



## Regular Council

Monday, November 23, 2020

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Alexa Loo  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

### MINUTES

- R20/20-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council meeting held on November 9, 2020, be adopted as circulated; and*
  - (2) *the minutes of the Regular Council meeting for Public Hearings held on November 16, 2020, be adopted as circulated.*

**CARRIED**



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AGENDA ADDITIONS & DELETIONS

R20/20-2

It was moved and seconded

*That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205 subject to Item No. 16 – Energy Step Code Requirements for Part 9 Residential and Part 3 Hotel Buildings be amended to include second and third readings.*

**CARRIED**

2. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL ORGANIZATIONS

R20/20-3

It was moved and seconded

*(a)*

*(1) That Councillor Harold Steves be appointed as the Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in November 2021; and*

*(2) That Councillor Carol Day be appointed as the alternate Council representative to the Steveston Harbour Authority Board until the Annual General Meeting of the Board in November 2021.*

**CARRIED**

R20/20-4

It was moved and seconded

*(3) That Councillor Alexa Loo be appointed as the Council representative to the Richmond Olympic Oval Corporation until November 2021.*

**CARRIED**



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3. NAMING OF STANDING COMMITTEES AND THEIR  
COMPOSITION BY THE MAYOR  
(in accordance with the *Community Charter*)

Mayor Brodie announced the following Standing Committees and their membership:

**COMMUNITY SAFETY COMMITTEE**

Cllr. Bill McNulty (*Chair*)  
Cllr. Carol Day (*Vice-Chair*)  
Cllr. Alexa Loo  
Cllr. Harold Steves  
Cllr. Michael Wolfe

**FINANCE COMMITTEE**

Mayor Malcolm Brodie (*Chair*)  
All members of Council

**GENERAL PURPOSES COMMITTEE**

Mayor Malcolm Brodie (*Chair*)  
All members of Council

**PARKS, RECREATION & CULTURAL SERVICES COMMITTEE**

Cllr. Harold Steves (*Chair*)  
Cllr. Michael Wolfe (*Vice-Chair*)  
Cllr. Chak Au  
Cllr. Bill McNulty  
Cllr. Linda McPhail



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PLANNING COMMITTEE

Cllr. Linda McPhail (*Chair*)  
Cllr. Alexa Loo (*Vice-Chair*)  
Cllr. Carol Day  
Cllr. Bill McNulty  
Cllr. Harold Steves

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Chak Au (*Chair*)  
Cllr. Alexa Loo (*Vice-Chair*)  
Cllr. Linda McPhail  
Cllr. Michael Wolfe

4. APPOINTMENT OF MEMBERS OF COUNCIL (AND THEIR ALTERNATES) AS THE LIAISONS TO CITY ADVISORY COMMITTEES AND ORGANIZATIONS

R20/20-5

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:*

- (a) *Advisory Committee on the Environment – Councillor Michael Wolfe;*
- (b) *Child Care Development Advisory Committee – Councillor Carol Day;*
- (c) *Council / School Board Liaison Committee – Councillor Chak Au and Councillor Alexa Loo;*
- (d) *Economic Advisory Committee – Councillor Chak Au and Councillor Alexa Loo;*
- (e) *Heritage Commission – Councillor Michael Wolfe;*
- (f) *Major Facility Building / Project Technical Advisory Committee – Councillor Harold Steves (Chair) and Councillor Michael Wolfe;*
- (g) *Minoru Centre for Active Living Program Committee – Councillor Chak Au;*
- (h) *Richmond Centre for Disability – Councillor Alexa Loo;*



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- (i) *Richmond Chamber of Commerce – Councillor Alexa Loo;*
- (j) *Richmond Community Services Advisory Committee – Councillor Bill McNulty;*
- (k) *Richmond Food Security and Agricultural Advisory Committee – Councillor Harold Steves;*
- (l) *Richmond Intercultural Advisory Committee – Councillor Linda McPhail;*
- (m) *Richmond Public Art Advisory Committee – Councillor Harold Steves;*
- (n) *Richmond Sister City Advisory Committee – Councillor Linda McPhail;*
- (o) *Richmond Sports Council – Councillor Bill McNulty;*
- (p) *Richmond Sports Wall of Fame Nominating Committee – Councillor Harold Steves;*
- (q) *Seniors Advisory Committee – Councillor Carol Day;*
- (r) *Steveston Historic Sites Building Committee – Councillor Bill McNulty and Councillor Harold Steves; and*
- (s) *Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group – Councillor Chak Au.*

