



## Public Works and Transportation Committee

Date: Wednesday, March 22, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Chak Au, Chair  
Councillor Harold Steves, Vice-Chair  
Councillor Carol Day  
Councillor Alexa Loo

Absent: Councillor Derek Dang

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Public Works and Transportation Committee held on February 22, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

April 20, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **TRANSLINK 2017 CAPITAL PROGRAM COST-SHARE  
SUPPLEMENTAL SUBMISSIONS**  
(File Ref. No. 01-0154-04) (REDMS No. 5298006 v. 2)

**Public Works & Transportation Committee**  
**Wednesday, March 22, 2017**

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It was moved and seconded

- (1) *That the supplemental submission of pedestrian and bicycle improvement projects for cost-sharing as part of the TransLink 2017 Major Road Network and Bicycle Program as described in the report titled, "TransLink 2017 Capital Program Cost-Share Supplemental Submissions" dated February 22, 2017 from the Director, Transportation, be endorsed; and*
- (2) *That, should the above submissions be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the funding agreements and the 2017 Capital Plan and the 5-Year Financial Plan (2017-2021) be updated accordingly.*

**CARRIED**

**2. ICBC – CITY OF RICHMOND ROAD IMPROVEMENT PROGRAM – PROPOSED PROJECTS FOR 2017**

(File Ref. No. 01-0150-20-ICBC1-01) (REDMS No. 5297022)

It was moved and seconded

- (1) *That the list of proposed road safety improvement projects, as described in Attachment 2 of the staff report titled "ICBC-City of Richmond Road Improvement Program – Proposed Projects for 2017," dated February 15, 2017 from the Director, Transportation be endorsed for submission to the ICBC 2017 Road Improvement Program for consideration of cost sharing funding; and*
- (2) *That should the above applications be successful, the Chief Administrative Officer and General Manager, Planning and Development be authorized to negotiate and execute the cost-share agreements, and that the 5-Year Financial Plan (2017-2021) be amended accordingly.*

**CARRIED**

**ENGINEERING AND PUBLIC WORKS DIVISION**

**3. CLIMATE ACTION – BUILDING ENERGY BENCHMARKING POLICY ADVOCACY**

(File Ref. No. 10-6125-07-02) (REDMS No. 4859414 v.8)

Correspondence items in support of the Climate Action – Building Energy Benchmarking Policy were distributed (attached to and forming part of these minutes as Schedule 1).

In reply to a query from Committee, Brendan McEwen, Sustainability Manager, acknowledged opportunities to partner with other organizations.

**Public Works & Transportation Committee**  
**Wednesday, March 22, 2017**

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It was moved and seconded

*That, as described in the staff report titled “Climate Action – Building Energy Benchmarking Policy” from Director, Engineering, dated February 23, 2017:*

- (1) a resolution be forwarded to the Lower Mainland Local Government Association and the Union of BC Municipalities calling for the province to establish requirements for energy benchmarking of large buildings;*
- (2) a letter be sent to the Chair of Metro Vancouver’s Climate Action Committee calling on Metro Vancouver to lead the development of a regional benchmarking program;*
- (3) the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to execute funding and partnership agreements with the Real Estate Foundation of BC and BC Hydro to develop benchmarking policy analysis and automated utility data exchange capabilities, and that amendments to the 5 Year Financial Plan (2017-2021) Bylaw be brought forward for up to \$155,000 in expenditures, subject to successful grant applications up to \$140,000 to be covered by grant funding and a \$15,000 City contribution from the Carbon Tax Provision; and*
- (4) staff be directed to report back to Council options to establish building energy benchmarking policy for larger buildings in Richmond as a pilot measure.*

**CARRIED**

**4. LOWER MAINLAND FLOOD MANAGEMENT STRATEGY UPDATE**  
(File Ref. No. 10-6060-01) (REDMS No. 5329704)

In reply to a query from Committee, Jason Ho, Project Engineer, referenced errors identified in Phase 1 and improvements planned in Phase 2.

Discussion ensued on funding of the flood management strategy.

It was moved and seconded

*That the City of Richmond commits to continue participation in the Lower Mainland Flood Management Strategy for a further two years.*

**CARRIED**

**5. 2017 LIQUID WASTE MANAGEMENT PLAN BIENNIAL REPORT**  
(File Ref. No. 10-6060-03-01) (REDMS No. 5303404)

**Public Works & Transportation Committee**  
**Wednesday, March 22, 2017**

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It was moved and seconded

*That the staff report titled "2017 Liquid Waste Management Plan Biennial Report," dated February 24, 2017, from the Director, Engineering be submitted to Metro Vancouver.*

**CARRIED**

**6. 2017 CLOTHES WASHER REBATE PROGRAM**

(File Ref. No. 10-6060-01) (REDMS No. 5285107)

It was moved and seconded

- (1) That the City of Richmond partner with BC Hydro to the end of 2017 to offer rebates of up to \$200, equally cost shared between BC Hydro and the City, for the replacement of inefficient clothes washers with new high efficiency clothes washers;*
- (2) That the scope of the existing Toilet Rebate Program funding be expanded to include clothes washer rebates; and*
- (3) That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute an agreement with BC Hydro to implement the Clothes Washer Rebate Program.*

**CARRIED**

**7. SERVICING AGREEMENT WITH YYH DEVELOPMENT LTD. FOR 6340 NO. 3 ROAD**

(File Ref. No. 10-6060-01) (REDMS No. 5323478)

It was moved and seconded

- (1) That the City enter into a servicing agreement with YYH Development Ltd. to remove and replace an ageing City sanitary sewer main located on their property at 6340 No. 3 Road;*
- (2) That the existing statutory rights-of-way (SRW), Registration No. A18319, 288432C, 288922C, and 52405, registered to 6340 No. 3 Road (Lot 169 Section 9 Block 4N Range 6W New Westminster Plan 41547) be discharged in its entirety; and*
- (3) That the Chief Administrative Officer and the General Manager, Engineering and Public Works, be authorized to execute the above recommendations.*

**CARRIED**

**Public Works & Transportation Committee**  
**Wednesday, March 22, 2017**

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8. **COMMUNITY ENERGY AND EMISSIONS PLAN – 2017 UPDATE**  
(File Ref. No. 10-6125-07-02) (REDMS No. 5322039)

A poster titled “Energy Action in Richmond” was distributed (attached to and forming part of these minutes as Schedule 2).

Peter Russell, Senior Manager, Sustainability and District Energy, highlighted preparations for community outreach initiatives, noting that the “Energy Action in Richmond” posters would be distributed within the community.

Discussion ensued on sharing experiences with other jurisdictions, and communicating progress with the community.

It was moved and seconded

*That the staff report titled "Community Energy and Emissions Plan – 2017 Update," dated February 20, 2017, from the Director, Engineering, be received for information.*

**CARRIED**

Information on the Steveston Waterfront and Britannia Shipyard was distributed (attached to and forming part of these minutes as Schedule 3).

Discussion ensued on access to the Britannia Shipyard.

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

It was moved and seconded

*That staff investigate upgrading Dyke Road to industrial/park standards, from Trites Road around Paramount Pond to the foot of No. 2 Road, sufficient to accommodate tour buses and industrial traffic and report back.*

**CARRIED**

9. **MANAGER’S REPORT**

(i) *Federal Budget 2017*

Victor Wei, Director, Transportation, reported that after staff’s further review of Federal Budget 2017, a memorandum would be distributed to Council highlighting items pertinent to the City.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4.35 p.m.).*

**CARRIED**

**Public Works & Transportation Committee**  
**Wednesday, March 22, 2017**

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Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, March 22, 2017.

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Councillor Chak Au  
Chair

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Sarah Kurian  
Legislative Services Coordinator

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

**ON TABLE ITEM**

Date: March 22, 2017  
Meeting: PWT  
Item: #3

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 11:10  
**To:** 'NPegram@morguard.com'  
**Subject:** RE: Building Energy Benchmarking Policy- 10-6125-07-02/2015-Vol 01

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

Dear Mr. Pegram,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

Schedule 1 to the Minutes of the Public Works and Transportation Committee meeting of Richmond City Council held on Wednesday, March 22, 2017.

**Claudia Jesson**  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

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**From:** CityClerk  
**Sent:** Tuesday, 21 March 2017 10:53  
**To:** MayorandCouncillors  
**Subject:** FW: Building Energy Benchmarking Policy- 10-6125-07-02/2015-Vol 01

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**From:** Neil Pegram [<mailto:NPegram@morguard.com>]  
**Sent:** Friday, 17 March 2017 15:33  
**To:** CityClerk  
**Subject:** Re: Building Energy Benchmarking Policy- 10-6125-07-02/2015-Vol 01

Council Members  
City of Richmond Public Works  
& Transportation Committee  
Richmond, BC, Canada  
[cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)  
Re: 10-6125-07-02/2015-Vol 01

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Members,

I am writing in support of the recommendations regarding Richmond's Building Energy Benchmarking Policy.  
Please see attached letter.

