Department)



ADMINISTRATIVE PROCEDURE 4002.01:

IMPLEMENTATION STRATEGY:

To implement Richmond Child Care Policy No. 4002, City Council has endorsed the following implementation strategy:

1. To establish a child care facility for City employees, in consultation with City Employees and union representatives.
2. To establish a Child Care Development Fund, to finance development of child care in City Buildings and on City land, and to provide assistance to other endeavours directed towards achieving City child care objectives.
3. To develop policies and guidelines, and use Council's powers and negotiations in the development approval process to achieve child care targets and objectives.
4. To establish a grants policy on financial support for child care operations. Where City-owned property is leased, grants should be used in preference to subsidies.
5. To use the Child Care Development Fund to acquire sites for lease to non-profit societies for child care.
6. Consider the encouragement of spaces for children with special needs and mainstreaming such children, in developing a child care grants policy.
7. To designate a specific staff position as being responsible for co-ordination of child care matters.
8. To instruct staff to review various regulations, policies and procedures to ensure that no undue barriers exist to the development of child care.
9. To give explicit consideration to child care policies in all local area plans and develop targets for the number, type and location of child care services required.
10. To instruct the staff to develop networks and processes and data bases to facilitate the development of child care facilities, programs and non-profit child care agencies; to work with existing agencies in a complementary way to assist in development of a comprehensive information and resource base.
11. To instruct staff to determine whether any current City land holdings might be appropriate to make available for immediate use as child care facilities.
12. To encourage employer involvement in child care.



13. To investigate the possibility of establishing a group child care centre for shift workers for such institutions as Kwantlen College, Richmond General Hospital and the Workers Compensation Board.
14. To seek staff with ECE qualifications to fill appropriate new positions in Community Care Facilities Licensing in the Health Department, should they be created.
15. To instruct staff to review and where appropriate improve City produced public information material on child care.
16. To encourage the Richmond Friendship Home Society to use their land for child care.
17. To request the Council of Community Associations to review the issue of child care in community centres and provide information on the possibility and priority of child care programs in current or future community centre space.
18. To request the Co-ordinating Committee on Ethnic Relations to investigate and report on concerns, needs, and problems facing ethnic, native and other minority groups in the area of child care.
19. To declare the month of May "Child Care Month", and to support awareness and fund-raising activities during that month.
20. To work towards the establishment of a community-based Child Care Development Board (CCDB).
21. To set up a Steering Committee which would:
 - develop a community-based model for the CCDB.
 - define an appropriate structure, mandate and membership for the board.
 - work with the Province to coordinate this endeavour with current or proposed Provincial initiatives.
 - explore long term funding mechanisms for the board.
 - put this board in place in the community.

The steering committee would include representatives of the Health & Social Services Committee, the Child Care Development Task Force, the Child Care Advisory Committee of the RCSAC, Richmond Information and Volunteer Centre and their Child Care Support Program, other interested organizations such as Family Place, and resource persons from City staff.

22. To seek Provincial funding for the CCDB.
23. To consider direct financial support for the CCDB, after the initial start-up funding, through the Grants Program or through the budget process.



24. To transfer those functions identified as staff assignments in this strategy to the CCDB as appropriate.
25. To forward the Child Care Development Task Force report to the Richmond School Board and request the Board to consider and respond to the Task Force suggestions set out in Section II of their draft strategy.
26. To forward the Child Care Development Task Force report and this report to the Provincial Government and request that the appropriate Ministries consider and respond to the Task Force suggestions in Section III of their draft strategy and, in particular, to provide funding and other support for child care including funding for a community-based Child Care Development Board.
27. To forward the Child Care Development Task Force report to the Federal Government and request that the appropriate Ministries consider and respond to the Task Force suggestions in Section IV of their draft strategy.
28. To instruct the Director of Community and Governmental Relations to establish a liaison with the key staff members in the other levels of government and the School Board, to monitor progress made in response to the Child Care Development Task Force suggestions to those bodies, and to report back periodically on their responses.

**4 Year (2001 to 2004) Implementation Work Program
Public Art Program**

Expected Time Frame	Task
2001	<p>Program Management & Administration Roles</p> <ul style="list-style-type: none"> • Start clarifying the roles of all participants during the planning, development and implementation of public art works projects.
	<p>General</p> <ul style="list-style-type: none"> • Refine the Public Art Program and Implementation Manual. • Explore, evaluate and recommend ways to improve Program administration for Council's consideration and approval.
	<p>Public Art Program</p> <ul style="list-style-type: none"> • Establish a Public Art Education Program and budget for Council's approval and implement it.
	<p>Community Public Art Participation Program</p> <ul style="list-style-type: none"> • Establish a Public Art Participation Program and budget for Council's approval and implement it.
	<p>Program Promotion</p> <ul style="list-style-type: none"> • Start ongoing promotion of proposed and planned public art projects.
	<p>Budget</p> <p>2001 Budget</p> <ul style="list-style-type: none"> • Note: To be determined by Council (e.g. currently \$400,000 is separately proposed for expenditure) • If Council approves: • These recommendations, and • The separately proposed \$400,000 expenditure for 2001, staff will utilize the Council approved amount: • for public art • to prepare, for 2001, Public Art Education Program and implement it, subject to Council approval. • to prepare, for 2001, a Community Public Art Participation Program and implement it, subject to Council's approval. • Continue to encourage non-City sources to contribute toward the creation of public art.
<p>Projects</p> <ul style="list-style-type: none"> • Present the No. 3 Road Corridor Public Art Strategy first phase consultant report for Council approval and implementation. • Identify other public art opportunities in the City Centre of outside for Council's consideration. 	

Expected Time Frame	Task
	<ul style="list-style-type: none"> • Continue to encourage private developers to contribute to the creation of public art projects. <p>Draft Budget for 2002</p> <ul style="list-style-type: none"> • Prepare a specific 2002 budget for Council's consideration and approval. • Continue to encourage non-City Sources to contribute toward the creation of public art.
<p>2002, 2003 and 2004</p>	<p>Program Management & Administration Roles</p> <ul style="list-style-type: none"> • Continue to clarify, as necessary <p>General</p> <ul style="list-style-type: none"> • Continue to refine, as necessary <p>Public Art Education Program</p> <ul style="list-style-type: none"> • Establish a Public Art Education Program and budget for Council's approval and implementation <p>Community Public Art Participation Program</p> <ul style="list-style-type: none"> • Establish a Community Public Art Participation Program and budget for Council's approval and implementation <p>Program Promotion</p> <ul style="list-style-type: none"> • Continue promotion <p>Budgeting</p> <ul style="list-style-type: none"> • Draft annual budget and implement it, as approved by Council
<p>2004</p>	<p>Review</p> <ul style="list-style-type: none"> • Undertake review of Public Art Program