The question on Resolution R20/20-5 was not called as the following **amendment motion** was introduced:

R20/20-6

It was moved and seconded

*That Councillor Carol Day be appointed Council liaison until November 8, 2021 to the Richmond Chamber of Commerce in lieu of the Child Care Development Advisory Committee.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Loo  
McPhail  
McNulty  
Steves

The question on Resolution R20/20-5 was then called and it was **CARRIED**.



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5. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS  
TO COMMUNITY ASSOCIATIONS

R20/20-7

It was moved and seconded

*That the following Council liaisons to community associations (and where applicable, their alternates) be appointed until November 8, 2021:*

- (a) *Arenas Community Association – Councillor Michael Wolfe;*
- (b) *City Centre Community Association – Councillor Harold Steves;*
- (c) *East Richmond Community Association – Councillor Carol Day;*
- (d) *Hamilton Community Association – Councillor Michael Wolfe;*
- (e) *Richmond Art Gallery Association – Councillor Carol Day;*
- (f) *Richmond Fitness and Wellness Association – Councillor Carol Day;*
- (g) *Sea Island Community Association – Councillor Harold Steves;*
- (h) *South Arm Community Association – Councillor Bill McNulty;*
- (i) *Thompson Community Association – Councillor Chak Au; and*
- (j) *West Richmond Community Association – Councillor Linda McPhail.*

**CARRIED**

6. APPOINTMENT OF MEMBERS OF COUNCIL AS THE  
LIAISONS TO VARIOUS BOARDS

R20/20-8

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:*

- (a) *Aquatic Services Board – Councillor Alexa Loo;*
- (b) *Museum Society Board – Councillor Michael Wolfe;*
- (c) *Richmond Gateway Theatre Society Board – Councillor Chak Au; and*
- (d) *Richmond Public Library Board – Councillor Linda McPhail and Councillor Bill McNulty (Alternate).*

**CARRIED**



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7. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS TO VARIOUS SOCIETIES

R20/20-9

It was moved and seconded

*That the following Council liaisons (and where applicable, their alternates) be appointed until November 8, 2021:*

- (a) *Britannia Heritage Shipyard Society – Councillor Harold Steves;*
- (b) *Gulf of Georgia Cannery Society – Councillor Chak Au;*
- (c) *London Heritage Farm Society – Councillor Carol Day;*
- (d) *Minoru Seniors Society – Councillor Bill McNulty;*
- (e) *Richmond Nature Park Society – Councillor Michael Wolfe;*
- (f) *Steveston Community Society – Councillor Alexa Loo; and*
- (g) *Steveston Historical Society – Councillor Bill McNulty.*

**CARRIED**

8. APPOINTMENT OF PARCEL TAX ROLL REVIEW PANEL FOR LOCAL AREA SERVICES

R20/20-10

It was moved and seconded

*That the members of the Public Works and Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until November 8, 2021.*

**CARRIED**



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9. APPOINTMENT OF ACTING MAYORS FROM NOVEMBER 23, 2020 TO NOVEMBER 8, 2021

R20/20-11

It was moved and seconded

*That the following Acting Mayors be appointed until November 8, 2021:*

*November 23, 2020 – January 31, 2021      Councillor Michael Wolfe*

*February 1 – March 15, 2021                  Councillor Bill McNulty*

*March 16 – April 30, 2021                    Councillor Linda McPhail*

*May 1 – June 15, 2021                        Councillor Carol Day*

*June 16 – July 31, 2021                      Councillor Chak Au*

*August 1 – September 15, 2021            Councillor Harold Steves*

*September 16 – November 8, 2021        Councillor Alexa Loo*

**CARRIED**

Mayor Brodie noted that there were no members of the public present in the Council Chambers or pre-registered to participate by phone and therefore motions to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 10, 11, and 12) were not necessary.