Sincerely



**NEIL PEGRAM B.Sc. M.Sc.**  
**Sustainability Department Head**  
333 Seymour Street, Suite 400  
Vancouver, BC V6B 5A6  
D 604-602-6433  
E npeggram@morguard.com



Real Estate Potential. Realized.





March 17, 2017

Council Members  
City of Richmond Public Works  
& Transportation Committee  
Richmond, BC, Canada  
[cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)  
Re: 10-6125-07-02/2015-Vol 01

Members,

I am writing in support of the recommendations regarding a Building Energy Benchmarking Policy.

Morguard Corporation is a real estate operating company (TSX- MRC) with an owned and managed portfolio of assets valued at more than \$21.5 billion. Morguard operates three diversified lines of business including REITs, Real Estate Advisory Services, and Portfolio Management. Morguard has significant investments and management capabilities in over 50 million sq ft of retail, office, industrial, multi-suite residential and hotels, across Canada and the U.S. Morguard has \$2.2 billion in assets under management and over 6 million sq ft of property in British Columbia.

Since our assets are spread across Canada and the U.S. we are participants in numerous state, provincial, or municipal energy benchmarking initiatives. For consistency and ease of process we have implemented NRCans Energy Star Portfolio Manager (ESPM) in all of our properties. Benchmarking is an important part of Morguard's asset and property management, helping us make informed energy management decisions.

Morguard supports benchmarking requirements when applied consistently across state, provincial and national programs. Increased data benchmarking is a necessary step in reducing our sustainability footprint, increasing the performance of our assets, and providing legislators and regulators with the data to make informed decisions and further improved performance. Consistent and accessible process will encourage all owners to adopt energy management best practice.

We encourage all members to research the current best practices that are being set across Canada and the U.S., and to move forward in supporting building energy benchmarking initiatives.

Sincerely

**NEIL PEGRAM B.Sc. M.Sc.**  
**Sustainability Department Head**  
D 604-602-6433  
E [npeggram@morguard.com](mailto:npeggram@morguard.com)



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

**ON TABLE ITEM**

Date: March 22, 2017  
Meeting: PWT  
Item: #3

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** Tuesday, 21 March 2017 11:08  
**To:** 'r\_e\_rutkowski@att.net'  
**Subject:** RE: Building Energy Benchmarking Policy

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

Dear Mr. Rutkowski,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

Claudia Jesson  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: cjesson@richmond.ca

-----Original Message-----

From: Robert Rutkowski [mailto:r\_e\_rutkowski@att.net]  
Sent: Monday, 20 March 2017 15:38  
To: CityClerk  
Cc: OIGWebmaster@state.gov  
Subject: Building Energy Benchmarking Policy

City of Richmond  
City Clerk's Office  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1  
cityclerk@richmond.ca

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Re: Building Energy Benchmarking Policy

Dear Mayor Brodie, Councillors, and Members of the Public Works and Transportation Committee:

I am writing in support of city staff's recommendations on advancing building energy benchmarking policy in B.C. The actions proposed to the Public Works and Transportation Committee represent an opportunity for the City of Richmond to assert itself as a leader in the transition to healthy, durable, and low emissions buildings. Governments at all levels

are crafting plans to curb carbon pollution in light of new commitments under B.C.'s Climate Leadership Plan and the Pan-Canadian Framework on Clean Growth and Climate Change. These measures will also help put Richmond on track to meet its Official Community Plan targets for reducing community-level emissions.

Building energy benchmarking is a key tool for enabling informed and sound decision-making in energy management. Requiring reporting enables governments to prioritize and evaluate policies including regulation and incentives, while public disclosure enables the real estate sector to measure and value high performance buildings. A growing number of municipalities in North America now require benchmarking and disclosure, along with two U.S. states and, recently, the Province of Ontario.

I applaud the vision and commitment of the City of Richmond on climate action and building energy benchmarking, particularly the city's request for the province to consider mandatory benchmarking during development of the Climate Leadership Plan. The city can continue to lead by example by establishing a local benchmarking requirement in Richmond and disclosing energy use for City-owned buildings, as proof of the effectiveness of these policies. Such a requirement would build on progress made to date and accelerate the market transformation already underway in the city.

I support a clear and consistent framework for energy benchmarking and reporting, and believes that a provincial requirement will be the most effective and administratively feasible approach. I support staff's recommendation to bring forward a resolution to the Union of B.C.

Municipalities and Lower Mainland Local Government Association calling on the province to take this step toward meeting B.C.'s commitments under the Pan-Canadian Framework and Pacific Coast Climate Leadership Action Plan. I also support the recommendation that Metro Vancouver's Climate Action Committee be engaged to develop a regional benchmarking requirement in the event of provincial inaction on this file.

Finally, I support staff's recommendation to begin developing the data analysis and communications infrastructure that will underpin a successful benchmarking policy. Utilities are working on implementation of automated data exchange using the Green Button and Portfolio Manager Web Services protocols. At the same time, the Ministry of Energy and Mines has been investigating the creation of a Standard Energy Efficiency Data (SEED) Platform for B.C., which will greatly streamline the collection, analysis and storage of energy performance information.

By partnering with these organizations, the City of Richmond can accelerate the development of B.C.'s benchmarking infrastructure and empower building owners and governments with improved access to data.

The implementation of a benchmarking and disclosure policy in the City of Richmond (and B.C. as a whole) would provide a low-cost and effective tool to reduce carbon pollution from buildings. Promoting high levels of energy performance will also improve the quality and health of the homes and buildings in which residents live and work, create jobs in the clean economy, and support innovation in the local supply chain.

I commend the City of Richmond for its continued leadership role in green building policy.

Yours sincerely,  
Yours sincerely,  
Robert E. Rutkowski, Esq.

cc:  
U.S. Department of State  
Public Communication Division  
PA/PL, Room 2206  
Washington, DC 20520  
Phone: (202) 647-6575  
E: [OIGWebmaster@state.gov](mailto:OIGWebmaster@state.gov)

2527 Faxon Court  
Topeka, Kansas 66605-2086  
USA  
P/F: 1 785 379-9671  
E-mail: r\_e\_rutkowski@att.net

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

**ON TABLE ITEM**

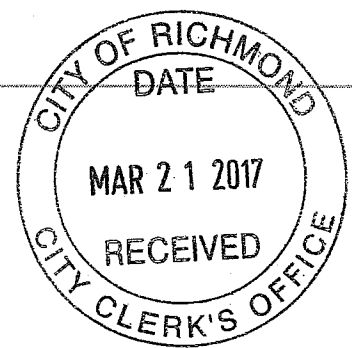
Date: March 22, 2017  
Meeting: PWT  
Item: #3

**MayorandCouncillors**

**From:** CityClerk  
**Sent:** Tuesday, 21 March 2017 14:30  
**To:** MayorandCouncillors  
**Subject:** FW: Public Works and Transportation Committee- Submission for circulation  
**Attachments:** City of Richmond- EWRB (March 2017).pdf

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

**From:** Brooks Barnett [mailto:BBarnett@realpac.ca]  
**Sent:** Monday, 20 March 2017 09:27  
**To:** CityClerk  
**Cc:** McEwen, Brendan  
**Subject:** Public Works and Transportation Committee- Submission for circulation



Good Afternoon,

Please find attached a copy of REALPAC's submission on "Climate Action- Building Energy Benchmarking Policy Advocacy" for circulation to members of Public Works and Transportation Committee – which I understand is meeting this week to consider this matter. Please contact me if any questions or concerns with this submission.

With thanks,

Brooks Barnett

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City of Richmond  
Public Works and Transportation Committee

March 20, 2017

**RE: Climate Action – Building Energy Benchmarking Policy Advocacy**

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Dear Committee Members,

The Real Property Association of Canada (REALPAC) is Canada's senior national industry association for owners and managers of investment real estate. Our members include publicly traded real estate companies, real estate investment trusts (REITs), private companies, large Canadian pension funds, banks and life insurance companies, with collective investment real estate assets of over \$250 Billion. The association is further supported by large owner/occupiers and pension fund advisors as well as individually selected investment dealers and real estate brokerages. REALPAC is an exclusive, executive organization whose vision is to be Canada's most influential voice in the real property investment industry.

Recently, REALPAC has become aware of the City of Richmond's potential request for provincial implementation of energy reporting and benchmarking program and related policies. Energy and water reporting and benchmarking has been a key topic for the national commercial real estate industry. The association has been actively participating in the Ontario policy implementation process and is actively consulting with the various jurisdictions within Canada on potential energy and water reporting and benchmarking initiatives.

**REALPAC is prepared to work with municipal and provincial policy partners in developing an energy and water reporting and benchmarking framework that can lead to meaningful energy and emissions reductions, without being burdensome on B.C property owners.**

As many of our members own, manage and develop considerable real estate assets in British Columbia, and would be subject to the requested provincial requirements, REALPAC is pleased to provide various policy comments on the policy.

