



City Council

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

**Monday, January 14, 2013
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to adopt:*

- | | |
|--------------------|--|
| CNCL-9 | (1) <i>the minutes of the Regular Council Meeting held on Monday December 10, 2012;</i> |
| CNCL-33
CNCL-41 | (2) <i>the minutes of the Special Council Meetings held on Tuesday, December 18, 2012, and Monday, January 7, 2013 ; and</i> |
| CNCL-44 | (3) <i>the minutes of the Regular Council Meeting for Public Hearings held on Monday, December 17, 2012.</i> |



AGENDA ADDITIONS & DELETIONS

PRESENTATION

John Foster, Manager, Community Social Development, to make a presentation on the Draft 2013-2022 Social Development Strategy.

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED)

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Richmond Addiction Services Status Update
- Council Term Goals Update for the Term 2011-2014
- Housing Agreement Bylaw No. 8984 & 8985 to Permit Affordable Rental Housing Units at Patterson and Sexsmith Roads
- Richmond Heritage Commission 2012 Annual Report & 2013 Work Plan
- Richmond Advisory Committee on the Environment 2012 Annual Report & 2013 Work Plan
- Agricultural Advisory Committee 2012 Annual Report & 2013 Work Program
- Richmond Seniors Advisory Committee 2012 Annual Report & 2013 Work Program
- Draft 2013-2022 Social Development Strategy

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5. *Motion to adopt Items 6 through 14 by general consent.*

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Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-85
CNCL-90

- (1) *the General Purposes Committee meetings held on Monday, December 17, 2012, and Monday, January 7, 2013; and*

CNCL-107
CNCL-118

- (2) *the Planning Committee meetings held on Tuesday, December 18, 2012, and Tuesday, January 8, 2013;*

be received for information.

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7. **RICHMOND ADDICTION SERVICES STATUS UPDATE**

(File Ref. No.) (REDMS No. 3709241)

CNCL-126

See Page **CNCL-126** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Richmond Addiction Services' Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse reports, "Special Report, October 17, 2012" and "Entire Prevention Program Results, January 1st – June 30th, 2012", be received for information; and*
- (2) *That staff request information from the party now responsible for the provision of the problem gaming program on the number of Richmond residents now served and current results.*

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8. **COUNCIL TERM GOALS UPDATE FOR THE TERM 2011-2014**

(File Ref. No. 01-0105-07-01) (REDMS No. 3709501 v.2)

CNCL-155

See Page **CNCL-155** for full report

RECOMMENDATION

- (1) *The status update on "Council Term Goals for the Term 2011-2014", as described in "Attachment 1" of the Council Term Goals Update for the Term 2011-2014 report (dated January 14, 2013) be received for information.*

- (2) *The updated Council Term Goals for 2011-2014, as outlined in “Attachment 2” of this report, be approved.*

CNCL-155

NOTE: See Memo from the Director, Corporate Planning for an explanation of the changes to the recommendations and the Consolidated Council Term Goals document following the January 7th, 2013 General Purposes Committee meeting.



9. **HOUSING AGREEMENT BYLAW NO. 8984 AND 8985 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 8800, 8820, 8840, 8880, 8900, 8920, 8940 AND 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 AND 3340 SEXSMITH ROAD- 0754999 B.C. LTD. (CONCORD PACIFIC)**

(File Ref. No. 12-8060-20-8984/8985) (REDMS No. 3730165)

CNCL-200

See Page CNCL-200 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722; and*
- (2) *That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.*



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10.	RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013 WORK PLAN (File Ref. No. 08-4200-01/2012, 01-100-20-HCOM1-01) (REDMS No. 3678365)
CNCL-256	<div>See Page CNCL-256 for full report</div> <div>PLANNING COMMITTEE RECOMMENDATION</div> <div><i>That the Richmond Heritage Commission 2013 Work Plan as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development, be endorsed.</i></div> <div><input type="checkbox"/></div>
11.	RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2012 ANNUAL REPORT AND 2013 WORK PLAN (File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3693836)
CNCL-261	<div>See Page CNCL-261 for full report</div> <div>PLANNING COMMITTEE RECOMMENDATION</div> <div><i>(1) That the Richmond Advisory Committee on the Environment's 2012 Annual Report be received for information; and</i></div> <div><i>(2) That the Richmond Advisory Committee on the Environment's 2013 Work Plan be endorsed.</i></div> <div><input type="checkbox"/></div>
12.	AGRICULTURAL ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM (File Ref. No. 01-0100-20-AADV1-01) (REDMS No. 3713091)
CNCL-268	<div>See Page CNCL-268 for full report</div> <div>PLANNING COMMITTEE RECOMMENDATION</div> <div><i>That the 2013 Agricultural Advisory Committee's work program be approved.</i></div> <div><input type="checkbox"/></div>

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13. **RICHMOND SENIORS ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-SADV1-01) (REDMS No. 3731600)

CNCL-275

See Page **CNCL-275** for full report

PLANNING COMMITTEE RECOMMENDATION

That the Richmond Seniors Advisory Committee's 2013 Work Program as outlined in the staff report titled Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program from the General Manager, Community Services dated December 14, 2012 be approved.



14. **DRAFT 2013-2022 SOCIAL DEVELOPMENT STRATEGY**

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 3701303 v. 7, 3731019)

CNCL-291

See Page **CNCL-291** for full report

PLANNING COMMITTEE RECOMMENDATION

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be distributed for public comment.



**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

15. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*



CNCL-388

Nancy Trant, to speak to Council about the value of bike lanes for work and pleasure in Richmond.

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16. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-389

Housing Agreement (3391 and 3411 Sexsmith Road) **Bylaw No. 8969**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-408

Alexandra District Energy Utility Bylaw No. 8641, Amendment **Bylaw No. 8980**
Opposed at 1st/2nd/3rd Readings – None.

☐

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CNCL-410

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8786**
(11180/11200 Kingsgrove Avenue, RZ 11-576126)

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.

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ADJOURNMENT

☐



Regular Council Meeting

Monday, December 10, 2012

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Derek Dang

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

RES NO. ITEM

MINUTES

- R12/20-1 1. It was moved and seconded
(1) *That:*
- (a) *the minutes of the Regular Council Meeting held on Monday, November 26, 2012;*
 - (b) *the minutes of the Special Council Meeting held on Monday, November 26, 2012;*
- each be adopted as circulated; and*



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- (2) *the Metro Vancouver 'Board in Brief' dated November 30, 2012 be received for information.*

CARRIED

2. ANNUAL ADDRESS BY MAYOR MALCOLM D. BRODIE

Mayor Brodie gave his Annual Address, a copy of which is attached to and forming part of these minutes as Schedule 1.

3. APPOINTMENT OF COUNCIL MEMBERS TO EXTERNAL ORGANIZATIONS

- R12/20-2 It was moved and seconded
That Mayor Brodie be appointed as the Council liaison to the Richmond Olympic Oval Corporation until December 9, 2013.

CARRIED

- R12/20-3 It was moved and seconded
That Councillor Harold Steves be appointed as the alternate Council liaison to the Richmond Olympic Oval Corporation until December 9, 2013.

CARRIED

- R12/20-4 It was moved and seconded
That Councillor Linda Barnes be appointed as the Council liaison to the BC Aviation Council until December 9, 2013.

CARRIED

- R12/20-5 It was moved and seconded
That Councillor Chak Au be appointed as the alternate Council liaison to the BC Aviation Council until December 9, 2013.

CARRIED

2.



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4. 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 memberships:

COMMUNITY SAFETY COMMITTEE

Cllr. Derek Dang (*Chair*)
Cllr. Linda McPhail (*Vice-Chair*)
Cllr. Ken Johnston
Cllr. Evelina Halsey-Brandt
Cllr. Bill McNulty

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. Ken Johnston (*Vice-Chair*)
Cllr. Linda Barnes
Cllr. Evelina Halsey-Brandt
Cllr. Bill McNulty



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PLANNING COMMITTEE

Cllr. Bill McNulty (*Chair*)
Cllr. Evelina Halsey-Brandt (*Vice-Chair*)
Cllr. Chak Au
Cllr. Linda Barnes
Cllr. Harold Steves

PUBLIC WORKS AND TRANSPORTATION COMMITTEE

Cllr. Linda Barnes (*Chair*)
Cllr. Chak Au (*Vice-Chair*)
Cllr. Derek Dang
Cllr. Linda McPhail
Cllr. Harold Steves

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

R12/20-6

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until December 9, 2013:

- (a) *Advisory Committee on the Environment – Councillor Chak Au;*
- (b) *Agricultural Advisory Committee – Councillor Harold Steves;*
- (c) *Child Care Development Advisory Committee – Councillor Evelina Halsey-Brandt;*
- (d) *Council / School Board Liaison Committee – Councillor Linda McPhail and Councillor Linda Barnes;*



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- (e) *Economic Advisory Committee – Councillor Derek Dang and Councillor Chak Au;*
- (f) *Heritage Commission – Councillor Derek Dang;*
- (g) *Richmond Athletic Commission – Councillor Harold Steves;*
- (h) *Richmond Centre for Disability – Councillor Bill McNulty;*
- (i) *Richmond Chamber of Commerce – Councillor Bill McNulty;*
- (j) *Richmond Community Services Advisory Committee – Councillor Linda McPhail;*
- (k) *Richmond Family & Youth Court Committee – Councillor Evelina Halsey-Brandt;*
- (l) *Richmond Farmers' Institute – Councillor Harold Steves;*
- (m) *Richmond Intercultural Advisory Committee – Councillor Derek Dang;*
- (n) *Richmond Olympic Experience Advisory Committee – Councillor Bill McNulty;*
- (o) *Richmond Parking Advisory Committee – Councillor Derek Dang;*
- (p) *Richmond Public Art Advisory Committee – Councillor Evelina Halsey-Brandt;*
- (q) *Richmond Safe Communities Alliance – Councillor Chak Au;*
- (r) *Richmond Sister City Committee – Councillor Ken Johnston and Councillor Linda Barnes (alternate);*
- (s) *Richmond Sports Council – Councillor Bill McNulty;*
- (t) *Richmond Traffic and Transportation Advisory Committee – Councillor Ken Johnston;*
- (u) *Seniors' Advisory Committee – Councillor Ken Johnston; and*
- (v) *Vancouver Coastal Health/Richmond Health Services Local Governance Liaison Group – Councillor Linda McPhail.*

CARRIED



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

R12/20-7

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until December 9, 2013:

- (a) Arenas Community Association – Councillor Bill McNulty;
- (b) City Centre Community Association – Councillor Evelina Halsey-Brandt;
- (c) East Richmond Community Association – Councillor Chak Au;
- (d) Hamilton Community Association – Councillor Ken Johnston;
- (e) Richmond Art Gallery Association – Councillor Evelina Halsey-Brandt;
- (f) Richmond Fitness and Wellness Association – Councillor Linda McPhail;
- (g) Sea Island Community Association – Councillor Harold Steves;
- (h) South Arm Community Association – Councillor Linda Barnes;
- (i) Thompson Community Association – Councillor Bill McNulty; and
- (j) West Richmond Community Association – Councillor Derek Dang.

CARRIED

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

R12/20-8

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until December 9, 2013:

- (a) Aquatic Services Board – Councillor Linda McPhail;
- (b) Museum Society Board – Councillor Ken Johnston;
- (c) Richmond Gateway Theatre Society Board – Councillor Chak Au; and

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- (d) *Richmond Public Library Board – Councillor Linda Barnes and Councillor Derek Dang (alternate).*

CARRIED

**8. APPOINTMENT OF MEMBERS OF COUNCIL AS LIAISONS
TO VARIOUS SOCIETIES**

R12/20-9

It was moved and seconded

That the following Council liaisons (and where applicable, their alternates) be appointed until December 9, 2013:

- (a) *Britannia Heritage Shipyard Society – Councillor Harold Steves;*
- (b) *Gulf of Georgia Cannery Society – Councillor Linda Barnes;*
- (c) *London Heritage Farm Society – Councillor Chak Au;*
- (d) *Minoru Seniors Society – Councillor Derek Dang;*
- (e) *Richmond Nature Park Society – Councillor Linda McPhail;*
- (f) *Steveston Community Society – Councillor Linda McPhail; and*
- (g) *Steveston Historical Society – Councillor Linda Barnes.*

CARRIED

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

R12/20-10

It was moved and seconded

That the members of the Public Works & Transportation Committee be appointed as the Parcel Tax Roll Review Panel for Local Area Services until December 9, 2013.

CARRIED



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10. **APPOINTMENT OF ACTING MAYORS FROM DECEMBER 11,
2012 TO DECEMBER 9, 2013**

R12/20-11

It was moved and seconded

That the following Acting Mayors be appointed until December 9, 2013:

December 11, 2012 – January 31, 2013 Cllr. Harold Steves

February 1 – March 15, 2013 Cllr. Derek Dang

March 16 – April 30, 2013 Cllr. Evelina Halsey-Brandt

May 1 – June 15, 2013 Cllr. Linda Burnes

June 16 – July 31, 2013 Cllr. Bill McNulty

August 1 – September 15, 2013 Cllr. Ken Johnston

September 16 – October 31, 2013 Cllr. Chak Au

November 1 – December 9, 2013 Cllr. Linda McPhail

CARRIED

COMMITTEE OF THE WHOLE

R12/20-12

11. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on
agenda items (7:30 p.m.).*

CARRIED

12. Delegations from the floor on Agenda items – None.

R12/20-13

13. It was moved and seconded

That Committee rise and report (7:31 p.m.).

CARRIED



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CONSENT AGENDA

- R12/20-14 14. It was moved and seconded
That Items 15 through 24 be adopted by general consent.

CARRIED

15. **COMMITTEE MINUTES**

That the minutes of:

- (1) the Finance Committee meeting held on Monday, December 3, 2012;*
- (2) the General Purposes Committee meeting held on Monday, December 3, 2012;*
- (3) the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, November 27, 2012;*
- (4) the Planning Committee meeting held on Tuesday, December 4, 2012;*

be received for information.

ADOPTED ON CONSENT

16. **2013 OPERATING BUDGET**
(File Ref. No. 03-0970-01) (REDMS No. 3690906)

That:

- (1) the 2013 Operating Budget as presented in the staff report dated October 18, 2012 from Director of Finance be approved;*
- (2) ongoing additional levels for a total of \$400,000 be approved; and*
- (3) the 5 Year Financial Plan (2013-2017) be prepared for presentation to Council incorporating the 2013 Operating Budget.*

ADOPTED ON CONSENT



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17. UBCM AGE-FRIENDLY COMMUNITY PLANNING AND PROJECT GRANT APPLICATION

(File Ref. No. 03-1087-32-01) (REDMS No. 3708063, 3706611, 3706884)

That an application for a UBCM 2013 Age Friendly Community Planning and Project Grant be endorsed, the purpose of which is to fund the project titled "Kiwamis Towers: Ready, Set, Plan – A Collaborative Stakeholder Process to Support Health Tenancy in a Seniors Affordable Housing Project".

ADOPTED ON CONSENT

18. GOVERNANCE & FINANCING - ALEXANDRA DISTRICT ENERGY UTILITY

(File Ref. No. 10-6600-10-01, 01-0060-20-LIEC1, 05-1810-06, 10-6340-20-P.11206) (REDMS No. 3442906, 3649159, 3649160)

That Council:

- (1) *authorize staff to incorporate a wholly owned local government corporation including:*
 - (a) *naming the corporation Lulu Island Energy Company (pending name availability)(LIEC) with the City of Richmond as the sole share holder to own and operate the Alexandra District Energy Utility (ADEU);*
 - (b) *authorizing the Chief Administrative Officer and the General Manager, Engineering and Public Works to execute legal agreements and documentation related to the incorporation;*
- (2) *authorize staff to explore the merits of external borrowing of up to \$6M to finance phase 3 of the ADEU and report to Council through Committee on the budget impacts to future capital projects;*
- (3) *re-classify the District Energy Manager position from Temporary Full Time (TFT) to Regular Full Time (RFT); and*
- (4) *approve the creation of a Position Control Complement (PCC) for the District Energy Manager position.*

ADOPTED ON CONSENT



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19. ALEXANDRA DISTRICT ENERGY UTILITY ENERGY CENTRE
PUBLIC ART PROJECT

(File Ref. No. 11-7000-09-20-148) (REDMS No. 3694618 v.2)

That the concept proposal and installation of the Alexandra District Energy Utility Energy Centre Public Art Project by artist Andrea Sirois, as presented in the staff report from the Director, Arts, Culture & Heritage Services dated November 6, 2012, be endorsed.

ADOPTED ON CONSENT

20. REPEAL AND REPLACEMENT OF DEVELOPMENT
APPLICATION FEES BYLAW NO. 7984, AMENDMENTS TO
CONSOLIDATED FEES BYLAW NO. 8636 AND HERITAGE
PROCEDURES BYLAW NO. 8400

(File Ref. No. 12-8060-20-8951/8959/8964) (REDMS No. 3667121, 3653844, 3666679, 3685096)

- (1) *That Development Application Fees Bylaw No. 8951 be introduced and given first, second and third readings;*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 8959 be introduced and given first, second and third readings; and*
- (3) *That Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 8964 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

21. 2012 RIVER ROAD AND NO. 7 ROAD TRAFFIC COUNTS AND
APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD.
FOR REZONING AT 16700 RIVER ROAD FROM AGRICULTURE
(AG1) TO INDUSTRIAL STORAGE (IS1)

(File Ref. No. 12-8060-20-8979, 08-4040-01, 10-6450-01, RZ 12-603740) (REDMS No. 3701187)

- (1) *That the Interim Action Plan (amended by council in 2008) continue to be endorsed to allow for the consideration of rezoning applications for commercial truck parking, outdoor storage and supporting uses in the 16,000 block of River Road; and*
- (2) *That Bylaw 8979, for the rezoning of 16700 River Road from "Agriculture (AG1)" to "Industrial Storage (IS1)", be introduced and given first reading.*

ADOPTED ON CONSENT

11.



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22. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 6711, 6771 AND 6791 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)

(File Ref. No. 12-8060-20-8967, RZ 12-598701) (REDMS No. 3618406, 3690919)

That Bylaw 8967, for the rezoning of 6711, 6771 and 6791 Williams Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.

ADOPTED ON CONSENT

23. APPLICATION BY RONALD HERMAN, ANITA HERMAN AND TAMMLA BOWDEN FOR REZONING AT 10251 BIRD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-8970, RZ 12-615299) (REDMS No. 3696232, 3697394)

That Bylaw 8970, for the rezoning of 10251 Bird Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

ADOPTED ON CONSENT

24. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9431, 9451, 9471 AND 9491 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM2)

(File Ref. No. 12-8060-20-8972, RZ 11-586280) (REDMS No. 3702424, 3703950)

That Bylaw 8972, for the rezoning of 9431, 9451, 9471 and 9491 Williams Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA



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NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE –
Mayor Malcolm Brodie, Chair

25. 2013 ONE TIME EXPENDITURES
(File Ref. No. 03-0970-01) (REDMS No. 3691391)

R12/20-15

It was moved and seconded

That:

- (1) *the committee establishes a Rate Stabilization Account with a \$3.2M transfer from the salary provision account;*
- (2) *the recommended One-time Expenditures in the amount of \$1.75M, as outlined in the staff report titled 2013 One Time Expenditures dated November 16, 2012 from the Director, Finance, be approved;*
- (3) *the One-time Expenditures be included in the City's Five Year Financial Plan (2013-2017) Bylaw; and*
- (4) *any future arising operating budget surplus be transferred into the Rate Stabilization Account.*

The question on Resolution R12/20-15 was not called as the following amendment was introduced:

R12/20-16

It was moved and seconded

That Resolution R12/20-15 be amended by adding the following text to Part (2) after \$1.75, 'plus \$30,000 for the Gateway Theatres Web Site Upgrade.'

DEFEATED

Opposed: Mayor Brodie

Cllr. Barnes

Cllr. Halsey-Brandt

Cllr. Johnston

Cllr. McNulty

Cllr. McPhail

Cllr. Steves



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The question on Resolution R12/20-15 was then called and it was
CARRIED.

**PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE –**

Councillor Harold Steves, Chair

26. **RAILWAY CORRIDOR GREENWAY – PHASE 1 IMPLEMENTATION
PLAN**

(File Ref. No. 06-2400-20-RAIL1) (REDMS No. 3699055 v.2, 3702436)

R12/20-17

It was moved and seconded

- (1) *That the Phase 1 Implementation Plan as described in the staff report titled Railway Corridor Greenway – Phase 1 Implementation Plan dated November 6, 2012 from the Senior Manager, Parks, be approved; and*
- (2) *That the property owners that are encroaching on the City's property along the Railway Corridor Greenway be notified of their encroachment and be asked to remove any structures on the City's property by a date as identified by staff.*

CARRIED

Opposed: Cllr. Steves

**ANNOUNCEMENT OF APPOINTMENTS TO ADVISORY
COMMITTEES**

▪ **Gateway Theatre Society Board**

Two-year Term:

- Michael Anderson
- Elana Gold



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▪ **Richmond Aquatic Services Board**

One-year Term:

- Brigitte Fritz

Two-year Term:

- Michael Crawford
- Ian MacLeod
- Andy Nimmo
- Judith Pettifer
- John Turchak

▪ **Richmond Public Art Advisory Committee**

Two-year Term:

- Chris Charlebois
- Sandra Cohen
- Aderyn Davies
- Ximeng (Simone) Guo
- Victoria F. Padilla

▪ **Richmond Museum Society**

Two-year Term:

- Greg Walker
- Jack Wong

▪ **Vancouver International Airport Aeronautical Noise Management Committee**

Two-year Term:

- Margot Spronk
- Donald Flintoff (alternate)



**Regular Council Meeting
Monday, December 10, 2012**

▪ **Advisory Committee on the Environment**

Two-year Term:

- Chuanrui (Cliff) Wang
- Colin Dring
- Joanne C. Fisher
- Jerry Muir
- Carolyn Prentice
- Linda Samuels

▪ **Vancouver International Airport Environmental Advisory Committee**

Two-year Term:

- Paul Schapp
- Robert Kiesman (alternate)

BYLAWS FOR ADOPTION

R12/20-18

It was moved and seconded

That the following bylaws be adopted:

Solid Waste & Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 8976;

Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 8977; and

Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 8978.

CARRIED

ADJOURNMENT

R12/20-19

It was moved and seconded

That the meeting adjourn (8:54 p.m.).

CARRIED



City of
Richmond

Minutes

Regular Council Meeting
Monday, December 10, 2012

Certified a true and correct copy of the
Minutes of the Regular Meeting of the
Council of the City of Richmond held on
Monday, December 10, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Annual Address
By Mayor Malcolm Brodie
Theme: 2041 OCP Update and the Future of Richmond
December 10, 2012

Schedule 1 to the Minutes of the
Regular Council meeting held on
Monday, December 10, 2012.

After the first year of Richmond City Council's current three-year term, it gives me great pleasure to outline a few of the many ways in which the City has thrived. The residents of our City now enjoy an outstanding quality of life. You can be confident that Council will never relax its efforts to pass on that high standard to future generations.

Achieving our vision of community sustainability is City Council's primary goal. To that end, the focus of this presentation will include:

- City Council's recent accomplishments; and
- Our vision for the City of Richmond in the near and more distant future.

OFFICIAL COMMUNITY PLAN 2041: MOVING TOWARDS SUSTAINABILITY

Recently, City Council gave final approval to our updated Official Community Plan 2041: Moving Towards Sustainability (OCP). A number of years in the making, the OCP charts the City's future course. As our most comprehensive Plan yet, it examines land use and the City's vision to address economic, social, cultural and environmental challenges.

The OCP projects population growth of 40% to 280,000 residents by 2041. Most of that growth is expected to occur in the next 20 years when employment should also rise by 33%. Thus we can expect balanced growth and increased population, as well as enhancements to our economic base.

Under our innovative and widely-acclaimed City Centre Area Plan adopted in 2009, most of Richmond's growth will occur within the heart of the City. A new Richmond City Centre is now starting to emerge, where we are mostly building upwards rather than encroaching on valuable agricultural areas or single family neighbourhoods. Transit-oriented development will take place in a series of new urban villages near the Canada Line. We will enlarge building designs that integrate with the streetfront without large-tract asphalt parking lots. Walkable, lively and inviting environments will be created in shorter city blocks.

Prominent in the growing City Centre will be new public amenities. Set to open in late 2014 are the new City Centre Community Centre and a Trinity Western University campus. To further open the waterfront on River Road, the City has been planning a large new park integrated with the existing Middle Arm Greenway. To ease traffic congestion, we are adding to our City Centre ring road network. This promises to provide even more alternatives for the area's vehicles, cyclists and pedestrians. Next year, we expect to complete the final segment of Lansdowne Road to run continuously from the Garden City Lands to the Richmond Olympic Oval.

As part of our transportation network, the City executed an agreement with TransLink to construct a new Canada Line station at Capstan Way. As part of development within the Capstan Village area, new owners will pay a levy dedicated to station construction. Earlier this

year, Council approved rezonings to permit construction of about 1,500 new units in that area while more high-rise rezoning applications will follow. The Capstan Station promises to be a reality within the next decade.

Richmond's growth is being carefully monitored by City Council to ensure it is reasonable, sustainable and well-managed. At our maximum growth in the City Centre, the ultimate density of the area will only be half that of Vancouver's West End today.

Outside the City Centre, changes will be realized in a few selected areas of Richmond, such as some of our major neighbourhood shopping centres – Hamilton, Broadmoor, Blundell and Garden City. Redevelopment of the Broadmoor Shopping Centre is already well underway, as is the planning process for the Hamilton area. Of course, any new development will involve public consultation and incorporate designs compatible with surrounding single family neighbourhoods. We will preserve those neighbourhoods and avoid urban sprawl while we protect industrial, agricultural and environmentally-sensitive areas.

Embedded within the new Plan are the City's extensive sustainability commitments, including aggressive targets for fighting climate change, reducing our environmental footprint, embracing the use of alternative energy, promoting energy conservation, and supporting food security. Thus, our residents can look forward to living in a community that is healthy, safe, naturally beautiful and sustainable.

Under the OCP, if we are to meet our sustainability goals, we must reduce our reliance on automobiles. By 2041, the City aims to substantially increase the number of trips our residents make on foot, bicycle and public transit. With reduced automobile reliance, our environment will improve through a reduction in greenhouse gas emissions and eliminate the need for more environmentally-destructive transportation infrastructure. Healthier lifestyles are also encouraged. The next step to better public transportation should come in 2013 when TransLink has promised to start reviewing the local Area Transit Plan.

The updated OCP also recognizes how Richmond's population is aging with our fastest-growing population segment being older adults. The City is planning to meet the resulting challenges. For instance, to enable our older residents facing mobility issues to age in place without facing onerous costs, Richmond must plan a suitable mix of affordable housing options.

BENEFITS OF SUSTAINABLE GROWTH & CITY INITIATIVES

Richmond accrues many benefits as the result of growth. Increased commercial development provides a broad array of services and amenities for consumers, all of which create economic spinoffs. Growth also helps fund improvements to our civic infrastructure such as upgrades to the roads, water systems, parks and civic facilities. The City also benefits from new child care spaces, affordable housing units, public art and community areas to name only a few.

For many years, the City has undertaken an extensive building program to renew and expand our civic facilities. A major emphasis has been community safety. We have rebuilt three fire halls and completed a major retrofit of a fourth. Within the next few years, we expect to build two more new fire halls, including the replacement of Richmond Fire-Rescue's headquarters. We also acquired and upgraded the new Community Safety Building to be home to the Richmond RCMP, while we opened the new City Centre Community Police Office.

Though City Council is pleased with the operational performance of our local RCMP detachment, we have also launched a complementary study to identify our best options for providing cost-effective police services for the community.

In addition, major projects have included partnerships which led to a \$5 million expansion of the Hamilton Community Centre, completion of the new Thompson Youth Park and ongoing improvements in Terra Nova Rural Park, including a new children's play area now under construction. Of course, we also completed our largest infrastructure project ever, the Richmond Olympic Oval. Following post-Olympic conversion, this helped us to meet long-standing community needs by dramatically expanding our residents' access to sport, recreational, health, wellness, cultural and other services.

City Council is now finalizing a major facilities capital plan to meet in the coming years the most critical needs of our growing community. Among other projects, the plan will likely fulfill Council's top priorities: replacing the aging Minoru Aquatic Centre plus an expanded Older Adults' Centre.

STRATEGIC LAND ACQUISITIONS FOR FUTURE NEEDS

In addition to new civic buildings, a critical need for our growing population will be new parks and recreational areas. Over the past few years, Council has invested about \$80 million in a series of strategic investments to support our community's emerging needs for land.

A key acquisition was the purchase of the Garden City Lands, a 55-hectare (136-acre) parcel adjoining our City Centre. Council recently approved a planning process to determine by 2014 the future uses for this property. An extensive public consultation process will assist in formulation of our plan.

Earlier, in partnership with Ducks Unlimited, Richmond acquired the 51-hectare (127-acre) Grauer lands outside the dike along our western foreshore. This important habitat will ultimately become a natural reserve and park. It complements the purchase of the last privately-owned remnant of our Northeast Bog Forest, also slated to be a park.

The City recently conducted public consultation on the future of the Railway Avenue Greenway. The resulting plan is before Council later this evening. Previously a railway corridor, this north-south pathway through West Richmond was purchased from the CPR and should remain a vital recreational link within the heart of our City.

As part of the rezoning for development on the former Fantasy Gardens lands, the City acquired the site's original botanical gardens. Council earlier approved a plan to greatly enhance park access for residents and others in this increasingly busy area.

CIVIC STRATEGIES FOR SUSTAINABLE GROWTH

Supporting Richmond's OCP are a number of other City strategies. For instance, our Long-Term Financial Management Strategy has real importance. Now a decade old, this plan ensures we have the funds needed to sustain both existing service levels and future expenses, while limiting the burden on our taxpayers. Richmond has aggressively pursued both alternative revenues and efficiencies in our business approach while improving customer service and

limiting tax increases. This provides taxpayers with some certainty for future years and allowed us to increase our financial reserves for the timely replacement of our civic infrastructure.

In 2013, we expect to update our Economic Development Strategy, as well as continue to implement the new Business Retention and Expansion program. This will ensure Richmond remains an attractive place in which to invest and carry on business. A major focus will be development of the Pacific Gateway to open further trade with the emerging economies of the Asia-Pacific. We continue to work closely with partners such as YVR and Port Metro Vancouver to further develop our local infrastructure. This should encourage the flow of people and goods throughout Richmond. This year, Canada Post began construction on its new 2,000-employee Western Canadian distribution centre to be located at YVR. The new Highway 91 interchange at Nelson Road was also opened to improve the movement of goods and traffic safety for area residents.

The City, Tourism Richmond, local hotel operators and the Province of BC recently announced a five-year agreement to renew the Richmond hotel room tax. Besides helping to better establish Richmond as a major tourism destination, these tax funds are important for the 2014 completion of the Richmond Olympic Experience. This exciting new tourist attraction will celebrate our Olympic history as well as tell the story of local sports. Richmond thus becomes the first official North American member of the worldwide Olympic Museum network.

In 2010, Richmond launched its Sport Hosting Office and has already generated significant new economic activity. This includes more than 20,000 hotel room stays in 2011 alone, as well as expanded competitive and developmental opportunities for local athletes. For instance, we welcomed national championships in wheelchair basketball, wheelchair rugby, table tennis, badminton, and fencing. Five consecutive national karate championships will be held here starting in 2014. This year, our City hosted the first Canadian Sports Events Congress held on the West Coast. This gave us an unprecedented opportunity to market our City as a venue for sport hosting.

Our Film Office is also growing in its activity. City revenues from filming projects have increased by over 20% since 2011 with numerous TV series, movies and commercials being filmed here. The hit TV series *Once Upon A Time* has become a fixture in Steveston and we are beginning to enjoy increasing numbers of tourists seeking to visit *Storybrooke*.

City Council will soon consider a new Social Development Strategy. This 10-year strategy is designed to ensure the social needs of our residents are met in these difficult times. While most social issues remain the responsibility of senior governments, Richmond needs to integrate with local service providers and other stakeholders.

Access to affordable housing is one of the major concerns of our residents. Through our Affordable Housing Strategy, we have secured agreements for the construction of many hundreds of new affordable housing units. Work is now underway on the replacement of Kiwanis Court – almost 300 units of affordable rental housing for older adults. The City and its partners are also planning a new tower on Granville Avenue with over 100 units of affordable housing together with office and other space for local agencies.

A pressing need across the Province is safe, regulated child care. Through development agreements, Council has secured an estimated 139 long-awaited child care spaces to open within 2 years in the Hamilton and West Cambie areas. Additional new child

care spaces are expected in other developments, thus leading to the need for a Child Care Coordinator.

New census figures have shown that the majority of Richmond residents speak English as a second language. Our Intercultural Advisory Committee published a new edition of our Newcomers Guide in English, Chinese and, for the first time, Tagalog.

To help build upon the many economic, social and cultural benefits the City receives from the arts, City Council recently approved an updated Arts Strategy. We will continue to expand the range of local arts and cultural events together with development of local arts and artists. This year, for example, we saw continued growth in our major events as both the Maritime Festival and Ships to Shore set new records for attendance.

The Richmond Cultural Centre continues to be at the forefront of our expanding arts scene with the New Media Lab, Rooftop Garden and its first ever author-in-residence. Richmond's Public Art Program continues to grow as there are now over 90 permanent and temporary works in the City's impressive public art inventory. 2012 also marked the first year of our new arts grants program.