**CONSENT AGENDA**

R20/20-12

13. It was moved and seconded

*That Items No. 14 through No. 18 be adopted by general consent.*

**CARRIED**

14. **COMMITTEE MINUTES**

*That the minutes of:*

*(1) the General Purposes Committee meeting held on November 16, 2020;*





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- (2) *the Special Finance Committee meeting held on November 16, 2020; and*
  - (3) *the Council/School Board Liaison Committee meeting held on October 7, 2020;*
- be received for information.*

ADOPTED ON CONSENT

15. **AWARD OF CONTRACT 6722P – SUPPLY AND DELIVERY OF COMPUTER EQUIPMENT AND RELATED SERVICES**

(File Ref. No. 03-1000-20-6722P) (REDMS No. 6520987 v. 8)

- (1) *That contract 6722P – Supply and Delivery of Computer Equipment and Related Services for an initial three-year term estimated at \$845,910 exclusive of taxes, with an option to renew for one further two-year term for a maximum of five years, be awarded to Compugen, Inc.; and*
- (2) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to execute the contract with Compugen, Inc.*

ADOPTED ON CONSENT

16. **ENERGY STEP CODE REQUIREMENTS FOR PART 9 RESIDENTIAL AND PART 3 HOTEL BUILDINGS**

(File Ref. No. 10-6125-07-02; 12-8060-20-010205) (REDMS No. 6506519 v. 27; 6506222)

- (1) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205, which updates existing Step Code requirements for Part 9 residential buildings and introduces Step Code requirements for Group C occupancy hotels, from the Director, Building Approvals, and the Director, Sustainability and District Energy, be introduced and given first, second and third readings; and*
- (2) *That for Part 3 Hotels and Motel buildings, and for Part 9 buildings currently required to build to Step 1 and requiring a Development Permit (e.g. duplexes), notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10205:*



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- (a) *If a Development Permit has been issued prior to December 15, 2020, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with energy efficiency requirements applicable prior to the adoption of Bylaw 10205; or*
- (b) *If an acceptable Development Permit application has been submitted to the City prior to adoption of Bylaw 10205, is considered and endorsed by the Development Permit Panel prior to December 15, 2021, and has a complete Building Permit application acceptable to the City submitted prior to December 15, 2021, the owner may apply for a Building Permit in compliance with energy efficiency requirements applicable prior to adoption of Bylaw 10205.*

ADOPTED ON CONSENT

17. **APPLICATION BY WYDANCO CONSULTANTS LTD. TO RESCIND THIRD READING OF AMENDMENT BYLAWS 9628 AND 9629 AND TO UPDATE REZONING CONSIDERATIONS TO AMEND THE PROPOSED “HIGH RISE COMMERCIAL (ZC39) – BRIDGEPORT GATEWAY” ZONE FOR THE PROPERTIES AT 8320, 8340, 8360 & 8440 BRIDGEPORT ROAD AND 8311 & 8351 SEA ISLAND WAY**  
(File Ref. No. ZT 19-575774/RZ 13-628557; 12-8060-20-009628/12-8060-20-009629) (REDMS No. 6470377 v. 10, 6539111; 5180246; 5362906; 5338752; 5345264; 5346590; 6512106; 6538214; 6538232; 6519091; 6548584; 6538234)
- (1) *That Third Reading of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, for the subject properties, be rescinded;*
  - (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9628, as amended, to amend the Bridgeport Village Specific Land Use Map- Detailed Transect Descriptions in Schedule 2.10 (City Centre Area Plan) by:*
    - (a) *adding commercial education and university education uses (excluding dormitory and child care uses) to the list of uses permitted on a limited range of properties located south of Bridgeport Road and west of No. 3 Road; and*



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*(b) for the above-noted properties, providing for up to 50% of the 1.0 Floor Area Ratio (FAR) Village Centre Bonus floor area to be allocated to education uses;*

*be forwarded to a new Public Hearing;*

*(3) That Bylaw 9628, as amended, having been considered in conjunction with:*

*(a) the City's Financial Plan and Capital Program; and*

*(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act;*

*(4) That Bylaw 9628, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*

*(5) That Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, for the subject properties, be rescinded;*

*(6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, as amended, which would:*