Energy and water reporting and benchmarking initiatives for large buildings would require property owners to track their building's energy and water usage—as well as greenhouse gas emissions—over time, to determine how a building's energy performance is changing and how it compares to other, similar buildings. This ongoing review would help building owners identify opportunities to save energy and water, thereby saving money on their utility bills. It would also help tenants and buyers make informed property decisions, enabling property and financial markets to value energy- and water-efficient buildings, and it would help B.C and its many municipalities (including Richmond) meet their conservation and greenhouse gas reduction goals.

B.C's commercial real estate industry is ready for such a program. In fact, most of the province's largest property portfolios are already measuring and benchmarking their energy consumption, voluntarily. Building owners understand that 'what gets measured, gets managed', and this can be translated into a bottom-line benefit. Extending these requirements to large buildings would align the province's policy with jurisdictions across the United States, Europe, the United Kingdom and Asia.

It is expected that more and more Canadian jurisdictions will introduce energy and water reporting and benchmarking in the next few years. As we know, the Province of Ontario is introducing Canada's first subnational program, in which buildings will report energy data followed by some form of public disclosure. REALPAC is also aware that energy reporting and disclosure was a key policy inclusion as part of the Pan-Canadian Climate Plan signed by the federal government and provinces in 2016. The importance of not building a policy mismatch – in which different policies apply to different jurisdictions nationally – cannot be overstated. As many of the major corporations in our industry

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own and operate considerable real estate assets across the country, it is important that jurisdictions discussing energy reporting and benchmarking policies understand the benefit of integration with other established systems. We strongly encourage the City of Richmond and provincial government of British Columbia to consider this matter with the knowledge that Ontario has crafted a system that is progressive, effective, and supported by the industry that it is meant to assist. Should this matter move forward, REALPAC would recommend working with Ontario policy makers to craft a B.C framework built on similar principles.

While progress toward an energy and water reporting and benchmarking policy has been more meaningful in Ontario, the City of Richmond's request to the province of B.C may once again identify this policy as one of the meaningful ways in which energy consumption and carbon emissions may be reduced in the buildings industry. REALPAC and our industry allies are eager to collaborate with the City and Province should there be a policy direction taken on this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brooks Barnett".

Brooks Barnett  
Manager, Government Relations and Policy  
[bbarnett@realpac.ca](mailto:bbarnett@realpac.ca)  
416-642-2700 X224

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

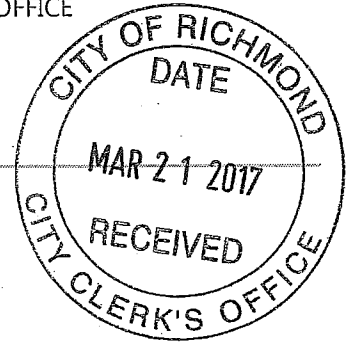
**ON TABLE ITEM**

Date: March 22, 2017  
Meeting: PWT  
Item: #3

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 14:44  
**To:** Russell, Peter  
**Subject:** FW: Comment on City of Richmond Public Works and Transportation Committee.  
**Attachments:** Ltr of Support-Richmond Benchmarking Policy\_igt170321.pdf

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



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**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 14:43  
**To:** 'igttheaker@gmail.com'  
**Subject:** RE: Comment on City of Richmond Public Works and Transportation Committee.

Dear Mr. Theaker,

This is to acknowledge and thank you for your correspondence. Please be advised that your correspondence has been forwarded to the Public Works and Transportation Committee and appropriate staff.

Thank you for taking the time to write on this matter.

Sincerely,  
Claudia

**Claudia Jesson**  
**Manager, Legislative Services**  
**City Clerk's Office**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

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**From:** CityClerk  
**Sent:** Tuesday, 21 March 2017 14:23  
**To:** MayorandCouncillors  
**Subject:** FW: Comment on City of Richmond Public Works and Transportation Committee.

**From:** Ian G. Theaker [<mailto:igttheaker@gmail.com>]  
**Sent:** Tuesday, 21 March 2017 12:00  
**To:** CityClerk  
**Subject:** Comment on City of Richmond Public Works and Transportation Committee.

Hello,



You should find attached my letter of support (attached) for item PWT 24 - "Climate Action - Building Energy Benchmarking Policy Advocacy" scheduled to be discussed at tomorrow's (March 22) Public Works and Transportation Committee meeting.

Could you please forward this letter to its Chair and members?

Thanks in advance!

Warm regards,  
Ian Theaker B.Sc. Mech. Eng., P.Eng.

[igtheaker@gmail.com](mailto:igtheaker@gmail.com)

416.414.6388

[Linkedin Profile](#)

"The greatest challenge to any thinker is stating the problem in a way that will allow a solution." Bertrand Russell

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Committee Members and Chair  
Public Works and Transportation Committee  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Ian G. Theaker  
435 Main Street  
Toronto, Ontario M4C 4Y1

March 21, 2017

Re: **Support for Proposed Climate Action – Building Energy Benchmarking Policy**  
Richmond File: 10-6125-07-02/2015- Director, Engineering Vol 01

Dear Committee Members and Chair:

I'm writing to express my heartfelt support for the Building Energy Benchmarking Policy proposed for your consideration, both as a professional engineer focused on green buildings, and as a graduate student researching these policies with UBC's Institute for Resources, Environment and Sustainability.

Well-crafted benchmarking regulations across the U.S. have been found to be remarkably effective in reducing energy costs, waste and greenhouse gas emissions of buildings<sup>1,2,3,4</sup>. They address a key barrier to policy and market action, widespread lack of reliable data on building energy and climate performance<sup>5,6,7</sup>.

Mandatory benchmarking and data transparency have created powerful new drivers for continued improvement, investment and local employment in many real estate markets<sup>7,8</sup>. My own thesis research shows that Toronto condo buyers share a universal but frustrated desire for performance information, to inform their purchase decisions and exposure to rising energy and emissions costs. Industry benchmarking stakeholders I interviewed in 2015 for the City of Vancouver broadly supported a benchmarking regulation, if automated utility data exchange, assistance for owners and managers, and information quality are properly addressed<sup>9</sup>.

The staff proposal addresses these concerns, and offers several useful recommendations. Common province-wide benchmarking policy, compliance and data infrastructure would ensure consistency and quality, and reduce both public and private costs, and engaging the BC Real Estate Foundation and BC Hydro would help build industry support and capacity. In short, I am very pleased to see Richmond considering this proposal, and urge your favourable vote.

Sincerely,



Ian G. Theaker P.Eng., MA RES Candidate

## References

1. plaNYC. (2014). 2014 NYC LL84 Benchmarking Report (NYC LL84 Benchmarking Reports). City of New York. Retrieved from [http://www.nyc.gov/html/planyc/downloads/pdf/publications/2014\\_nyc\\_ll84\\_benchmarking\\_report.pdf](http://www.nyc.gov/html/planyc/downloads/pdf/publications/2014_nyc_ll84_benchmarking_report.pdf)
2. Seattle Office of Sustainability & Environment. (2015). Seattle Building Energy Benchmarking Analysis Report - 2013 Data. Retrieved from <https://www.seattle.gov/Documents/Departments/OSE/EBR-2013-report.pdf>
3. City of Chicago. (2016). City of Chicago Energy Benchmarking Report - 2016. City of Chicago. Retrieved from [https://www.cityofchicago.org/content/dam/city/progs/env/EnergyBenchmark/2016\\_Chicago\\_Energy\\_Benchmarking\\_Report.pdf](https://www.cityofchicago.org/content/dam/city/progs/env/EnergyBenchmark/2016_Chicago_Energy_Benchmarking_Report.pdf)
4. SF Environment, & ULI Greenprint Center for Building Performance. (2015). San Francisco Existing Commercial Buildings Performance Report 2010-2014. City of San Francisco. Retrieved from <https://sfenvironment.org/download/san-francisco-existing-commercial-buildings-performance-report-20102014>
5. Stern, P.C. & Aronson, E. (1984). Energy Use: the Human Dimension. National Academy of Sciences. Retrieved from <https://www.nap.edu/read/9259/chapter/1>
6. Rajagopalan, P., & Leung Tony, C. Y. (2012). Progress on building energy labelling techniques. *Advances in Building Energy Research*, 6(1), 61–80. <https://doi.org/10.1080/17512549.2012.672002>
7. UK Department for Communities & Local Government. (2012, April). Making energy performance certificate and related data publicly available. Retrieved August 10, 2016, from [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6058/2121729.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6058/2121729.pdf)
8. Institute for Market Transformation. (2016). Building Energy Performance Policy. Retrieved November 13, 2016, from <http://www.imt.org/policy/building-energy-performance-policy>
9. Theaker, I. G. (2015). BC Building Energy Benchmarking Stakeholder Perspectives Report. Vancouver, B.C.: City of Vancouver.