The first *Richmond Celebrates Hockey Day In Canada* was a resounding success. Plans are underway for a second Hockey Day event on the new BC Family Day long weekend in February.

As we move forward, we need to protect Richmond's environment. The City is currently consulting with the public on a new Dike Master Plan which proposes innovative steps to improve flood protection around Steveston. This year, we also secured an additional \$3.5 million to continue upgrading our major drainage pump stations. There will be a major extension of our food scraps collection program for townhomes which promises to divert thousands of tonnes of organics from the landfill. In addition, Richmond will soon have several new plug-in stations for electric vehicles.

The City was also pleased to support the first REaDY conference organized by local youth. This brought together hundreds interested in learning about environmental conservation and stewardship. A second conference is now being planned for the new year.

SERVICE IMPROVEMENTS

It is always difficult to balance the expansion of City services while holding the line on expenses. We do this best through innovation and the use of new technology to improve customer service within existing budgets. During 2012, we were able to introduce a number of such improvements using new technology, including:

- Online business license renewals;
- Online viewing of traffic congestion using cameras;
- Upgrades to the City's website including our newly-revised customer feedback form allowing residents to request a service or report a problem;
- Inclusion of Richmond's parks on Metro Vancouver's popular *iParks* mobile application;
- Online reminders of garbage and recycling pick-up;
- A City YouTube channel to support civic services and events; and

- At the Library, there's now access to free music, magazine downloads and eBooks, plus a popular iPad program for pre-schoolers.

KEY PRIVATE SECTOR DEVELOPMENTS

The private sector ultimately initiates much of the new growth within Richmond. More than \$4 billion of new development is currently in process or under construction within our City Centre. This includes up to 12,000 new residential units, 2,500 new hotel rooms as well as 1.5 and 2.4 million square feet of office and retail development respectively. In 2012, the 28,000 square metre (300,000 square foot) IKEA store and the \$26 million Ocean Spray cranberry processing facility were completed. We also see positive growth in Richmond's building activity. Housing starts and building permits to the end of this November were up considerably from last year.

Earlier, YVR announced a new \$1.8 billion program of airport improvements to be completed over the next decade. While adding to our community, this promises to reinforce the airport's status as one of the primary gateways for the transport of people and goods to and from destinations in the Asia-Pacific as well as the rest of the world. However, Richmond expressed concerns when YVR announced plans to develop a major new retail mall on Russ Baker Way. The City questioned its location as a commercial centre, its potential to cause traffic congestion, and its location away from the Canada Line commercial corridor. City Council was pleased that YVR took these concerns into account. They have now decided to relocate that development to a more suitable location on the northern rim of Sea Island.

PLANNING CONCERNS

Unfortunately, the City cannot control all of the planning decisions which may impact our future quality of life. City Council continues to closely monitor the environmental assessment process for a proposed new jet fuel pipeline and off-load barge facility. Council is adamantly opposed to the current proposal or any option requiring jet fuel to be shipped through the sensitive Fraser River Estuary. Though the final approval for this project may be made by senior governments, Richmond Council will insist that our community concerns be taken into account.

Similarly, Council fears that Port Metro Vancouver may use local farmlands for industrial expansion. Our concern was triggered when the Port purchased a farm in East Richmond. The City is adamant about protecting its remaining farmland. We have strongly advised the Port and federal agencies of our concerns.

IMPORTANT MILESTONES

The past year has included many significant milestones for our City. In addition to the fact that our residents live on average to age 84.9 years, the longest of any city in Canada, Richmond is proud to be seen as a leader among governments. This is reflected in the many awards received for excellence in service delivery, management, innovation and leadership. The awards received by the City in 2012 include:

- The prestigious World Leisure Organization Innovation Award for development of Terra Nova Rural Park, its sixth major award;
- 2012 National Urban Design Award from Architecture Canada for the Garden City Park's design that encourages children's physical and explorative activity;
- A Regional Honour Award from the Canadian Society of Landscape Architects for the new Middle Arm Waterfront Greenway;
- The Alexandra District Energy Utility was honoured by the UBCM in their Leadership and Innovation category among the 2012 Community Excellence Awards;
- A Leadership Excellence Award in BC Hydro's annual Power Smart Awards;
- Project of the Year Award from the Public Works Association of BC for the unique design and construction of the new No. 4 Road Pump Station; and
- Two awards for financial reporting from the Government Finance Officers Association – this marks the ninth straight year Richmond has been recognized by this association.

In 2012, Richmond took the important step in our economic and cultural development by formally becoming a Sister City of Xiamen, China. This relationship has already provided significant benefits for Richmond in strengthening our ties with China, the ancestral home of many of our residents. Next year, we will celebrate the 40th anniversary of our Sister City relationship with Wakayama, Japan.

CONCLUSION

As always, our accomplishments and our planning involved hard work by so many talented people including members of City Council and staff, in addition to our community partners and stakeholders. Special thanks must be offered to the thousands of dedicated Richmond volunteers who support every facet of civic life and make such a difference in the lives of so many.

Richmond is proud of its rich cultural heritage and the strength of its diverse population. By working together and through strong, focussed planning, we shall enhance the quality of life for residents of our Island City while preserving the foundation of a vibrant, dynamic business sector. We will offer personal, economic, recreational and cultural opportunities for people of all ages who wish to live, work or invest in a safe and healthy community. Growth will bring added dimensions to Richmond as it will be managed and balanced. The future remains very bright for the City that has been called the healthiest in Canada.



**Special Council Meeting
Tuesday, December 18, 2012**

Time: 4:00 p.m.

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Derek Dang

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO. ITEM

The meeting was recessed at 4:01 p.m.

The meeting reconvened at 6:44 p.m., following the Special Closed Council meeting with all members of Council present, except Councillor Dang.



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

GENERAL PURPOSES COMMITTEE

1. OVAL CONVERSION PRIORITY PROJECTS

(File Ref. No. 06-2052-20-ROO) (REDMS No. 3714505 v.3)

SP12/9-1

It was moved and seconded

That the adjustment of the remaining legacy conversion projects and funding as outlined in the staff report titled Oval Conversion Priority Projects, dated November 29, 2012, by the Director Engineering, be approved.

CARRIED

**2. ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641
 AMENDMENT BYLAW NO. 8980**

(File Ref. No. 10-6600-01-01) (REDMS No. 3707421 v.3)

SP12/9-2

It was moved and seconded

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8980 be introduced and given first, second and third reading.

CARRIED

**3. COMMENTS ON MULTI-MATERIAL BC'S PACKAGING AND
 PRINTED PAPER STEWARDSHIP PLAN**

(File Ref. No. 10-6370-00) (REDMS No. 3711386)

SP12/9-3

It was moved and seconded

That the City's comments on Multi-Material British Columbia's (MMBC) Packaging and Printed Paper Stewardship Plan outlined in Attachment I of the staff report dated December 11, 2012 from the Director – Public Works Operations be approved and forwarded to MMBC, the Minister of the Environment and the Greater Vancouver Regional District Board Chair.

CARRIED



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

4. APPOINTMENT OF ACTING CORPORATE OFFICER (ACTING
CITY CLERK)

(File Ref. No. 05-1400-01) (REDMS No. 3694105 v.2)

SP12/9-4

It was moved and seconded

That Michelle Jansson, Manager, Legislative Services, be appointed as Acting Corporate Officer for the purposes of carrying out the statutory duties prescribed in section 148 of the Community Charter, in the absence of David Weher, Director, City Clerk's Office (Corporate Officer).

CARRIED

5. METRO VANCOUVER LABOUR RELATIONS SERVICE BYLAW NO.
1182, 2012

(File Ref. No. 05-1400-01) (REDMS No. 3722223 v.2)

SP12/9-5

It was moved and seconded

That Richmond City Council consent to the terms and conditions of withdrawal of the Greater Vancouver Regional District Labour Relations Service Bylaw No. 1182, 2012 and approve the adoption of the Greater Vancouver Regional District Labour Relations Service Bylaw No. 1182, 2012 by providing consent on behalf of the electors.

CARRIED

PLANNING COMMITTEE

6. HOUSING AGREEMENT BYLAW NO. 8969 TO PERMIT CITY TO
ENTER INTO A HOUSING AGREEMENT TO SECURE
AFFORDABLE RENTAL HOUSING UNITS AT 3391 AND 3411
SEXSMITH ROAD- PINNACLE INTERNATIONAL (RICHMOND)
PLAZA INC.

(File Ref. No. 12-8060-20-8969) (REDMS No. 3695815)



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

SP12/9-6

It was moved and seconded

That Bylaw No. 8969 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8969 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 10-544729.

CARRIED

7. APPLICATION BY URBAN ERA BUILDERS AND DEVELOPERS LTD. FOR REZONING AT 6551/6553 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) TO LOW DENSITY TOWNHOUSES (RTL3)

(File Ref. No. 12-8060-20-7840/8700, RZ 10-521413) (REDMS No. 3136056 v.3)

SP12/9-7

It was moved and seconded

- (1) *That Bylaw 8700, for the rezoning of 6551/6553 Williams Road from "Single Detached (RS1/C)" to "Low Density Townhouses (RTL3)", be introduced and given first reading*
- (2) *That third reading of Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be rescinded; and*
- (3) *That Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be referred to the January 21, 2013 Public Hearing.*

CARRIED

8. APPLICATION BY POLYGON DEVELOPMENT 192 LTD. FOR REZONING AT 8311, 8331, 8351, AND 8371 CAMBIE ROAD AND 3651 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F) AND AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR12) CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL & INSTITUTIONAL USE (SI)

(File Ref. No. 12-8060-20-8903) (REDMS No. 3555723 v. 3)



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

DISPOSITION OF 3651 SEXSMITH ROAD TO POLYGON DEVELOPMENT 192 LTD. AND ACQUISITION OF PORTIONS OF 8331, 8351, AND 8371 CAMBIE ROAD FROM POLYGON DEVELOPMENT 192 LTD. FOR PARK USE IN CONJUNCTION WITH RZ 11-591985

(File Ref. No. 06-2275-20-388, 06-2290-20-120, 06-8060-20-8927) (REDMS No. 3556555)

SP12/9-8

It was moved and seconded

- (1) *That Richmond Zoning 8500 Amendment Bylaw No. 8903, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road from "Single Detached (RS1/F)" and "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and "School & Institutional Use (SI)", be introduced and given first reading;*
- (2) *That the affordable housing contribution for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road (RZ 11-591985) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812;*

CARRIED

SP12/9-9

It was moved and seconded

- (1) *That staff be authorized to sell 3651 Sexsmith Road (±131,622 sf or 3.02 ac) to Polygon Development 192 Ltd. or its designate (termed herein collectively as "Polygon") for \$14,428,889;*
- (2) *That Bylaw 8927 authorizing the sale of 3651 Sexsmith Road to Polygon for \$14,428,889 be introduced and given first reading;*
- (3) *That approval of the electors of the sale of 3651 Sexsmith Road by Alternative Approval Process be obtained and the required notice regarding the disposition of 3651 Sexsmith be advertised prior to final adoption of Bylaw 8927;*



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

- (4) *That staff be authorized to purchase portions of 8331, 8351, and 8371 Cambie Road (±131,622 sf or 3.02 ac) from Polygon for \$14,428,889 plus non-recoverable HST of \$252,505.56 (to be reimbursed by Polygon) for park use;*
- (5) *That staff be authorized to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Financial and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation; and*
- (6) *That the above acquisition and disposition be included in the 5 Year Financial Plan (2013 – 2017).*

CARRIED

Discussion ensued regarding notification requirements related to the Alternative Approval Process. As a result of the discussion, the following referral was introduced:

SP12/9-10

It was moved and seconded

That staff report back on advertising and notification options for the Alternative Approval Process.

CARRIED

BYLAWS FOR ADOPTION

SP12/9-11

It was moved and seconded

That the following bylaws be adopted:

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8834 (9431, 9451 and 9471 Alberta Road, RZ 11-562968)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8873 (9100, 9120 and 9140 No. 3 Road, RZ 11-577561)

Development Application Fees Bylaw No. 8951



Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 8959

Heritage Procedures Bylaw No. 8400, Amendment Bylaw No. 8964

CARRIED

DEVELOPMENT PERMIT PANEL

- SP12/9-12 9. It was moved and seconded
- (1) *That the Chair's report for the Development Permit Panel meeting held on Wednesday, August 22, 2012 and Chair's report for the Development Permit Panel meeting held on Wednesday, October 10, 2012, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 12-598474) for the property at 9100, 9120 and 9140 No. 3 Road; and*
 - (b) *a Development Permit (DP 12-610759) for the property at 9431, 9451 and 9471 Alberta Road*
- be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

- SP12/9-13 It was moved and seconded
That the meeting adjourn (6:50 p.m.).

CARRIED



City of
Richmond

Minutes

Special Council Meeting
Tuesday, December 18, 2012

RES NO. ITEM

Certified a true and correct copy of the
Minutes of the Special Meeting of the
Council of the City of Richmond held on
Tuesday, December 18, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



**Special Council Meeting
Monday, January 7, 2013**

Time: 5:16 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 5:16 p.m.

RES NO. ITEM

SP13/1-1 It was moved and seconded
That the Special Council Meeting notice requirements be waived.

CARRIED Unanimously



Special Council Meeting
Monday, January 7, 2013

RES NO. ITEM

1. VANCOUVER AIRPORT FUEL DELIVERY – ENVIRONMENTAL
ASSESSMENT OFFICE (EAO) UPDATE

(File Ref. No. 10-6125-30-002) (REDMS No. 3735817 v.4)

SP13/1-2

It was moved and seconded

That:

- (1) *a letter, on behalf of Council, be sent to Terry Lake, Minister of Environment, and Rich Coleman, Minister of Energy, Mines and Natural Gas and Deputy Premier to reiterate Richmond's opposition to the proposal and the transportation of jet fuel on the Fraser River and to express concern that the key elements of the City's technical input to the EAO as part of the Environmental Assessment process have not been incorporated into the EAOs Table of Conditions (ToC);*
- (2) *a meeting request, following up on the letter above, on behalf of Council, be sent to Terry Lake, Minister of Environment, and Rich Coleman, Minister of Energy, Mines and Natural Gas and Deputy Premier to reiterate Richmond's opposition to the proposal and the transportation of jet fuel on the Fraser River and to express concern that the key elements of the City's technical input to the EAO as part of the Environmental Assessment process have not been incorporated into the EAOs Table of Conditions (ToC);*
- (3) *copies of the City's correspondence be forwarded to the relevant provincial opposition critics, the local MLAs and MPs; and*
- (4) *a letter be sent to the BC Environmental Assessment Office requesting that the documents related to the environmental assessment process be immediately released to the public.*

CARRIED

ADJOURNMENT

SP13/<#>

It was moved and seconded

That the meeting adjourn (5:17 p.m.).

CARRIED



Special Council Meeting
Monday, January 7, 2013

RES NO. ITEM

Certified a true and correct copy of the
Minutes of the Special Meeting of the
Council of the City of Richmond held on
Monday, January 7, 2013.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



**Regular Council Meeting for Public Hearings
Monday, December 17, 2012**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Absent: None.

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **Zoning Amendment Bylaw 8943 (RZ 12-610919)**
(Location: 2420 McKessock Avenue and a portion of 2400 McKessock Avenue; Applicant: Benn Panesar)
Applicant's Comments:
The applicant was available to answer questions.
Written Submissions:
Memorandum from the Director of Development regarding a staff referral – November 6, 2012 Planning Committee (**Schedule 1**)



Regular Council Meeting for Public Hearings Monday, December 17, 2012

Submissions from the floor:

Mr. Brian Cray, 10651 Bridgeport Road, had concerns with the proposal as his property shares the 10' easement for sewer and there are no plans for how the lane will go through in the future. The speaker indicated that if the application is approved, it may impact future development. He suggested that this application not be approved until after the public consultation concerning development issues such as the lane extension/water and sewer right-of-way.

Mr. Trevor Charles, 2380 McKessock Avenue, was concerned about the proposed lane taking 24' from one side of the property decreasing the size of the development area. It is his understanding that the water main is to follow the same course as the sewer line and that any lane/road allowance over these mains requires a minimum allowance of 10' on each side. Therefore, homes to the north would be required to be moved north by 24'. He also expressed concerns regarding improvements to the roads, curbs, boulevards and pathways in the area.

Joy Goul, 10751 & 10811 Bridgeport Road, stated that presently it is inconvenient to get in and out of their properties and she and her husband are in favour of the proposed back lane access into the properties.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.

Mr. Charles expressed concern that these lands are to be considered for coach houses, townhouses, apartments or any combination of such and that Council has approved a plan that would see an increase of approximately 550 new residential units within the area.

Mr. Cray stated that there are new homes being constructed on the one side which limits available access through the front for future development. The time to reserve access to the rear of the properties on Bridgeport is now or the opportunity will be lost.



Regular Council Meeting for Public Hearings
Monday, December 17, 2012

PH12/11-1 It was moved and seconded
That Zoning Amendment Bylaw 8943 be given second and third readings.
CARRIED
OPPOSED: Cllr. Halsey-Brandt

2. **Zoning Amendment Bylaw 8958 (RZ 12-615705)**
(Location: 8280 and 8300 Granville Avenue; Applicant: Townline Ventures Granville Avenue Ltd.)
Applicant's Comments:
The applicant was available to answer questions.
Written Submissions:
None.
Submissions from the floor:
None.

PH12/11-2 It was moved and seconded
That Zoning Amendment Bylaw 8958 be given second and third readings.
CARRIED

3. **Zoning Amendment Bylaw 8960 (RZ 12-620766)**
(Location: 9020 Bridgeport Road; Applicant: TL Housing Solutions Ltd.)
Applicant's Comments:
The applicant was available to answer questions.
Written Submissions:
None.



Regular Council Meeting for Public Hearings
Monday, December 17, 2012

Submissions from the floor:

Ms. Jennifer Larsen, 7688 Acheson Road, although before Council representing herself, stated that she will be reporting back to the Richmond Lion's Ladies in relation to the Lion's Manor. Ms. Larsen had questions regarding the operation of the proposed facility on Bridgeport Road and expressed concern whether, in the end, Richmond will be losing care capacity with the temporary Bridgeport facility while the Lion's Manor is being rebuilt. The speaker was directed to the applicant in relation to the operational concerns and questions.

PH12/11-3

It was moved and seconded

That Zoning Amendment Bylaw 8960 be given second and third readings.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a conflict of interest as he has an interest in the subject property and left the meeting (7:40 p.m.).

4. Zoning Amendment Bylaw 8963 (RZ 12-613927)

(Location: 9111 Williams Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/11-4

It was moved and seconded

That Zoning Amendment Bylaw 8963 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (7:42 p.m.).



Regular Council Meeting for Public Hearings
Monday, December 17, 2012

5A. **Proposed Single-Family Lot Size Policy No. 5467 (Section 23-4-7)**

5B. **Zoning Amendment Bylaw 8965 (RZ 12-617436)**

(Location: 4691, 4731 and 4851 Francis Road; Applicant: Vanlux Development Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Samuel Raich, 902-4900 Francis Road (**Schedule 2**)

PH12/11-5

It was moved and seconded

That Single-Family Lot Size Policy No. 5467 in Section 23-4-7, adopted by Council on March 15, 1999, be amended to exclude those properties fronting Francis Road between Lancelot Gate and Railway.

CARRIED

PH12/11-6

It was moved and seconded

That Zoning Amendment Bylaw 8965 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8968 (RZ 11-582929)**

(Location: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



Regular Council Meeting for Public Hearings
Monday, December 17, 2012

PH12/11-7 It was moved and seconded
 That Zoning Amendment Bylaw 8968 be given second and third readings.
CARRIED

ADJOURNMENT

PH12/11-8 It was moved and seconded
 That the meeting adjourn (7:47 p.m.).
CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, December 17, 2012.

Mayor (Malcolm D. Brodie)

Corporate Officer
City Clerk's Office (David Weber)



City of Richmond

Memorandum Planning and Development Department Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: December 7, 2012
File: RZ 12-610919

Re: Staff Referral - November 6, 2012 Planning Committee

Origin

At the Planning Committee meeting held November 6, 2012, the Committee endorsed staff recommendations regarding proposed Zoning Amendment Bylaw 8943 at 2420 McKessock Avenue and a portion of 2400 McKessock Avenue (RZ 12-610919).

The Committee introduced the following referral motion to address a submission from a member of the public who opposed the proposed rezoning and expressed several concerns regarding existing and potential future redevelopment in the neighbourhood:

That Mr. Charles' submission be referred to staff for analysis.

Mr. Charles' Submission

Mr. Trevor Charles of 2380 McKessock Avenue, submitted correspondence to the City Clerks' Office in opposition to the proposed rezoning at the subject site and in which he identified a number of concerns regarding existing and future land use and servicing in the immediate neighbourhood. (Attachment 1).

The nature of concerns that Mr. Charles' identified in his correspondence is outlined below:

1. Requirements for new construction and vehicle access
2. Concerns regarding an existing dwelling under construction in the area
3. Site servicing and frontage improvements
4. Future development potential and road/lane alignment

The purpose of this memo is to provide a summary of the concerns raised by Mr. Charles, and to describe the action taken by staff to investigate and analyse the concerns.

Analysis

1. Requirements for new construction and vehicle access & 2. Concerns regarding an existing dwelling under construction in the area

New dwelling construction and vehicle access

Mr. Charles raised a concern about the implications of Fire Code legislation for the subject rezoning and future redevelopment in the neighbourhood.

Information provided by the Senior Manager, Building Approvals division indicates that new single detached dwelling construction in Richmond must comply with the BC Building Code. There is no requirement in the BC Building Code for rear lane access to a single detached dwelling. Fire Code legislation deals primarily with the maintenance of existing buildings, and requires vehicle access to a building to comply with the BC Building Code.

Building height

Mr. Charles raised a concern about the height of a new dwelling under construction at 2731 Shell Road, and whether it complied with the maximum height permitted in the City's Zoning Bylaw.

In response to this concern, the Supervisor of Inspections from the Building Approvals division conducted a site inspection at 2731 Shell Road and confirmed that:

- The lot grade has been raised to meet the required minimum flood plain construction level. The lot grading complies with the Zoning Bylaw; and,
- The height of the new dwelling complies with the maximum building height of 2 ½ storeys (or 9 m) in the Single Detached (RS1/E) zone. Building height is measured from Finished Site Grade, as defined in the Zoning Bylaw.

Fence height

Mr. Charles raised a concern about the height of the new fence constructed at 2731 Shell Road, and whether it complied with the maximum height permitted in the Zoning Bylaw.

In response to this concern, a Property Use Inspector from the Community Bylaws division conducted a site inspection at 2731 Shell Road and determined that the fence height does not exceed the 2 m limit permitted in residential zones in accordance with the Zoning Bylaw (as measured from the point at which the fence intersects the ground at 2731 Shell Road).

Preloading and site preparation on construction sites

Mr. Charles raised a concern about the issue of preloading on sites in the immediate neighbourhood prior to dwelling construction.

Information provided by the Building Approvals division indicates that this neighbourhood is made up of clay soils, where the construction of a single detached dwelling does not likely trigger the requirement to preload. However, while preloading is not required, there remains the practice of site preparation using fill to level off the lot grade or to raise the lot grade to meet the

required minimum flood plain construction level. This is a common practice in the City prior to construction of single detached dwellings, and any adjustments to lot grade are regulated through the Zoning Bylaw. The minimum flood plain construction level in the area is 0.3 m above the highest elevation of the crown of the adjacent road (i.e. 2.50 m GSC), as per the Flood Plain Designation and Protection Bylaw.

3. Servicing & improvements

Mr. Charles raised a number of issues regarding site servicing and frontage improvements in the neighbourhood, and questioned whether these would be resolved with redevelopment.

Each applicant for a Development Application (i.e. rezoning, subdivision) is responsible for ensuring that their proposal complies with City bylaws, including the upgrading of site services and boulevards to meet current City standards. This work is typically secured through either:

- a Servicing Agreement carried out at development stage;
- payment of a Work Order with City crews doing the work; or
- a cash-in-lieu payment for service and boulevard upgrades to be done by the City at a future date.

Upgrading of City service infrastructure and boulevards is not required with construction of a single detached dwelling on a lot if there is no associated rezoning or subdivision.

The City's records indicate that cash-in-lieu payments have been collected over the years in association with Development Applications on McKessock Avenue, which have occurred in accordance with the existing Lot Size Policy 5448. When the majority of lots on McKessock Avenue have redeveloped, the City will undertake the servicing and boulevard improvements with the funds contributed for that purpose.

In response to Mr. Charles' concerns about damage to an existing sanitary sewer on private property and incorrect drawings of the City's sanitary sewer system, staff from the City's Engineering Inspections division conducted site inspections and note the following:

- There is no evidence of damage to existing sewers at 2731 Shell Road. The final adjustment to the inspection chambers will be completed once the property development at the site is completed. A security has been received from the builder to ensure that City property and infrastructure is not damaged during construction and to cover any repair to City property resulting from construction activity at the site; and
- The City's record drawings show the sanitary sewer to be inside the statutory right-of-ways in the neighbourhood.

4. Future development potential and road/lane alignment

The purpose of the public consultation process to be undertaken in January 2013 will be to:

- a. Explore land use options for future redevelopment of those properties in the neighbourhood shown hatched on **Attachment 2**; and

- b. Explore road alignment options for the extension of McKessock Place.

Information on servicing and improvements associated with each of the land use options will be provided and discussed during the public consultation process.

Public Consultation Process – January 2013

The proposed public consultation process is tentatively scheduled for January 24, 2013, from 7:00-9:00 pm at Tait Elementary School, located within the subject neighbourhood. Formal public notification of the meeting will be provided in early January through letters to specific property owners/residents (as outlined in bold in Attachment 2), and through an advertisement in the local newspaper.

The format for the meeting will be an Open House style with display boards of:

- a. The existing context of the subject neighbourhood;
- b. Concept plans showing options for future redevelopment of specific properties in the neighbourhood (**Attachment 3**), specifically;

Option 1 - Townhouse redevelopment along the subject block of Bridgeport Rd, requiring an amendment to the Bridgeport Area Plan to change the land use designation of affected properties from "Residential (Single-Family)" to "Residential (Townhouse)", as is the case on the south side of Bridgeport Rd;

Option 2 - Single-family redevelopment requiring another amendment to Lot Size Policy 5448 to allow the subject block of Bridgeport Road to be treated in the same way as the blocks on Bridgeport Rd to the west (i.e. to permit rezoning and subdivision to "Compact Single Detached (RC2)" and "Coach House (RCH)"); and

Option 3 - Single-family redevelopment under the existing Lot Size Policy 5448, which permits rezoning and subdivision to "Single Detached (RS2/B)" on McKessock Ave, McKessock Pl, and Bridgeport Rd (subject to a rear lane); and

- c. Concept plans showing options for future road/lane alignment in the neighbourhood.

City staff will be on hand to answer any questions from area residents. Comment Forms will be available for residents to provide feedback on the preferred land use option. The meeting format will enable open discussion on the information presented and feedback to be documented for analysis on the preferred future redevelopment scenario in the neighbourhood.

Conclusion

The purpose of this memo is to summarize the concerns raised in a submission by Mr. Trevor Charles to Planning Committee at its meeting held November 6, 2012, and to address the resulting staff referral by providing Council with an update of action taken to analyze the concerns.

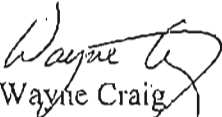
December 7, 2012

- 5 -

With respect to the concerns Mr. Charles raised about requirements for new dwelling construction and vehicle access, as well as servicing and improvements, staff from several City departments took action, as described, and investigated all concerns.

The public consultation process to be undertaken in January 2013 will provide a further opportunity to address Mr. Charles' concerns about the future redevelopment potential and road/lane alignment in the neighbourhood.

Please contact me if you have any questions about the information provided in this memo.


Wayne Craig
Director of Development
(604-247-4625)

WC:kt

November 6th Planning Committee
 Item No. 2 - Application for
 2400 McKesock Avenue

To Mayor's Attention
 Meeting & Rezoning
 ON 6TH Nov / 2012
 AT 1600 Hrs

Note P. Eric McWilliam
 Has Seen Jim Young's P. Rec
 Draw DATED 2006-8TH Dec
 Has BEEN TO SITE ON NOV 2ND
 2012 &
 Will Report to Mayor.

About These Matters
 About Rezoning of Sewer & R.O.W
 & MY LAND STRIP.

Tackaberry, Sandra

From: Tackaberry, Sandra
Sent: August 3, 2012 10:14
To: Yeung, Gary
Cc: Bell, Andy; Toda, Richard
Subject: 2731 Shell Road - sewer location beside 2380 McKessock Ave

Hi Gary & Andy:

RE: 2731 Shell Rd - building permit # 12-613182 sewer right-of-way concerns from neighbour

Mr. Trevor Charles who lives at 2380 McKessock Ave is concerned about the new homes in the area being built over the existing sanitary sewer right-of-way located along the properties at 2400 & 2420 McKessock Ave, 2380 McKessock Ave. Gary can you please contact after 4:00 pm today Trevor Charles 604-273-9761 regarding the rejected retaining wall inspection done on Aug 1, 2012.

Thank you,

Sandra Tackaberry,
Finance and Corporate Services
City Of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
voice mail: 604-247-4683
Fax: 604-276-4029
stackaberry@richmond.ca

SHELL RD 48-0

TURN IN FEED LANE

WATERCLOTH
PEDESTALIAN
CROSSING
CONTIN

DO NOT INCLUDE
IN FOOTING HOUSES

BLIND OF PORT

106517

30-0
WAF
36-0

106594
106511
106515
106511

10751
PETER 113140
JOYCE GUD

10691
STEVE
604-232-9219

10671
604-278-4934
C. BEADWINE

10655
BRUNZIO
604-278-3863

106511
106511
106511
106511

604-278-3487
604-312-9123
ONE THE FAMILY

604-278-3487
604-312-9123
ONE THE FAMILY

604-278-3487
604-312-9123
ONE THE FAMILY

604-278-3487
604-312-9123
ONE THE FAMILY

2775 BULLDOGE
604-270-17451

1208 x 145 = 4.5 Acres
1208 x 145 = 4.5 Acres
1208 x 145 = 4.5 Acres

2775 BULLDOGE
604-270-17451

2751
604-278-1845
Howard House

2751
604-278-1845
Howard House

2751
604-278-1845
Howard House

2731
Sandy House

2731
Sandy House

2731
Sandy House

2731
Sandy House

2731
Sandy House

2731
Sandy House

604-278-3259
Cell- 604-763-1314

604-278-3259
Cell- 604-763-1314

604-278-3259
Cell- 604-763-1314

REG Policy 5448

~~ATTACHMENT 5~~

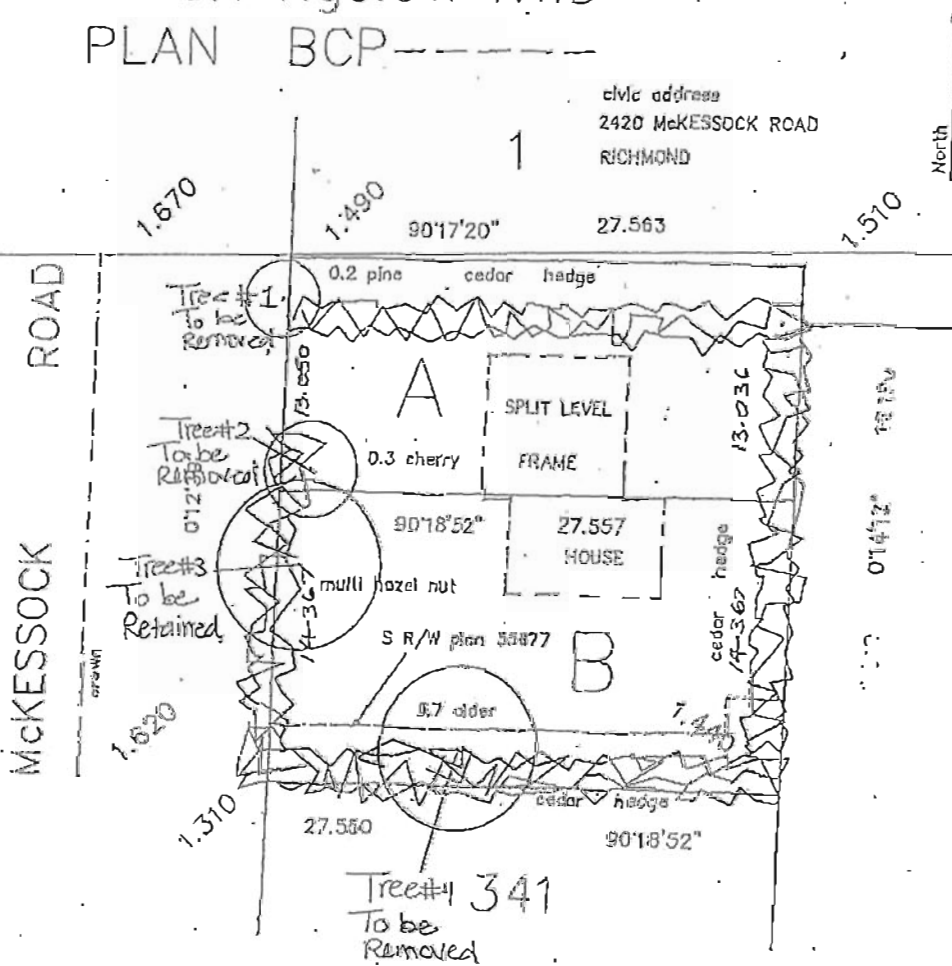
not to be used to define boundaries.

scale 1:300
metres

Survey Certificate
for

TREE AND ELEVATION PLAN
FOR PROPOSED SUBDIVISION
OF LOT 2 SECTION 23
Blk. 5N Rge. 6W NWD
PLAN BCP-----

civic address
2420 McKESSOCK ROAD
RICHMOND



NTS

Christopher J. James
British Columbia Land Surveyor
Gordon Avenue
Vancouver, B.C. V4A 3J4
604-535-3261

604-535-3261

this document is not valid unless originally signed and sealed

CNCL-58
PLN-49

File 8875



McKessock Neighbourhood 2013 Public Consultation

CNCL-59
PLN - 50

Original Date: 09/21/12

Revision Date: 10/11/12

Note: Dimensions are in METRES

Dear, To Lord Mayor of W.D. for P.C. 12-50919
 on 6th Nov/2012 Meeting Attached
 Sir, of the Council Application, City of W.D. Hill
 Two Friends have been involved
 since 2009. Will Dec
 up to Friday 2nd Nov/2012. For
 P. End House not mean for
 creating information for correct location
 of A Sub-Division of houses of R.R.
 The Sub-Division, This has been

CNCL-60

File in Mounting of A House
 Lines - Letter Office Recreation
 For Sewer Park R.O.W Two Sewer
 Pipes, having been put in the ground
 in place now, but not connected to any sewer
 Revolution in North of South Street line being
 16'-9" out on map, East West Connection
 to the East
 Sewer line is 16'-9" out to the North of
 East West Connection, Sewer line goes
 My Property, this is to affect
 Policy Reg & boundaries. This is connected
 of this is the Sub-Division of also sewer
 from of Fire Marshal Reg on Two R.R. Streets of McKeown Ave
 for New Federal Law, Justice Minister, BC law. McKeown Ave

From Mr. 7-27-12 / File # R12-50919
 Date Dec 5th/2012 To W.D. for P.C. 12-50919
 Re: Policy 5448
 ① Concerning Building Heights of Policy Reg 5448
 For the Sub-Division of Compliance to Reg in Force.
 ② Land of Soil Survey by City of W.D. for this Area
 Confirmed that Shell R.R. McKeown Ave. McKeown Ave
 House did not need have the house for house building
 Group for 5 1/2 stories building.
 ③ In the last couple of months (Till present time)
 One House on McKeown Ave was not to same
 Section - Shared by Shell R.R. McKeown Ave
 House # 10811
 Confirms to correct height Revolution max 29.5'
 Note Ground was not flat, house, House Height
 Confirms to all other, distance next to it.