*(a) create the "High Rise Commercial (ZC39) – Bridgeport Gateway" zone and rezone the subject properties from "Auto-Oriented Commercial (CA)" and "Land Use Contract 126" to a new site-specific zone, "High Rise Commercial (ZC39) – Bridgeport Gateway"; and*

*(b) to discharge "Land Use Contract 126", entered into pursuant to "Beldee Holdings/CTS Developments Limited Land Use Contract Bylaw No. 3612, 1979", (RD85571 as modified by RD150271, RD 154654, RD 156206 and BV268786), for the properties at 8320, 8340, 8360 & 8440 Bridgeport Road and 8351 Sea Island Way;*

*be forwarded to a new Public Hearing.*

**ADOPTED ON CONSENT**



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**18. 2021 COUNCIL AND COMMITTEE MEETING SCHEDULE**

(File Ref. No. 01-0105-01) (REDMS No. 6556849)

- (1) *That Option 2 be selected as the preferred option for the 2021 Council and Committee Meeting Schedule, as detailed in Attachment 2 of the staff report dated November 3, 2020, from the Director, City Clerk's Office; and*
- (2) *That the following revisions as detailed in the staff report title "2021 Council and Committee Meeting Schedule" dated November 3, 2020, from the Director, City Clerk's Office, be approved:*
  - (a) *That the Regular Council meetings (open and closed) of August 9 and August 23, 2021 be cancelled; and*
  - (b) *That the August 16, 2021 Public Hearing be rescheduled to September 7, 2021 at 7:00pm in the Council Chambers at Richmond City Hall.*

**ADOPTED ON CONSENT**

**NON-CONSENT AGENDA ITEMS**

**FINANCE COMMITTEE –**

Mayor Malcolm D. Brodie, Chair

**19. 2021 UTILITY BUDGETS AND RATES**

(File Ref. No. 03-0970-01, 03-0930-03-01, 12-8060-20-010220/10221/10222) (REDMS No. 6545588 v. 10, 6557135; 6561008; 6561029; 6536928)

R20/20-13

It was moved and seconded

*That the 2021 utility budgets, as presented in Option 2 for Water (page 5), Option 2 for Sewer (page 10), Option 1 for Drainage and Diking (page 16), and Option 3 for Solid Waste and Recycling (page 18), as outlined in the staff report, dated November 6, 2020 from the General Manager, Engineering and Public Works and the Acting General Manager, Finance and Corporate Services, be approved as the basis for establishing the 2021 utility rates and included in the Consolidated 5 Year Financial Plan (2021-2025) Bylaw.*

**CARRIED**

Opposed: Cllr. Wolfe



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19A. **ADDITIONAL STAFF RECOMMENDATION**

R20/20-14

It was moved and seconded

- (1) *That Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 10220 be introduced and given first, second, and third readings;*
- (2) *That Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 10221 be introduced and given first, second, and third readings; and*
- (3) *That Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 10222 be introduced and given first, second, and third readings.*

**CARRIED**

20. **2021 DISTRICT ENERGY UTILITY RATES**

(File Ref. No. 01-0060-20-LIEC1; 12-8060-20-010208/010209/010210) (REDMS No. 6537172 v. 10; 6538843; 6538844; 6538846)

Discussion took place on how district energy rates compare to those of traditional utility systems' and a staff memorandum dated November 17, 2020 titled "LIEC District Energy Rates vs. Business As Usual Cost Comparison" from the Director, Sustainability and District Energy was referenced (attached to and forming part of these minutes as Schedule 1).

R20/20-15

It was moved and seconded

- (1) *That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 10208 be introduced and given first, second and third readings;*
- (2) *That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 10209 be introduced and given first, second and third readings; and*
- (3) *That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10210 be introduced and given first, second and third readings.*

**CARRIED**



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**BYLAW FOR 3<sup>rd</sup> READING**

21. **HOUSING AGREEMENT BYLAW NO. 10057 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 5591, 5631, 5651 AND 5671 NO. 3 ROAD AND REVISED REZONING CONSIDERATIONS**

(File Ref. No.: 12-8060-20-010057, 08-4057-05) (REDMS No. 6563831; 6564103)

R20/20-16

It was moved and seconded

- (1) *That third reading of Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057 be rescinded; and*
- (2) *That Housing Agreement (5591, 5631, 5651 and 5671 No. 3 Road) Bylaw No. 10057 be given third reading, as amended.*

**CARRIED**

**COUNCILLOR CHAK AU**

22. **MANDATORY MASKS IN INDOOR PUBLIC SPACES**

This item was removed from the Agenda.