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

MARCH 22/17 PWT  
ITEM 3

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 09:41  
**To:** 'Dylan Heerema'  
**Subject:** RE: Letter in support of Building Energy Benchmarking Policy Advocacy

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

Dear Mr. Heerema,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

**Claudia Jesson**  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

---

**From:** Dylan Heerema [<mailto:dylanh@pembina.org>]  
**Sent:** Monday, 20 March 2017 09:17  
**To:** CityClerk  
**Cc:** MayorandCouncillors  
**Subject:** Letter in support of Building Energy Benchmarking Policy Advocacy

Good morning,

On behalf of the Pembina Institute, please find attached our correspondence in support of Item #3 (Building Energy Benchmarking Policy Advocacy) on the Public Works and Transportation Committee meeting agenda for Wednesday, March 22, 2017.

Best Regards,

**Dylan Heerema M.Eng.**  
Analyst | Pembina Institute  
[dylanh@pembina.org](mailto:dylanh@pembina.org) | c: 587-224-8043  
Suite 610, 55 Water Street, Vancouver, BC V6B 1A1  
[www.pembina.org](http://www.pembina.org)

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March 20, 2017

*Delivered via e-mail (cityclerk@richmond.ca)*

City of Richmond  
City Clerk's Office  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

Dear Mayor Brodie, councillors, and members of the Public Works and Transportation Committee:

**Re: Building Energy Benchmarking Policy**

We are writing in support of city staff's recommendations on advancing building energy benchmarking policy in B.C. The actions proposed to the Public Works and Transportation Committee represent an opportunity for the City of Richmond to assert itself as a leader in the transition to healthy, durable, and low emissions buildings. Governments at all levels are crafting plans to curb carbon pollution in light of new commitments under B.C.'s Climate Leadership Plan and the Pan-Canadian Framework on Clean Growth and Climate Change. These measures will also help put Richmond on track to meet its Official Community Plan targets for reducing community-level emissions.

Building energy benchmarking is a key tool for enabling informed and sound decision-making in energy management. Requiring reporting enables governments to prioritize and evaluate policies including regulation and incentives, while public disclosure enables the real estate sector to measure and value high performance buildings. A growing number of municipalities in North America now require benchmarking and disclosure, along with two U.S. states and, recently, the Province of Ontario.

The Pembina Institute applauds the vision and commitment of the City of Richmond on climate action and building energy benchmarking, particularly the city's request for the province to consider mandatory benchmarking during development of the Climate Leadership Plan. The city can continue to lead by example by establishing a local benchmarking requirement in Richmond and disclosing energy use for City-owned buildings, as proof of the effectiveness of these policies. Such a requirement would build on progress made to date and accelerate the market transformation already underway in the city.

The Pembina Institute supports a clear and consistent framework for energy benchmarking and reporting, and believes that a provincial requirement will be the most effective and administratively feasible approach. We support staff's recommendation to bring forward a resolution to the Union of B.C. Municipalities and Lower Mainland Local Government Association calling on the province to take this step toward meeting B.C.'s commitments under the Pan-Canadian Framework and Pacific Coast Climate Leadership Action Plan. We also support the recommendation that Metro Vancouver's Climate Action Committee be engaged to develop a regional benchmarking requirement in the event of provincial inaction on this file.

Finally, we support staff's recommendation to begin developing the data analysis and communications infrastructure that will underpin a successful benchmarking policy. Utilities are working on implementation of automated data exchange using the Green Button and Portfolio

Manager Web Services protocols. At the same time, the Ministry of Energy and Mines has been investigating the creation of a Standard Energy Efficiency Data (SEED) Platform for B.C., which will greatly streamline the collection, analysis and storage of energy performance information. By partnering with these organizations, the City of Richmond can accelerate the development of B.C.'s benchmarking infrastructure and empower building owners and governments with improved access to data.

The implementation of a benchmarking and disclosure policy in the City of Richmond (and B.C. as a whole) would provide a low-cost and effective tool to reduce carbon pollution from buildings. Promoting high levels of energy performance will also improve the quality and health of the homes and buildings in which residents live and work, create jobs in the clean economy, and support innovation in the local supply chain.

We commend the City of Richmond for its continued leadership role in green building policy.

Yours sincerely,



Karen Tam Wu  
Director, Buildings and Urban Solutions Program  
Pembina Institute

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

ON TABLE ITEM

MARCH 22/17 PWT  
ITEM 3

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** Tuesday, 21 March 2017 09:31  
**To:** 'Jayson Antonoff'  
**Subject:** RE: Letter of Support - City of Richmond - Building Energy Benchmarking Report to Committee

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

Dear Mr. Antonoff,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

Claudia Jesson  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

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**From:** Jayson Antonoff [<mailto:jayson@imt.org>]  
**Sent:** Monday, 20 March 2017 16:11  
**To:** CityClerk  
**Cc:** Mayor and Councillors; Cliff Majersik  
**Subject:** Letter of Support - City of Richmond - Building Energy Benchmarking Report to Committee

Dear Mayor Brodie, Councillors, and Members of the Public Works and Transportation Committee:

I am submitting the attached letter on behalf of the Institute for Market Transformation, to express our support for the recommendations of the "Climate Action – Building Energy Benchmarking Policy Advocacy" report being presented to the City of Richmond's Public Works and Transportation Committee. We believe that establishing requirements for energy benchmarking of large buildings, both at the local level and at the provincial level, would be an important step in helping the City of Richmond achieve its sustainability and GHG emissions reductions targets, and hope that the City will demonstrate leadership by implementing all of the recommendations of the report.

Sincerely

Jayson Antonoff  
Associate Technical Director, Building Performance Policy

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Institute for Market Transformation  
1707 L Street NW | Suite 1050 | Washington, DC 20036  
202-525-2883 ext. 315 (o) | 206-354-2278 (m)  
[Jayson@imt.org](mailto:Jayson@imt.org) | [www.imt.org](http://www.imt.org)





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TRANSFORMATION

1707 L St. NW | Suite 1050  
Washington, DC 20036

202.525.2883

IMT.org

**To:** City of Richmond Public Works and Transportation Committee &  
Richmond City Council

**RE: Climate Action – Building Energy Benchmarking Policy  
Advocacy**

I am writing on behalf of the Institute for Market Transformation to support the recommendations of the “Climate Action – Building Energy Benchmarking Policy Advocacy” report being presented to the City of Richmond’s Public Works and Transportation Committee.

The Institute for Market Transformation (IMT) is a non-profit organization that for more than 20 years has worked toward a future in which all buildings are highly efficient. IMT assists North American cities, states, and provinces in developing energy efficiency initiatives. A key focus of IMT’s work is building energy benchmarking reporting and transparency policies.

With IMT’s help, benchmarking reporting requirements have to date been enacted in the province of Ontario, the states of Washington and California, and 25 cities across North America, with more jurisdictions currently considering such requirements. These policies now cover more than 10 percent of all space in large commercial and multifamily buildings in the U.S.

IMT has seen first-hand how benchmarking can reduce energy costs and emissions. Benchmarking allows owners and occupants to understand their building’s relative energy performance, and helps identify opportunities to cut energy waste. A recent analysis by the U.S. Environmental Protection Agency showed that buildings that were benchmarked saved on average 7 percent in energy over three years.

Moreover, benchmarking requirements allow cities and their partners to better target programs to help buildings save energy. Once jurisdictions establish benchmarking requirements, they are able to deliver superior educational programming in partnership with utilities and local building owners and managers associations. Such assistance can be particularly powerful for Class B and C office and multifamily buildings, which typically do not have access to dedicated energy management support. In our experience, mandatory benchmarking requirements are one of the most



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202.525.2883

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effective ways to reach anywhere near the full population of buildings in a jurisdiction, and are key to optimizing community energy performance.

IMT is engaged with the Pacific Coast Collaborative (PCC), a partnership of British Columbia, California, Oregon, Washington and Alaska on policy matters. The Pacific Coast Collaborative's Climate Leadership Plan commits its members to collaborating with West Coast cities to further expand large building energy benchmarking and transparency throughout the region.

Implementing the recommendations of the "Climate Action – Building Energy Benchmarking Policy Advocacy" report will demonstrate leadership by the City of Richmond towards a sustainable, higher-performing built environment. We at IMT hope our resources and knowledge of best practices in this area will help the City of Richmond, the province of British Columbia, and other regional stakeholders, implement benchmarking reporting requirements in British Columbia.

Yours truly,

A handwritten signature in black ink, appearing to read "Cliff Majersik", written in a cursive style.

Cliff Majersik  
Executive Director, Institute for Market Transformation

ON TABLE ITEM

MARCH 22/17 PWT  
ITEM 3

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

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 09:34  
**To:** 'Akua Schatz'  
**Subject:** RE: Letter of Support - Building Energy Benchmarking Initiatives

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

Dear Akua Schatz,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

**Claudia Jesson**  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

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**From:** Akua Schatz [<mailto:aschatz@cagbc.org>]  
**Sent:** Monday, 20 March 2017 15:40  
**To:** CityClerk  
**Cc:** MayorandCouncillors  
**Subject:** Letter of Support - Building Energy Benchmarking Initiatives

Dear City of Richmond Council Members,

Please find attached a letter of support from the Canada Green Building Council in advance of your discussions regarding energy benchmarking initiatives on March 22 and 27<sup>th</sup>. We are thrilled with the steps being considered by the City of Richmond and we wholeheartedly applaud the leadership role it has undertaken by championing energy benchmarking policy.