④ House on Shell R.R. # 2731 Does not connect
 to existing House Height on R.R. 100 ft. McKeown
 House # 2731 House has Shell R.R. or House on
 McKeown Ave at 29.5' to Height
 Shell R.R. House every with the house at 27.5' to
 1. All Height of House, then top of Rock
 on House has House. Advantage. Property.
 ⑤ Please let Mark stop order on it, suggest someone
 down to correct Height of 100 ft. McKeown
 Roof on top of McKeown to Height Revolution
 to Height - Level. Foundation from original
 Soil Height level. One House has property level
 for this & connect to original Soil Revolution Height
 ⑥ Bring this Matter up before your Planning Committee
 Engineering Committee of Building Permit & Planning
 to confirm to Policy. Build Lines of Shell R.R. if
 it means the house. Before issuing "Permit to Build"
 of Building Division.

PLAN IS MORE ACCURATE THAN CITY RECORD MAP.
NO ADJ. - NOTE:

DEED 1176. Says own property
is up to E. of SEWERS, East/South-H.
Sewer Run E. of McKeenock Ave.
Lot on North Side next to Property line.
Sewer on A Side
of New Water Main in place for
Sub-Division (Ready to Go)

CNCL61

18' 7" 10 x 39' 40" = 3,875' 139 SF
Lot Size = 1/4 B.
10' 11" 10 x 18' 39" = 396 SF
House MAXIMIZE 6' 7" 45' 819 SF = 538 SF
Garage = 538 SF
2' 669 SF F. Footprint
29' 11" 53

ORE = 43,560 SP.F.
CANZ = 21,780 SP.F.
MARE = 10,890 SP.F.

202 = 71 SP.F. under a floor
SP.F.

WINGS = 4' 5 1/2" (Max 4' 9")

LEGAL DOCUMENT

VERIFIED BY City Eng & Surveyor
City of Richmond & City Eng.

(Checked out and ok)

MR. CARLTON SOREY
City Eng.

Fred Linn
804 247 4627

John D. Davis

804-276-6343

(DEC 8TH = 2006 YR)

NOTE

Map issued by City Eng
& placed on the platline in the
Office 77



City of Richmond
1911 No. 3 Road, Richmond, BC V6Y 2C1
www.cityofrichmond.bc.ca
for & works

Jim Young, P.Eng.
Manager, Design & Construction
Engineering and Public Works
Tel: 604-276-4610
Fax: 604-276-4197
jyoung@cityofrichmond.bc.ca
669-9945

GARAGE
LINE (CLEAR)

60°
ANGLE
P.D.M.

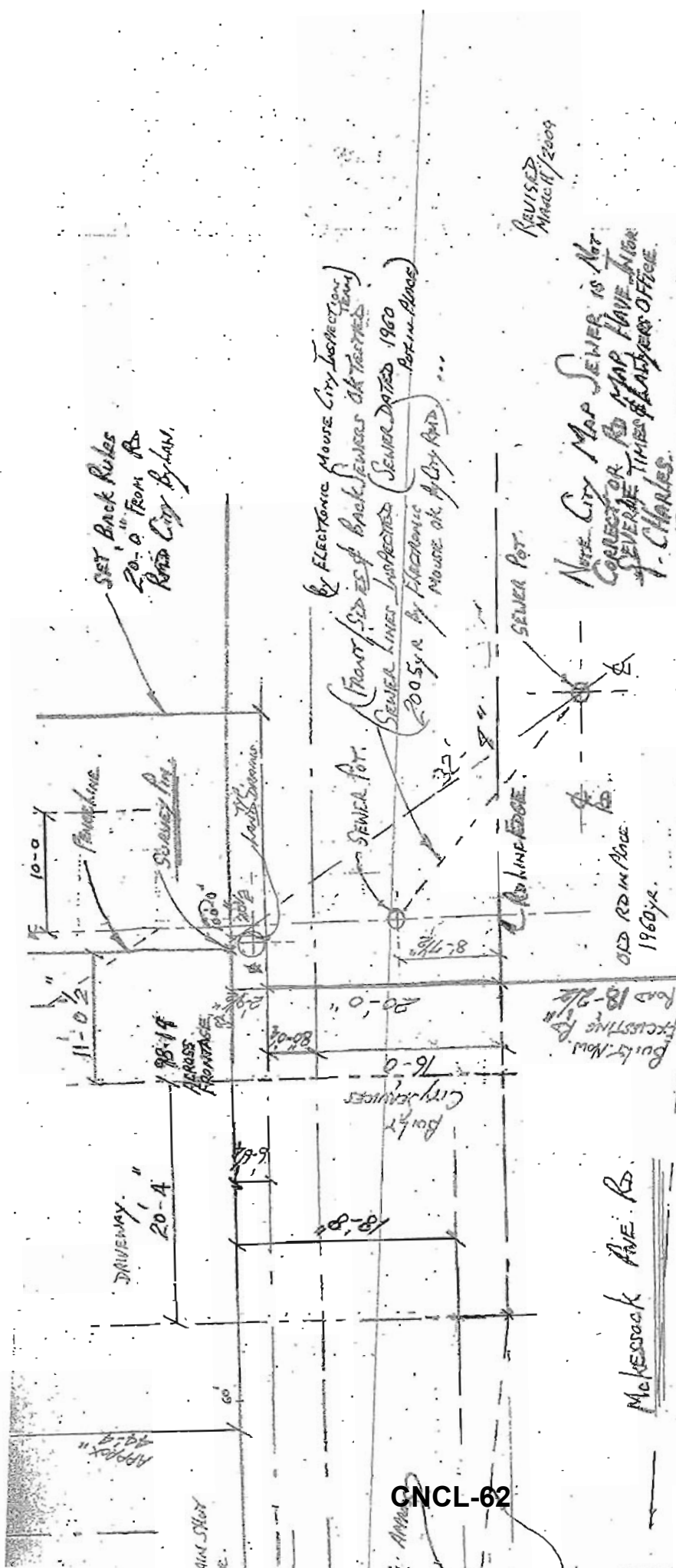
16'-0"
PROPOSED LINE

16'-0"
PROPOSED LINE

OPEN FOR
FROM R.
TO R.
OR R.
NOTE 60°

16'-0"
PROPOSED LINE

16'-0" ANGLE



Charles D. Dec. 8-11 2006 yr

DRAWING TO SCALE OF
1/8" TO 1'-0" AS BUILT
AS SURVEYED
AS SEWERS BUILT IN PLACE
THIS DEED OF PROPERTY
MAP TO SCALE 1/8" - 1'-0"
ACCURATE.

Conf. 1/4" 1" 1-0" STANDARD IMPERIAL MEASUREMENTS.

DATE 15/8 TO

Mrs Henry
Installed at Railway Line.
Front & Rear of Railway
Roady installed at Railway Line.

No. Kansas
McKasook "Bd. North
AT 16-4 SAME as 1900 yz.
Still Same JUNE 2009 yz.
ON TWO SECTIONS OF RD.
INCOME FROM PAID RENT
RD.

Stanger Runo
on Property
Larkash Line
North - South = 100
TO TEE - CONJECT.
East-West from TEE Con
= 254.84 To Mackholman
TOTAL = 354.84 ft of section

Windows Live® Hotmail Messenger SkyDrive | MSN

brian cray

profile | sign out

Hotmail

New | Reply | Reply all | Forward | Delete | Junk | Swap | Mark as | Move to

Categories |

Inbox

RE: 2420/2400 Mckessock

Back to messages |

Folders

Junk

Drafts (20)

Sent

Deleted (28)

briancray

New folder

Quick views

Documents

Flagged (3)

Photos

New category

Messenger

33 invitations

Messenger isn't

available now.

Home

Contacts

Calendar

Lussier, Cynthia Add to contacts
To: briancray

25/06/2012

Reply

Thank you Mr. Cray for your email.

I will be considering your comments when I review the subject application as well as summarizing the nature of your comments for inclusion in my staff report to Council. My review will certainly take into consideration greater area context. My staff report will probably be more comprehensive than that of other similar proposals for 2-lot subdivisions by recommending multiple options and by seeking more direction from Council with respect to the implications of the subject application for the remainder of the area and for all involved.

As requested, I will keep you informed about the subject application.

Cynthia Lussier
Planning Technician
Tel: 604-278-4108
Fax: 604-278-4082
clussier@richmond.ca

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
www.richmond.ca

From: briancray (mailto:briancray@hotmail.com)
Sent: June 22, 2012 4:53 PM
To: Lussier, Cynthia; tia
Subject: 2420/2400 Mckessock

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and Mckessock on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section would be difficult for development to connect to an operational lane."

The development RZ 12-610919 at 2420 Mckessock will impact and the remaining large lots between Shell Road and Mckessock for access. Under existing policy we are RS1/D with the potential to go to RS1/B with a lane. But staff has said that we are not able for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continuous

COMPREHENSIVE
REVIEW FROM
PREVIOUS RDH FEB
COUNCIL MEETING

<http://sn126w.sml26.mail.live.com/mail/Content/Out.aspx?id=1313426066>

26/06/2012

Re: Zoning Policy 5448

PLEASE NOTE - THE BIG RIVER RD DEVELOPMENT IS

GOING TOWN HOUSE, NOTE TRAFFIC PATTERNS

SERVICING FIRE FIGHTING & DENSITY FACTOR

POSITION, WITH SHALL BE GO ALL TOWN HOUSES DOWN

TO RIVER RD ALSO THE BACK LOTS & SERVICING

LANES RD DRIVING & RE-DOING TO TOWN HOUSES

CASH HOUSE OR ALL TOWN HOUSES 550 NEEDED IN SUB-DIVISION

ACCORDING TO BROWN JACKSON, PHILIP, BROWN AT COUNCIL & PUBLIC HEARINGS

CNCL 64

July 2012
HARRIS July 4th

PLEASE NOTE THESE MAPS ARE NOT

SCALE.

BUT DO SHOW PROBLEMS BETWEEN CITY MAPS MY DEED TITLE & LAND TITLE OFFICE (CONFIRMED) Jim Young P. Eng issued MAP to ME IN 2006yr 8TH DEC CONFIRMED BY CITY SURVEYOR (RMD) MR. LARPUN.

THIS MAP ISSUED TO MR. MR. T. CHARLES CITY WAS ASKED TO CORRECT MAPS AT THIS TIME (HAVE NOT DONE SO) TO DATE, MAKE MAPS.

NOTE City Planner / NOTE DENSITY FACTOR = 12.62 CONFIRMED PER AVE BY PUBLIC MEETING CHAIRMAN SCHOOL CHAIRMAN BY MR. CROW. RDS ARE GRASSY PAVED CHAISE AS NOT CHANGED SINCE 1960yr WHEN BUILT ALONG BRIDGE PORT RD. MCKESSOCK AVE IS 5 METERS FROM (INCOMING & OUTGOING) TARMAC SURFACE AT 16'-4" OR 5 METERS - NOTE SUB-DIVISION B/AVE & LANES ALL AT 16'-4" OR 5 METERS & HOUSES Laid out in BLOCKS (EXAMPLE).

A. B. C. D. Blocks & NUMBERS, CITY PLANNERS & STAFF TO CHANGE TO BLOCK SYSTEMS & DENSITY FACTORS TO ACHIEVE DENSITY REQUIRED FOR MORE HOUSE LAYOUT FOR R/B LINES & LOT SIZE 100' x 40' IN 16'-4" B-5 METERS.

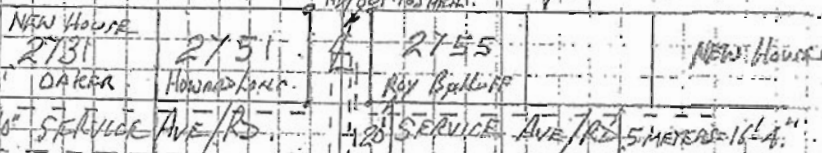
REQUIRES ZONING CHANGE FOR BACK LOTS (SAME AS LOT B & CHAIRMAN SCHOOL CHAIRMAN). TO R/B-Town Houses/Coach Houses IN LANES B/AVE AT 5 METERS.

PROPOSED SUB-DIVISION RD ON TOP OF SEWER IN POSITION IN GROUND NOW ALSO DESIGNATED RD OUT TO SHEN BETWEEN 2731 SHILL RD & 2755 ON TOP OF SEWER SO DESIGNATED SINCE 1978. MAP OF McLENNAN SANITARY SEWER AREA MAP: CLEARLY SHOWN & HAS NOT CHANGED.

SHILL RD

RD OUT TO SHILL.

STREET IN LANE IN BLOCK



NEW ALLOWANCE R.O.W. 5 METERS = 59'-0.55' EACH SIDE.

RD/AVE ALLOWANCE = 20'-0"

16'-4" WIDE 25 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

5 METERS

STRIP OF LAND 3 1/4' 2 1/4' 16'-9" TOY FENCE CONFIRMED BY CITY SANITARY ENGINEER INSPECTOR MR. BRADSON.

STRIP 3 1/4" OR 2 1/4"

10'-0" EACH SIDE FOR RD

16'-9" 10 FROM R = 4'-6"

EXISTING FENCE LINE

CNCL-65

2380 McKessock

QUESTION WHAT IS THIS 3 1/4' STRIP OF LAND ON MY DEED TITLE & SEWER RIGHTS OF WAY.

RED LINE FOR WATER

LINE INTO SUB-DIVISION

CONCRETE WATER MAIN

604-273-9761

604-273-9761

604-273-9761

604-273-9761

604-273-9761

604-273-9761

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604-273-9761

THIS MAP IS NOT TO BE
BUT DOES SHOW HOW TO
OUT SERVICE AD/AVES.

FOR REZONING CONSIDERATIONS RZ-12-610919.

PLEASE NOTE THERE MAPS ARE NOT
SCALE.

BUT DO SHOW PROBLEMS BETWEEN CITY MAPS MY DEED TITLE
& LAND TITLES OFFICE (CONFIRMED) Jim Young P. Eng ISSUED MAP TO
ME IN 2006YR 8TH DEC CONFIRMED BY CITY SURVEYOR (RMS)
MR. CARPUN

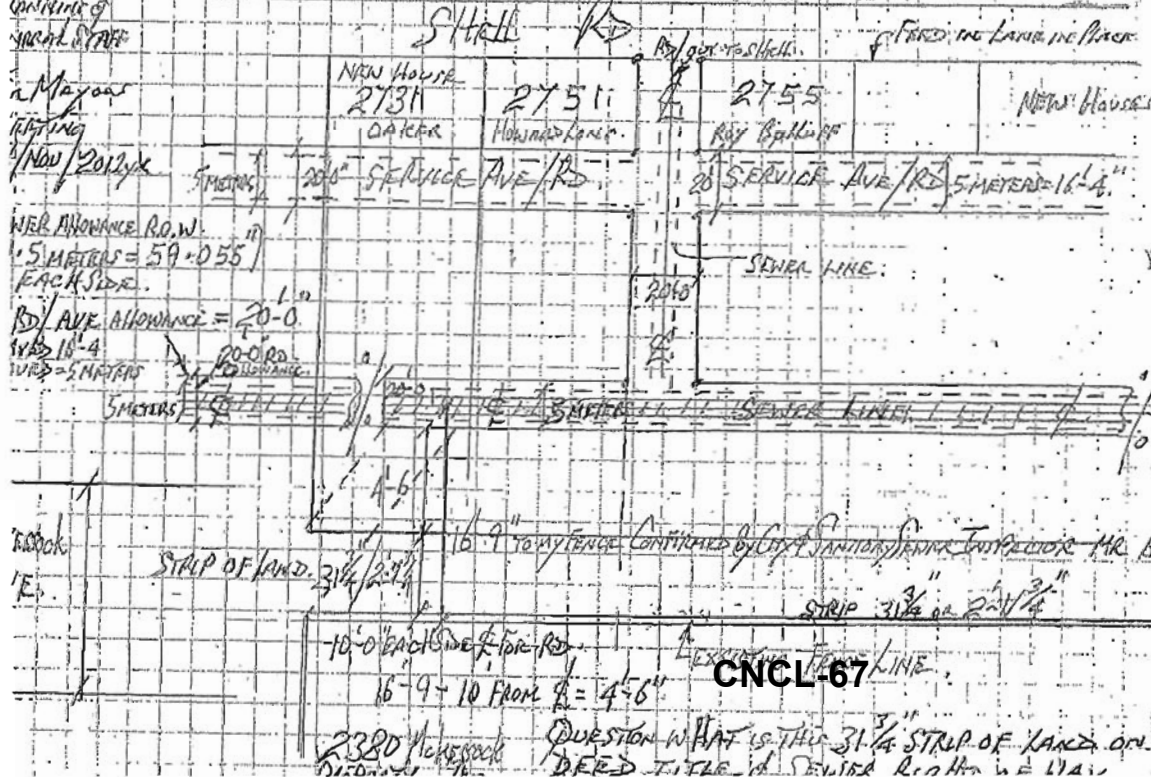
THIS MAP ISSUED TO ME MR. T. CHARLES
CITY MAP ASKED TO CORRECT MAPS AT THIS TIME (HARD NOT DONE SO)
TO DATE, LAND MAPS

NOTE CITY PLANNING / NOTE DENSITY FACTOR = 12.68 CONFIRMED PER ACRE
BY PUBLIC MEETING CAMBIE SCHOOL CHAIRMAN BY MR. CROW
RDS ARE GRANTING PAVEMENT CHANGE AS NOT CHANGED SINCE 1960YR
WHEN BUILT ALONG BRIDGEPORT RD. McKESSOCK AVE IS
5 METERS FROM (INCOMING & OUTGOING) TARMAC SURFACE AT 16'-4"
OR 5 METERS - NOTE SUB-DIVISION RD/AVE & LANES ALL AT

16'-4" OR 5 METERS & HOUSE Laid OUT IN BLOCK (EXAMPLE)
A, B, C, D BLOCKS & NUMBERS, CITY PLANNING & STAFF TO
CHANGE TO BLOCK SYSTEMS & DENSITY FACTORS TO RELIEVE
DENSITY REQUIRED FOR MORE HOUSE LAYOUT FOR R/B LINES
& LOT SIZE 100' x 40' W 16'-4" = 5 METERS

REQUIRES ZONING CHANGE FOR BACK LANES (SAME AS CUTE RD & CAMBIE
SCHOOL AVE)
TO R/B - TOWN HOUSES / COACH HOUSES / W LANES RD / AVE AT 5 METERS

PROPOSED SUB-DIVISION RD ON TOP OF
SEWER IN POSITION IN GROUND NOW ALSO DESIGNATED
RD OUT TO SHEN BETWEEN 2781 SHEN RD & 2755
ON TOP OF SEWER SO DESIGNATED SINCE 1978, MAP OF
McLENNAN SANITARY SEWER AREA MAP CLEARLY SHOWN &
HAS NOT CHANGED



CNCL-67

221.54X98.19

= 21,851.203 sq ft

BC-LS-Corner
Bartholomew Land Survey
North East
Corner

12'-03"
= 400 inches
98'-03" molar = 98'-400 inches
03'-03" molar
03'-1" molar

Official Survey Point Found & Located Pin of Marked

± 0° - 54' - 68" - N

LEGAL DESCRIPTION

FORMATED (8212)
FREE FORM

(21,813 sq ft. City File)
For Taxes
N1/2 - 99 Sec - 23 Blk-5N-RC-GW-A-8212

PLAN 8212 - 1978 Survey City of Richmond
Sept 13-11-1978

LOT - DISTRICT 36

PLAN DERIVED FROM 5-89° 43 MIN - 40. B.

DERIVED FROM PLAN 8212

1978 Richmond
SEPT 13-11

5-89°-43 40 B.

PIN TO PIN = 21,852.203 sq ft.

OFFICIAL SURVEY PIN
CHECKED OUT BY
INSTRON

12'-03" = 66'-666 inches
18'-4'-9mm

98'-19" ÷ 10 = 98'-18" = (98' 66'-666 inches)
12'-03" = 66'-666 inches
18'-4'-9mm
Fence of House Facing
at. 18'-4'-9mm

221.54X98.03
= 21,851.203 sq ft

222.54

(.54 = 31/64 OR 14mm)

OFFICIAL SURVEY PIN
CHECKED OUT BY
INSTRON

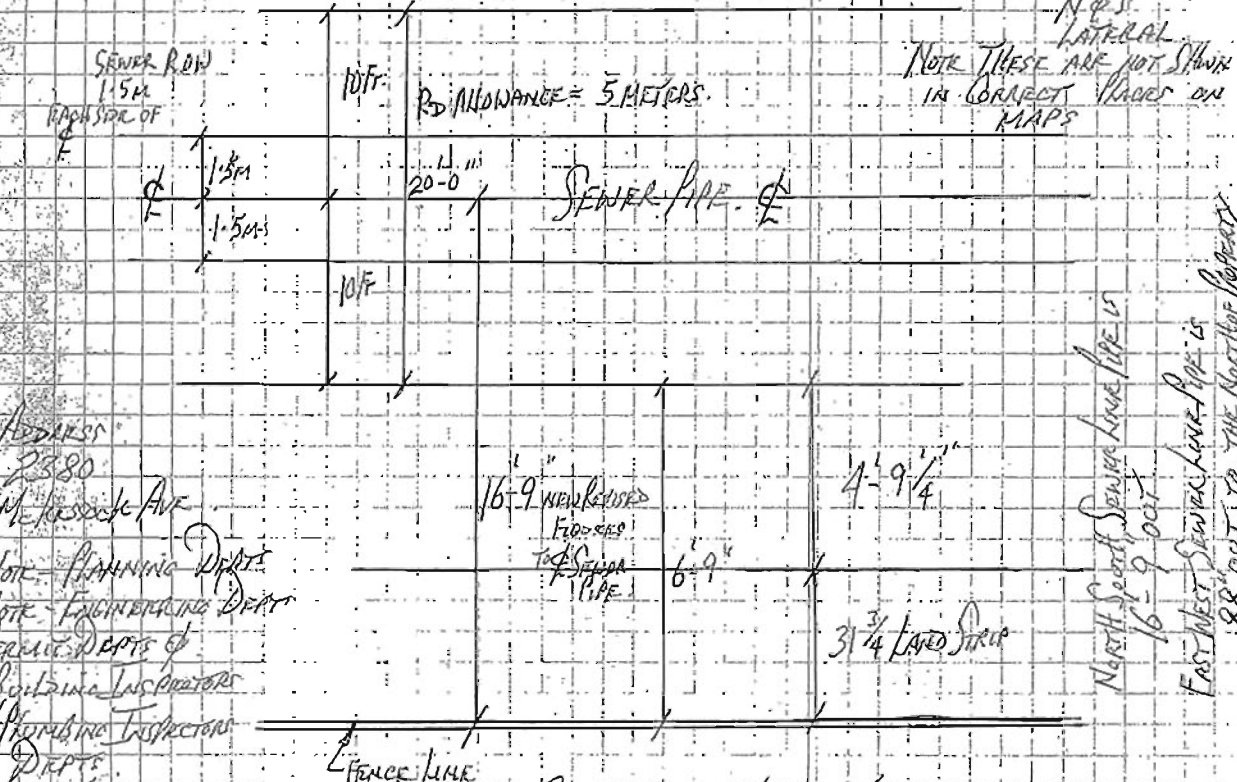
05 26 - 68 - 5
N 99° 42' 53" E

(SUB-DIVISION R to CORN) REAL LANDS & SEWER

N 48°

LATERAL

NOTE THESE ARE NOT SHOWN
IN CORRECT PLACES ON
MAPS



ADDRESS
2380
McKessie Ave
FOR PLANNING DEPT
FOR ENGINEERING DEPT
FOR DEPT OF
Public Works Inspectors
FOR PLANNING INSPECTION
DEPT

WATER TOWER
5/11/2012
5/11/2012
5/11/2012
5/11/2012

THIS MAP CONFORMS TO LAND TITLE'S OFFICE
DENOTING MY SEWAGE ENCL-68 ON MY DEED TITLE
SEE PHOTO COPY OF DEED TITLE...



1-320

RIGHT - OF - WAY PLAN TH
SEC. 23 BLOCH 5 N. RGE.

FOR PUBLIC UTILITY SERVICES

BOOK OF REFERENCE

DESCRIPTION		REFERENCE		PAGE	
PT.	LOT	FRAC	SEC. 23 B. 5 N. R. 6 W. PL. 8212 N.W.D.	N.W.D.	027
W 1/2	" 90,	"	"	"	043
E 1/2	" 101,	"	"	"	037
W 1/2	" 91,	"	"	"	"
N 1/2	" 91,	"	"	"	070
S 1/2	" 99,	"	"	"	"
PT.	" 99,	"	"	"	075
"	" 65,	"	"	"	024
"	" 66,	"	"	"	075
S 1/2	" 77,	"	"	"	"
"	" 89,	"	"	"	"
S 60'	" 92,	"	"	"	017
"	" 155,	"	29624	"	"
"	" 156,	"	"	"	"
"	" 157,	"	"	"	"
E. PT.	" "A",	BLK. 67,	21944	"	019
W.	" "	" "	"	"	"
"	" "B",	" "	"	"	018
W. 85'	" "	" "	"	"	"

F B

48-247
JOB NO B-6626 E.V.

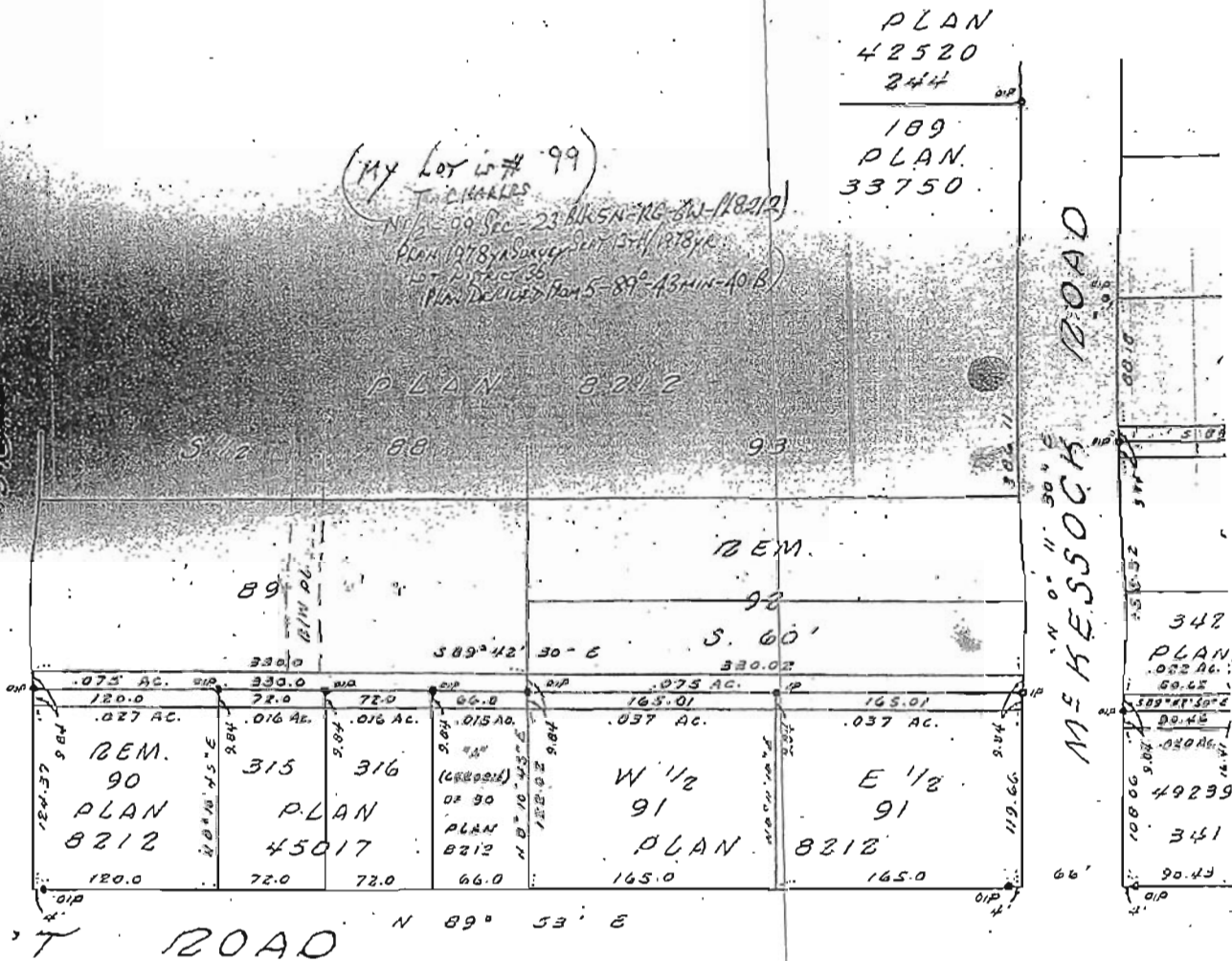
PLAN 55877
REF. PD 82246

Deposited in the Land Registry
Office at New Westminster, B.C.
This 10. day of Nov. 1978

@ Heddes

Assistant Deputy
Registrar

This plan lies within the
Greater Vancouver
Regional District

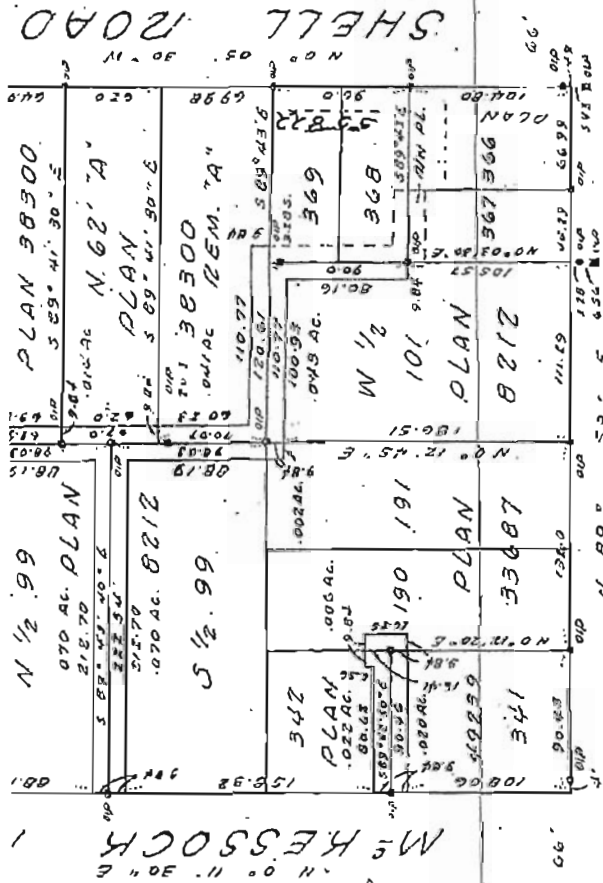


LEGEND

Scale 1 inch = 100 feet

Astronomic derived from Plan 8212.

indicates old iron post found
indicates old 1800' plug found
indicates iron post set



I, Richard Kior of the Municipality of Richmond
British Columbia Land Surveyor make oath and
say that I was present at and did personally
superintend the survey represented by this plan
and that the survey and plan are correct. The said
survey was completed on the 15 day of
September 1978.