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie acknowledged and congratulated Councillor Harold Steves on 50 years of service as a member of Richmond City Council.

Mayor Brodie then announced the following appointments:

Economic Advisory Committee

Greg Allen and Melanie Rupp have been appointed to the Economic Advisory Committee for a two-year term to expire December 31, 2022.

Nigel Evans, Howard Jampolsky, and Paul Tilbury have been re-appointed to the Economic Advisory Committee for a two-year term to expire December 31, 2022, and Paul Tilbury has been appointed as Chair for 2021.



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Sister City Advisory Committee

Karen Shigeno and Nicholas Sturtevant have been appointed to the Richmond Sister City Advisory Committee for a two-year term to expire on December 31, 2022.

Glenn Kishi, Lisa MacNeil, and Polly Tang have been re-appointed to the Richmond Sister City Advisory Committee for a two-year term to expire on December 31, 2022.

Gateway Theatre Society Board of Directors

Veronica Armstrong and Jonathan Wong have been appointed to the Richmond Gateway Theatre Society Board of Directors for two-year terms to expire on December 31, 2022.

Clayton Rubinstein has be re-appointed to the Richmond Gateway Theatre Society for a two-year term to expire on December 31, 2022.

Public Art Advisory Committee

Jose Larano and Jerome Teo have been appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2022.

Minghui Yu and Rebecca Lin have been re-appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2022.

Mayor Brodie then advised that the City has entered into an agreement with the Canadian Red Cross for emergency support services and emergency volunteer management starting February 1, 2021.

**BYLAW FOR ADOPTION**

R20/20-17

It was moved and seconded

*That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9573 (9560, 9580 and 9584 Granville Avenue, RZ 14-677733) be adopted.*

**CARRIED**  
Opposed: Cllr. Wolfe



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DEVELOPMENT PERMIT PANEL

- R20/20-18 23. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on October 28, 2020, and the Chair's report for the Development Permit Panel meetings held on March 13, 2019 be received for information; and*
  - (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-741329) for the property at 9560, 9580 and 9584 Granville Avenue be endorsed, and the Permit so issued.*

**CARRIED**

ADJOURNMENT

- R20/20-19 It was moved and seconded  
*That the meeting adjourn (7:51 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, November 23, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, November 23, 2020.

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



# City of Richmond

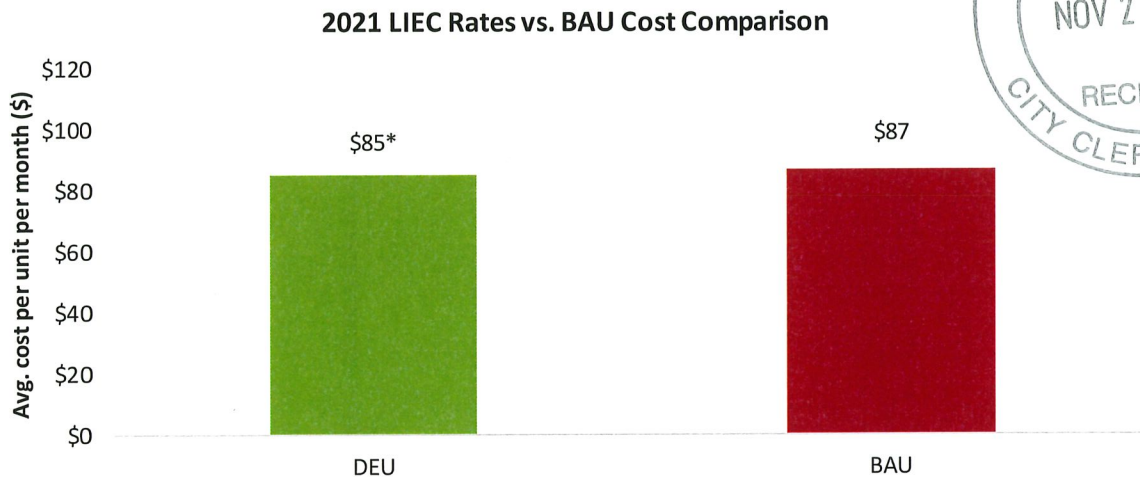
## Memorandum Engineering and Public Works Sustainability