Sincerely,

Akua

**Akua Schatz**  
Director, Advocacy and Development  
Canada Green Building Council  
1021 West Hastings Street, Suite 550, BC, V6E 0C3

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Email: [aschatz@cagbc.org](mailto:aschatz@cagbc.org)

Work: 604-282-7793

Cell: 604-306-8703



Canada Green Building Council  
Conseil du bâtiment durable du Canada

March 20, 2017

**RE: Building Energy Benchmarking Policy**

Dear City of Richmond Council Members,

We congratulate the City of Richmond for the leadership role it has taken to advance energy benchmarking and reporting programs for the municipality and the Province of British Columbia.

Energy benchmarking regulations are a critical component to reducing GHG emissions from the built environment. While there is a good deal of momentum toward energy conservation in the Province, the lack of data is a consistent challenge that can inhibit the success of energy efficiency interventions. We know that buildings can be designed and operated more efficiently, however we lack information about which buildings are performing badly and why.

Energy benchmarking, reporting and disclosure requirements help overcome the data transparency challenge. Building owners use a common tool to calculate energy use and compare their building's consumption against other buildings, and against themselves over time. Reporting energy use to a government body ensures that policy makers have the information they need to make significant improvements and address inefficiencies. Disclosure of data provides information to owners and tenants and can help guide investment decisions.

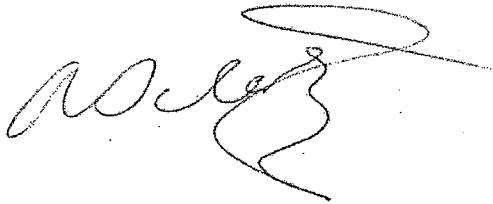
Energy benchmarking regulations have served to improve the performance of buildings in over 30 jurisdictions (cities and states) across the United States for several years. The connection between energy benchmarking data and improvements to buildings is closely linked. For example, through its energy benchmarking program, NYC Office of Sustainability identified steam heat as a key opportunity under its Retrofit Accelerator Program, estimating that five percent of GHGs can be reduced from the NYC's annual emissions, with building owners saving 15 percent in energy costs.

In Canada, many building owners already participate in energy benchmarking efforts for their building portfolios and have acquired the skills necessary to collect, monitor and assess performance data. Recently benchmarking policies have made entry into the Canadian context with the Province of Ontario being the first jurisdiction to implement

mandatory energy benchmarking requirements for large commercial, institutional, and multi-residential buildings. Specific issues regarding privacy of data and exceptions for certain building types have faced thorough review and consideration in Ontario and other jurisdictions. Richmond and the province of British Columbia will be well-positioned to build on the best practices and experience of others who have already implemented benchmarking policies.

The CaGBC strongly supports the four steps that the City of Richmond is seeking to undertake and we feel that collectively they will have a substantial impact on advancing energy benchmarking policy for the Province of British Columbia and the cities of in the Lower Mainland.

Sincerely,



Akua Schatz  
Director of Advocacy and Development  
Canada Green Building Council

*The Canada Green Building Council (CaGBC) is a not-for-profit, national organization that has been working since 2002 to advance green building and sustainable community development practices in Canada. Through its innovative programs that include the Leadership in Energy and Environmental Design (LEED™) rating system, a national network of green professionals/practitioners and real estate owners, and alongside over 1,300 member organizations, the CaGBC has made excellent inroads toward reducing the environmental impact of the built environment in Canada.*

*The CaGBC has a long-standing commitment in the development of energy benchmarking policies and regulations across Canada. Our White Paper last spring, titled Energy Benchmarking, Reporting & Disclosure: A Guide to a Common Framework outlines how benchmarking policies are a proven approach to reducing the energy consumption and associated greenhouse gas emissions from the building sector and serves as a guide to local and provincial governments developing energy benchmarking policies and regulations across Canada.*

ON TABLE ITEM

MARCH 22/17 PWT  
ITEM 3

**MayorandCouncillors**

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

**From:** MayorandCouncillors  
**Sent:** Tuesday, 21 March 2017 09:38  
**To:** 'dale littlejohn'  
**Subject:** RE: Support for energy benchmarking for large buidlings

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

Dear Mr. Littlejohn,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to the Public Works and Transportation Committee, and staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,  
Claudia

Claudia Jesson  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)

---

**From:** dale littlejohn [<mailto:dlittlejohn@communityenergy.bc.ca>]  
**Sent:** Monday, 20 March 2017 10:51  
**To:** CityClerk  
**Cc:** MayorandCouncillors  
**Subject:** Support for energy benchmarking for large buidlings

Mayor and Council,  
I have attached a short letter expressing CEA's support for energy benchmarking for large buildings. If this exciting initiative goes forward, I also encourage City of Richmond to apply for CEA's Climate and Energy Action Award for 2017. <http://communityenergy.bc.ca/climate-and-energy-action-awards/>

...Dale.

Dale Littlejohn, Executive Director, Community Energy Association  
[www.communityenergy.bc.ca](http://www.communityenergy.bc.ca) [dlittlejohn@communityenergy.bc.ca](mailto:dlittlejohn@communityenergy.bc.ca)  
T: 604-628-7076 C: 604-785-5130

QUALIFY TO BECOME A CERTIFIED COMMUNITY ENERGY MANAGER: VISIT [WWW.COMMUNITYENERGY.BC.CA/EDU](http://WWW.COMMUNITYENERGY.BC.CA/EDU) TO REGISTER

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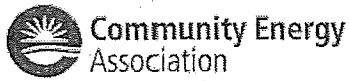
MAR 21 2017

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Dale Littlejohn, Executive Director  
Community Energy Association  
326 – 638 West 7th Ave Vancouver, BC V5Z 1B5  
dlittlejohn@communityenergy.bc.ca  
Tel: 604-628-7076 Cell: 604-785-5130

March 20, 2017

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

Dear Mayor and Council,

**Re: Energy Benchmarking for Large Buildings**

Congratulations on Richmond's continued leadership on helping residents and businesses save energy, emissions, and money.

Community Energy Association (CEA) is a non-profit research and advisory organization with a mandate to support local governments across BC in developing and implementing their climate and energy goals.

CEA supports energy benchmarking for large buildings. This approach has delivered measurable results in other jurisdictions and we fully expect that benchmarking would deliver positive energy and emissions savings in BC.

Please contact me if you have any questions or concerns. I can be reached at 604-628-7076 or [dlittlejohn@communityenergy.bc.ca](mailto:dlittlejohn@communityenergy.bc.ca).

Yours sincerely,

A handwritten signature in cursive script that reads "Dale Littlejohn".

Dale Littlejohn Executive Director, Community Energy Association



# ENERGY ACTION IN RICHMOND

The City of Richmond is committed to making our community a healthy and vibrant place to live, learn, work, and play. To achieve this, Richmond's 2041 Official Community Plan (OCP) commits the City to reduce greenhouse gas (GHG) emissions by 33% by 2020, and 80% by 2050, below 2007 levels. The City's Community Energy and Emissions Plan (CEEP) defines strategies and actions organized around the five themes below to help realize these targets.

## How are we doing overall?

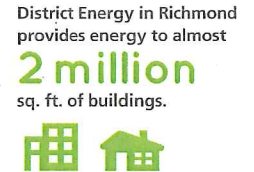
City's population increased by 7% but overall GHG emissions decreased by 6% over the same time period.



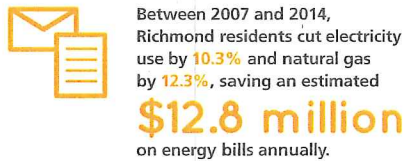
## Neighbourhoods and Buildings



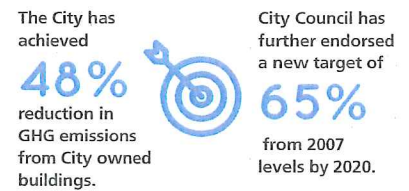
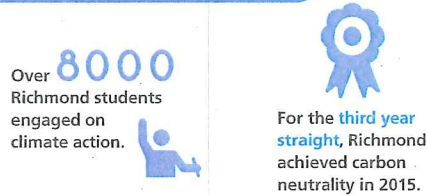
## Sustainable Infrastructure and Resources



## Resilient Economy



## Climate Action Leadership



## Mobility and Access



Questions, comments, get involved!

[www.richmond.ca](http://www.richmond.ca) | [www.energy.richmond.ca](http://www.energy.richmond.ca) | [www.luluslandenergy.ca](http://www.luluslandenergy.ca)

Referral to Public Works and Transportation  
Submitted by Harold Steves

In 1985 Richmond Council adopted the Steveston Waterfront Conservation Plan prepared by Norman Hotson and Associates.