10 10
10 10
10 10

Sworn before me at Richmond, B.C. This 15 day of September 1978.

Commissioner for taking affidavits
within British Columbia

R-6626 E.V.

To Cynthia Lussier
Planning Technician

Questions Asked For

Sheet 1 of 2

& Submitted on 10th July 2012

Dated & Stamped Received

By City of Richmond Planning Dept.

CITY OF RICHMOND

JUL 10 2012

RECEIVED

For Rezoning Considerations
File # RZ 12-610919.

REGS - 5448 Policy

2 Mayra
Hall Meeting

6th/2012

1/1/2012

Plan #
-273-9781

McKessock Park Road

Questions For Council Meeting on This Application
& IMPACT TO RESIDENTS REZONING
QUESTIONS ABOUT APPLICATION FOR 2420 McKessock Ave

As per Request Questions Sheet #1
4th July 2012

- ① PLEASE ALL NEW SUB-DIVISION APPLICATIONS TO HAVE LANE ACCESS
FILE # 6360-07- 27th JAN 2002-2003 PASSED BY CITY COUNCIL
BY DIRECTOR OF ENGINEERING MANAGER & REZONING JOE FREE
& STEV ONO PERM DIRECTOR ENGINEERING

NOTE THIS APPLICATION DOES NOT HAVE A LANE ACCESS

Also it blocks off lane access to other residences in area
of BRIDGEPORT RD & SHELL RD AS PER PLAN LAYOUT SHEET #1 OF 4
SUBMITTED TO CYNTHIA LUSSIER ON 4th JULY 2012 DATED
3RD AND STAMPED RECEIVED CITY OF RMD

- ② CHANGE School Public Hearing for Policy 5448 AREA THAT
PUBLIC VOICED THAT YES, THEY WANTED HIGHER DENSITY
FACTOR OF 12.68 MIN PER ACRE
REZONING POLICY TO REFLECT PUBLIC REQUEST AT MEETING
CHAIRMAN BY MR CROW CITY OF RMD

- ③ FIRE MARSHAL REGS/2012 NOW HAVE TO HAVE FIRE FIGHTING
FRONT & REAR OF PROPERTIES REQUIRES LANE ACCESS BY
FEDERAL LAW 2012 FIRE MARSHAL REGS

- ④ QUESTION ARE KERBS - BLVD / FOOT PATHS GOING TO GO IN ON
ALL NEW HOUSES & APPLICATIONS IN FUTURE & CONNECTIONS TO
EXISTING HOUSES ON WHOLE OF STREET & EXIT TO BRIDGEPORT RD
TRAFFIC RESTRICTION NOW AS EXIT REDUCED FROM 36'-0"
FLARE OUT TO 30'-0" FLARE OUT, NOW GREATER FLOW OF
TRAFFIC FROM EACH HOUSE PLUS 4 CARS AVERAGE GOING OUT
TO BRIDGEPORT RD CAUSING TRAFFIC DELAYS

- ⑤ PROPERTY OWNER APPLICATION OWNS ALL THREE PROPERTIES ON
THIS APPLICATION 2400 McKessock AND NEW SURVEY LINE TO
E LINE OF HIS DRIVEWAY NOW SEE SHEET #1 OF 4 LAYOUT

- ⑥ PROPERTIES ALONG BRIDGEPORT RD / SHELL RD HAVE TO HAVE LANE
ACCESS ON ALL NEW OR PROPOSED PROPERTIES BY 2002-2003
CITY BYLAW PASSED ON JAN 27 / 2002-2003 DIRECTOR OF
ENGINEERING CITY OF RMD FILE 6307-07

- ⑦ FENCE LINE NOW IS NOW BLOCKING LANE ACCESS AS PER
DIRECTOR OF ENGINEERING FILE # 6307-07 AND HAS TO
BE MOVED TO NEW SURVEY LINE OR DISCONTINUED FROM
THIS APPLICATION & CLEARED OFF PROPERTY TO GIVE LANE ACCESS
AS PER LAYOUT PLAN ENCL 76 DATED 3rd JULY & 4th JULY 2012

- ⑧ OFFICIAL SEWER MAP # 2356-08-2 2055 McKESSOCK SANITARY SEWER
AREA 24

As of July 10th 2012
City of Richmond
Report by City
to SIDEWALKING PATH
& HOUSES (WHY) IS IT
NOT GOING IN & BLVD
DRIVER HOUSE ON
McKessock TO LANE
AS SIDEWALKING PATHS &
FENCE

NOTE ***
GRAVEL STRIP ON
PROPERTY IS NOT
WIDER THAN 7'-0"
VEL FROM ROAD
Walkway should be
including kerbs & gutter
on other side of Rd
McKessock Ave

1) REZONING NOTE R/L/B LOTS = 78' x 40' + 20' LANE = FOREVER
 100'-0" LAYOUT = 2 FT SPARE EACH LOT. (AS PER LATTER FROM CITY ROAD
 COACH HOUSE RC = SAME SIZE. (FROM R/L/D TO R/L/B ON ROAD RE COACH HOUSE)
 NOTE HYDRO POLES ALL NEW LINED OUT TO 1980's
 LAYOUT EVERY 100'-0" NORMAL CLEARANCE FACTOR
 ON BRIDGEPORT RD / SHELL RD / MCKESSOCK AVE.

CITY OF RICHMOND

JUL 10 2012

RECEIVED

2) ALL EXISTING SEWERS ARE SITUATED IN IDEAL LOCATION
 FOR SUB-DIVISION MAINS & THRU RDS AS PER PLAN
 LAYOUT 1. THRU 7 SHELL DATED 3RD JULY & 4TH JULY TO
 ALSO MOVED OK FOR SERVICE SINCE APPROX MARCH 2012 FOR NEXT
 25 MINIMUM OK BY ENGINEERING DEPT.

SUB-DIVISION RD TO ANGLE AT FIRST TO 60° ANGLE THEN TO GO
 ON TOP OF N.E.S. SEWER & EXIT RD DESIGNATION (SINCE 1983 BYRON CITY MAP).
 BETWEEN HOWARD LONG'S HOUSE SHELL RD 2751 & BURKE
 HOUSE 2775 ON SHELL RD DESIGNATION EXIT SINCE MAP
 ISSUED 1978 ALSO FIRE ^{HAS BEEN MOVED} ~~HE DROUGHT~~ MOVE CLEAR OF
 EXIT RD FROM SUB-DIVISION & FEED IN LANE SHELL RD
 FOR SUB-DIVISION EXIT ONLY TURN RIGHT DESIGNATION
 NOTE ALSO NO PAVEMENT ARROW ON WEST SIDE OF SHELL RD
 IN THIS NEAR HOUSE AREA. NOW WILL PAVEMENT &
 ACCESS LANES GO IN ALSO PAVE MENT DOWN SHELL RD
 & FIRE MARSHAL RECD 2012 NOTE

FIGHTING FIRES FRONT OF REAR OF PROPERTIES RECD FIRE MARSHAL 2012 YR
 FEDERAL LAW & INSURANCE OF CANADA.

1) NEW WATER MAIN IN PLACE FOR SUB-DIVISION TO
 BACK LANDS - ON MCKESSOCK PLACE EXTENSION SUB
 - DIVISION RD & ACCESS LANES FOR SHELL RD & MCKESSOCK &
 BRIDGEPORT RD. TOO CONSIDER FOR THIS REZONING NOW
 TOO TOWN HOUSES FOR COACH HOUSE R/L/B LOT SIZE NOW.
 ALL CAPPED SERVICES IN SITU READY FOR SUB-DIVISION EXTENSION

1) SUMMARY THESE ALL MY CONDITIONS & MY NEIGHBORS FOR ACCESS
 LANES & SERVICE ABILITY FOR FRONT & REAR OF PROPERTIES
 & MEETING ALL CRITERIA ENGINEERING REQUIREMENTS NOW
 NEW HOUSING ON MCKESSOCK AVE HAVE HAD CRUSHED PINE LINDS DOWN WEST SIDE OF PROPERTIES & BLDG GOING
 AS PER REQUEST OF T. CHARLES
 CYNTHIA LUSSIER CIVIC PLNS
 PLANNING DEPT. REPORT OF
 4TH JULY 2012 YR
 4TH JULY 2012 YR

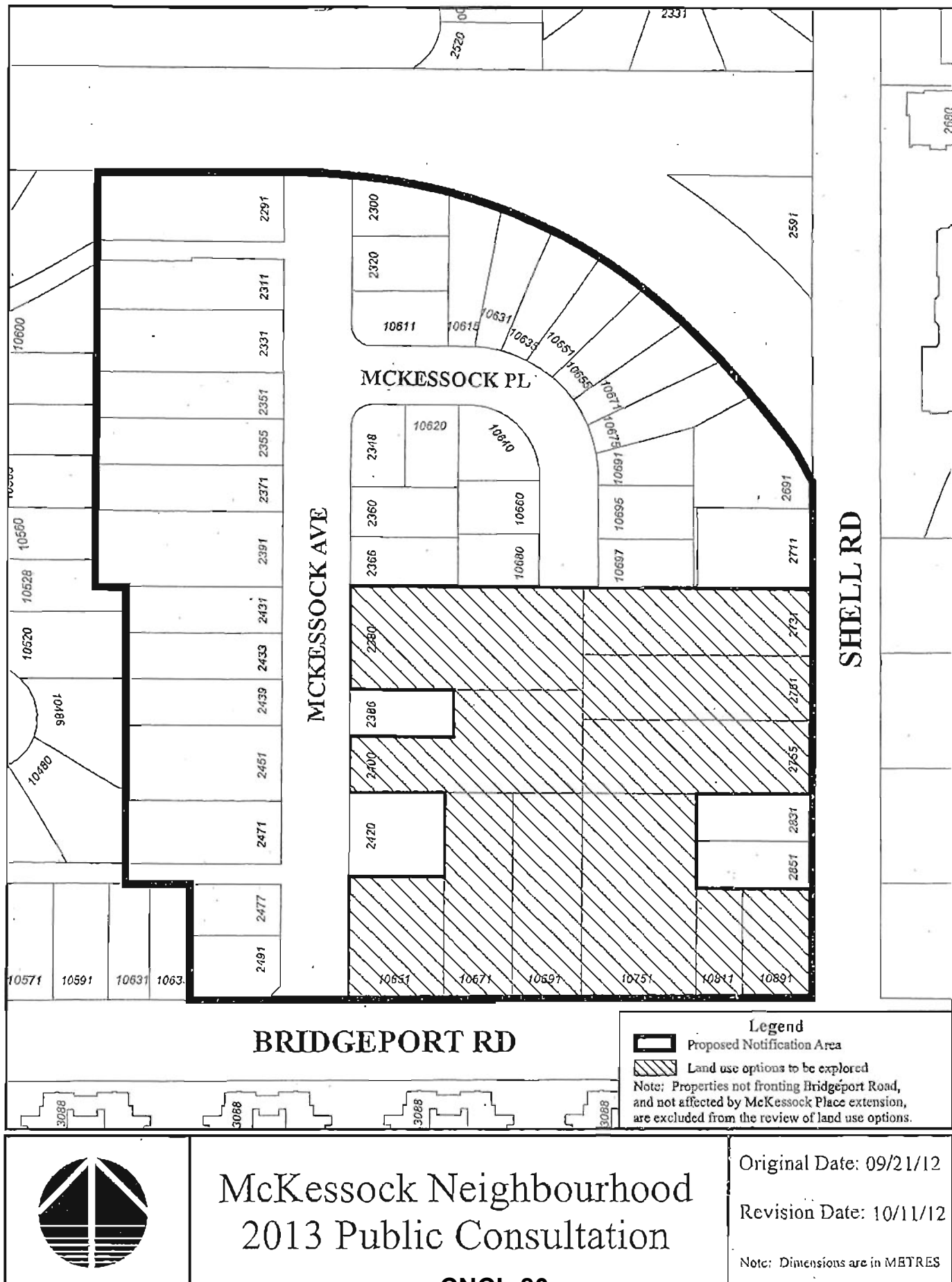
???
 7-0 STRIP MARK FROM RD.
 NEEDED IS
 STRIP ON 3 PROPERTIES
 7 PROPERTIES
 INVOLVED.

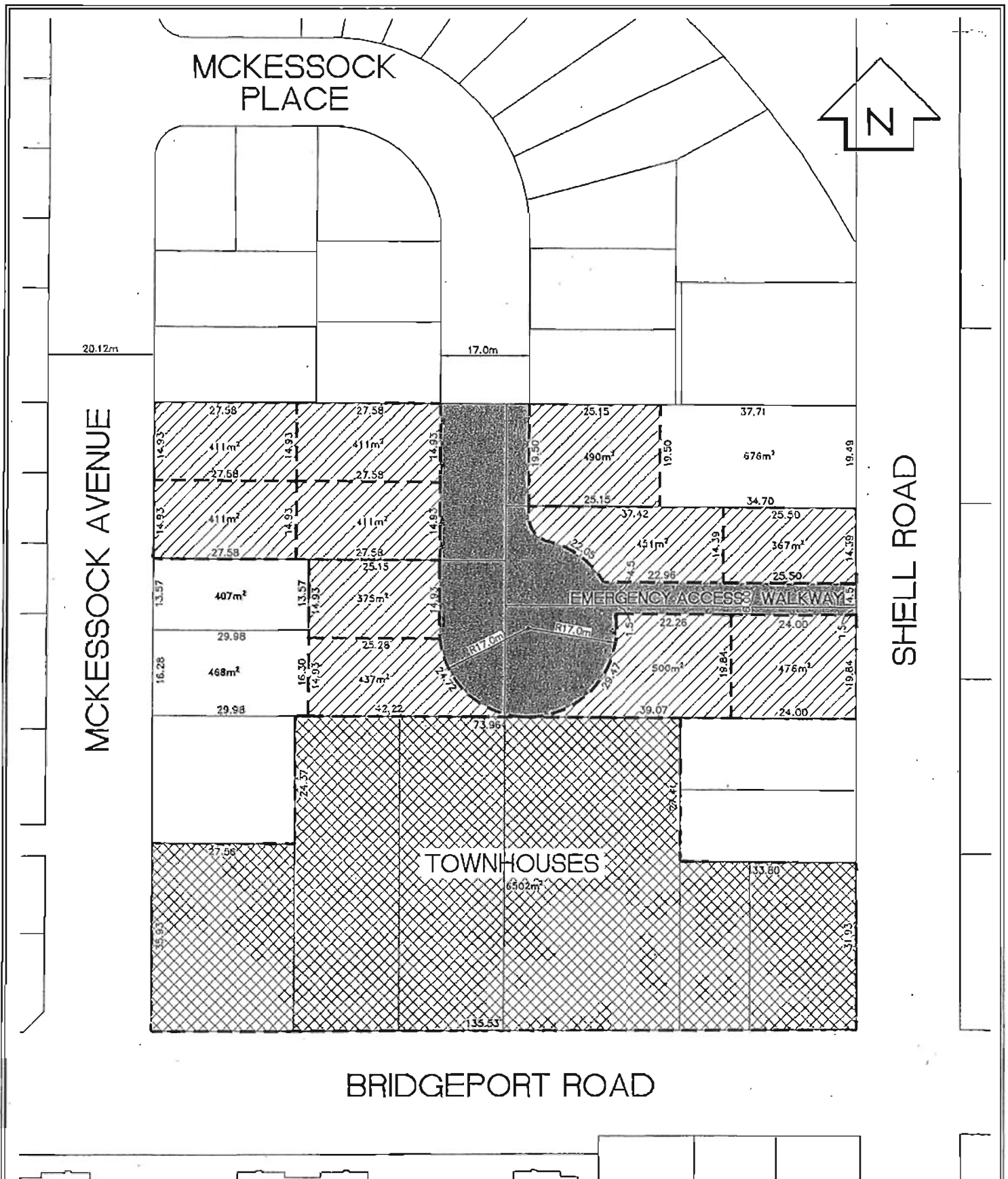
CNCL-77
 2012
 7/4/12
 2012

Submitted to Council Meeting
Nov 5th in Council / 2012
File # KZ 12 - 610919.

Re Zoning Application
Application of back lanes
of New Mac K. Sub-Division
varied blocks of houses of
Savoye Row to New
Savoye Terrace or 12-28
houses per acre from

*Partners Shivers &
McNew at Camp School.
Packed boxes for George
Dwight House for Geo-Duncan
= 15 m each Price House \$4000
e - WATER. MAIN NEW TO
WED. GO IN AT PROPERTY LINE.*





CONCEPTUAL

Option 1 - Single Family Lots (0.1360m²) and Townhouses



17.0mm

SHELL ROAD

CONCEPTUAL

Option 2 – Single Family Lots (min. 270m²)



MCKESSOCK AVENUE

SHELL ROAD

BRIDGEPORT ROAD

CONCEPTUAL

Option 3 – Single Family Lots (min. 360m²)

Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
December 17, 2012.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Monday, 17 December 2012 12:43 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #724)

To: Public Hearing
Date: Dec 17, 2012
Item # 5A
Re: Proposed Single-
Family Lot Size
Policy 5467

Categories: 12-8060-20-8965 - RZ 12-617436 - Vanlux Dev - 4691 & 4731 & 4851 Francis Rd

Send a Submission Online (response #724)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/17/2012 12:49:34 PM

Survey Response

Your Name:	Samuel Raich
Your Address:	902-4900 Francis Road
Subject Property Address OR Bylaw Number:	Policy No. 5467 / Bylaw 8965 Francis Road and Railway
Comments:	<p>To Whom It may Concern: My self and my family OPPOSED for the construction of any property in the corner of Francis and Railway. Today is very difficult to find a green area still alive in Richmond and the corner of Francis and Railway is one of the only left green spaces in the neighbourhood. The construction of new property in the area will cause a lot of problems in all aspects, the traffic will be intolerant during and after the construction and the beauty of this unique corner will be terminated only because a few people (developers) will have a financial benefit is not acceptable. Railway has a history and heritage and we want to keep it as it is for generations to come. Sam Raich 902-4900 Francis Road Richmond, BC V7C4R5 Home 604- 276-4534 Cell 778-997-4534</p>





General Purposes Committee

Date: Monday, December 17, 2012

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

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

AGENDA ADDITION

It was moved and seconded

That the recommendations that were released as part of the Missing Women Commission of Inquiry Report relating to the regionalization of police forces, be added to the agenda as Item No. 6.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, December 3, 2012, be adopted as circulated.

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

1. OVAL CONVERSION PRIORITY PROJECTS

(File Ref. No. 06-2052-20-ROO) (REDMS No. 3714505 v.3)

John Irving, Director, Engineering, and John Mills, General Manager, Richmond Olympic Oval Corporation were available to answer questions. A discussion ensued among members of Committee and staff about:

- expanding the mezzanine to maximize the amount of operating space available for programming without impeding on the Oval's ability to operate its various ice programs;
- the continuance of the child-minding services provided at the Oval for those using the facility, and how the related programming focuses on physical literacy for youth;
- locations in the lobby of the Oval building that may provide appropriate spots for retail spaces;
- the process related to securing appropriate retail operations in the Oval; and
- the recent addition of food services at the Richmond Olympic Oval.

It was moved and seconded

That the adjustment of the remaining legacy conversion projects and funding as outlined in the staff report titled Oval Conversion Priority Projects, dated November 29, 2012, by the Director Engineering, be approved.

CARRIED

**2. ALEXANDRA DISTRICT ENERGY UTILITY BYLAW NO. 8641
AMENDMENT BYLAW NO. 8980**

(File Ref. No. 10-6600-01-01) (REDMS No. 3707421 v.3)

It was moved and seconded

That the Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8980 be introduced and given first, second and third reading.

CARRIED

General Purposes Committee
Monday, December 17, 2012

3. COMMENTS ON MULTI-MATERIAL BC'S PACKAGING AND PRINTED PAPER STEWARDSHIP PLAN

(File Ref. No. 10-6370-00) (REDMS No. 3711386)

Suzanne Bycraft, Manager, Fleet & Environmental Programs, joined by Andrew Doi, Environmental Planner, Metro Vancouver, advised that many details are currently missing from the proposed Multi Material British Columbia (MMBC) Packaging and Printed Paper Stewardship Plan, including information related to the governance of the plan, and the proposed service levels and associated costs. Ms. Bycraft noted that as a result of the missing information, it is difficult to predict how the proposed plan will impact current service levels offered by the City to its residents.

Mr. Doi advised that: (i) the governance model for the proposed MMBC Stewardship Plan has not been finalized; and (ii) the MMBC Board of Directors will include representatives from the large manufacturers and producers of products, as well as members of municipal advisory committees.

A brief discussion then ensued about:

- how the intent of the proposed MMBC Packaging and Printed Paper Stewardship Plan is to influence the production of packaging to result in products that are easier to recycle and dispose of;
- how the MMBC will be offering local government the first right of refusal on the proposed blue box program;
- suggesting to the MMBC to contact the LMLGA to provide further information related to the MMBC Packaging and Printed Paper Stewardship Plan to all local governments throughout British Columbia; and
- how the proposed plan was favoured by the industry as it allows the production industry to determine the costs and cost sharing associated with such a plan, unlike the plan in Ontario, which does not allow the industry to determine the costs.

It was moved and seconded

That the City's comments on Multi-Material British Columbia's (MMBC) Packaging and Printed Paper Stewardship Plan outlined in Attachment 1 of the staff report dated December 11, 2012 from the Director – Public Works Operations be approved and forwarded to MMBC, the Minister of the Environment and the Greater Vancouver Regional District Board Chair.

CARRIED

General Purposes Committee
Monday, December 17, 2012

FINANCE AND CORPORATE SERVICES DEPARTMENT

4. APPOINTMENT OF ACTING CORPORATE OFFICER (ACTING CITY CLERK)

(File Ref. No. 05-1400-01) (REDMS No. 3694105 v.2)

It was moved and seconded

That Michelle Jansson, Manager, Legislative Services, be appointed as Acting Corporate Officer for the purposes of carrying out the statutory duties prescribed in section 148 of the Community Charter, in the absence of David Weber, Director, City Clerk's Office (Corporate Officer).

CARRIED

5. METRO VANCOUVER LABOUR RELATIONS SERVICE BYLAW NO. 1182, 2012

(File Ref. No. 05-1400-01) (REDMS No. 3722223 v.2)

A brief discussion ensued regarding the challenges and demographics taken into consideration upon finalizing the funding arrangements.

It was moved and seconded

That Richmond City Council consent to the terms and conditions of withdrawal of the Greater Vancouver Regional District Labour Relations Service Bylaw No. 1182, 2012 and approve the adoption of the Greater Vancouver Regional District Labour Relations Service Bylaw No. 1182, 2012 by providing consent on behalf of the electors.

CARRIED

6. RECOMMENDATIONS RELEASED AS PART OF THE MISSING WOMEN COMMISSION OF INQUIRY REPORT, RELATING TO THE REGIONALIZATION OF POLICE FORCES

(File Ref. No.:) (REDMS No. 3732574)

Mayor Brodie made reference to a memorandum which highlighted recommendations that were released as part of the Missing Women Commission of Inquiry Report in connection to the regionalization of police forces. Mayor Brodie noted that the recommendations may impact the City of Richmond's initiative with regard to establishing its own police force. He also noted that further information on the matter was anticipated to be presented at the January, 2013 Community Safety Committee meeting.

General Purposes Committee
Monday, December 17, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:31 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday,
December 17, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office



General Purposes Committee

Date: Monday, January 7, 2013

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Linda Barnes (4:03 pm)
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, December 17, 2013, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. RICHMOND ADDICTION SERVICES STATUS UPDATE

(File Ref. No.) (REDMS No. 3709241)

Councillor Linda Barnes entered the meeting (4:03 p.m.).

Lesley Sherlock, Social Planner, was available to answer questions. A discussion ensued about: (i) concerns related to the duplication of services provided by the Richmond Addiction Services Society (RASS) and other similar service providers in Richmond; (ii) the role of other levels of government; and (iii) the recent privatization of the BC Responsible and Problem Gambling Program (BC R&PGP).

Ms. Sherlock advised that RASS would be conducting extensive inventory of addiction and mental health services. She further noted that issues related to substance misuse and problem gambling prevention are addressed in the City's Draft 2013-2022 Social Development Strategy.

Richard Dubras, Executive Director, RASS, then spoke to the Committee about:

- how RASS is no longer in receipt of the BCR&PGP prevention and counselling contracts, and the related impact on RASS and Richmond residents;
- RASS' problem gambling and other addiction prevention efforts, since the cessation of the BCR&PGP contracts. It was noted that although provincial contracts for BCR&PGP were awarded to private practitioners, RASS has continued to work with the BCR&PGP Prevention Specialist by dividing the prevention work to clarify roles and avoid duplication. It was further noted that prevention in elementary schools is provided by the provincial specialist, while RASS is currently working in the secondary schools;
- how RASS would no longer be reporting to the City regarding the funding and activities related to the BCR&PGP, as it is no longer the contract holder for the Program. There was discussion among members of Committee to request the provincial specialist to provide such information to the City;
- RASS' commitment to conducting a survey of Richmond residents regarding gambling and problem gambling behaviour, and how RASS has arranged to distribute a survey to students and parents; and
- RASS' upcoming problem gambling and other addiction prevention initiatives and community events.

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It was moved and seconded

- (1) *That Richmond Addiction Services' Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse reports, "Special Report, October 17, 2012" and "Entire Prevention Program Results, January 1st – June 30th, 2012", be received for information; and*
- (2) *That staff request information from the party now responsible for the provision of the problem gaming program on the number of Richmond residents now served and current results.*

CARRIED

CHIEF ADMINISTRATIVE OFFICE

2. COUNCIL TERM GOALS UPDATE FOR THE TERM 2011-2014

(File Ref. No. 01-0105-07-01) (REDMS No. 3709501 v.2)

Lani Schultz, Director, Corporate Planning, provided a revised version of page one of Attachment 3 to the staff report, (attached as **Schedule 1**, and forming part of these minutes) noting that there were typos in the original version.

A discussion then ensued, during which a detailed review of Attachments 2 and 3 of the staff report was conducted. During the review of *attachment 2*, the following additional amendments to the *Proposed Goal Statements* were recommended by the General Purposes Committee:

Part 12 – Water Enhancement:

- *amend the goal statement to read as "Place greater emphasis on protecting and enhancing the City's waterfront while successfully integrating a balance between urban development, public access and events, and a healthy river environment".*

Part 2 – Community Social Services:

- *add the words "and limitations" after the word "priorities".*

During the discussion and review of *Attachment 3*; the following additional amendments to the existing "*Amendments and Additions*" were recommended by the the General Purposes Committee:

Part 2 – Community Social Services:

- *include a statement related to the matter of community volunteer programs and strategies; and*
- *amend 2.5 to include a statement related to affordable housing priorities.*

General Purposes Committee

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Part 3 – Economic Development:

- *amend 3.6 to include the words “and implemented” at the end of the sentence; and*
- *add a statement about the continued support of the agricultural sector.*

Part 4 – Facility Development:

- *amend 4.2 by deleting the word “replace”.*
- *amend 4.1 by deleting the sentence “includes a transportation component as part of the waterfront museum, or other public facility”; and*

Part 5 – Financial Management:

- *amend 5.2 by deleting the words “is strategic, takes advantage of current buying opportunities, considers farmland acquisition for future “garden” parks, and”.*

Part 7 – Managing Growth and Development:

- *amend 7.6 by adding the words “and social media” after the word “website”.*

Part 12 – Waterfront Enhancement:

- *amend 12.1 by deleting the word “activities” and replacing it with the words “skill development opportunities”; and*
- *add the following statement: “Consider daylighting more sloughs in the City.*

In addition to the above amendments, Committee also discussed enhancing the communication of the Council Term Goals to the public. Also, the Chair requested that Attachments 2 and 3 of the staff report be revised as per the Committee’s recommendations, and be combined to create one document prior to the Regular Council Meeting scheduled to be held on Monday, January 14, 2013.

It was moved and seconded

That:

- (1) *the staff update on Council Term Goals for the Term 2011-2014, as described in Attachment 1 of the staff report dated November 21, 2012 from the Director, Corporate Planning be received for information;*

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- (2) *Council Term Goals for 2011-2014 be expanded to include explanatory "goal statements" and the proposed new goal statements and descriptions as outlined in Attachment 2 of the staff report dated November 21, 2012 from the Director, Corporate Planning; and*
- (3) *amendments and additions to the Council Term Goals 2011-2014 as outlined in Attachment 3 of the staff report dated November 21, 2012 from the Director, Corporate Planning, and further amendments as recommended by the General Purposes Committee, at its meeting held on Monday, January 7, 2012, be approved.*

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

3. VANCOUVER AIRPORT FUEL DELIVERY – ENVIRONMENTAL ASSESSMENT OFFICE (EAO) UPDATE

(File Ref No. 10-6125-30-002) (REDMS No. 3735817 v.4)

Cecilia Achiam, Interim Director, Sustainability and District Energy / Senior Program Manager, Policy Development, advised that the Environmental Assessment Office (EAO) has provided its report to the Minister of Environment and Minister of Energy, Mines and Natural Gas, who were given a 45 day period, ending on January 28, 2013, in which to make a decision.

Ms. Achiam further noted that City staff have been providing comments for the EAO's Table of Conditions (ToC) through the Working Group. It was noted that very few of the City's key concerns have been included in the ToC comments which have now been submitted to the Ministers for approval. Ms. Achiam also noted that although City staff provide comments to the Working Group, they are not privy to the Working Group's discussions.

A brief discussion ensued about sending copies of the City's correspondence to the relevant provincial opposition critics, and the local MLAs and MPs.

Carol Day, Chair, Vancouver Airport Project Opposition for Richmond (VAPOR), and Otto Langer, Vice-Chair, VAPOR, expressed their views and concerns related to the "lack of transparency" of the BC EAO's environmental assessment process related to the VAFD project, and advised the Committee that VAPOR's request to the EAO to make the ToC available to VAPOR had been denied. A copy of VAPOR's submission is attached as **Schedule 2**, and forms part of these minutes.

A discussion then ensued among staff, members of VAPOR and Committee, during which, staff advised that they have not yet seen the final draft of the ToC, and that the EAO has not permitted the City to release any related documents in its possession.

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Tim Wilkinson, Deputy Fire Chief, briefly spoke about fire safety concerns associated with the VAFD Project, and stated that the City of Richmond's Fire Rescue is not currently configured to deal with a disaster associated with the proposed jet fuel pipeline, and therefore, the VAFD Project poses a great expense and significant risk to the City of Richmond.

It was moved and seconded

That:

- (1) *a letter, on behalf of Council, be sent to Terry Lake, Minister of Environment, and Rich Coleman, Minister of Energy, Mines and Natural Gas and Deputy Premier to reiterate Richmond's opposition to the proposal and the transportation of jet fuel on the Fraser River and to express concern that the key elements of the City's technical input to the EAO as part of the Environmental Assessment process have not been incorporated into the EAOs Table of Conditions (ToC);*
- (2) *a meeting request, following up on the letter above, on behalf of Council, be sent to Terry Lake, Minister of Environment, and Rich Coleman, Minister of Energy, Mines and Natural Gas and Deputy Premier to reiterate Richmond's opposition to the proposal and the transportation of jet fuel on the Fraser River and to express concern that the key elements of the City's technical input to the EAO as part of the Environmental Assessment process have not been incorporated into the EAOs Table of Conditions (ToC);*
- (3) *copies of the City's correspondence be forwarded to the relevant provincial opposition critics, the local MLAs and MPs; and*
- (4) *a letter be sent to the BC Environmental Assessment Office requesting that the documents related to the environmental assessment process be immediately released to the public.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:15 p.m.).

CARRIED

General Purposes Committee
Monday, January 7, 2013

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, January 7, 2013.

Mayor Malcolm D. Brodie
Chair

Shanan Sarbjit Dhaliwal
Executive Assistant
City Clerk's Office

City of Richmond Council Term Goals for 2011-2014 Amendments and Additions – December 2012

Much of the input received from Council and senior staff during the Council Term Goals review process reaffirmed the existing priorities, with some minor amendments and additions. As well a few new priority areas were identified. These proposed amendments and additions to Council Term Goals for 2011-2014 are outlined below:

1. Community Safety

Additional Priority(s) for consideration:

- 1.6. Completion of a thorough analysis of the various policing models available, to ensure that the best model is in place to meet City needs and priorities.

2. Community Social Services

Amended Priority(s) for consideration:

- 2.5. **Delete:** Development of clear policies around the City's role in social services and the grant processes, and corresponding clear communications with the public on these roles and policies. *(covered in the new explanatory goal statement and in amendment 2.1 below)*
- 2.1 **Amend:** Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our **advisory committees, community partners,** and the public in order to appropriately target resources and help manage expectations.

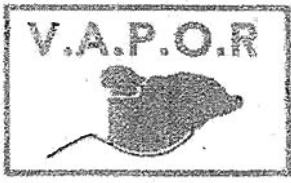
Additional Priority(s) for consideration:

- 2.9. Development of a continuously updated catalogue of affordable housing projects coming on stream for easy reference.