**To:** Mayor and Councillors  
**From:** Peter Russell  
Director, Sustainability and District Energy  
**Date:** November 17, 2020  
**File:** 01-0060-20-LIEC1/2020-Vol 01  
**Re:** LIEC District Energy Rates vs. Business As Usual Cost Comparison

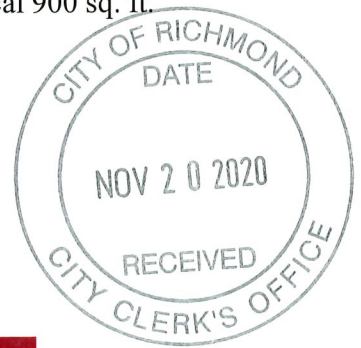
The purpose of this memorandum is to respond to an inquiry that arose at the November 16, 2020 Finance Committee meeting, regarding a comparison of LIEC district energy rates vs. business as usual (BAU) cost to residents.

Every year before developing district energy rate recommendations to Council, Lulu Island Energy Company (LIEC) staff review all costs residents would otherwise pay for using conventional energy systems (the BAU cost). The BAU cost model used as a benchmark was developed by an independent third party and is adjusted every year to account for inflation and changes in conventional utility costs (FortisBC and BC Hydro). LIEC rates include commodity costs, day-to-day maintenance and operating costs, and all equipment replacement costs which would be otherwise paid through strata fees in a BAU scenario. The rate that LIEC charges is lower than what a resident would be paying in a heating and cooling BAU scenario when all costs are considered. A cost comparison of LIEC rates vs. BAU costs for a typical 900 sq. ft. residential unit is presented in Graph 1 below.

Graph 1: 2021 LIEC Rates vs. Business As Usual (BAU) Cost Comparison



\* Doesn't include benefits of reduced GHG emissions (~\$45 per tonne of CO<sub>2e</sub>)



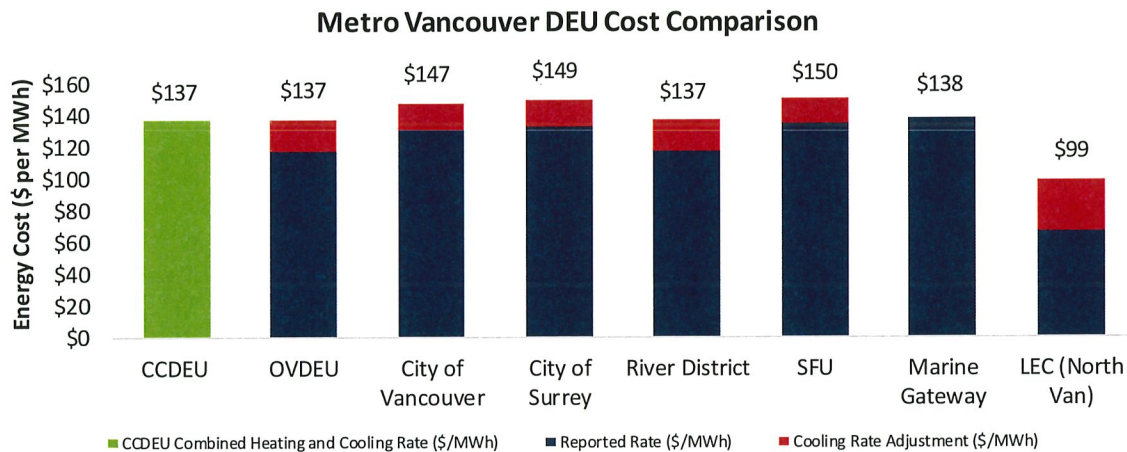
In 2021, customers using energy from a conventional utility system will see a BAU rate increase of 2.5% in 2021, which is below the eight-year average BAU rate increase of 4.0% (see Table 1 below).