The report concluded that:

“As an overall strategy for tourism for the community of Steveston ... this development is one of a number of ‘beads on a string’ interconnected with roads, walkways, bike ways and a possible ferry route. In this fashion, a number of public use areas from London Farm in the east to Garry Point in the west are made part of the overall system.”

The accompanying map shows three major nodes on the waterfront, London Farm, Britannia Shipyard and Gulf of Georgia Cannery. (1)(Steveston Waterfront Conservation – adopted 1985)

Another map from a previous report by Hotson shows the recommended road access with two major access roads to the waterfront from No 2 Rd. not Trites Rd. (2)(Steveston Waterfront Development Sites)

The 1993 Britannia Heritage Shipyard Park Concept Plan provided tour bus parking in a widened portion of Westwater Drive/Dyke Road and proposed reconstruction of the road to industrial/park standards to avoid curb and gutter and concrete sidewalks. (3)(4)

In 1997 the Steveston Harbour Authority asked that the road be closed around Paramount Pond. (5)(Paramount Site)

The City was interested in expanding the Britannia shipyard property further east in trade for any land lost around the pond. City staff suggested that the road could continue north of Paramount Pond directly to No. 2 Rd. as recommended by Norman Hotson.

Subsequently the western section of the road was paved to industrial/park standards but the eastern portion was not, pending negotiations with the Federal Government and SHA. The negotiations were recently concluded and the SHA no longer has any interest in closing the road around the pond or giving up land in trade adjacent to the Britannia Shipyard.

Parks staff has prepared a business plan for the Britannia site. An application for National Heritage recognition of the area is being prepared. City Council has endorsed increased spending for the Britannia Shipyard and it is assumed that final restoration of the remaining buildings will soon be underway. At that time the site will be fully operational, expecting 10s to hundreds of thousands of visitors.

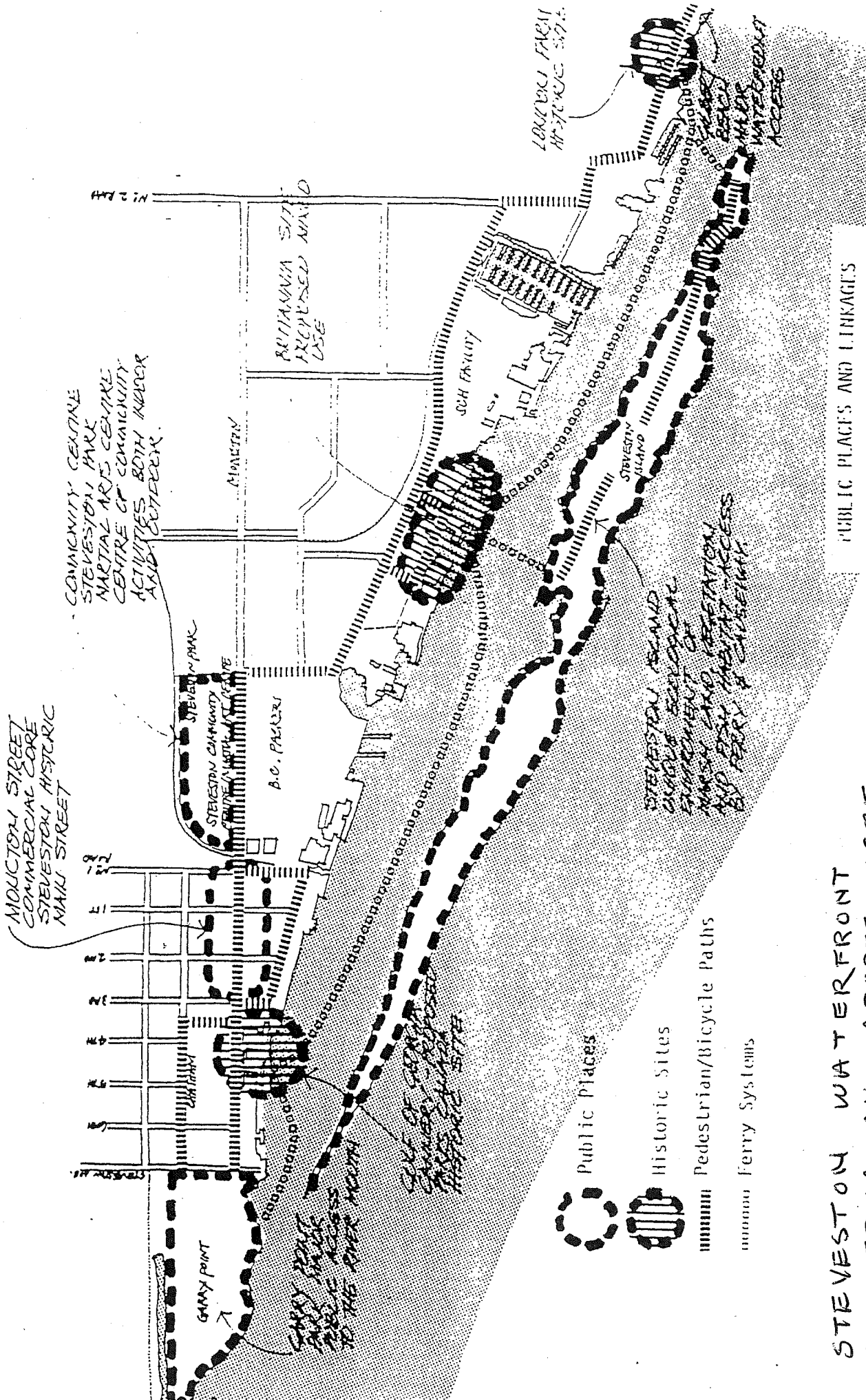
Upgrading the No. 2 Rd box culvert system from Steveston Highway to London Rd. has been approved by Council.

Rezoning the remaining Trites Rd. industrial lands has been approved. Maintaining Trites Rd. as an Industrial road is incompatible with residential use. While some industrial trucking from the SHA may continue to use Trites Rd. the major boat launching ramp site is best served from the foot of No. 2 Rd.

As Britannia nears completion more direct access for tour buses will be needed. As previously envisioned, a tour bus route that connects London Farm, Britannia and Gulf of Georgia Cannery is desirable.

Recommendation:

Recommended that Dyke Rd. be upgraded to industrial/park standards from Trites Rd. around Paramount Pond to the foot of No 2 Rd. sufficient to accommodate tour buses and industrial traffic. (6)



MUDJOCKY STREET  
COMMERCIAL CORE  
STEVESTON HISTORIC  
MAIN STREET

COMMUNITY CENTRE  
STEVENSON PARK  
MARIAL ARTS CENTRE  
CENTRE OF COMMUNITY  
ACTIVITIES BOTH INDOOR  
AND OUTDOOR.

STEVENSON PARK  
STEVENSON CHURCH  
A.C. PARKER

MONTEZUMA SITE  
PROPOSED MALL  
USE





SEAF OF FARMER  
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THIS CANALS  
HISTORIC SITE