3. Economic Development

Amended Priority(s) for consideration:

- 3.4. **Amend:** Update the City's economic development strategy, ensuring sport hosting and events are a part of it, **and that it is clear on what kind of businesses we want to attract and retain, and where future industrial development and business parks will be located.**
- 3.6. **Amend:** Develop an integrated strategy for the Steveston Waterfront that blends business and public interests in a manner that allows for continued sustainable development in this area. **Specifically, work with the Steveston Harbour Authority and other levels of government to ensure land use, harbour improvements and other economic development opportunities are integrated.**



Vancouver Airport Project Opposition for Richmond

VAPOR- A Society for Vancouver Airport Fuel Project Opposition for Richmond

11631 Seahurst rd, Richmond BC, V7A 4K1

www.vaporbc.com

604 2401986

Schedule 2 to the minutes of the
General Purposes Committee Meeting
held on Monday, January 7, 2013

To Richmond City Council

Jan 7, 2013

General Purposes Committee

Re Item # 3 Engineering and public Works Department

Vancouver Airport Fuel Delivery- Environmental Assessment Office EAO) update

VAPOR the Vancouver Airport Project Opposition for Richmond is a society created to oppose the VAFFC Jet Fuel Proposal submitted to the British Columbia Environment Assessment office. VAPOR supports looking at other options that are environmentally safer and respect the wishes of the City of Richmond. We are very concerned at the lack of public consultation by the BC EAO and are trying to convince the provincial government to open the process to better options for the need for safe and reliable delivery of Jet fuel to the Vancouver International Airport.

The current proposal and BCEAO process have ignored the many serious concerns of the City of Richmond and we are appalled that the draft assessment report and Table of Conditions has not been made available to VAPOR. WE have been in constant contact with the BCEAO and they are well aware of our involvement.

Conclusion

We request the City of Richmond include in their letter to the BCEAO and Ministers Lake and Coleman permission to provide VAPOR with copies of the Table of Conditions and the Draft assessment report for the Vancouver Airport Jet Fuel Project as it becomes available.

Thanks very much for your continued opposition to the irresponsible proposal for jet fuel delivery by the VAFFC which include Air Canada, West Jet, Air China, Lufthansa and many more airlines.

Carol Day

Chair VAPOR

11631 Seahurst rd

Richmond BC V7A 4K1



Dear:

John Mazure, Executive Project Assessment Director, BC EAO

Honourable Christy Clark, Premier

Honourable Terry Lake, MOE Minister

December 1, 2012

**Subject: Public Requires Suspension in Review of Vancouver Airport Fuel Facilities Corporation
- Jet Fuel Transport Proposal**

Over the past 700 days, VAPOR has been in very frequent contact with the BC EAO office relating to the Vancouver Airport Fuel Facilities Corporation (VAFFC) Jet Fuel Transport proposal. In the past year we have sent several letters to Dr. Lake concerning the EAO process that has violated any credible sense of fairness, balance and transparency as related to the public, the Fraser River Estuary, the Vancouver Airport Project Opposition in Richmond (VAPOR) Society and thousands of our supporters. A petition was signed by over 5000 people in 2011 opposing this project that is now being reviewed. A copy of this petition that was presented to the BC Legislative Assembly about 10 months ago is attached.

The lack of feedback on many issues from your offices or the Minister of Environment as related to public input over the past several several months of this review is indeed profoundly disappointing and unjust. Although VAFFC has been given almost a year of suspension time in the review process, to conduct new studies, the most recent series of studies were never made available for public review and input into the review process. Further to this, we documented our latest and comprehensive concerns with this process to the Minister Terry Lake on November 14, 2012 and to date we have received no acknowledgement, consideration or response to our concerns. Why does the Minister and the BC EAO process continue to ignore our concerns? We find this most discouraging from an environmental and public safety review process that should be fully transparent, unbiased and fair.

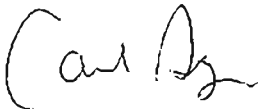
Again, we respectfully request that the Premier, MOE Minister or the BC EAO respectfully respond to our attached letter and above all create a window of opportunity for public input. To date we have been limited to a 2 minute oral presentation two years ago with a written follow-up submission after we had to lobby for a reasonable time frame to review and respond to the vast amount of materials accompanying the application for this EAO review. When VAFFC provided an amendment on the relocation of the pipeline, the public were again allowed a short window for limited written input after a lengthy suspension so as improve chances of approval of the project.

Since that time VAFFC has taken many months to conduct several additional studies to rationalize their claim of little environmental and public safety impact. These studies were never made available to the public by BC EAO or VAFFC for review and comment into this BC EAO led process. This is totally unacceptable.

A response to our letter and action to make this a transparent and fair process by now suspending this process for the public interest, review and input is urgently requested. To date, the process has totally favored suspensions and input into the process as arranged by VAFFC, i.e., the proponent's sole development and financial interests are out of balance with the public interest.

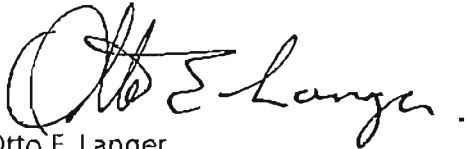
We look forward to a prompt and meaningful response and an immediate suspension of the BC EAO process so as to allow public comment on the most recent studies done so as to make this a fair and just review process.

Sincerely yours,



Carol Day

President, VAPOR Society.



Otto E. Langer

Vice President, VAPOR Society.

Copy to: Ms. R. Shaw, Project Assessment Manager, BC EAO

Attachments.

- 1) DVD of petition submitted to BC legislature;
- 2) Letter of Nov. 14, 2012;
- 3) Photo of petition documents

JET FUEL
in the Fraser River
or Estuary

www.vaporb.c.com
email vaporb.c@icp1@gmail.com
604.240.1986
Richmond, BC

[illegible]

CNCL-101



Rachel Shaw
Chair VAFFC Jet Fuel Project Review
BC Environmental Assessment Office
Victoria, B.C.

November 14, 2012

Dear Ms. Shaw:

RE: Status of the VAFFC Jet Fuel Proposal --- BC EAO Review.

A few weeks ago you informed Jim Ronback of VAPOR Society that BC EAO would not create an opening for further public input into the VAFFC project after the lengthy suspension as requested by VAFFC to complete more studies. In that the VAFFC did state that they were preparing at least three different reports, i.e., 1) Biofilm studies; 2) Aboriginal fishery compensation plans and 3) Spill mitigation plans (in addition to the PMV tanker risk studies - not initially part of the BC EAO review and then later part of that review) we feel it is mandatory that these studies be made available for public review. We have yet to find some of these studies on your website and VAFFC have yet to respond to a single email or telephone call. Also it is absolutely essential that a window now be arranged in the review process for further and possibly final and summary public input. To date we have only had two opening for written input and one two minute opening for a verbal presentation. That latter 'hearing' was a very short evening session and it occurred before any studies were made available for a proper public review.

We have been advised of a number of possible recent developments with your harmonized BC EAO - PMV process that has disturbed us greatly. We had a meeting with PMV that actually threw doubt into whether this is a proper harmonized review process. Unfortunately the process and communications with interveners / stakeholders is very confused and the process you have developed with PMV is undocumented and is very confusing and appears to lack accountability. Further your process has established a Technical Advisory Committee and that has taken many key agencies out of the public process and their input occurs behind closed doors. This is not how government should function in any balanced process affecting the public interest and the welfare of the commons.

Therefore could VAPOR please have clear and meaningful answers related to the following concerns and questions:

1). I am advised by the City of Richmond and by a local Richmond newspaper that a window for input into the VAFFC jet fuel project by members of the Technical Working Committee was closed on Nov 9th, 2012. Why this window only open to the TWC? Most recently the City of Delta has submitted their comments on the Technical Conditions to EAO without prejudice. They also submitted a letter to the EAO opposing the marine terminal and jet fuel tankers coming up the Fraser River. They want further information on the pipeline only options.

Q 1). What window, if any, was or still is open for public review and comment? If a recent comment deadline has passed why would it be closed when we were not even made aware of it despite the fact we have been very active in this process and did

inquire about an update on public input just a short while ago? Will BC EAO bend to the need for a final round of public input into this large and significant high risk project?

2). The PMV clearly advised VAPOR that they did not recognize the BC EAO process as being related to the issue of jet fuel tankers coming into the Fraser River or the issues related to the handling of jet fuel on the river in their port area. Previously the public was given a very clear understanding that this was a full harmonized review and it would examine the shipping of tankers of jet fuel into the Fraser River and Estuary, the building of a marine offloading terminal in Richmond, the building of a large tank farm on the south bank of Lulu Island and the building of a pipeline across Richmond to YVR.

In addition the review was to consider the operational life of the above facilities as 60 years. The Port Manager, Captain Yoss LeClerc with the PMV harmonized review officer present stated that the BC EAO process only would examine the impact of the land based facilities of this project, i.e., the pipeline, the tank farm (and marine terminal?) which is based on land vs. on federal waters. PMV insisted that the tankers and fuel handling out of the tankers was a Port Metro Vancouver's sole responsibility in that they were responsible for safety in the areas surrounding the tanker transport into the estuary and river and the marine terminal. That part of the project would not be not subject to any BC EAO review and approval or rejection. Further, PMV indicated that what was in the tankers was not up for review. PMV was to only assure navigation safety and what was in the tankers while they navigating within the Fraser River was beyond anyone's authorized review. If what was to be in the tankers was to be addressed, that would be at the federal political decision.

Q 2. Is this your understanding and if it is why was it not communicated to the public in a proper CEAA-BC EAO letter of agreement? PMV says no such letter outlining the process and decision making exists. Why would this been allowed to happen? Why was this presented to the public as a harmonized review when PMV now sees the overall project as a split review and key risks to the environment and public safety are not to be subject to any BCs EAO review?

3). We insist that the above mentioned outstanding reports must be made available for public review. Further I am informed that meetings of the Technical Advisory Committee are now taking place to review a draft EA report. We would also require a copy of all input and minutes of those meetings that have taken place since the suspension was put in place over 6 months ago. The public has a right to a transparent and fair review process and those meetings should be open to the public. We must see these materials and have a fair opportunity to submit input into the process before your review is complete and recommendations are formed for Ministerial decisions. To do otherwise is grossly against the public interest and it again puts the BC EAO / PMV process in disrepute.

Q 3a. When will VAPOR be given access to the fishery compensation plan and the spill mitigation plans or studies and the notes of the Technical Advisory Committee? We

already have the biofilm study but are waiting for an opportunity to provide our final comments to this confused review process.

Q 3b. When and how will VAPOR and the public be given a fair opportunity to review the above referenced studies and forward comments to BC EAO for their consideration prior to any recommendations or decisions being made?

4). The combined hazardous stored energy in the jet fuel tanker unloading at the marine terminal and the 80,000,000 litre tank farm is equivalent to more than 1,000,000 tons of TNT. It can result in a horrific explosion fire, spill and result in injuries, loss of lives and an ecological disaster. It is troubling that a System Safety Report by System Safety Engineers, identifying the worst case combined hazard footprints and risk areas of a tanker unloading at the marine terminal and the 80,000,000 litre tank farm has not been provided before any recommendation or decision is to be made to the ministers. It is ludicrous and dangerously foolhardy to consider that any EA decision would be made without such a System Safety Report being completed first and available for public review and comment.

Q4). When will such a System Safety Report be completed and available for public review?

5). Considering that this 180 day review has now stretched out over 600 days and your chairmanship of this project review has changed three times and the PMV co-chairmanship has changed twice, should this process now not hold a final public meeting / hearing and allow proper and meaningful public input in that over the past two years the project has been altered and better options have summarily been dismissed without proper study. The review continues to be confusing and the goal posts have often moved while the public is largely shut out of the process.

Q5). Will BC EAO now consider a properly constituted final hearing of this project including cross examination of key witnesses and studies considering the many changes that have occurred since it began and with the realization that the public has been largely marginalized in the review as directed by the BC EAO?

6). At the beginning of the review VAPOR did forward s a written inquiry to the first chair of this review. We questioned how would a junior process (i.e. provincial) make any decisions that will be binding on a non-profit organization (i.e. VAFFC) and how would it legally relate to jurisdictions that were almost totally federal in nature i.e. federal airport, federally regulated airlines, federal port, federal shipping laws, federal navigation laws, federal pilotage authority, federally administered fish and migratory wildlife and habitat and federally owned land? Ms.l was advised that BC EAO would not comment on these legal questions and that would be part of the review. We have not seen that in the terms of reference or in any of the studies (i.e. evidence) before the EAO process.

6). Could BC EAO please provide answers to the above issue/questions raised i.e. what is the legal status of this review given the above concerns and what legal powers do you have to implement any decisions or conditions in an effective and accountable manner?

7). The BC EAO process is very confusing and based on other studies (eg. BC AG and U. of Victoria Law Centre) and what we see is very ineffective. Recent issues on the Gateway Highway project again confirm that. Further you have confused the process by calling it a 'harmonized review' with PMV yet have no agreement on how this review is to proceed, what it is to cover and how final decisions are to be made that should be more federal than provincial.

Q7a. If the public is to have some faith and trust in the BC EAO-PMV harmonized review please provide information on the above concerns and please specify who will review the project in the BE EAO-PMV panel and who will receive a recommendation and make a final decision at the political level? How will this decision involve the federal approvals or rejections?

Q7b). In that PMV will have a financial gain in that PMV will lease lands to VAFFC for the tank farm and any project approval will enhance port development, how can BC EAO with a clear conscience have PMV as partner in a fair joint harmonized review? Does the concept of a direct conflict of interest in your partner's business interests in this proposed project not mean anything to BC EAO or the Ministers that are to make the final decisions?

8). In that this project is ten times larger and creates a ten times greater environmental risk over that proposed by VAFFC in 1988 (that was soundly rejected in 1989 by a properly constituted and an open and fair review FEARO review) it appears that in 2012 the public is being short changed on such a proper and transparent review.

Q8). Why is the BC EAO (and PMV, EC and DFO) conducting a process of environmental review that has less transparency and public participation and will probably offer much less environmental protection than a similar review of a jet fuel proposal on the Fraser River in 1988-1989?

A prompt response to these very questions is now essential if we are any faith in this less than democratic and transparent review that has not put fairness and the public interest as a number one priority. To date it is simply unacceptable how a formal organization like VAPOR can be established to relate to this project can be so kept in the dark. We do look forward to full response to these key issues prior to this project review proceeding any further. In addition we request that this letter be listed under official documents submitted to this EA process.

We thank you in advance and look forward to an early response.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "O. E. Langer".

Otto E. Langer Fisheries Biologist and Aquatic Ecologist

Vice Chair VAPOR Society phone 604 274 7655 email <ottolanger@telus.net>

Copy to Mr. T. Leadem QC



Planning Committee

Date: Tuesday, December 18, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Ken Johnston
Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, December 4, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 8, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. HOUSING AGREEMENT BYLAW NO. 8969 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENT TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 3391 AND 3411 SEXSMITH ROAD- PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC.

(File Ref. No. 12-8060-20-8969) (REDMS No. 3695815)

It was moved and seconded

That Bylaw No. 8969 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8969 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 10-544729.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY URBAN ERA BUILDERS AND DEVELOPERS LTD. FOR REZONING AT 6551/6553 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) TO LOW DENSITY TOWNHOUSES (RTL3)

(File Ref. No. 12-8060-20-7840/8700, RZ 10-521413) (REDMS No. 3136056 v.3)

It was moved and seconded

- (1) *That Bylaw 8700, for the rezoning of 6551/6553 Williams Road from "Single Detached (RS1/C)" to "Low Density Townhouses (RTL3)", be introduced and given first reading;*
- (2) *That third reading of Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be rescinded; and*
- (3) *That Bylaw 7840, for the rezoning of 6511/6531 Williams Road, be referred to the January 21, 2013 Public Hearing.*

CARRIED

Planning Committee
Tuesday, December 18, 2012

3. **APPLICATION BY POLYGON DEVELOPMENT 192 LTD. FOR REZONING AT 8311, 8331, 8351, AND 8371 CAMBIE ROAD AND 3651 SEXSMITH ROAD FROM SINGLE DETACHED (RS1/F) AND AUTO-ORIENTED COMMERCIAL (CA) TO HIGH RISE APARTMENT (ZHR12) CAPSTAN VILLAGE (CITY CENTRE) AND SCHOOL & INSTITUTIONAL USE (SI)**
(File Ref. No. 12-8060-20-8903) (REDMS No. 3555723 v.3)

Wayne Craig, Director of Development, accompanied by Suzanne Carter-Huffman, Senior Planner – Urban Design, stated that the proposed project would (i) relocate and expand a current City-owned playing field; (ii) provide funding towards the future construction of the Capstan Canada Line station; (iii) provide funding towards the City's Affordable Housing Reserve in lieu of building affordable housing units; (iv) be designed and built to facilitate future connection to the District Energy Utility; and (v) provide substantial road and infrastructure improvements.

With the aid of an artist rendering, Mr. Craig commented on the proposed park relocation and expansion.

In reply to queries from Committee, Mr. Craig and Ms. Carter-Huffman provided the following information:

- the proposed new park is larger than the current City-owned playing field on Sexsmith Road and would act as a 'gateway' to Aberdeen Village's busy commercial precinct;
- the proposed parking podium wall will be examined at the Development Permit stage in an effort to screen its façade; and
- staff will encourage increasing the number of proposed Art Loft Units at the Development Permit stage.

It was moved and seconded

- (1) *That Richmond Zoning 8500 Amendment Bylaw No. 8903, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road from "Single Detached (RS1/F)" and "Auto-Oriented Commercial (CA)" to "High Rise Apartment (ZHR12) Capstan Village (City Centre)" and "School & Institutional Use (SI)", be introduced and given first reading; and*
- (2) *That the affordable housing contribution for the rezoning of 8311, 8331, 8351, 8371 Cambie Road and 3651 Sexsmith Road (RZ 11-591985) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

CARRIED

3.

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4. **APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD., FOR REZONING AT 4660, 4680, 4700, 4720, 4740 GARDEN CITY ROAD AND 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 ALEXANDRA ROAD FROM "SINGLE DETACHED (RS1/F)" TO "NEIGHBOURHOOD COMMERCIAL (ZC32) – WEST CAMBIE AREA" AND "SCHOOL & INSTITUTIONAL (SI)"**

(File Ref. 12-8060-20-8864/8865/8973) (REDMS No. 3448492 v.19)

With the aid of various artist renderings, Mr. Craig provided background information regarding the proposed development, and the following information was noted:

- in order to facilitate the proposed development, an Official Community Plan (OCP) amendment is needed to realign the future May Drive; this amendment would change the road pattern and in doing so, it would reduce the 'Park' designation over portions of the subject properties;
- the applicant is seeking to reduce the minimum density permitted in the Mixed Use Area A in the West Cambie Area Plan from 1.25 FAR to 0.60 FAR;
- the applicant has agreed to further enhance and activate the pedestrian realm during the Development Permit process; as such, the proposed development responds well to the objectives of the Mixed-Use Area A;
- the realignment of Alexandra Road has been identified as a critical component of the proposed development;
- since the proposed project would be the single largest redevelopment in the immediate vicinity of the road realignment, staff have requested that the developer acquire, design and construct the Alexandra Road / Leslie Road Connector; and
- the developer has been unsuccessful at acquiring any of the properties required to facilitate the Alexandra Road / Leslie Road Connector; as such, the developer is seeking a proportional cost share model to fund the Alexandra Road / Leslie Road Connector.

Victor Wei, Director, Transportation, commented on the rationale for the proposed proportional cost share model to fund the Alexandra Road / Leslie Road Connector. He stated that over several years of negotiations with the developer, the proposed model is the second best alternative to the developer acquiring, designing and constructing the Alexandra Road / Leslie Road Connector in its entirety.

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Mr. Wei stated that based on traffic projections for the area, the current proposed interim road improvements can accommodate the projected traffic growth for up to ten years given that the developer would be providing various road and intersection upgrades. It is proposed that the developer contribute 59% or \$5,564,286.00 (including \$3,745,058.00 as a cash contribution for land and \$1,819,228.00 as a letter of credit for construction of the road) prior to final adoption of the rezoning. The remaining 41% of the total cost for the Alexandra Road / Leslie Road Connector would be outstanding and would be funded by other owners / developers within the defined catchment area. Staff project that in ten years, the City will have collected the remaining 41% of the funding model to acquire the properties needed to facilitate the construction of the Alexandra Road / Leslie Road Connector.

In reply to a query from the Chair, Mr. Wei advised that historically, the City has been successful in requiring that a developer implement a major road realignment.

In reply to queries from Committee, Mr. Craig advised that the scale of the proposed development is consistent with the Area Plan Objectives and that a proposed new Neighbourhood Commercial zoning district has been developed for the proposed development.

In reply to concerns made by Committee, Mr. Wei commented on associated risks to the City in relation to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, and the following was noted:

- any funds recovered from the sale of the residual lands from the five outstanding properties needed to complete the Alexandra Road / Leslie Road Connector would be reimbursed to the developer, but only after full completion of the road realignment, including all costs associated with the lands assembly and disposal process;
- there is no certainty that the five outstanding properties needed to complete the Alexandra Road / Leslie Road Connector will be available for sale;
- land values may increase at a higher rate than anticipated resulting in a funding shortfall for the acquisition of the five remaining properties; and
- there is no guarantee that the adjacent properties included in the calculation for the proposed proportional cost share model will redevelop and contribute to the Alexandra Road / Leslie Road Connector, therefore, resulting in a funding shortfall.

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Mr. Wei advised that if the Alexandra Road / Leslie Road Connector realignment was not implemented within ten years, the road network level of service and traffic would gradually deteriorate to result in extreme congestion and potential traffic safety issues.

Mr. Wei advised that staff support reducing the required number of on-site parking stalls as the proposed development is within walking distance to the Canada Line. Also, he stated that in light of the Transportation Demand Management (TDM) measures (i.e., bicycle storage, end-of-trip cycling facilities, bus stop upgrades, and electrical vehicle plug-ins), staff did not feel that the area needed an oversupply of parking stalls.

The Chair expressed concern related to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, querying whether the City has ever considered such an approach in the past.

In response to a question from the Chair, Mr. Craig commented on the range of amenities being provided as part of the proposed development.

Discussion took place regarding the need for the Alexandra Road / Leslie Road Connector realignment, and Mr. Wei advised that if no other development took place in the area, the anticipated ten year time line would merely be extended; the Alexandra Road / Leslie Road Connector realignment is necessary. Also, Mr. Wei commented on properties within the proposed catchment area, noting that properties with in-stream applications are exempt from contributing any funds towards the completion of the Alexandra Road / Leslie Road Connector; however, should any new and separate development applications for different designs be submitted, these properties would become liable to contribute to completion of the Alexandra Road / Leslie Road Connector.

Joe Erceg, General Manager, Planning and Development, commented on negotiations between the City and the applicant as it relates to the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector, noting that it is the second best alternative. Mr. Erceg stated that the applicant has indicated that the proposed proportional cost share model is their best offer. He echoed comments made by staff in regards to risks to the City in relation to the proposed proportional cost share model.

Discussion ensued and Committee expressed concern in relation to how the proposed proportional cost share model for the completion of the Alexandra Road / Leslie Road Connector would penalize adjacent properties and whether similar funding models would be considered for future developments throughout the City.

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In reply to queries from Committee, Mr. Wei stated that due to transportation safety measures, the Alexandra Road / Leslie Road Connector must be realigned and curved to meet the existing Leslie Road west of Garden City Road as a conventional four-legged signalized intersection.

Discussion ensued regarding the proposed realignment of the future May Drive, and Mr. Craig advised that the proposed realignment is needed in order to meet parking demands. He commented on the proposed terms of the realignment, and stated that it would reduce the 'Park' designation over portions of the subject properties. Also, Mr. Craig spoke of the proposed roof top deck, noting that it would be further designed through the Development Permit process.

Discussion further ensued and Committee queried whether the proposed realignment of the future May Drive was a benefit to the City. It was noted that as per the proposed terms of the development, the City would lose approximately two acres of Environmental Sensitive Area (ESA) park land in exchange for a 0.83 acres roof top green deck of a concrete parking structure and a 0.16 acre park dedication. Members of Committee expressed their concern regarding the proposed reduction in park / ESA land and were not agreeable with the proposed terms of compensation for said land.

Mike Gilman, Senior Land Development Manager, SmartCentres, provided an overview of the proposed development, noting the following information:

- the proposed project site is 16.8 acres bound by Alexandra Road on the north, a proposed May Drive extension on the east, Alderbridge Way on the south, and Garden City Road on the west;
- approximately 45 to 50 new stores would be created as part of the proposed development;
- the proposed development would consolidate twenty lots, creating two development parcels (east and west), approximately seven acres each, separated by a new north-south road – High Street;
- a portion of the site identified as Area J in the east development parcel of the proposed project is anticipated to be transferred to the City for park purposes; the proposed elevated landscaped deck over a portion of the surface parking area would also provide publicly accessible green space;
- the west development parcel includes seven buildings: Building A, along Garden City Road is a two-storey building and would contain an anchor tenant; Building B, along Alexandra Road is a four-storey retail / parkade structure; and the remaining five buildings are all one-storey high;

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- a pedestrian corridor runs throughout the entire west development parcel, with walkway features such as decorative paving, lighting, way-finding signage, and several pedestrian plazas that would connect one plaza to another;
- the east development parcel includes a proposed three-storey Walmart store along Alderbridge Way;
- the main entry lobby for the proposed Walmart store would be located along Alderbridge Way;
- the proposed Walmart store is approximately 161,000 square feet; and
- the size of the proposed Walmart store is comparable to the existing Walmart store in New Westminster.

Mr. Gilman highlighted that the proposed development would (i) participate in the Alexandra District Energy Utility; (ii) be constructed to LEED Silver equivalency; (iii) reduce stormwater discharge through rooftop detention, permeable pavers, and bioswales; (iv) utilize water efficient plumbing fixtures; and (v) reduce energy consumption with high-efficiency mechanical equipment.

Also, he commented on the proposed reduction to minimum density, noting that the proposed development would be very compact, and spoke of various TDM measures. Mr. Gilman stated that interim transportation improvements are proposed at the Garden City Road / Alderbridge Way intersection, including the provision of dual left-turn lanes on the westbound, northbound and southbound approaches.

Mr. Gilman concluded his presentation by stating that the proposed project would generate approximately \$7.25 million in Development Cost Charges and other voluntary contributions. Also, he commented that the proposed project would play a significant role in economic development and act as an anchor for the West Cambie Area.

In reply to a query from Committee regarding SmartCentres' position on the Alexandra Road / Leslie Road Connector and the proposed proportional cost share model, Mr. Gilman stated that SmartCentres is prepared to provide road improvements elsewhere as presented before Committee; however SmartCentres cannot complete the Alexandra Road / Leslie Road Connector due to challenges related to the acquisition of the five remaining properties in the Alexandra Road / Leslie Road Connector's path.

Councillor Steves left the meeting (5:19 p.m.).

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Discussion ensued regarding the City's risk for the proposed proportional cost share model. In response to comments made by Committee, Mr. Gilman commented on the formula utilized to calculate the figures of the proposed proportional cost share model and stated that risk to the City is minimal. Mr. Gilman was of the opinion that since the proposed development would only generate 59% of the projected traffic growth in the area, that SmartCentres should only be responsible for 59% of the total cost of the Alexandra Road / Leslie Road Connector.

Councillor Steves re-entered the meeting (5:25 p.m.).

Jim Wright, 8300 Osgoode Drive, expressed concern related to the ecological impact the proposed development would have to wildlife in the area. Also, Mr. Wright was of the opinion that the proposed development would negatively impact views. Mr. Wright commented on the West Cambie Natural Park as it relates to the north-south trail, noting that the trail should be at minimum twenty metres wide in an effort to not disrupt the existing ecological footprint and preserve views.

Greg Nicholson, 9091 Alexandra Road, identified himself as one of the five property owners whose lot is in the path of the Alexandra Road / Leslie Road Connector. Mr. Nicholson commented on past dealings with parties interested in acquiring his property, noting that he was first approached thirteen years ago. He stated that he was prepared to sell his property for a reasonable price; however, he has yet to see a proper legal offer. In reply to a query from Committee, Mr. Nicholson advised that he was last presented an offer two years ago; however, the offer did not stipulate a completion date.

Steve Jedreicich, representing Townline, owner of 9191 Alexandra Road, expressed concern regarding the proposed proportional cost share model to fund the Alexandra Road / Leslie Road Connector. He stated that as a long-standing developer in Richmond, Townline has never seen a proportional cost share model be considered for works required as part of a development application. He stated that 9191 Alexandra Road has road dedications on three of its four sides, and the proposed proportional cost share model would add to the site's challenges. Mr. Jedreicich advised that based on the proposed proportional cost share model, Townline's estimated cost for eight percent of the construction of the Alexandra Road / Leslie Road Connector, is approximately \$750,000.

In reply to a query from Committee, Mr. Craig advised that programming details for the proposed green deck would be considered as part of the Development Permit process.

Laurie Bachynski, Manager, Business Enterprise, reviewed the figures related to the proposed proportional cost share model.

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Discussion took place regarding risks to the City in relation to the proposed proportional cost share model.

The Chair requested that a copy of the applicant's traffic study be forwarded to Council for information.

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

It was moved and seconded

That the staff report titled Application by First Richmond North Shopping Centres Ltd., for Rezoning at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)" dated November 29, 2012 from the Director Development be referred back to staff to:

- (1) review arrangement for payment of cost for immediate construction of the road and any possible distribution of cost between developments;*
- (2) look at the potential arrangement to purchase residences on the road pathway and other further alternatives if any; and*
- (3) review alternatives to the proposed May Drive alignment and the proposed structure with the green space.*

CARRIED

5. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:29 p.m.).

CARRIED

Planning Committee
Tuesday, December 18, 2012

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 18, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, January 8, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie (arrived at 4:12 p.m.)

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 Planning Committee held on Tuesday, December 18, 2013, be adopted as circulated.

CARRIED

COUNCILLOR LINDA MCPHAIL

1. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE FLOW CHART

(File Ref. No.) (REDMS No.)

Councillor Linda McPhail commented on the Richmond Community Services Advisory Committee flow chart, noting that it is more of a communication tool used by the RCSAC to inform Council on issues that they find important, such as the Richmond Children First's Early Childhood Development Report. Councillor McPhail queried how the City could participate in the upcoming community forum by Richmond Children First.

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Discussion ensued suggesting the matter be forwarded to staff for their recommendation with the understanding there would be no funding from the City as this is not a City initiative. Also, it was noted that staff be directed to look at and advise the RCSAC on other possible sources of funding. As a result of the discussion the following **referral** was introduced:

It was moved and seconded

- (1) *That the Richmond Community Services Advisory Committee Flow Chart be referred to staff, without funding being provided by the City, to advise how the City can participate in the upcoming community forum by Richmond Children First; and*
- (2) *That staff provide assistance to the Richmond Community Services Advisory Committee in looking for outside sources of funding.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 8984 AND 8985 TO PERMIT CITY TO ENTER INTO A HOUSING AGREEMENTS TO SECURE AFFORDABLE RENTAL HOUSING UNITS AT 8800, 8820, 8840, 8880, 8900, 8920, 8940 AND 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 AND 3340 SEXSMITH ROAD- 0754999 B.C. LTD. (CONCORD PACIFIC)**

(File Ref. No. 12-8060-20-8984/8985) (REDMS No. 3730165)

It was moved and seconded

- (1) *That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722; and*
- (2) *That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

3. RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013 WORK PLAN

(File Ref. No. 08-4200-01/2012, 01-100-20-HCOMI-01) (REDMS No. 3678365)

The Committee expressed their thanks to all the members of the Richmond Heritage Commission for their work in 2012.

It was noted that the Japanese Nurses' Residence is also referred to as the Japanese Museum. Staff was requested to ensure consistent wording when referring to the building.

It was moved and seconded

That the Richmond Heritage Commission 2013 Work Plan as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development, be endorsed.

CARRIED

4. RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2012 ANNUAL REPORT AND 2013 WORK PLAN

(File Ref. No. 01-0100-20-ACENI-01) (REDMS No. 3693836)

The Committee thanked the members of the Richmond Advisory Committee on the Environment for their work in 2012.

Discussion ensued concerning:

- the rationale for investigating the environmental benefits of the dark sky policy in rural areas;
- the publication and distribution of a newsletter to the public; and
- the possibility of the Committee preparing a "State of the Environment" report for Council.

David Johnson, Planner, advised the intent of the dark sky initiative was to examine areas that were not organized and not those areas with existing street lighting. Mr. Johnson believed that the last time the Advisory Committee prepared a State of the Environment Report was in 2005 and that it is something the Committee could consider for the 2013 Work Program.

It was moved and seconded

(1) That the Richmond Advisory Committee on the Environment's 2012 Annual Report be received for information; and

(2) That the Richmond Advisory Committee on the Environment's 2013 Work Plan be endorsed.

CARRIED

Mayor Brodie entered the meeting at 4:12 p.m.

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5. **AGRICULTURAL ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-AADV1-01) (REDMS No. 3713091)

The Committee thanked the Agricultural Advisory Committee (AAC) for their work in 2012 and for organizing and hosting a Farm Tour in September, noting that the tour is something that is both looked forward to and very necessary. It was suggested that staff book this tour earlier in the year so as to prevent conflicts in meeting schedules for Council. It was noted that the AAC continue their review of matters concerning fill in agricultural lands and that they investigate developing policies regarding greenhouses in Richmond.