Table 2: Annual Percent Increase and 8-Year Average Comparison of Blended Fortis BC and BC Hydro (BAU) Rates

	2014	2015	2016	2017	2018	2019	2020	2021 Proposed	8 Year Avg.
<b>ADEU Rate</b>	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	0.0%	3.5%
<b>OVDEU Rate</b>	-	-	4.0%	4.0%	4.0%	4.0%	4.0%	2.5%	3.8%
<b>CCDEU Rate</b>	-	-	-	-	-	-	4.0%	2.5%	3.3%
<b>Blended BAU Rate</b>	6.5%	3.3%	4.5%	7.1%	2.4%	3.3%	2.5%	2.5%	4.0%

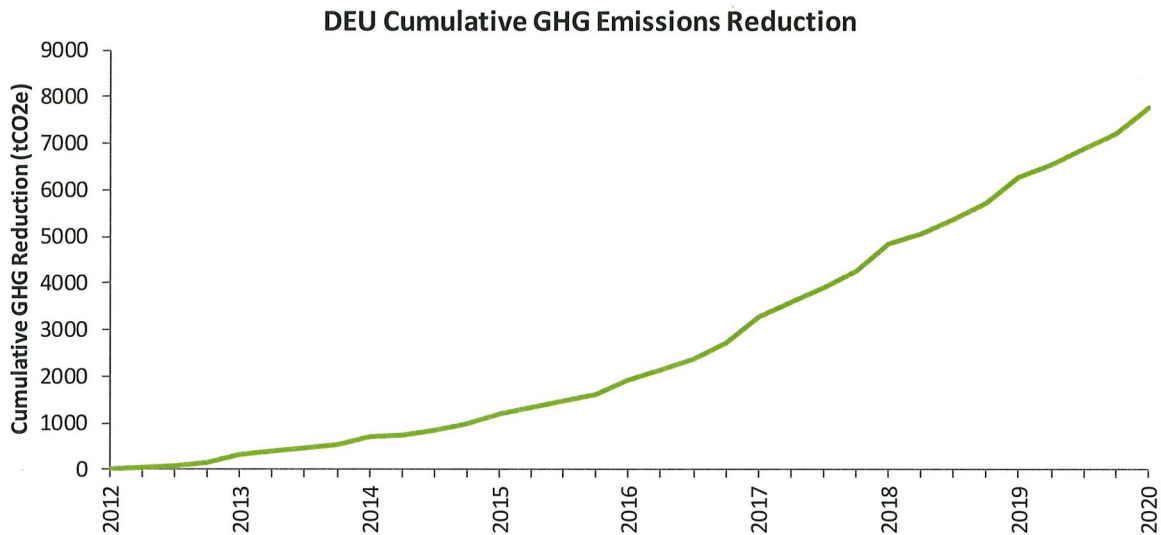
LIEC rates are also lower than the majority of other private and municipally owned district energy utilities in Metro Vancouver. Graph 2 shows a comparison of the projected energy cost in \$ per MWh for different systems.

Graph 2: Metro Vancouver DEU Cost Comparison



The City identified district energy as a leading strategy to achieve the City’s GHG reduction goals, and incorporated LIEC for the purposes of carrying out the City’s district energy initiatives. As shown in Graph 3, LIEC’s utilities have avoided more than 7,750 tonnes of CO<sub>2e</sub> from being emitted to the atmosphere to date, equivalent to removing 2,350 cars from City of Richmond roads for one year. Once the service areas are fully developed, GHG reductions are expected to increase exponentially and become a major contributor to meeting Richmond’s GHG reduction targets.

Graph 3: DEU Cumulative GHG Reductions



The recommended 2021 district energy rates support Council’s objectives to reduce GHG emissions while keeping the annual energy costs for LIEC customers competitive with conventional energy costs based on the same level of service. Staff will continuously monitor energy costs and review the rate to ensure fairness for consumers.

Peter Russell  
Director, Sustainability and District Energy  
(604-276-4130)

cc: SMT  
LIEC Board of Directors  
Alen Postolka, Manager, District Energy