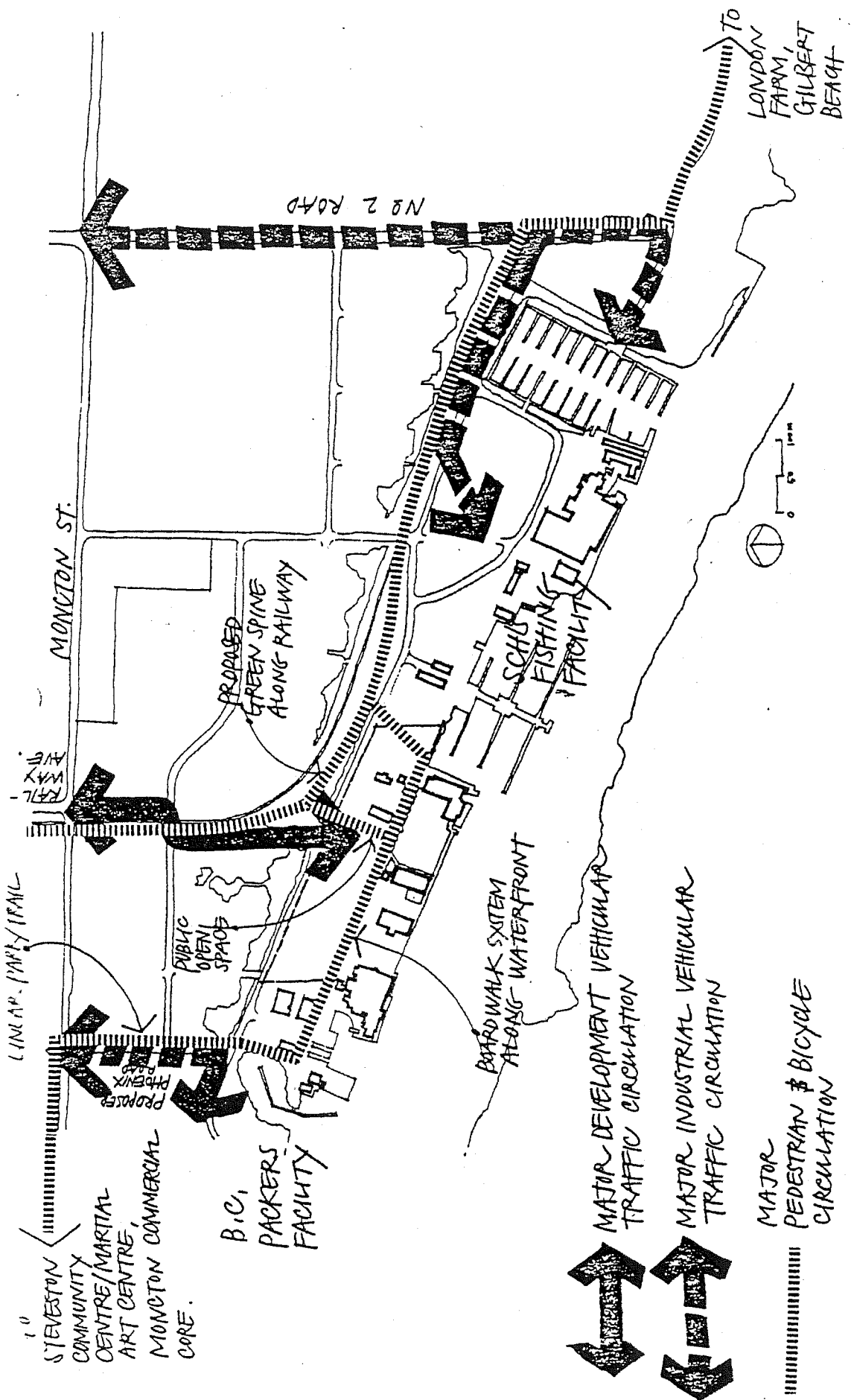
LOKOVSKI FARM  
HISTORIC SITE

STEVENSON ISLAND  
GROUP SCENE OF  
EMERGENCY OF  
MARSH LAND VEGETATION  
BY FERRY & CABINETRY

STEVENSON BEACH  
WATERFRONT  
ACCESS

PUBLIC PLACES AND LINKAGES

-  Public Places
-  Historic Sites
-  Pedestrian/Bicycle Paths
-  Ferry Systems



VEHICULAR TRAFFIC, PEDESTRIAN AND BICYCLE CIRCULATION

STEVESTON WATERFRONT  
DEVELOPMENT SITES 1983

## 4.0 SITE PLAN AND RATIONALE

The site concept plan for the Britannia Heritage Shipyard Park appears as a two-part fold-out at the back of this report. The rationale for and features of the plan are described below.

### 4.1 Road Access and Parking

The general configuration of the park road was determined at the time the site was obtained by the City and zoned for park purposes. The road leaves the current alignment on the dyke at the foot of Railway Avenue to loop around the multiple family development site which was retained in private ownership. The intention for relocating the road in the western portion of the site was to bring drivers closer to views of the waterfront. To the east of the development site, the road rejoins the dyke alignment and follows it to Trites Road.

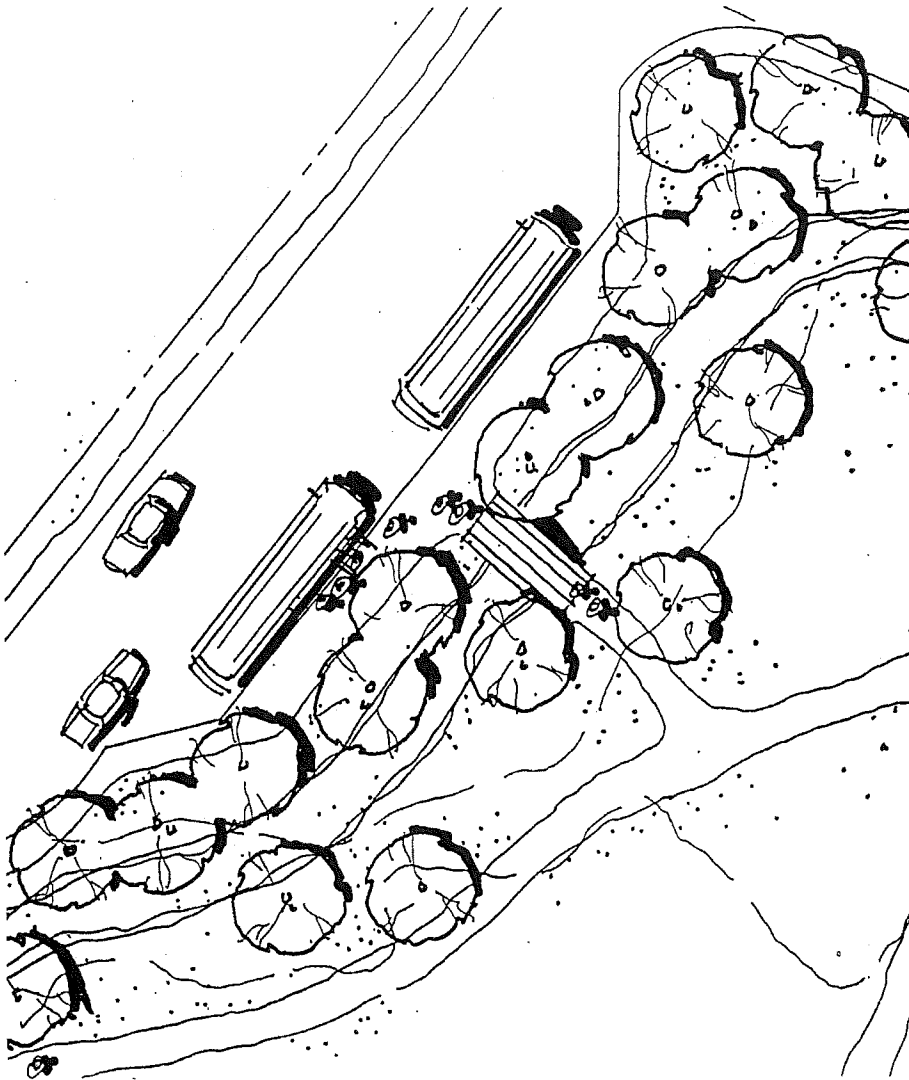
At the west end of the site, the new road will be built to City of Richmond standards for a local road southward to the gate to B.C. Packers' Phoenix property in order to accommodate industrial truck traffic. Once east of this gate, the road will be constructed to a narrower park configuration suited to the rural, historical appearance desired for the park. The road is intended to be without curbs and surfaced in asphalt. Swales will be used along the south edge of the road to control vehicles at the edge, where there is sufficient space to accommodate them. Where the road is too close to existing buildings for a swale to be used, an alternate form of vehicular control will be needed, preferably made of wood.

Parking will be provided for approximately 30 cars in a lot south of the park road in the eastern portion of the park. Access to this lot will be provided by a driveway shared with the access route into the outdoor boat yard. These areas will also be without curbs and paved in asphalt.

Some additional parking for a few vehicles will be available in the boat yard, especially for the convenience of people working on boats for easy access to tools and equipment in their vehicles.

Overflow parking will be available on the gravel shoulders of the park road in the portion of the site where the road is on the dyke. It will also be feasible to use parking on adjacent collector roads such as Railway Avenue and Trites Road and in the parking lot of the T. Homma Elementary School on weekends, holidays, and during the summer.

Two temporary parking spaces for tour buses have been provided in a lay-by on the south side of the park road immediately west of the entrance to the parking lot. It is intended that these spaces will be used for dropping off and picking up passengers only and that the buses will move to suitable longer-term parking elsewhere in the vicinity while the tours are conducted.



*Detail Plan of the Temporary Parking for Tour Buses*

## **4.2 Pedestrian Access and Circulation**

Pedestrian access to and from the Britannia Heritage Shipyard Park is well provided by the Steveston Waterfront Trail System. East-west access is available from the Steveston trail which connects Garry Point Park to the foot of No.3 Road for both pedestrians and cyclists. The Steveston trail will bring visitors to the site from the west along a separate trail parallel to the dyke and will encourage pedestrians to enter the park and make use of the boardwalk circulation network. Bicycle riders will be asked either to walk their bikes or to use the park road. From the point where the park road rejoins the dyke to Trites Road, the Steveston Waterfront Trail will be located in a separate alignment immediately north of the park road.