Todd May, Co-Chair of the AAC, expressed his thanks to Council and staff for all their efforts in addressing agricultural concerns. He stated the City is proactive with respect to environmental and agricultural concerns.

It was moved and seconded

That the 2013 Agricultural Advisory Committee's work program be approved.

CARRIED

6. **RICHMOND SENIORS ADVISORY COMMITTEE 2012 ANNUAL REPORT AND 2013 WORK PROGRAM**

(File Ref. No. 01-0100-20-SADV1-01) (REDMS No. 3731600)

The Committee thanked the Richmond Seniors Advisory Committee for the good job they are doing with the Seniors in the community.

It was moved and seconded

That the Richmond Seniors Advisory Committee's 2013 Work Program as outlined in the staff report titled Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program from the General Manager, Community Services dated December 14, 2012 be approved.

CARRIED

7. **DRAFT 2013-2022 SOCIAL DEVELOPMENT STRATEGY**

(File Ref. No. 08-4055-20-SPST1) (REDMS No. 3701303 v. 7, 3731019)

With the aid of a PowerPoint presentation (on file, City Clerk's Office), John Foster, Manager – Community Social Development, provided an overview of the Draft 2013-2022 Social Development Strategy.

Discussion ensued concerning:

- staff including information on the number of affordable housing units within the City (i.e. currently available, what is forthcoming, co-op units) and how people can apply for residency;
- staff including what the City has accomplished regarding childcare;

Planning Committee

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- acquisition of a "Campus Of Care" complex for seniors;
- recreational services and the ability for people to apply for residency outside the current subsidy program in place;
- supporting food security for Richmond residents and the feasibility of a City Advisory Committee to Council on this matter;
- analysis of poverty in Richmond to improve understanding of the characteristics and challenges of low income residents and to develop viable solutions;
- services to young people, in particular employment services;
- impact of downloading from other levels of government;
- business component; and
- purpose for public comment.

In response to the discussion Mr. Foster advised that the rationale behind going back to the public was to provide groups and individuals that had previously been consulted, and the public, an opportunity to review and comment on the Draft Strategy. Staff are proposing a two month period for public comment.

It was moved and seconded

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be endorsed and distributed for public comment.

The question on the motion was not called as discussion ensued whether endorsing the Draft Strategy would be perceived as the same as being adopted, therefore deterring the public from providing comment. As a result of the discussion, it was agreed that the motion be **WITHDRAWN**.

The following motion was introduced:

It was moved and seconded

That the draft Social Development Strategy, as outlined in the staff report titled Draft 2013-2022 Social Development Strategy, dated November 28, 2012 from the General Manager, Community Services, be distributed for public comment.

CARRIED

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7A. AGRICULTURAL FILL

(File Ref. No.) (REDMS File No.)

Councillor Harold Steves provided copies of the Council referrals dating back to June 2006 and a summary of items that were brought before the Agricultural Advisory Committee in 2012 (attached to and forming part of these minutes as Schedule 1) regarding fill on farmland. It was noted that illegal dumping, enforcement and jurisdiction matters have been referred to staff on several occasions with no report back from staff. Councillor Steves requested that staff report back to the Committee in February 2013.

Joe Erceg, General Manager – Planning and Development, advised that staff have encountered many enforcement challenges related to this matter as the illegal acts, such as dumping, have often occurred late at night or on weekends. Mr. Erceg undertook to follow-up with the General Manager, Community Safety, to determine how quickly a report can be provided.

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

It was moved and seconded

That staff bring a report immediately back on the referral matters concerning fill on farmland in the Agricultural Land Reserve.

CARRIED

8. MANAGER'S REPORT

Mr. Erceg gave an update on the ONNI development in Steveston Village, noting that the site is nearing completion.

Discussion took place and it was noted that should ONNI proceed with a rezoning application, the amenity package associated with the rezoning should be similar to what was proposed with a previous rezoning.

ONNI is also exploring the possibility of rezoning individual buildings instead of the whole site. ONNI was advised that staff do not support the rezoning of individual buildings as it would be problematic from both a community and technical point of view. The Committee's preference is not to receive multiple rezoning applications for portions of the site.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:14 p.m.).

CARRIED

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 8, 2013.

Councillor Bill McNulty
Chair

Heather Howey
Acting Committee Clerk

Richmond AAC concerns about fill on farmland in the ALR – Cllr. H. Steves, AAC Rep

Dec. 2011 – Fill at 21660 River Road

The AAC:

- *noted that the farm plan was insufficient regarding drainage and irrigation, and
- *the application is for nurseries and blueberries which require two different types of soils properties and on the City infrastructure,
- *submission of a final farm plan that includes drainage and irrigation after the filling,
- *information on the source, type and quality of fill to be utilized.

March. 2012 – Fill at No. 6 Rd. & Westminster Highway

The AAC:

- *brought to attention of staff fill activities being undertaken,
- *asked for follow-up by Community By-laws and report back to committee.

April 12, 2012 – Fill at No. 6 Rd. & Westminster Highway and on No. 5 Rd.

The AAC:

- *noted concerns about fill activities being undertaken on no. 6 Rd site
- *asked for follow-up by Community By-laws and AAC and report back to committee,
- *also asked for a report back on works and/or construction staging on No. 5 Rd., and
“That soil fill activities on agricultural land has a significant impact on agricultural land and that the AAC requests more timely responses and enforcement measures taken on non-permitted soil fill activities from appropriate stakeholders (City & ALC)”

May 2012 - AAC 2012 Work Plan (April 24)

The AAC:

- *to review and comment on non-farm use (soil fill) applications forwarded to the AAC by Community By-laws staff. Provide support to prevent unnecessary placement of fill on agricultural land.

June 2012 – Fill at 13160 Westminster Highway

The AAC:

- *questioned the 5 ft. Deep excavation to remove and replace peat soil,
- *determined that road construction to the fieldes should be of fill placed directly on top of existing undisturbed peat,
- *approved a motion recommending no further excavation and further disturbance of peat, &
- *structural fill to be certified as uncontaminated.

Sept. 2012 – Fill at Steveston Highway & Hwy 99, NE corner

The AAC:

- *questioned the need for an impervious perimeter road around the site, wider than permitted,
- *the need for fill on land that is identical in elevation and soil quality as the City owned Gardens across the highway
- *asked for accurate elevations of the field, and neighbouring drainage ditches

Nov. 2012 – Cllr Steves reported staff to examine jurisdictions and need for fill in the ALR



City of Richmond

Report to Committee

To GP-Inv. 7 2013

To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: Richmond Addiction Services Status Update

Date: November 19, 2012

File:

Staff Recommendation

That Richmond Addiction Services' Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse reports, "Special Report, October 17, 2012" and "Entire Prevention Program Results, January 1st – June 30th, 2012", be received for information.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

Since 2005, Richmond Addiction Services Society (RASS) has received a significant City Grant, which in 2012 totaled \$194,487. Approximately half of the total is for problem gambling prevention services, while the other half is targeted to substance abuse and other addictions prevention.

The problem gambling prevention funding was initially provided to support the five-year Richmond Problem Gambling Prevention & Treatment Strategy. As this strategy had expired, on April 23, 2012 Council received RASS' "Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan" that outlines a prevention strategy for Richmond. Recognizing that RASS was no longer in receipt of the BC Responsible and Problem Gambling Program (BC R&PGP) prevention and counselling contracts, Council expressed interest in knowing the impact on RASS of their cessation, as well as an update on RASS' proposed Plan. As Council wished to receive the information prior to reviewing 2013 City Grant recommendations, Council resolved on April 23, 2012 that:

Staff review the situation and report back by the end of November, 2012.

This report supports the following 2011 – 2014 Council Term Goal:

2.5 Development of clear policies around the City's role in social services and the grant processes, and corresponding clear communications with the public on these roles and policies.

Findings of Fact

To best inform Council about RASS' problem gambling and other addiction prevention efforts, particularly given the cessation of their BCR&PGP prevention and counselling contracts in 2012, staff requested an update from RASS regarding their organizational and program status (**Attachment A**).

As many of RASS' problem gambling activities are combined with substance abuse and other prevention initiatives, e.g., the Peer 2 Peer Program in Richmond high schools, RASS' 2013 progress/evaluation report, submitted as part of their 2013 City Grant application, is also attached (**Attachment B**). This report will be considered as part of the RASS application for a 2013 Health, Social & Safety City Grant, anticipated for review by General Purposes Committee in February 2013.

Analysis

1. RASS' BCR&PGP Contract Cessation: Organizational and Community Impact

In February 2012, RASS requested Council's support in urging the Province to appropriately fund the BCR&PGP prevention and counselling contracts that RASS had received since 1997. On February 27, 2012, Council resolved:

That a letter be sent to the provincial government, asking that they support the full funding formula and full access to clientele as sought by Richmond Addiction Services Society (RASS).

A reply was received from the Province outlining the rationale for accreditation requirements and the funding formula for these contracts. As these terms were not realistic from RASS' perspective, RASS did not pursue their renewal.

While terminating the Provincial contracts resulted in a loss of approximately \$115,000 per year to RASS, the organization has received new funding of an equivalent amount for other programs (**Attachment A**). RASS also reports that opting out of the Provincial contracts has strengthened its financial position, given that the contract totals were insufficient to cover RASS staff salaries and related administrative costs.

While no longer offered through RASS, the BCR&PGP prevention and counselling services are still available to Richmond residents. In April 2012, provincial contracts were awarded to private practitioners to provide these services.

As indicated in **Attachment A**, RASS and the BCR&PGP Prevention Specialist have divided responsibility for school prevention work to clarify roles and avoid duplication. Prevention in the elementary schools is now done by the provincial specialist. RASS is continuing to work in the Secondary Schools, specifically through the Peer 2 Peer Program, covering substance use, gambling and other addictive behaviours, offered to Grade 10 students.

RASS has facilitated the integration of the private contract holders into the Richmond community service milieu. At RASS' invitation, the BCR&PGP Prevention Specialist attends Richmond Community Services Advisory Committee (RCSAC) meetings and has been invited to RASS' Problem Gambling Strategy Steering Committee meetings. RASS has also connected the Prevention Specialist with opportunities for community-based prevention (e.g., monthly booth at the Richmond Food Bank).

2. Other Organizational Factors

Since losing the Vancouver Coastal Health contracts for specific clinical addiction services in 2009, resulting in a loss of staff and the need for smaller premises, RASS has achieved organizational stability. Staff and Board turnover is minimal, the budget is balanced, and the premises are more secure than in the past. Also, RASS has received and is actively pursuing other grant opportunities. RASS continues to partner with a number of other Richmond agencies and provides leadership to the RCSAC as well as other community-based committees.

3. Extent and Benefit of RASS Prevention Work

As RASS receives a significant City Grant to provide gambling and substance addiction prevention to the community, a key concern with respect to the loss of BCR&PGP contracts is the degree to which community benefit from RASS prevention work has been impacted.

In their interim funding report, submitted as part of their 2013 Health, Social & Safety Grant application, RASS identifies participation rates in all prevention programs and services and provides evaluation results of the Peer 2 Peer Program. Results indicate that students' and teachers' knowledge increased significantly, as did peer support, encouragement and discussion of addiction matters. As this program is funded through the City Grant, RASS service levels to secondary schools have not been reduced.

RASS reports connecting with 15.5% more community members in 2012 than in 2011, and plans to further increase outreach in 2013. In addition to the Peer 2 Peer program, in 2013 RASS will offer problem gambling and other addictions prevention initiatives during a number of community events (e.g., National Addiction Awareness Week, BC Family Day, Annual Hockey Day) and will continue to provide its ongoing Education Series.

As part of its 2012 City Grant funding, RASS also committed to conducting a survey of Richmond residents regarding gambling and problem gambling behaviour. RASS has arranged with the Richmond School District and the McCreary Centre Society (MCC) to distribute a survey to students in conjunction with MCC's 2013 BC Adolescent Health Survey.

RASS reports indicate that, to date, an enrichment of prevention services available to Richmond residents has emerged by the combination of BCR&PGP contracts with private specialists and the City grant to RASS. While both offer valuable services, staff consider it beneficial to continue to support the non-profit role in prevention through the City Grant Program, given that an accredited non-profit service provider such as RASS has a higher profile, wider reach and deeper integration with other community service organisations than might be achieved by private service provision only.

Financial Impact

There is no financial impact. RASS' City Grant request will be reviewed by Council in February 2013.

Conclusion

RASS has responded well to the challenges presented by funding changes over the years; it has stabilized operations, received new sources of funding, developed innovative programs, avoided duplication of services and increased outreach. This non-profit organization continues to play a valuable role in providing prevention services to the community.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls

Attachment A	The Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse – Oct 17, 2012 Special Report	REDMS 3714388
Attachment B	The Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse – Entire Prevention Program Results Jan 1 – June 30, 2012	REDMS 3714390



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richmond addiction services

We are dedicated to providing expertise in preventing and treating addictions in our community

**The Centre of Excellence for the Prevention of Problem Gambling and Substance
Misuse**

SPECIAL REPORT

October 17, 2012

Completed by:

Richard Dubras, M.Sc., M.Ed., R.C.C.,

Executive Director

**The Centre of Excellence for the Prevention of Problem Gambling and Substance
Misuse**

SPECIAL REPORT

October 17, 2012

Current Situation at Richmond Addiction Services Society

At the request of Lesley Sherlock and in response to changes that have occurred as of April 1, 2012, we are submitting this Special Report to outline the current stability and state of affairs at Richmond Addiction Services Society (RASS). I am pleased to report that even though we did not renew our contract with the BC Responsible and Problem Gambling Program Richmond Addiction Services' financial situation is much improved. In fact, the current financial situation is that the society will meet the zero deficit budget target forecast. It is also important to add that despite the loss of an average \$115 000 per year from not renewing the BC Responsible and Problem Gambling contract, we have replaced that amount of funding from alternative sources to support other collaborative programs in Richmond along with some operating revenue for RASS services and programs. For example, RASS was successful in receiving a \$100 000 BC Gaming grant to help fund the Supporting Families Affected with Parental Illness and Addictions initiative that we partner with the Ministry for Children and Family Development (MCFD) and Vancouver Coastal Health (VCH) and other community agencies. \$25 000 from the Civil Forfeiture fund from the Ministry of the Solicitor General to fund an ecstasy awareness program called X-Press and \$28 000 from the VCH-SMART fund to support the Richmond Youth Media Lab. Significantly, our partnership and collaboration and two of the above grants will be supporting the City of Richmond Youth Media Lab facilitator to the sum of \$35 200 for 2012-2013.

Operationally, we have a full contingent of active Board of Directors who completely overhauled the Governance Policy and Procedure manual this year. Along with the new strategic plan, modification of our Vision, Mission and Value statements Richmond Addiction Services has met its 2012 requirements for continued accreditation with Accreditation Canada. I am also pleased at the level of commitment and engagement our current Board of Directors has demonstrated this year within the community of Richmond as this has increased significantly since 2010. During our AGM in October we will be losing one Board member but will be replacing that member with a new member which is very positive.

We are also pleased at the imminent signing of a 2-year lease extension with our current landlords which is a huge improvement over the last year as we have been working with a month to month contract with one a 30 day notice of eviction. This adds more stability to

our current situation financially, strategically as well as psychologically within the community and our employees and funders. We have also been making plans for a relocation as of 2015 - 2016 as we have begun talks with Turning Point Recovery Society in leasing office space in the new premises being considered for City Centre.

Funding Changes

I have already noted the about the funding changes that have occurred and our direct response to offset the potential loss of revenue and perceived fragility of the programs due to such a loss. Despite the loss of the BC Responsible and Problem Gambling contract RASS is in much healthier financial condition because our programs are no longer in deficit funding situations.

The Richmond Addiction Services Gambling Program

As noted in our City Grant application, as of April 1, 2012 RASS is no longer the contract holder for Richmond to offer the BC Responsible and Problem Gambling Program for prevention and treatment services. Private contractors are now responsible for these activities. However, RASS continues to be funded through the City of Richmond City Grant program funding needed substance use and gambling prevention programs across the community.

Importantly, Richmond Addiction Services has created an agreement with the BC Responsible and Problem Gambling Program to separate the community into age groups to reduce duplication of services and to reduce the potential for community confusion as there will be more service delivery mechanisms in Richmond due to this change as of April 1, 2012. We endeavor to incorporate the BC Responsible and Problem Gambling program whenever possible to ensure a continuum of services to the community and ready access to prevention and treatment options. To this date, we have a positive relationship with the BC Responsible and Problem Gambling program and are hoping to engage them further in being incorporated into their vision of an important partner in Richmond and necessary in the mutual aim to create a continuum of services for the community of Richmond.

RASS Problem Gambling Strategy

As presented in Richmond Addiction Services' proposal to renew a five-year problem gambling prevention and education plan on April 23, 2012 at Council Chambers RASS continues to complete a research study in concert with the Richmond School District and the McCreery Centre Society who will be completing the Youth Survey across BC in early 2013. We have 'in principal agreements' with both the Richmond School District and McCreery Centre Society to collaborate together to make sure we can efficiently and cost effectively sample the majority of school aged students in Richmond. We also understand

the BC Responsible and Problem Gambling Program will be completing a new prevalence study in the New Year but this will most likely not have a Richmond focus. Focusing on Richmond is what City Council and the Gambling Steering Committee wants to understand more fully and that is why we are putting resources into such a study which will sample youth and parents living in Richmond.

RASS will also be completing the Peer 2 Peer program in the Richmond School District this year as per our school based community prevention activities and are working with the school district to have even more students participating. Since 2010 we have seen increases in participation in this program which covers substance use, gambling and other addictive behaviours as part of the curriculum that is taught to Planning 10 students. In the City Grant proposal we are connecting with 15.5% more community members than 2011 and have set a goal for a 30% increase by the end of 2013.

We are also focusing on Gambling Prevention in our National Addiction Awareness Week: About Face event at Ralph Fisher auditorium on November 21, 2012 where we will be screening Owing Mahoney and having a panel to answer questions. In addition, we are also preparing for another problem gambling awareness raising initiative in early 2013, perhaps combined with the new BC Family Day.

In addition, we have invited the BC Responsible and Problem Gambling program to join the Gambling Steering Committee, the Richmond Community Services Advisory Committee, and participate in our Annual Hockey Day in Richmond event which they have. Furthermore, we incorporated them in our communications to the school district in September to make sure that elementary students would be offered the prevention programming at the levels of previous years.

In conclusion, it is my opinion that RASS is fulfilling its outcomes and continuing to collaborate and build capacity in Richmond and overcoming various situations. Together with our Board of Directors, I feel that we have made prudent though difficult decisions and have returned to budgeting process which is affordable and sustainable. Beyond the financial situation, RASS continues to meet its prevention and clinical outcomes and develop programs that are helping change people's lives for the better.

Current List of Programs / Committees

1. Youth and Family Program
 - a. Substance Use, Gaming Use/Misuse Counselling Program (Under 25 years old)
 - b. Constructive Alternative to Teen Suspension Program (CATS) (School aged children – Education and Counselling program)

- c. Supporting Families Affected with Parental Mental Illness and Addictions – Resilient Kids groups
 - d. My Tween and Me Parenting Group
- 2. Aging Well Program
 - a. Substance Use, Gaming Use/Misuse Counselling Program (over 55 years old)
 - b. Support Group
 - c. Prevention and Education Services
 - d. Community Agency workshops and Presentations
- 3. Prevention Program
 - a. Peer 2 Peer Program (Substance use, Gambling and Gaming Misuse – School District)
 - b. X-Press (Ecstasy Awareness)
 - c. BoozeBrain Project
 - d. National Addiction Awareness Week
 - e. Salmon Fest
 - f. Depression Screening Day
 - g. Supporting Families Affected with Parental Mental Illness and Addictions – Life Lessons/Resilient Youth Program and Community Education nights
 - h. Richmond Youth Media Program
 - i. Quarterly Community Education Series
 - j. Community Agency workshops and Presentations
- 4. Committee Involvement & External Committees
 - a. Richmond Collaborative Committee for Children and Youth (RCCCY) (Community)
 - b. Richmond Community Services Advisory Committee (RCSAC) (City of Richmond)
 - i. 2nd year of Co-Chair appointment
 - ii. Addiction and Mental Health Sub-committee action group have completed the Gap Analysis of services in Richmond
 - c. Mental Health and Addictions Coordinating Committee (VCH)
 - d. Youth Alcohol and Drug Association (Non-Profit, VCH)
 - e. Richmond Children's First (City of Richmond)
 - i. Steering Committee met at start of October
 - ii. Sitting on Collaborative Framework Evaluation Action group
 - f. Supporting Families Affected with Mental Illness and Addictions (MCFD, VCH)
 - g. Community Action and Assessment Network (TFA)
 - h. Youth Concurrent Disorders Network (VCH, PHSA, VIHA, IHA)
 - i. Acquired Brain Injury Committee (VCH)

- j. Richmond Violence Prevention Network (City of Richmond)
- k. Community Health Services Integration Council (VCH)
- l. Richmond Advisory Council on Perinatal Issues (RACPI) (VCH)



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The Centre of Excellence for the Prevention of Problem Gambling and Substance Misuse

Entire Prevention Program Results

January 1st – June 30th, 2012

The following two attached reports highlight the entirety of the Prevention programming completed by Richmond Addiction Services for the first half of 2012 and acts as our semi-annual report. Final report can be expected at the end of January 2013 to allow for final statistical data collection and reporting.

Since May 2010, the goal of semi and annual reporting by Richmond Addiction Services has been to become increasingly accurate in recording the work completed to our specific funders. To this end, the first attachment reflects all prevention initiatives that have been completed by Richmond Addiction Services. In order, to separate BC Responsible and Problem Gambling funding from the City of Richmond funding I have noted this on the titles in the two charts on the second attachment.

As can be seen on the first attachment titled The Overall Activity Statistics documents a total of 3187 prevention contacts. The City of Richmond is responsible for funding 3136 prevention contacts through the various prevention programs and services including gambling, substance use and internet and gaming. Also incorporated in these numbers, are the data of the Peer 2 Peer (P2P) prevention programming, listed as Prevention –Youth School Based, which is reported in more detail on attachment 3.

On the second page of the attached reports the second chart communicates further Gambling related prevention that is funded by the City of Richmond which is mostly made up of chairing the Steering Committee.

On the first chart of the second attachment, the number of gambling related activities that were funded by the BC Responsible and Problem Gambling Program for both treatment and prevention.

It is important to note this funding and activities will no longer be reported to the City by Richmond Addiction Services as it is no longer the contract holder of the BC Responsible

and Problem Gambling Prevention and Treatment contracts. This arrangement commenced on April 1, 2012.

Importantly Richmond Addiction Services has created an agreement with the BC Responsible and Problem Gambling Program to separate the community into age groups to reduce the duplication of services and the creation of community confusion. We endeavor to incorporate the BC Responsible and Problem Gambling program whenever possible to ensure continuum of services to the community and ready access to prevention and treatment. To this date, we have a positive relationship with the BC Responsible and Problem Gambling program and are hoping to engage them further in being seen as an important partner in Richmond and necessary in our mutual aim to create a continuum of services for the community of Richmond.

Attachment 1 & 2

Overall Activity Statistics
Activity Dates: January-01- 2012 to June-30-2012

Event Category	Activity Type	Total Activities	Staff Attended	Anon. Attended	Total Duration (Hours)
Group Session	Life Lessons Youth Non school bas	34	34	22	93
	Cambie High School Girls Group	1	1	3	3.5
	Chinese Parenting Group	3	43	76	153.3
	My Tween & Me	6	6	18	17.5
	Building Resiliency Kids Group	14	24	38	24.5
	Prevention-Internet Gaming	2	2	52	7.0
	Prevention/Teachers	289	289	103	364.0
	Prevention-Agency/Community	26	25	100	52.4
	Prevention Children-School based	6	6	150	7.8
	Prevention – Youth School based	295	292	2139	383.4
	Prevention-General Public	18	18	178	33.8
	Prevention-Youth (non-school based)	10	9	27	21.0
	Family Fun Nights	1	1	7	2.5
	RAS Education Series	15	14	52	30.5
	South Asian Ambassadors Prevention	12	12	120	13.5
	Prevention Aging Well Program Training	5	5	33	8.5
	Supporting Families	3	6	69	6.0
Totals		740	787	3187	1222.2
Staff Activity	Admin-Prevention	76	76		399.7
	All Prevention Coordination	153	153	164	202.1
Staff Totals:		229	229	164	601.8
Complete Totals		969	1016	3351	1824

Gambling Clinical and Prevention Statistics January-June 2012

Funded through BC Responsible and Problem Gambling Program

Please Note: Funding ended as of April 1, 2012

Outcomes	Total for Q1 (Jan - Mar)	Total for Q2 (Apr - Jun)	Total
Prevention Stats			
Number of Participants	2689	0	2689
Service requests	7	0	7
Treatment Stats			
Referrals	11	5	16
Intakes	7	0	7
Admitted	7	0	7
Closed	54	0	54
Consultations	0	2	2
No show for first appointment/planning session	0	0	0
Clinical outreach	3	0	3
Direct client service	31	0	31
Family counselling	10	0	10
No show/cancellation	13	0	13
Phone call counselling	0	0	0

Activities Funded by City of Richmond

Outcomes	Total for Q1 (Jan - Mar)	Total for Q2 (Apr - Jun)	Total
Meetings		3	3
Strategy Committee Meetings		1	1
Connecting with Community Professionals	2	11	13

Peer 2 Peer Program

Results

A total of 627 student participants completed the baseline measure prior to the program (pretest) and a total of 684 students completed the evaluation survey after completing the Peer 2 Peer program (posttest). The gender breakdown for the baseline surveys was 299 (48.5%) males and 317 females (51.5%) with 6 individuals describing as other gender. For the posttest 338 (50.1%) males and 339 (50.2%) were females and the remaining 6 individuals identified as other gender. For the pretest surveys 48% were from the 10th Grade, 37.3% were from the 11th grade and 14.7% were from the 12th grade. For the posttest surveys 45.7% were from the 10th Grade, 40.7% were from the 11th grade and 13.6% were from the 12th grade. The Peer 2 Peer (P2P) data was collected from Hugh Boyd, Burnett, Cambie, MacNeill, McMath, Palmer, Richmond, Horizons and Steveston-London High Schools.

It is important to note that when devising this survey for youth, we felt it important to create a Likert scale that would be youth friendly. (1 is "Not at all", 2 is "a little", 3 is "Some", 4 is "Quite a bit" and 5 is "A whole bunch").

On the item 'How knowledgeable do you think YOU are about Substance(s) Use, Gambling &/or Other Addictive Behavior(s) [SUGOAB]?', data showed a large increase between baseline measure of self-report on knowledge from "Some" (40.6%) to a higher level of self-perceived knowledge about SUGOAB after the program had ended at "Quite a bit" (48.1%) or "A whole bunch" (25.8%).

In regards to student's perception on teachers knowledge about SUGOAB, The significant difference between the two groups (baseline and Posttest) on this item, was a shift in student's perception on how knowledgeable teachers were from "A whole bunch" (17.2%) at baseline to "A whole bunch" (32.6%) after the program had ended. Student's perception on teachers understanding of the difference between substance use and misuse also increased from "Quite a bit" (47.8%) to "Quite a bit" (48.7%) after the end of P2P. However, the biggest difference was the number of students who felt that teachers knowledge went from "A whole bunch" 24.9% at baseline to 34.6% at posttest.

On the item, 'How much do YOU support and encourage other students in preventing substance(s), gambling &/or other addictive behavior(s)?', from the baseline

group, the majority indicated "Quite a bit" (30.3%) support was offered, while after the P2P program the student sample showed an increase in support and encouragement to "Quite a bit" (48.1%). Student's evaluation of their fellow Classmates level of support and encouragement offered to each other in SUGOAB prevention, increased from "Some" (39.5%) to "Quite a bit" (40.9%) or "A whole bunch" (13.2%) . Also, the item rating of "A whole bunch" more than doubled from 5.2% at baseline and at 13.2% at the posttest.

In regards to SUGOAB related conversations happening at the school, the trends are as follows. Between other students, ratings showed a shift from "Some" (34%) to "Some" (40%) conversations after the P2P program. Conversations between student's and caregivers showed an increase from "Not at all" (41.3%) at baseline and ratings increased to "Some" (38.1%) for students once the P2P program was completed. Student's rating of SUGOAB conversations happening between students and teachers increased from "A little" (40.3%) to reports of "Some" (38.1%) or "A quite a bit" (16%) of conversation occurring at the end of the program. Regarding students conversing with administrators, baseline scores indicate low level of conversation from "Not at all" (32.5%) to "Some (30.5%), which is an important change by the end of the P2P program.

The final item on the survey, "To what degree do you feel you have the ability to make healthy choices in your life?" showed little change between baseline and the posttest evaluation. At the baseline measure, the student participants reported having "A quite a lot" of ability (28.9%) or "A whole bunch" of ability (55.1%) to make healthy choices. The posttest evaluation showed students' responses of ability at "Quite a bit" (31.9%) and "A whole bunch" (56.6%).

The data clearly demonstrates important changes in the knowledge of the participants surrounding the issues in substance use, gambling and other addictive behaviours with the completion of the P2P program. In addition, an increase in knowledge that the teachers learn through this process is also crucial to point out. Youth reach out to those important others or anchors in their lives and teachers are significant individuals for students to lean on and ask difficult questions of. True prevention occurs when individuals and groups of people are talking about the issues and clearly these data show this is happening because of the P2P program. One final note, these data provide the evidence that Richmond Addiction Services continues to improve in its evaluation of programs as we have almost doubled the amount of respondents completing the baseline and posttest evaluations for the 2011-2012 school year.

Table 1

How knowledgeable do you think YOU are about Substance(s) Use, Gambling &/or Other Addictive Behavior(s) [SUGOAB]?

Group			Frequency	Percent
Baseline	Valid	Not at all	39	6.2
		A little	121	19.3
		Some	254	40.6
		Quite a bit	170	27.2
		A whole bunch	42	6.7
		Total	626	99.8
	Missing	System	1	0.2
	Total		627	100.0
Posttest	Valid	Not at all	23	3.4
		A little	35	5.2
		Some	127	18.7
		Quite a bit	326	48.1
		A whole bunch	175	25.8
		Total	678	99.1
	Missing	System	6	0.9
	Total		684	100.0

Table 2

How knowledgeable do you think your teachers are about SUGOAB?

Group			Frequency	Percent
Baseline	Valid	Not at all	22	3.5
		A little	44	7.1
		Some	163	26.2
		Quite a bit	286	46.0
		A whole bunch	107	17.2
		Total	622	99.2
	Missing	System	5	0.8
	Total		627	100.0
Posttest	Valid	Not at all	6	0.9
		A little	19	2.8
		Some	141	20.8
		Quite a bit	296	43.7
		A whole bunch	221	32.6
		Total	678	99.1
	Missing	System	6	0.9
	Total		684	100.0

Table 3

How much do you think your TEACHERS understand the similarities and differences between substance use and misuse?

Group			Frequency	Percent
Baseline	Valid	Not at all	7	1.1
		A little	37	5.9
		Some	126	20.2
		Quite a bit	298	47.8
		A whole bunch	155	24.9
		Total	623	99.3
	Missing	System	4	0.7
	Total		627	100.0
Posttest	Valid	Not at all	4	0.6
		A little	16	2.4
		Some	99	14.6
		Quite a bit	331	48.7
		A whole bunch	235	34.6
		Total	679	99.2
	Missing	System	5	0.8
	Total		684	100.0

Table 4

How much do YOU support and encourage other students in preventing substance(s), gambling &/or other addictive behavior(s)?

Group			Frequency	Percent
Baseline	Valid	Not at all	42	6.8
		A little	87	14.0
		Some	164	26.5
		Quite a bit	188	30.3
		A whole bunch	139	22.4
		Total	620	98.8
	Missing	System	7	1.2
	Total		627	100.0
Posttest	Valid	Not at all	26	3.8
		A little	39	5.8
		Some	161	23.8
		Quite a bit	279	41.3
		A whole bunch	179	26.5
		Total	676	98.8
	Missing	System	8	1.2
	Total		684	100.0

Table 5

How much do your CLASSMATES support and encourage each other in SUGOAB prevention?

Group			Frequency	Percent
Baseline	Valid	Not at all	58	9.4
		A little	131	21.1
		Some	245	39.5
		Quite a bit	154	24.8
		A whole bunch	32	5.2
		Total	620	98.8
	Missing	System	7	1.2
	Total		627	100.0
Posttest	Valid	Not at all	28	4.2
		A little	62	9.2
		Some	231	34.3
		Quite a bit	275	40.9
		A whole bunch	89	13.2
		Total	673	98.4
	Missing	System	11	1.6
	Total		684	100.0

Table 6

Are SUGOAB related conversations happening between other STUDENTS at your school?

Group			Frequency	Percent
Baseline	Valid	Not at all	120	19.3
		A little	191	30.8
		Some	211	34.0
		Quite a bit	71	11.4
		A whole bunch	28	4.5
		Total	621	99.0
	Missing	System	6	1.0
	Total		627	100.0
Posttest	Valid	Not at all	82	12.2
		A little	154	23.0
		Some	268	40.0
		Quite a bit	150	22.4
		A whole bunch	23	3.4
		Total	670	97.9
	Missing	System	14	2.1
	Total		684	100.0

Table 7

To what degree are conversations about SUGOAB issues happening between you and your parent(s)/caregiver(s)?

Group			Frequency	Percent
Baseline	Valid	Not at all	257	41.3
		A little	187	30.0
		Some	117	18.8
		Quite a bit	47	7.5
		A whole bunch	15	2.4
		Total	623	99.3
	Missing	System	4	0.7
	Total		627	100.0
Posttest	Valid	Not at all	172	25.8
		A little	179	26.9
		Some	220	33.0
		Quite a bit	90	13.5
		A whole bunch	15	2.3
		Total	666	97.3
	Missing	System	18	2.7
	Total		684	100.0

Table 8

Are SUGOAB related conversations happening between STUDENTS & TEACHERS?

Group			Frequency	Percent
Baseline	Valid	Not at all	174	28.0
		A little	250	40.3
		Some	147	23.7
		Quite a bit	41	6.6
		A whole bunch	9	1.4
		Total	621	99.0
	Missing	System	6	1.0
	Total		627	100.0
Posttest	Valid	Not at all	108	16.3
		A little	184	27.7
		Some	253	38.1
		Quite a bit	106	16.0
		A whole bunch	22	3.3
		Total	664	97.1
	Missing	System	20	2.9
	Total		684	100.0

Table 9

Are SUGOAB related conversations happening between STUDENTS & ADMINISTRATORS?

Group			Frequency	Percent
Baseline	Valid	Not at all	200	34.6
		A little	242	39.0
		Some	126	19.5
		Quite a bit	39	5.1
		A whole bunch	9	.7
		Total	616	99.0
	Missing	System	11	1.0
	Total		627	100.0
Posttest	Valid	Not at all	192	28.8
		A little	191	28.7
		Some	203	30.5
		Quite a bit	81	12.2
		A whole bunch	12	1.8
		Total	666	97.3
	Missing	System	18	2.7
	Total		684	100.0

Table 10

To what degree do you feel you have the ability to make healthy choices in your life?

Group			Frequency	Percent
Baseline	Valid	Not at all	11	1.8
		A little	26	4.2
		Some	62	10.0
		Quite a bit	180	28.9
		A whole bunch	343	55.1
		Total	622	99.0
	Missing	System	5	0.8
	Total		627	100.0
Posttest	Valid	Not at all	10	1.5
		A little	12	1.8
		Some	71	10.6
		Quite a bit	214	31.9
		A whole bunch	380	56.6
		Total	671	98.1
	Missing	System	13	1.9
	Total		684	100.0



To: See Distribution List

Date: January 8, 2013

From: Lani Schultz
Director, Corporate Planning

File: 01-0103-65-20-02/Vol 01

Re: Council Term Goals Update for the Term 2011-2014 Report

As per instructions from the January 7th General Purposes meeting, the Council Term Goals Update Report for the Term 2011-2014 has been amended to include Committee approved changes, and the goal statements and priorities have been consolidated into one attachment (as opposed to two separate attachments in the original document.) As a result of this consolidation, you will notice that the report recommendations have been reduced from three recommendations to two. This is because the third recommendation of the original report referenced "Attachment 3", which no longer exists. Instead, recommendation (2) now seeks approval of the proposed changes in their entirety (i.e. adoption of the explanatory goal statements, and the amended and new priorities) as contained in the new Attachment 2. For Council's ease of reference, all changes emerging from the January 7th General Purposes discussions are highlighted in Attachment 2.

Lani Schultz
Director, Corporate Planning

SLS:sls

Mayor Malcolm Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt

Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves



City of Richmond

Report to Council

To: Richmond City Council

Date: January 14, 2013

From: Lani Schultz
Director, Corporate Planning

File: 01-0105-07-01/2012-
Vol01

Re: Council Term Goals Update for the Term 2011-2014

Staff Recommendation

That:

- (1) The status update on "Council Term Goals for the Term 2011-2014", as described in "**Attachment 1**" of the Council Term Goals Update for the Term 2011-2014 report (dated January 14, 2013) be received for information.
- (2) The updated Council Term Goals for 2011-2014, as outlined in "**Attachment 2**" of this report, be approved.

Lani Schultz
Director, Corporate Planning
(604-276-4129)

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE		
Arts, Culture & Heritage Services	<input checked="" type="checkbox"/>		
Communications	<input checked="" type="checkbox"/>		
Community Social Development	<input checked="" type="checkbox"/>		
Economic Development	<input checked="" type="checkbox"/>		
Engineering	<input checked="" type="checkbox"/>		
Project Development	<input checked="" type="checkbox"/>		
Finance	<input checked="" type="checkbox"/>		
Intergovernmental Relations & Protocol	<input checked="" type="checkbox"/>		
Community Safety	<input checked="" type="checkbox"/>		
Major Events & Filming	<input checked="" type="checkbox"/>		
Parks Services	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Recreation Services	<input checked="" type="checkbox"/>		
Sustainability	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

On March 26, 2012 Council approved a number of term goals to help guide the development and implementation of the City's work programs during this term of office. These goals represent the areas of common interest for Council members, and are referenced at the beginning of staff reports, to help keep Council apprised of how each report relates to their term goals. With this term of Council well under way, this report summarizes the progress made on Council Term Goals to date, and makes recommendations on the inclusion of a number of new goals and priorities, to help address opportunities and issues which have emerged since the initial Council goal setting process.

Analysis

The setting of Council Term Goals is an integral part of the City's strategic approach to organizational work programs and operations. As part of the Council Term Goals Program, an annual review is carried out to ensure that goals and organizational work programs and strategies remain relevant and on track.

In March, 2012, Council approved the following key focus areas, with related priorities for the 2011-2014 term of Council:

1. Community Safety
2. Community Social Services
3. Economic Development
4. Facility Development
5. Financial Management
6. Intergovernmental Relations
7. Managing Growth and Development
8. Sustainability

Within each of the above focus areas, three year priorities were identified by Council to ensure a successful term of office and to help guide city work programs. Much progress has been made on Council's goals since their adoption. Details of the activities and accomplishments to date are summarized in "**Attachment 1**" for Council's information.

In order for organizational success to occur, it is important that there exists both corporate focus, and flexibility in light of changing community, organizational and political priorities. Therefore, as part of the annual term goals update process, Council is provided with the opportunity to review, amend and/or expand their term goals, to address any perceived gaps or emerging issues or opportunities that may have surfaced since the setting of these goals at the beginning of the 2011-2014 term. Based on input received from individual Council members, and senior staff, a

number of amendments and additions are being proposed for Council consideration and discussion. These proposed changes are outlined in “**Attachment 2**” and include:

- The inclusion of explanatory goal statements, to describe more fully each of Council’s focus areas and the intent of Council’s direction
- A number of amendments and additions to some of Council’s priorities.
- Five new Council Term Goals and related priorities for consideration for the 2011-2014 term, including:

Goal #9: Arts and Culture

Goal #10: Community Wellness

Goal #11: Municipal Infrastructure Improvement

Goal #12: Waterfront Enhancement

Goal #13: A Well Informed Public

The Council Term Goals process is intended to identify *common* areas of interest for Council members, in order to properly align the assignment of City resources to achieve success in these areas. As such, while the proposed changes outlined in this report are based on individual input from Council members and senior staff, they require consideration and approval from Council as a whole, in order to be implemented.

Financial Impact

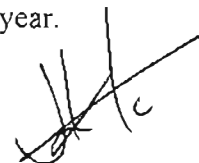
There is no financial impact associated with this report.

Conclusion

Council Term Goals are set at the beginning of each new term of Council, to help guide and focus the workplans of City staff. This report has been prepared to provide Council with information on the advancement of their term goals since their approval, and outlines a number of changes and additions for consideration. These changes are being proposed as a result of input from individual Council members and senior staff, in order to ensure term goals remain relevant and effective for guiding City work programs, and to address any new or emerging opportunities and issues that have arisen since the setting of Council goals at the beginning of this term of office. Much work and progress has been made on these goals advancing the City towards its vision of being “*the most appealing, livable and well managed community in Canada*”. This report serves to highlight the accomplishments and achievements thus far illustrating a balanced, focussed and productive year.



Darlene Teranishi
Program Manager 1, CPMG



Jason Kita
Manager, Enterprise Services

City of Richmond Council Term Goals for 2011-2014

Status Update for the Year 2012



Front row, left to right:

Councillor Linda Barnes, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

Back row, left to right:

Captain Dave Cullen – Richmond Fire-Rescue (retired), Councillor Chak Au, Councillor Derek Dang, Councillor Evelina Halsey-Brandt, Councillor Ken Johnston, Constable Melissa Lui – Richmond RCMP

City of Richmond Council Term Goals for 2011-2014

On March 26, 2012 the following Council Term Goals for the Term 2011-2014 were approved as a working document to help guide the development of the City's work programs, with the understanding that it will be reviewed periodically to ensure it remains relevant in light of changing community needs and opportunities. This report summarizes the progress made on Council Term Goals to date.

1. Community Safety.....	1
2. Community Social Services	4
3. Economic Development	7
4. Facility Development.....	15
5. Financial Management.....	18
6. Intergovernmental Relations	21
7. Managing Growth and Development	23
8. Sustainability	26



1. Community Safety

COUNCIL'S POSITION

As in past years, Council considers community safety an important area of focus. While Council is generally happy with the emphasis currently placed on community safety through City operations, the costs and sustainability of community safety services were high priority issues. Enhancing the community's sense of safety was also viewed as important to maintaining a healthy, livable community. Council's desire is to ensure that public safety services, measures, service delivery models, and resources are effectively targeted to the City's specific needs and priorities.

STATUS

The following is the status of the specific **Community Safety** goals and priorities identified by Council for this term of office:

1.1 Completion of the upgrade program for Richmond Fire-Rescue Firehalls.

The design and programming on the workflow space of Richmond Fire-Rescue Firehall No. 1 (Gilbert Road) and Firehall No. 3 (Bridgeport Road) is proceeding with a targeted completion of early 2013 for this part of the process. Once completed, the upgrade program for all Richmond Fire-Rescue Firehalls will be complete.

1.2 A successful conclusion to the RCMP contract renewal process that includes affordable services and officers that are committed to the Richmond community and its own unique needs.

The City has executed the proposed RCMP Municipal Police Unit Agreement as required by the Province. A 20-year RCMP contract was signed in June 2012 that will result in the RCMP continuing to provide policing services to the City of Richmond. Council has directed staff to analyze the independent policing option for the City of Richmond and include the one time and transitions costs associated with this option.

1.3 Continued progress in the cultural transformation of the Richmond Fire Department.

Richmond Fire-Rescue created a leadership development program that included core competencies and career mapping that outlines the expectations and desirable leadership qualities among firefighters. Richmond Fire-Rescue continues to train its staff in performance evaluation, coaching, mentoring and staff career plans.

Early this year, Richmond Fire-Rescue's Fire Chief and Deputies spoke at both national and international conferences on their cultural transformation work. External fire services, in its best practices studies on cultural change, sought out Richmond Fire-Rescue leadership as a resource.

1.4 A strategic review of the City's community policing needs, including community policing needs of the City Centre.

This past September the City opened a new City Centre Community Police Station (No.3 Road/Lansdowne Road) in the heart of City. This location ensures a strong, highly visible police presence in the City Centre while also providing a centralized, convenient work space that supports a variety of important community policing crime prevention initiatives.

The RCMP Bike Unit is also located at this facility and provides a base for bike patrols around the downtown core. As well, Lock Out Auto Crime, Speed Watch, Block Watch, Pedestrian Safety and Business Watch are just a few of the many community programs being administered at the new office.

1.5 Improved perception of Community Safety by the community.

As per Council's desire to see an improved perception of community safety, a number of highly visible initiatives have been executed in support of this goal that includes:

- The Project Swoop initiative directly addresses the public's concern regarding road safety, specifically targeting distracted drivers and speeding issues. Richmond RCMP implemented various pedestrian safety and awareness campaigns to reduce pedestrian related collisions. Education campaigns and community policing at major transit hubs, pedestrian and motorist enforcements at high volume corridors, and the creation of a pedestrian safety group were also implemented.
- Richmond RCMP continues to have an ongoing, positive relationship with high school youth in schools and the community. The RCMP has also made great strides in becoming more visible and involved with elementary school-aged children. For example, the RCMP Youth Section worked with community partners in hosting summer youth camps for approximately 100 children aged 8-12 at local community centres.
- Richmond RCMP continues to work closely with Richmond School District No. 38. The detachment has become involved in the School Sports Program, an initiative that focuses on strengthening ties with elementary-aged youth in Richmond. The children have the opportunity to play sports with officers they might not otherwise interact with. Currently, hockey games are being organized during the school's lunch hour break. Another popular event was the 'Name the Boat' contest offered to children in Grades 5-7. Students were encouraged to submit a name for the new Richmond Marine Patrol boat, draw artwork and write essays depicting their view of the boat.
- The Auxiliary Constable Program provides tremendous support to regular members and the detachment. Members participate at numerous community events including Canada Day celebrations and initiatives such as Project Swoop. They are volunteers from the community who provide an invaluable service back to the community.

- The Richmond Fire-Rescue Plan is completed and was adopted by Council in March 2012. The Plan's new direction is based on the belief that prevention, education and emergency response programs must be well established and integrated to have a positive impact on community safety.

In addition to the above, other initiatives and achievements in the specific goals and priorities related to **Council Term Goal No. 1 – Community Safety** include the following progress:

In addition to the existing community programs, 2012 has seen new programs being added that contribute to community safety:

Emergency Programs

- Staff implemented a Get Ready Richmond Personal Preparedness Program this year. This free educational program, offered at community centres throughout Richmond, teaches personal preparedness in an emergency or disaster. To date, 16 sessions have been completed with 17 more sessions scheduled for the fall. In addition, four new sessions of the Get Ready Richmond Fire Life Safety module will also be available in the fall.
- The City, in collaboration with Vancouver Coastal Health, produced and distributed an informational brochure that provides residents with strategies for staying cool during periods of extreme heat advisories. These handouts include locations of outdoor water fountains and public cooling centres in Richmond.
- Emergency Social Services (ESS) volunteer hours from January - October 2012: 689 hours by 75 ESS volunteers and 25 Amateur Radio volunteers.
 - ESS staff and community volunteers responded to eight incidents and assisted 60 evacuees.
 - ESS volunteers responded to eight requests for Personal Preparedness presentations (four in English, three in Cantonese and one in Mandarin) with a total audience of 172 people. ESS has also staffed display booths at four events so far this year with three more scheduled before the end of the year.

Fire Rescue

- Richmond Fire-Rescue concluded IAFF Local 1286 Collective Agreement bargaining in September 2012 with a contract to December 31, 2013.
- Richmond Fire-Rescue has entered into a partnership agreement with LaFarge Cement to provide back-up services for confined rescue for LaFarge incidences.



2. Community Social Services

COUNCIL'S POSITION

Council is very mindful of the significant demographic changes occurring in the Richmond community. Particular concerns for Council include the aging population and the adequacy of our services for this sector; increasing pressures to respond to pressing social issues which are largely outside of the City's prescribed mandate; strategies for youth services and people with disabilities; service and funding expectations from non-profit agencies and senior levels of government with respect to social services; the City's role and strategy with respect to providing space for non-profits; the need for a clear role, along with related strategies and policies, for social services (and the effective communication of these); affordable housing; cultural diversity; and new public amenity space that keeps pace with the rate of growth.

STATUS

The following is the status of the specific **Community Social Services** goals and priorities identified by Council for this term of office:

- 2.1 Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
 - A Draft Social Development Strategy for the City will be presented to Council in early 2013. Extensive community consultation has occurred in preparation of the Strategy. The document will identify a social development vision, goals, and priorities for Richmond for the next 10 years, as well as specify the roles of the City and others in addressing social development concerns. It will provide a valuable planning resource, helping the City to clarify and communicate its social development roles and priorities, appropriately target resources, and manage public expectations.

- 2.2 Completion of an updated Older Adults Service Plan to address the growing needs of older adults in the community, including services and facilities for active older adults, the development of a volunteer base to serve the older adult population, as well as to provide opportunities for volunteering for this population.

Preparation of an updated Older Adults Service Plan will begin in early 2014, following completion of the Youth Services Plan update.

- 2.3 Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.

Staff have had several discussions with the Richmond Community Services Advisory Committee, Caring Place Society, and individual community agencies regarding space needs for non-profit social service providers. The Social Development Strategy will contain recommended actions regarding the City's role in facilitating and securing space for non-profit groups.

- 2.4 Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.

Staff have facilitated meetings with the Minister responsible for Social Housing, BC Housing executives and federal MPs, to discuss funding opportunities for affordable and supported housing in Richmond. In addition, staff have had several discussions with the Richmond Community Services Advisory Committee, Caring Place Society, and individual community agencies regarding space needs for non-profit social service providers. The Social Development Strategy will contain recommended actions regarding the City's role in facilitating and securing space for non-profit groups.

- 2.5 Development of clear policies around the City's role in social services and the grant processes, and corresponding clear communications with the public on these roles and policies.

The Social Development Strategy will provide clear policy direction around City roles and priorities on social service and social development matters.

With respect to grants, Council adopted a revised City Grant Policy in 2011, which covered three distinct grant programs:

- Health, Social & Safety
- Parks, Recreation & Community Events
- Arts & Culture

2012 marked the first year of implementing the new City Grant Policy, with each grant stream receiving increased funding allocations. The revised policy included provisions for three-year funding cycles, thereby increasing funding certainty and reducing paperwork requirements for qualified applicants. The policy also established a streamlined application form for requests of \$5,000 or less. The response from grant applicants has generally been positive.

In addition, a new On-Line City Grant Application System will be ready for the grant application process in 2013. It will provide applicants with convenient, 24/7 access to the grant submission process, which will enable applicants to streamline the entry of their application and ensure that all mandatory information is filled in.

In 2012, Council approved the establishment of a Child Care Operating Reserve Fund to hold developer contributions for grants that will support the provision of quality care through professional and program development. In addition, the Child Care Development Reserve Fund will continue to hold developer contributions for capital grants. Applications for both child care purposes are currently being accepted.

2.6 Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

The proposed 2041 Official Community Plan (OCP) allows two kinds of coach houses. The first kind is on compact single-family lots along certain arterial roads and currently there are approximately 90. The second kind will be in the Edgemere neighbourhood (northwest of Ironwood Shopping Centre). Secondary suites are allowed in virtually every single family dwelling in the City. These three types of housing improve housing affordability.

The 2041 OCP also requires a study to be completed in consultation with UDI, older adults and the Centre on Disability in 2013 to better clarify housing accessibility requirements (e.g. universal accessibility, aging in place).

The Affordable Housing Strategy, adopted in 2007, identifies three key affordable housing priorities for Richmond: subsidized rental, low-end market rental and affordable home ownership. In 2012, Council approved amendments to the Affordable Housing Reserve Fund Policy which enabled the City to:

- Use the Reserve Funds to offset development cost charges, service cost charges and municipal permit costs for subsidized rental housing developments; and
- Accommodate the transfer of affordable housing commitments from other approved developments to subsidized rental projects in "special development circumstances" (e.g. Kiwanis Seniors Citizen Housing Society, 8011 Granville Avenue affordable housing site).

A broader review of the Affordable Housing Strategy is currently underway, with recommendations to Council slated for 2013.

In July 2012, Council granted third reading to a rezoning proposal from Polygon Carrera Homes Ltd. in collaboration with the Richmond Kiwanis Senior Citizens Housing Society for the proposed redevelopment of the existing Richmond Kiwanis Society site on Minoru Boulevard to include approximately 335 market housing units and 296 subsidized affordable seniors' rental housing units. The City is also a key stakeholder in this project through the development of policies for affordable housing in special development circumstances that provides for an Affordable Housing Value Transfer funding mechanism that enables affordable housing requirements from current and proposed Polygon projects to be transferred to the Kiwanis site. The City will also be utilizing funds from the City's affordable housing reserve to provide Development Cost Charge, servicing cost and Building Permit fee relief for the affordable seniors' rental housing units.

2.7 Development of an updated youth strategy to address the needs and to build on the assets of youth in the community.

Funding for preparation of an updated Youth Strategy was approved by Council through the 2011 Surplus Appropriation. Staff are currently finalizing Terms of Reference for the update. It is anticipated that the updated Strategy will be presented to Council for adoption in late 2013.

2.8 Completion of the Memorial Garden Project.

The first phase of the Memorial Garden Project is underway. Staff are investigating best practices and undertaking research on potential operating and governance models building on the approved Memorial Park Feasibility Strategy.



3. Economic Development

COUNCIL'S POSITION

Council members are very cognizant of the role that economic development plays in the City's financial sustainability and economic well being. They recognize the desirable job/worker ratio that Richmond currently enjoys, the value of having YVR as an economic development driver in the City, and the fortuitous location that Richmond enjoys relative to the airport, the border and Vancouver. Areas where Council would like to see increased emphasis in the economic development initiatives of the City include a more proactive approach to economic development, a stronger focus on tourism, more representative community engagement, and business attraction and retention.

STATUS

The following is the status of the specific **Economic Development** goals and priorities identified by Council for this term of office:

3.1 Increase the emphasis on economic development activities in the City.

In keeping with the City's long-term strategy for balanced development, 2012 saw increased commercial and industrial development activity, as a vehicle for job generation for Richmond residents and the region for decades to come. Major projects at various stages of the development application process include:

- Duck Island - 4 million square feet of commercial and office space.
- Ecowaste Industrial Park - 2 million square feet of industrial space and 4,800 jobs to be added over a 10-year phased implementation.

In addition, 2012 marked the launch of a number of economic development projects in Richmond on airport (YVR) and Port Metro Vancouver (PMV) lands. Major jobs and economic generating projects for Richmond include:

- Canada Post industrial facility on Sea Island (YVR) - 700,000 square feet and an estimated 1,200 jobs.
- Luxury mall outlet on Sea Island (YVR) - 340,000 square feet and estimated 1,000 jobs.

- Sea Island Business Park on Sea Island (pre-development, YVR) - 800,000 square feet of office space and 250 hotel rooms.
- Hopewell Distribution Centre at Richmond Properties (PMV) - Phase III of largely leased 278,000 square feet industrial space to be completed by year-end and Phase IV of 320,000 square feet industrial space to begin construction as early as 2013.
- Euro-Asia transload facility at Richmond Properties (PMV) - 300,000 square feet industrial space in addition to a current similar-sized facility, consolidating Euro-Asia's Lower Mainland operations.

Enhanced presence for Richmond as a place to do business and improved services for Richmond businesses. Notable initiatives include:

- A pilot economic development website - businessinrichmond.ca (to be launched in December 2012).
- Consolidating information on key Richmond business sectors, business advantages and livability; providing the latest business news from Richmond (local success stories and business indicators); and streamlining Richmond's economic development promotional platforms (the highly successful @richmondedo Twitter account and "Richmond in Business" e-newsletter).
- Online business license renewal - as of September 2012 Richmond businesses can renew their business license online, hassle-free, 24/7.
- Richmond business directory online - an online repository of all licensed businesses in Richmond, accessible 24/7 and provides industry search and business location capabilities.

Staff facilitated various economic development opportunities through networking and business matching over the past year. Some highlights include:

- Government of the Netherlands Waste Water Business Seminar.
- Piemonte Italian Aerospace Delegation.
- Flood Water Management and Mitigation Workshop: Province of BC and the Government of the Netherlands, sponsorship by Delcan.
- Province of BC Agrifoods Information/Feedback Sessions.
- University of the Fraser Valley and Lucerne Switzerland School of Business Training Session.
- Copenhagen Architecture Delegation: Facilitated in partnership with Cannon Design.

3.2 Foster a collaborative economic development culture within the City where the City and businesses are working together to build on and seize opportunities in a faster, more efficient manner, with critical mass.

In 2012, the City worked on a range of initiatives to strengthen and enhance business relationships and deliver bottom-line growth to cross-functional community projects. Major initiatives include:

- Sponsorship development - to date, a total of \$445,745 in cash and value-in-kind has been generated to support a variety of community programs, major events and facilities throughout the City. An additional \$125,000 - \$175,000 in sponsorship is expected to be generated by the end of the year, vastly surpassing 2011 numbers. New partnerships formed between the City and businesses throughout the year include:

- Gulf & Fraser Financial Group - a three (3) year partnership = \$42,000 to support the Richmond Art Gallery and the new Media Lab at the Cultural Centre.
- Western Union - a two (2) year partnership = \$20,000 to support the City of Richmond Newcomers Guide and Tour Program.
- Scotiabank's Hockey Day in Canada - a celebration of our country's game that took place on February 11, 2012 at the Richmond Olympic Oval. Over \$100,000 was raised in cash and in-kind sponsorships to ensure this event was successful for the community and region.
- Harvest Power - presenting sponsor of the 2012 Earth Day Youth Summit.
- Sereca Fire Consulting (Richmond-based company) - sponsor of the 2012 BC Fire Expo hosted by the City of Richmond. Over 900 delegates attended from all across the Province. City staff supported Richmond Fire-Rescue in recruiting partners.

Re-launch of the Richmond Business Retention, Expansion, Attraction and Partnership Development Program (Business Outreach Program).

The City continues with its business outreach program that resulted in a number of opportunities for Richmond businesses during the Olympics and beyond (Clevest Solutions, a Richmond-based company and a 2010 business outreach program participant grew from five to over 75 employees in under two years and has been ranked among the top 10 fastest-growing companies in Canada (#1 fastest growing in BC by Profit 200)). Key parameters of the City's Business Outreach Program include:

- A streamlined tool (EconWave) for managing economic and sponsorship development leads from origin through to resolution/outcome and for reporting results (reporting on a quarterly basis to begin Q1-2013).
- Proactive retention and expansion, targeting approximately 100 Richmond businesses in key sectors annually and facilitating resulting cross-departmental policy initiatives and regulatory resolutions.
- A multi-objective proactive approach - the outreach program targets both opportunities for retention and growth of existing Richmond businesses and potential for sponsorship of community-wide projects, events, facilities and initiatives.

Launch of an annual Richmond Council business and partner appreciation event:

- In September 2012, Richmond Council hosted 60 high-level executives from the Richmond business community at a luncheon event at the Richmond Olympic Oval. Scotiabank's Chief Economist keynoted the event and members of Council, the Senior Management Team and top-notch Richmond business leaders enjoyed an opportunity to network and build or solidify relationships. The feedback from the Richmond business community post-event was overwhelmingly positive, and starting in 2013, the City will be working towards:
 - Establishing an annual business appreciation event for Richmond Council and local businesses to network and strengthen relationships.
 - Growing attendance from the business sector while maintaining a high level of business representation and quality content.
 - Expanding the marketing reach to include and attract candidates from regional business leaders and business companies.

3.3 Ensure the Richmond Economic Advisory Committee provides for integration of the mandates from Sister City, Tourism Richmond, the Chamber of Commerce, and the Asian business community.

In 2011-2012, the Economic Advisory Committee (EAC) steered the City's Employment Lands Strategy through to completion and integration into the City's 2041 Official Community Plan (OCP).

The EAC Terms of Reference mandate a diversified industry representation, with members appointed based on their experience and qualifications in the particular industry they represent. In 2012, EAC membership included representatives from transportation and distribution, retail, food processing, manufacturing, technology and telecommunications, education, small business, port, airport, and other sectors. Over 50% of EAC membership were also members of the Richmond Chamber of Commerce, including current and past Chamber directors and Chamber members at large. Furthermore, two of the current EAC members are also Directors of the Richmond Tourism Association. EAC members involved with the City's partner business organizations (Tourism Richmond and the Chamber) speak to the mandates of the respective organizations whenever they weigh in on the City's economic development initiatives.

During the 2013 EAC selection and appointments process, further representation from and alignment with the mandates of other groups will be sought on strategic-level economic development initiatives.

3.4 Update the City's economic development strategy, ensuring sport hosting and events are a part of it. As part of this initiative, ensure the updated strategy is proactive and clear on what kind of City we aspire to be, and what kind of businesses we want to attract and retain.

In 2012, Council's Economic Advisory Committee and City staff embarked on a two-year Economic Development Strategy update initiative with a planned date for completion by year-end 2013. Staff presented to the EAC a framework and background information for the project that included a series of presentations on the ecosystem of Richmond's economy, and a "Richmond Development Update" that included an update from the Planning Department on major development projects in Richmond.

Richmond Property Tax Update - a presentation on the City's system for property taxation (including business property taxes) and Long Term Financial Management Strategy (LTFMS) from Finance.

Richmond Sustainability Framework - a framework for building a resilient Richmond economy in conjunction with other community priorities towards social and environmental sustainability.

The EAC's work on the Employment Lands Strategy (now integrated into the 2041 OCP) is also a framework component in the Economic Development Strategy update. Presentations on Richmond's key industries and job growth sectors are forthcoming in the fourth (4th) quarter of 2012.

The City's goal of becoming a major event destination was supported by further development of the Richmond Maritime Festival, which set new records for attendance in 2012, along with new events such as Ships to Shore 2011 and 2012, Richmond Celebrates Hockey Day In Canada and Culture Days 2011 and 2012, in which Richmond set provincial benchmarks for participation in the nation-wide event and continued support for popular established events such as Steveston Salmon Festival and Doors Open.

Richmond Sport Hosting successfully hosted the 2012 Canadian Sport Tourism Alliance Sport Events Congress in April, the first time this congress has been hosted on the west coast, resulting in an economic impact of \$1.1 million for the

City of Richmond. Since January 2012, Richmond Sport Hosting has secured more than 15 national and international sport events including a four year commitment from Karate Canada to be the host city for their national championships and North American Cup events.

The Richmond Sport Hosting Incentive Grant has allocated \$86,000 supporting 36 local, provincial, national and international sport events.

The City of Richmond was selected as the host city for the 2012 BC Fire Expo which was held at the Richmond Olympic Oval. The Fire Chiefs Association of BC, the BC Emergency Vehicle Technicians Association, and the BC Fire Training Officer Association held various conferences, educational programs, and hands on training sessions. The BC Fire Expo ran late May to early June 2012 with approximately 700 people in attendance.

3.5 Develop a conceptual framework for tourism in Richmond that broadens the current focus and the City's role, and work with Tourism Richmond to implement.

In the spring of 2012, the 2% Additional Hotel Room Tax (AHRT) - a major source for tourism development budget in Richmond - was slated for renewal. As the City has primary responsibility for AHRT administration and management, the renewal cycle provided an opportunity for the City to intensify its tourism development efforts. A new five-year contract with Tourism Richmond was completed and a new governance structure for Tourism Richmond was established - moving forward, the City has a higher level of representation on the Tourism Richmond Board and in tourism decision-making for the community. The AHRT was successfully renewed for a five-year period in 2012, with major tourism attraction and room generation projects established, alongside ongoing tourism marketing by the City's tourism marketing agency Tourism Richmond. For the next five years, Richmond's tourism efforts will be focused on both enhancing the Richmond tourism product and continuing tourism market efforts in key national and international markets:

- Continuing the Sport Hosting program - attraction of high-profile provincial, national and international sport events, generating room nights and increased spending in the local tourism sector.
- Implementing the Richmond Olympic Experience project (developed as a major attraction of the Olympic Museum Network and a first in North America), a tourism attraction at the Richmond Olympic Oval designed to generate overnight stays and increased revenue for the local tourism sector (hotels, entertainment venues, restaurants, etc.).
- Marketing Richmond as a tourism destination - working in partnership with the City, Tourism Richmond will continue to be Richmond's destination marketing service provider, targeting key markets and visitors.

3.6 Develop an integrated strategy for the Steveston Waterfront that blends business and public interests in a manner that allows for continued sustainable development in this area.

The City continues to work towards the implementation of the Steveston Harbour long-term vision plan with partners such as the Steveston Harbour Authority, Port Metro Vancouver and Small Craft Harbours. Activation of the waterfront was successful in 2012 with the pilot day-moorage program which brought local, regional and international boaters to Imperial Landing as well the kayak rental operation which allowed a Steveston-based business to expand and offer additional waterfront recreation activities in the harbour. Events such as the successful Ships to Shore 2012 and 2012 Maritime Festival brought residents, business and tourists together to celebrate the waterfront. Finally, Britannia Heritage Shipyard's success in 'celebrating our maritime heritage' throughout 2012 continues to remind us of the important part the Steveston waterfront played in our history and will play in our future.

Council authorized the Steveston Area Plan Village Heritage Review to ensure that the Steveston Area Plan Village heritage policies (e.g. Village building height and density, parking reductions, and developer heritage financial contributions) continue to be relevant and effective. The review is being co-ordinated with Transportation's review of Village on and off-site parking requirements and needs. The review is anticipated to be complete in the spring of 2013.

Engineering is currently working on Phase 1 of the Dike Master Plan, which is focused on Steveston. Diking improvements, required to meet long-term sea level rise due to climate change, has the potential to impact existing businesses and future development in Steveston. The Dike Master Plan will provide long-term guidance for dike development that will be used to create developments within Steveston that work with both today's and tomorrow's protective diking system.

Council adopted a rezoning proposal from Oris Developments Ltd. for the proposed redevelopment of the existing Kawaki industrial building and the adjacent City Bike Park. The rezoning application will facilitate the development of a mixed-use building containing approximately 80 apartment units (including 10 live/work units), approximately 1,364 m² (14,682.45 ft²) of street-oriented commercial space (including restaurants) and parking for approximately 201 cars, along with the construction of a new waterfront public park at the southern end of No. 2 Road.