### Road Access and Parking

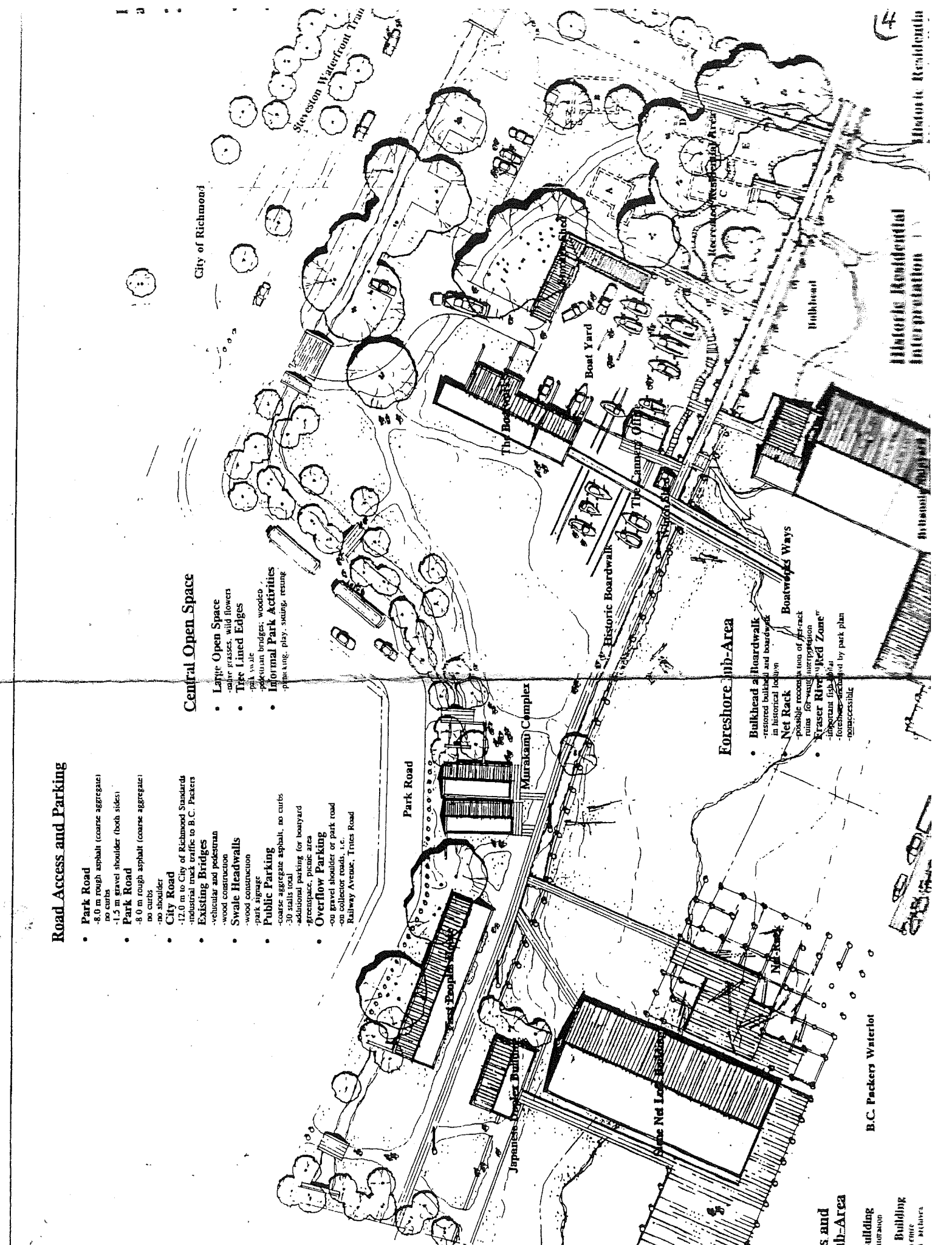
- **Park Road**
  - 8.0 m rough asphalt (coarse aggregate)
  - no curbs
  - 1.5 m gravel shoulder (both sides)
- **Park Road**
  - 8.0 m rough asphalt (coarse aggregate)
  - no curbs
  - no shoulder
- **City Road**
  - 12.0 m to City of Richmond Standards
  - industrial truck traffic to B.C. Packers
- **Existing Bridges**
  - vehicular and pedestrian
  - wood construction
- **Swale Headwalls**
  - wood construction
  - park signage
- **Public Parking**
  - coarse aggregate asphalt, no curbs
  - 30 stalls (local)
  - greenspace, picnic area
- **Overflow Parking**
  - on gravel shoulder or park road
  - on collector roads, i.e. Railway Avenue, Trues Road

### Central Open Space

- **Larger Open Space**
  - native grasses, wild flowers
- **Tire Lined Edges**
  - asphalt
  - wooden bridges; woodchip
- **Informal Park Activities**
  - parking, play, sitting, resting

### Foreshore Sub-Area

- **Bulkhead at Boardwalk**
  - restored bulkhead and boardwalk in historical location
- **Net Rack**
  - possible reconstruction of pier rack ruins for visual interpretation
- **Fraser River "Red Zone"**
  - important fish habitat
  - foreshore not by park plan
  - non-accessible



- **cs and**
- **th-Area**
- **Building**
- **Building**
- **Building**

B.C. Packers Waterlot

Historic Residential Interpretation

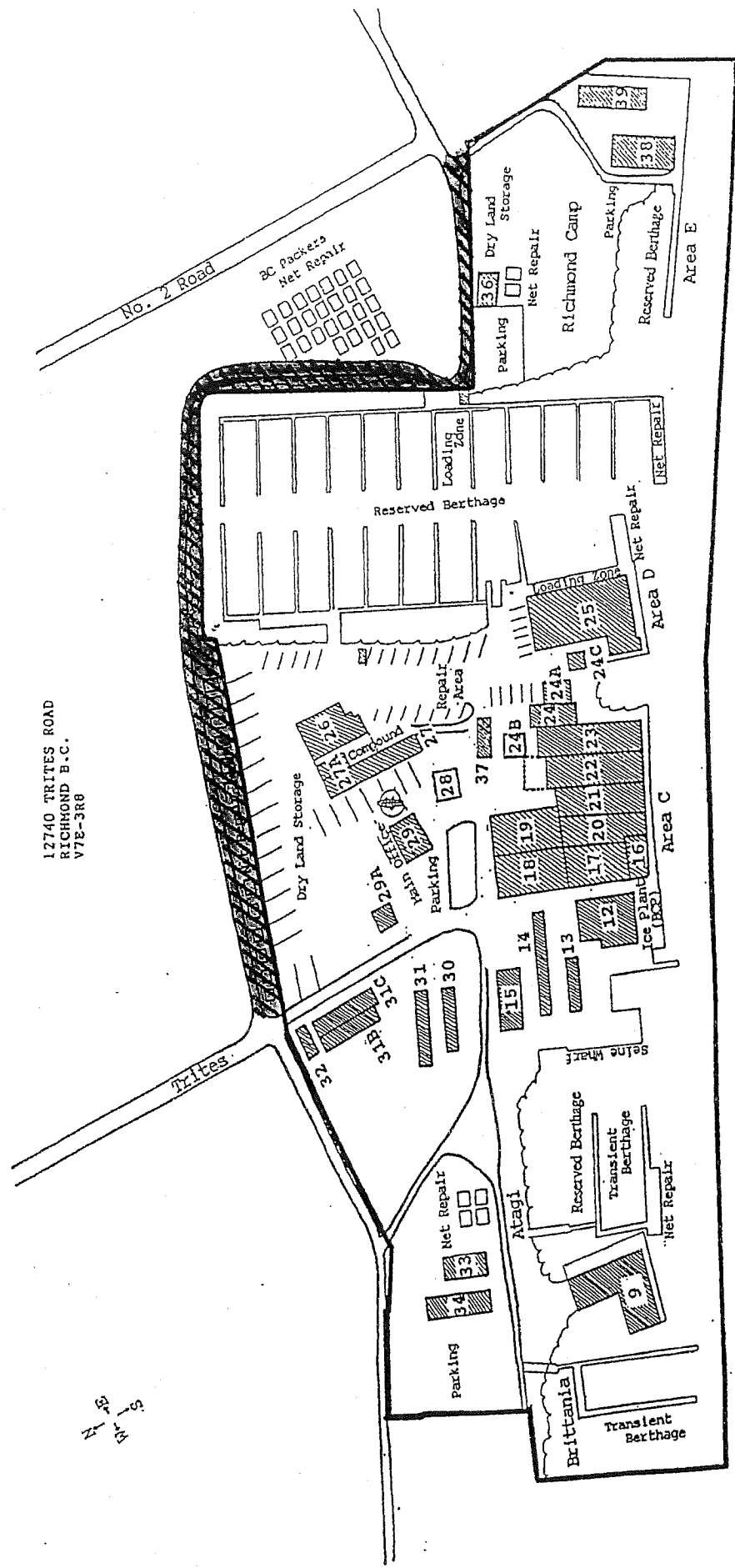
Historic Residential Interpretation

Historic Residential



# PARAMOUNT SITE


12740 TRITES ROAD  
RICHMOND B.C.  
V7E-3R8



Fraser River



STEVESTON HARBOUR AUTHORITY  
REVISED MARCH 29/93

 Denotes Civic property proposed for landswap

Attachment 1

No. 2 Road Box Culvert Alignment