Tourism Richmond joined the Steveston Historical Society in opening a Visitor Centre at the Steveston Museum on June 23, 2012. This addition enhances service levels in the Steveston area for both tourists and locals.

3.7 Develop a waterfront destination museum as an important element for tourism in the City and the region.

Staff are currently in the process of updating the Museum Feasibility Study. The goal of the Feasibility Study is to provide guidance for the program and design, explore potential locations, and examine operating costs and models of a new museum in Richmond. The Museum Feasibility Study will be presented to Council in early 2013.

3.8 Develop a "stay-cation" appeal for the City and region.

The Richmond Arts Strategy 2012-2017 identifies the challenges and clarifies the needs, both within the arts community and in the general community, of facilitating the growth of the arts in Richmond, by creating an environment and culture in the City that ensures the arts play a strong role in placemaking, community building, tourism and economic development. Public consultation was undertaken in preparation of the draft strategy and feedback has been generally positive.

Tourism Richmond joined the Steveston Historical Society in opening a Visitor Centre at the Steveston Museum on June 23, 2012. This addition enhances service levels in the Steveston area for both tourists and locals.

Culture Days, a national movement which happened in over 800 towns across Canada the weekend of September 28-30, 2012 was celebrated in Richmond with over 66 events (compared to 33 last year).

Doors Open, a two-day event which encourages visitors to explore arts, culture and heritage sites throughout the City involved the participation of 48 organizations at 38 venues, including heritage landmarks, modern structures, and places of worship, artists' studios, museums and national historic sites.

The 9th Annual Richmond Maritime Festival attracted an estimated 40,000 visitors to the Britannia Heritage Shipyard on August 10 -12, 2012 to enjoy a wide range of arts and entertainment, boat viewing and more to celebrate Steveston's multicultural maritime history.

The Museum Feasibility Study (May 2009) is currently being updated and will be presented to Council in early 2013. This timely and significant opportunity will

outline the overall context of the project parameters to accomplish Council's goal for a waterfront destination museum. The goal of this study is to review current museum trends, statistics, potential locations, and capital and operating costs to ensure the City has the best possible information regarding this exciting new cultural facility.

3.9 Build on the filming opportunities in the City.

Filming has steadily increased over the past 12 months, with 2012 to date already seeing more revenue and filming days than in 2011 overall. The Film Office has heavily promoted a film-friendly mandate to productions which has resulted in repeat business (a number of series are using parts of Richmond as re-occurring locations). A report to Council which will include the entire 2012 filming results (total film days and revenue) will be presented in early 2013, however staff can report a total of approximately \$180,000 was generated in the first nine months of 2012 compared to just over \$160,000 in total for 2011.

A notable television filming success of 2012 is the popular series "Once Upon a Time", which transforms Steveston Village into the fictional town of Storybrooke, and is broadcast to millions of viewers across North America. An eight-minute bonus feature on Steveston was included in the DVDs released for the first season of "Once Upon a Time".

Steveston Village remains the most popular location in the City due to its unique small town feel, but other locations such as Garry Point Park and McDonald Beach are also seeing increased filming activity due to their position along the water and the ease of issuing permits through the Film Office.

The Richmond Film Office is also actively building strong relationships with stakeholders such as the Steveston Merchants Association, which assists in garnering support from the merchants and ensuring filming in Steveston occurs in a way that is favourable to businesses. As well, the BC Film Commission maintains a library of images of Richmond available to location scouts. The Commission acts as a resource to film staff and assists with promotion of our City should an area meet the desired "look or feel" of a particular production.

Richmond Film Office staff are involved with new initiatives such as the "Partners On Screen" program, a collaboration between film coordinators in the Lower Mainland and the BC Film Commission. This program is aimed at improving consistency of experience between municipalities and global promotion of the province as a film-friendly area for productions.

Staff are drafting a new Filming Regulation Bylaw which will be presented in a Report to Council in late 2012. This report will also include an examination into the current fee structure to ensure rates are competitive within the region.

3.10 Collaborate on economic development initiatives with YVR and Port Metro Vancouver.

City staff continue to maintain working relationships at various corresponding organizational and functional levels of YVR and Port Metro Vancouver (PMV). Policy Planning continues to consult with YVR and PMV on various economic development projects and expansion plans. Engineering and Transportation collaborate on and facilitate economic development projects on Sea Island and at PMV's Richmond properties, such as goods movement and traffic movement corridors (e.g. Nelson Interchange, traffic studies for major Sea Island developments, etc.). Economic Development staff continue to bridge business attraction opportunities with YVR and PMV (e.g. Canada Post and DMEnergy).

Based on upcoming development projects at YVR and PMV properties, 2013 and the following years will likely see an increased interest by businesses to locate there. Staff have established positive working relationships with both authorities and will

continue to work with Richmond's major economic generators to attract business and future jobs.

"Today in America", Leaders in Economic Development - in 2012, the City, in collaboration with major Richmond industry stakeholders, produced a five-minute segment on Richmond as a place to do business. The "Today in America" series airs in key North American and Canadian markets over national and regional business networks (BNN in Canada, Fox Business in the United States, etc.). The airing schedule will be confirmed in November 2012 and staff will implement a promotional campaign through the Economic Development promotional channels and the City's business partner organizations.

Staff continue to work with project partners (PMV, Transport Canada and TransLink) on the widening of Westminster Highway (Nelson Road to McMillan Way) and Nelson Road (Westminster Highway to Blundell Road). The project is currently at the design stage in preparation for tendering. Completion deadline is March 2014.

Staff continue to monitor YVR's implementation of the YVR 2027 Master Plan, including the proposed land uses, and the servicing, traffic, design and locational aspects of major economic development projects on Sea Island. Staff also represent the City's interests on the YVR Environmental Advisory Committee and the YVR Aeronautical Noise Management Advisory Committee.

Staff continue to participate in PMV's preparation of its long-term land use plan, by representing the City's interests by working with the Port to identify opportunities for Port expansion within the urban footprint. The process is anticipated to be completed in December 2013. As well, staff represent the City's interest on other Port initiatives (e.g. Roberts Bank, T2 projects).

3.11 Increase the focus on business retention.

A major element of the Business Retention, Expansion, Attraction and Partnership Development Program (see 3.2 above) is targeting companies in key business sectors in Richmond, as part of a proactive business retention campaign of the Economic Development Office. Approximately 100 existing Richmond companies in transportation and logistics, agriculture and food processing, technology, tourism, retail and aviation have been targeted in the initial outreach effort. The goal of the outreach is to poll key target business accounts as to their current business state and future plans. Based on program reporting, the City's Economic Development Office will aim to resolve issues that are impeding business growth and facilitate relocation or expansion within the community. Initial outreach program reporting is expected in the first quarter of 2013.



4. Facility Development

COUNCIL'S POSITION

Council members have a strong desire to ensure the provision of quality public facilities and amenities that keep pace with the rate of growth in Richmond. Members of Council are very aware that there are existing facility needs that are important to address, in addition to the provision of new growth related facilities. The timing and order of provision of these facilities are important considerations for Council members. While a number of priority facility projects were identified including the provision of a new older adults centre, construction of the remaining firehalls, a new aquatic facility or facilities, and a museum, Council also identified the need for an updated comprehensive facility plan to address both present and future needs. The updated plan should include an analysis of existing facilities, the identification of required new facilities, and the recommended timing, financial strategies and public process for implementing the plan. Given the current low interest rate environment, Council members are open to considering financial strategies that include strategic borrowing opportunities to help with the pace of facility development.

STATUS

The following is the status of the specific **Facility Development** goals and priorities identified by Council for this term of office:

- 4.1 Development and implementation of a comprehensive facility development plan for current and future needs that:
 - Preserves the replacement of the remaining Firehalls (No.1 and No. 3), Minoru Older Adults' Activity Centre, and Minoru Aquatic Centre as high priorities.
 - Includes the provision of a waterfront museum.
 - Responds to the demographic needs of the City (families, older adults, increasing cultural diversity).
 - Responds to the City Centre facility needs to address the growing population, including location considerations as the City Centre population begins to shift northward towards the water.
 - Outlines an effective public process.
 - Identifies strategic financial and location strategies.

An updated list of current to future facility requirements is being compiled and a prioritization process and funding strategy will be developed in the near future.

The Corporate Facilities Implementation Plan was endorsed by Council in 2009, which identified six facilities as Phase 1 priorities. Three have been completed or are underway (Hamilton Community Centre was expanded in May 2011, the Richmond RCMP Detachment was re-located to a new building in October 2011, and funding for the new City Centre Community Centre has been approved, with construction to start in 2013 with completion at the end of 2014).

Staff are currently preparing an updated Corporate Facilities Implementation Plan to bring forward to Council to address the remaining priority facilities. This plan includes recommendations for replacing firehalls, the Older Adults' Centre and Minoru Aquatic Centre.

In addition to the above, other initiatives and achievements in the specific goals and priorities related to **Council Term Goal No. 4 – Facility Development** include the following progress:

A range of significant facility upgrades have been undertaken in 2012:

- Energy efficiency retrofits (South Arm outdoor pool).
- Design work related to a wastewater energy recovery system to heat Gateway Theatre has been completed and construction is pending, awaiting the possibility of receiving a Western Economic Diversity Fund grant.
- A feasibility study was completed for a Solar Wall at the South Arm Community Centre.
- Asbestos abatement, roofing, foundation and sewage remediation upgrades were made to the Terra Nova Precinct Edwardian House.
- Re-purposing of the community recreation space (conversion of obsolete racquetball court into fitness centre space) at West Richmond Community Centre has been completed.
- Re-purposing of the Cultural Centre space - facility improvements are currently being undertaken at the Cultural Centre to turn its Performance Hall into a small black box theatre and meeting space for larger groups, and transformation of the Atrium into a multi-purpose room. Improvements to the Art Gallery and Museum will ensure these spaces continue to be well maintained.
- Several accessibility improvements at Minoru Arenas, as well as the installation of a fully accessible washroom within the heritage house at London Heritage Farm (which has been built to respect the heritage aesthetic and historical integrity of the building) has been completed.
- Approximately \$1 million worth of infrastructure replacement and upgrades were completed this year at the two arena facilities (Minoru Arenas and Richmond Ice Centre). At Minoru Arenas, the work included plant upgrades to the Stadium and Silver refrigeration plants, new rubber flooring in the Silver rink lobby, and updating of the spectator washrooms in both the Silver and Stadium lobbies. At Richmond Ice Centre, new rubber flooring was installed in the lobbies, new rink boards were installed on the Forum and Garden rinks, and the ice resurfacers on the Forum and Gardens rink were replaced.
- The Watermania annual maintenance shutdown (September 4 - October 14, 2012) involved a number of significant projects, including the complete resurfacing of the competition pool basin, resurfacing of the wave pool walls, and the completion of the deck resurfacing around the wave pool.

- The City Hall Annex building (the old Public Safety building – Minoru Boulevard) retrofit is ongoing and anticipated to be complete for move-in by February 2013.
- Design of a new heritage-style building to house the #1220 Interurban Tram at the corner of Moncton Street and No. 1 Road in Steveston Park has been completed, with construction currently underway (due for completion early 2013). The building will provide space for community meetings, historical interpretation and heritage educational programming around the restored tram – one of Richmond's largest artifacts. Restoration of the tram will begin in 2013.
- Work on the exterior of the Japanese Benevolent Fisherman's Society building is being undertaken, due for completion in January 2013. Planning continues for the interior rehabilitation and exhibit development that will take place in 2013.



5. Financial Management

COUNCIL'S POSITION

Council views sound financial management as core to everything the community expects from the City and would like to see the City maintain its current emphasis in this area. Balancing the funding requirements associated with growth, urbanization, aging infrastructure, rising external costs including senior government downloading, and increasing expectations from taxpayers is a complex task. If Richmond is to remain in good financial and economic health over the long-term, sound and innovative financial policies and initiatives will be required to guide sustainable City financing. Council recognizes that we are in unique economic times and has identified a number of strategic opportunities, including low borrowing costs, and imminent retirement of City debt for the No. 2 Road Bridge and Terra Nova. Council has also identified the need for a sound facility and infrastructure program (to respond to both growth and replacement needs) and believes a land strategy is an important part of the long-term financial wellness of the City.

STATUS

The following is the status of the specific **Financial Management** goals and priorities identified by Council for this term of office:

- 5.1 Develop a strategic plan that considers borrowing to take advantage of the current low interest rates and results in significant long-term financial benefits for the City.

The use of external debt is a departure from the current Council Policy of utilizing City reserves (internal funds) to "pay as you go". However, with the increased demand for capital projects and associated funding requirements, which exceed the amount available under the City's reserves, there is a need to review other options for funding. With interest rates being available at historic lows, borrowing may be an attractive option if capital projects are required within the immediate 10 year horizon. Staff are preparing a report on future capital priorities for Council's consideration. Once capital requests are determined and prioritized, staff will present different funding scenarios and options for consideration for future capital development.

- 5.2 Develop an aggressive land acquisition plan that is both strategic and meets the long-term land needs of the City.

Land acquisition for investment purposes continues to be a major focus for the City with one significant acquisition (Triangle Road) since the beginning of this term of Council. Staff will commence work on a comprehensive Land Acquisition strategy for Council consideration to respond to strategic opportunities and long-term land needs for the City. The plan will identify and prioritize strategic parcels for investment opportunities.

- 5.3 Update the Long Term Financial Management Strategy (LTFMS) to ensure relevancy and representation of needs relative to growth, aging infrastructure, changing demographics, and other City strategies.

The LTFMS is reviewed regularly to ensure continued relevancy and representation of needs relative to growth, aging infrastructure, changing demographics, and other City strategies. In particular, the current economic conditions and current interest rates available for borrowing provide a unique opportunity for infrastructure funding and will be explored for priority capital projects for Council consideration as we move forward. Borrowing would require departure from the current Council Policy utilizing internal funds and the LTFMS would therefore require amendments. To this end, the LTFMS will be revisited pending the outcome of the capital review referenced in Council's Goal 5.1 above.

- 5.4 Ensure the Business taxation levels are not a deterrent to businesses locating and staying in Richmond.

Property tax rates for business class properties are reviewed annually in order to assess whether the business to residential tax class multiple is reasonable when compared to other larger municipalities in the Lower Mainland. For 2012, Richmond's business to residential tax class multiple is 3.77 and is reasonable based on the number of folios and proportionate growth between the business and residential class. The business to residential multiple was the 3rd lowest of the six largest municipalities. The City's municipal tax rate for 2012 was 7.53569 and is the 3rd lowest of all municipalities in the Lower Mainland.

- 5.5 Continue to vigorously pursue joint funding opportunities between ourselves and federal and provincial governments for capital projects.

The City and its partners continue to apply for external grants to offset municipal costs and extend to service and infrastructure for the City. Copies of all grant applications are sent to relevant Richmond elected provincial and federal government officials to garner their support. Briefings are also provided for the MPs and MLAs as required.

In January 2012, key staff attended a Grant Development Training Program through the Institute for Strategic Fund Development. This training is an initial step in creating a corporate standard for approaching funders, describing projects and ultimately improving the success of external funding applications.

Some highlights of funding opportunities include:

- In 2012, the City successfully secured \$3.57 million in provincial and federal grant funding under the Flood Protection Program for upgrades to the Williams Road and No. 1 Road Drainage Pump Stations. Staff are also maintaining contact with the provincial and federal governments to identify future opportunities for grant funding.
- The City secured cost-share funding of \$2.8 million from the federal government and Port Metro Vancouver to widen Nelson Road, and \$6.0 million from the federal government and TransLink to widen Westminster Highway east of Nelson Road. Construction is scheduled to begin in late 2012.

- Staff are also engaging agencies, and the provincial and federal governments, on cost sharing for the dredging of Steveston Harbour.
- Most recently, applications have been sent to the Government of Canada for \$1.6 million for infrastructure projects including: Richmond Olympic Experience, Japanese Fishermen's Benevolent Society Building, Britannia Heritage Shipyards Seine Net Loft, Gateway Theatre Energy Retrofit, and Richmond Public Library Wireless Internet Upgrade.



6. Intergovernmental Relations

COUNCIL'S POSITION

Council views the intergovernmental relations focus area as critical to the City's operations and aspirations. Given downloading by senior levels of government and changing agendas/legislation of governments in general; growth and changes at YVR; grant funding opportunities; a potential upcoming change in provincial government leadership; and a myriad of intergovernmental issues such as transit and community safety, Council has expressed a desire to place greater emphasis on intergovernmental relations.

STATUS

The following is the status of the specific **Intergovernmental Relations** goals and priorities identified by Council for this term of office:

- 6.1 Strengthen our presence in Victoria and Ottawa, building stronger personal relationships, particularly at the staff level, in order to be a recognizable face and to be ready to seize funding and other opportunities as they arise.

City staff continue to meet with officials of several provincial and federal ministries, focusing on relationship building and networking to stay well informed of up-and-coming programs, initiatives, grant activities and funding opportunities:

- Federal ministries: Western Economic Diversification, Natural Resources Canada, Canadian Heritage.
- Provincial ministries: Ministry of Justice, Ministry of Jobs, Tourism & Innovation, Ministry Responsible for Multiculturalism, Ministry of Community, Sport & Cultural Development, Ministry Responsible for Seniors, Ministry of Transportation & Infrastructure.

The City has encouraged representation from various levels of government as part of networking and building relationships. Over the past year, the City has met with several provincial and federal ministries to raise Richmond's profile on initiatives, projects and issues. Some events include:

- Purchase announcement of the East Richmond Bog Forest - Honourable Terry Lake, Minister of the Environment, local MPs and MLAs.
- 911 Awards - Ministry of Justice and Attorney General staff.
- Flood Mitigation Workshop - The Honourable Shirley Bond, Minister of Justice and Attorney General Ministry of Environment, Ministry of Justice and Attorney General.
- Opening of the new Richmond RCMP Detachment - The Honourable Vic Toews Minister of Public Safety; The Honourable Rob Nicholson, Minister of Justice and Attorney General; The Honourable Shirley Bond, Minister of Justice and Attorney General; local MPs and MLAs, and senior representatives of the RCMP.

- Richmond Fire-Rescue Long Service Awards - BC Lieutenant Governor.
- Tour of the legacy phase of the Richmond Olympic Oval - Minister of State (Sport), The Honourable Bas Gosal, MP.

6.2 Develop closer working relationships with Richmond MLAs and MPs so that Richmond's needs are better represented and opportunities can be developed and acted upon.

Local MPs and MLAs are briefed regularly on issues of policy or legislation that affects the City of Richmond. Local MPs and MLAs communicate with Intergovernmental Relations staff with respect to recognition and funding opportunities as they arise.

6.3 Develop an enhanced and more effective working relationship with YVR.

City staff continue to maintain working relationships at various corresponding organizational and functional levels of YVR.

Staff continue to monitor YVR's implementation of the YVR 2027 Master Plan, including the proposed land uses, and the servicing, traffic, design and locational aspects of major economic development projects on Sea Island. Staff also represent the City's interests on the YVR Environmental Advisory Committee and the YVR Aeronautical Noise Management Advisory Committee.

6.4 Work with Port Metro Vancouver to promote the development and build out of the Ecowaste Industrial site, to reduce the need for industrial use farmland

Staff continue to participate in Port Metro Vancouver's preparation of its long-term land use plan, by representing the City's interests and by working with the Port to identify opportunities for Port expansion within the urban footprint. The process is anticipated to be completed in December 2013. As well, staff represent the City's interest on other Port initiatives (e.g. Roberts Bank, T2 projects). In this process, City staff are encouraging the Port to consider expanding on Ecowaste lands to reduce the need for the Port to expand on farmland.



7. Managing Growth and Development

COUNCIL'S POSITION

While growth in many cities has slowed during the current economic downturn, Richmond has continued to grow rapidly. While growth is occurring according to the approved Official Community Plan (OCP) and area plans, Council is sensitive to community perception of the rate at which growth is occurring in the City. To this end, Council would like increased emphasis on managing the perception about too much growth. Other areas of concern for Council related to managing growth and development include: the need to ensure our facilities and services are keeping up with the growth, especially in the City Centre; plans for the Garden City Lands; neighbourhood preservation; affordability of housing for future generations; and transit. Council also expressed an interest in streamlining the development process, as well as reviewing the adequacy of developers' contributions towards affordable housing, public art and public amenities.

STATUS

The following is the status of the specific **Managing Growth and Development** goals and priorities identified by Council for this term of office:

7.1 Increase the emphasis on communications and other efforts to better manage the public's perception of too much growth.

The City has participated in Metro Vancouver's 2040 Regional Growth Strategy which was approved on July 29, 2011, and indicates that Richmond will continue to receive its normal share of regional population growth. Richmond residents were fully consulted in preparing the Capital Strategy.

Richmond's new 2041 OCP was approved on November 19, 2012. Richmond residents were fully consulted on the amount and location of Richmond's 2041 normal growth estimates. Most of this growth is to be located in the City Centre with limited growth proposed around densified shopping centres and along certain arterial roads.

The City has undertaken specific and ongoing communications initiatives to raise public and media awareness of how Richmond's sustainable growth is being carefully managed by Council-approved plans such as the 2009 City Centre Area Plan and the 2041 OCP. This includes the Mayor's State of the City address in

April 2012 to the Richmond Chamber of Commerce, which received widespread media coverage; various City Scene and Council Update columns in the local media; an enhanced public information campaign related to adoption of the 2041 OCP Update and participation in a number of special editorial features in the Vancouver Sun, Richmond News and other publications that profiled Richmond's growth.

- 7.2 Develop a plan to ensure the provision of public facilities and services keeps up with the rate of growth and changing demographics of the community (e.g. families, older adults, increasing cultural diversity), particularly in the City Centre.

The Corporate Facilities Implementation Plan (see Council Term Goal No. 4) addresses the provision of public facilities. In terms of programs and services, the Community Services Department continues to work closely with numerous partners to implement the Community Wellness Strategy, the Sport for Life Strategy, Older Adults Strategy, the Youth Strategy, and many other strategies and action plans that ensure the City continues to meet the needs of our growing and diverse community. A comprehensive process is being undertaken to ensure that ongoing detailed planning for the new City Centre Community Centre (being delivered as part of the Quintet Development on the corner of Firbridge Avenue and Minoru Boulevard) is based on extensive input and participation from the City Centre Community Association, stakeholder organizations and the general public. Staff continue to work closely with both the School District and Vancouver Coastal Health (VCH) to ensure community needs are understood. For example, staff collaborated closely with VCH on their "Healthy Richmond Survey", and Lang Centre staff continue to collaborate with City Centre schools to access space for community recreation programs.

- 7.3 Review the adequacy of developers' contributions towards affordable housing, public art and public amenities.

Staff retained G.P. Rollo and Associates, an urban land economics consulting firm, to undertake an economic and policy assessment to assist the City in determining:

- Appropriate affordable housing contribution rates for single family dwellings, townhouse developments, and apartment developments with 80 or fewer units; and
- The best use and management of the City's Affordable Housing Reserve Fund.

Staff are currently assessing the consultant's information. Staff will engage in consultation with the Urban Development Institute (UDI) and provide Council with recommendations for adjustments to the Affordable Housing Contribution rates in late 2013.

The Public Art Program, Policy 8730, adopted by Council July 27, 2010, encourages the private sector to support the integration of public artworks in the community during the rezoning and development permit processes, and the collaboration of artists, design professionals and the community in the design of that art.

The policy identifies a contribution for private sector public art projects as an amount equivalent to a minimum value of 0.5% of the estimated total project construction cost. The City has issued the "Public Art Plan Checklist for Rezoning and Development Permit Applications" as a guideline for calculating the public art contribution based on building types. The rates are adjusted with the annual Consumer Price Index.

The current contribution rate was developed with input by the development industry, and is considered fair and to be functioning well.

- 7.4 Commence planning for the eventual use of the Garden City Lands.

A process for planning for the future use of the Garden City Lands is underway. The Lands are currently maintained on an annual basis and remain within the

provincially designated Agricultural Land Reserve. Council has approved the planning process for the Garden City Lands. Planning will commence in November 2013 and is anticipated to be completed in July 2014.

7.5 Ensure the timely implementation of TransLink's Richmond Area Transit Plan.

The Richmond Area Transit Plan is scheduled to be updated following TransLink's development of Transport 2045, its long-term Regional Transportation Strategy, and then a Regional Transit Strategy, which will establish a long-term transit network structure and service levels that meet TransLink's strategic goals. TransLink intends to initiate work on this strategy in 2013, but at this time cannot commit to a specific month.

In addition to the above, other initiatives and achievements in the specific goals and priorities related to **Council Term Goal No. 7 – Managing Growth and Development** include the following progress:

- Council adopted zoning bylaw amendments to clarify regulations on the permitted ancillary uses and to limit the maximum size of Farm Based Wineries located within the Agricultural Land Reserve.
- Community Bylaws and Richmond Health Services sought constructive business and neighbourhood input on the development of an enhanced Noise Regulation Program designed to balance the needs of commercial operations and adjacent residential uses in an atmosphere of increasing City densification. The focus was on an objective and predictable regime that all parties can understand and respect.



8. Sustainability

COUNCIL'S POSITION

Council likes the current emphasis on sustainability and feels strongly that the City must continue to pursue the targets and measures outlined in the City's sustainability program. This program focuses on a number of key areas including: a Climate Prepared City; Sustainable Resource Use; Green Built and Natural Environment; Mobility; Local Agriculture and Food; Sustainable Business; Leadership in Municipal Practices; Vibrant Communities; and Inclusive, Safe and Accessible Communities. In particular, Council is cognizant that with the onset of climate change, related challenges such as agricultural viability, food security and aging infrastructure need proactive strategies to be addressed.

STATUS

The following is the status of the specific **Sustainability** goals and priorities identified by Council for this term of office:

8.1 Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.

Framework Development (Setting Goals, Strategies and Targets)

- Major components of Richmond's Sustainability Framework¹ have been developed, including the adoption of a Corporate Sustainability Policy and development of strategic programs for Climate Change, Sustainable Energy Use and Solid Waste. Key targets adopted include:
 - 33% community-wide greenhouse gas (GHG) emission reduction by 2020; 80% by 2050;
 - 10% community-wide energy use reduction by 2020; and

¹ Richmond's Sustainability Framework is being developed to bring together the City's individual components of sustainability into a unified and coherent program. The Framework captures the multiple actions at various levels throughout the organization, providing a "one-stop" overview of the City's activities as they relate to advancing sustainability. The Framework establishes priorities, sets performance-based targets and establishes a system for measuring and reporting overall progress. Ultimately, the Sustainability Framework serves to increase integration across the nine goal areas (Climate Prepared City; Sustainable Resource Use; Green Built and Natural Environment; Mobility; Local Agriculture and Food; Sustainable Business; Leadership in Municipal Practices; Vibrant Communities; and Inclusive, Safe and Accessible Communities). Although key priorities are organized by goal areas, it is the linkages and integration among and within these goals that will support Richmond in becoming more sustainable.

- 70% community-wide waste diversion by 2020.
- Progress in further developing the Framework is continuing, with strategic programs and targets to be established for the goal areas pertaining to Mobility, and Local Agriculture and Food in 2013.

Framework Implementation (Taking Action, Meeting Targets)

- Implementation of the Framework is continuing with strategic action being advanced to meet identified goal areas and targets.
- Policies to support the Framework's nine goal areas and targets that have been developed to-date have been incorporated into the City's proposed 2041 Official Community Plan (OCP) Update.

Additional highlights include:

Climate Change

- The City recently incorporated climate change policies into its 2041 OCP Update. These policies serve to build awareness and capacity, reduce the onset of climate change and help prepare for unavoidable change.
- The City recently completed a comprehensive inventory of corporate energy and GHG emissions and established a corporate carbon neutral fund.
- Significant investments have been made at both the corporate and community level across City departments which, among other benefits, reduce GHG emissions in the atmosphere and increase capacity to adapt to unavoidable climate change (e.g. purchase of Northeast Bog forest; implementation of renewable and district energy systems; expanded recycling services; student engagement in climate action; continuation of the City's GreenFleet; High Performance Building and Corporate Energy programs; Steveston Dike Strategy, etc.).

Sustainable Resource Use

Energy

- The City is currently advancing a wide range of initiatives in support of meeting its target to reduce energy consumption, GHG emissions and provide other sustainability benefits. New energy policies have been incorporated into the City's 2041 OCP Update. The City has also completed the first phase of a Community Energy and Emission plan that sets the vision and core strategies for moving towards a low-carbon and energy wise future. Work has begun to develop a detailed action and implementation plan.
- At the same time, the City is taking advantage of key opportunities to integrate energy systems based on locally available renewable energy sources. The City is also advancing district energy systems, recently completing the West Cambie District Energy System. The City is further working on integrating other renewable energy technologies, including capturing waste heat from the City's sewer system to supply heating services.

Water

- The City is continuing to advance various water-wise initiatives including the City's water metering program and household conservation programs (e.g. rain barrel program, toilet rebate program, water-wise garden workshops). The City is also promoting the value of municipal tap water and providing tap water supply at civic events.

Solid Waste

- The City is continuing to expand its solid waste and recycling services delivered through its residential door-to-door service and the City's recycling depot. Key focus has been on expanding organic recycling and increasing materials being received at the depot. The City also recently launched a public spaces recycling program and is currently reviewing the concept of an Eco-Centre model that would allow for further expansion of services at the City's recycling depot.

Green Built and Natural Environment

- Numerous policies are being advanced to increase sustainability of new developments across the City (e.g. City's green roof bylaw, LEED building standards for rezonings, incorporation of e-vehicle charging stations, incorporating infrastructure to be district energy ready, etc.).
- The City is also continuing to implement its City Centre area plan, concentrating new development near transit services and developing complete and compact village centres. As well, the proposed 2041 OCP establishes updated natural environment, park and open space policies and Green Built policies based on sustainability principles.
- The City is continuing to preserve and restore its local natural island ecosystem through City park acquisition, protection measures for developments and community stewardship initiatives (e.g. Bath Slough enhancement). The City recently updated its Ecological Sensitive Areas strategy and has set a vision for an Ecological Network strategic approach – one focused on managing the City's ecological assets as part of a healthy interconnected ecosystem of which they are a part of. The City is also continuing to advance its pollution prevention program that prohibits pollutants from being discharged into the City's storm sewer system and watercourses.
- During the spring and summer of 2012, over 1,000 individuals removed invasive species, planted trees and cleaned up litter through our Partners for Beautification Program.

Mobility

- Implementation of a number of measures to reduce private vehicle trips and encourage more trips by transit, walking and cycling:
 - Identified reserved on-street parking spaces for car-share vehicles at each of the four Canada Line stations, which will encourage reduced vehicle ownership rates and fewer kilometres travelled;
 - Continued expansion of the cycling network plan to encourage more trips by bicycle (new bike lanes through Riverside Industrial Park to help link Shell Road Bike Route to the Massey Tunnel bike shuttle stop off Rice Mill Road, new pedestrian signal and cycling improvements at Garden City Road/Granville Avenue intersection);
 - Construction of pedestrian pathways on Herbert Road (Bates Road to Afton Drive) and Albion Road (lane to Aquila Road);
 - Installation of three special crosswalks (Moncton Street/Trites Road, Railway Avenue/Linfield Gate, Steveston Highway/Southport Road); and
 - Continued implementation of the enhanced accessible pedestrian signals program.
- Installed traffic cameras at 11 intersections throughout the City with links to the City's website that provide still images of real-time traffic conditions, allowing motorists to pre-plan their trips to avoid congested areas and reduce idling.

- With external funding support, the City is currently installing publicly-accessible electric vehicle infrastructure at various civic facilities to promote the use of electric vehicles. The City is also working with Metro Vancouver and other partners to encourage a regional e-charging network.

Local Agriculture and Food

- The City continues to protect its Agricultural Land Reserve and recently incorporated updated policies to the City's 2041 OCP Update.
- Richmond Council supported a resolution opposing the cultivation of genetically engineered plants and trees in the Municipality of Richmond.
- The City continues to support the Terra Nova Sharing Farm and is also encouraging urban agriculture and community gardening (see goal 8.2 below).

Resilient Economy

- The City is embarking on a Resilient Economic Development Strategy, to be completed in 2014, which will support and advance the City's Sustainability Framework.

Vibrant Community

- Council recently adopted its Arts Strategy Update aimed at facilitating the growth of the arts in Richmond in order to foster placemaking, community building, tourism and economic development.
- The City's Museum staged an exhibit which explored the realm of sustainability and provided visitors an opportunity to reflect on their ability to make sustainable choices.

Safe, Inclusive and Accessible Community

- Sustainability principles (e.g. meeting basic needs, social equity, living within environmental limits, strong economy) have been integrated within the forthcoming Social Development Strategy. Key policies for advancing social sustainability have also been incorporated into the 2041 OCP Update. A key theme in the work is that social development must keep pace with physical development.

Leadership in Municipal Practices

The City continues to advance many initiatives to integrate sustainability into various service areas. These initiatives serve to provide benefits such as reducing resource consumption, increasing fiscal efficiency and improving service. Some highlights across the organization include:

- The City's Agenda Initiative that provides e-agendas for Committee and Council meetings;
- The City's Car Pool Program which reduces fossil fuel consumption and GHG emission from employee commuting;
- The City's Corporate Energy Management Program which realizes significant reduction in energy consumption every year (see Corporate Energy Reduction under section 8);
- The City recently updated its Sustainable Green Fleet Policy which guides the City towards providing a high performance fleet (e.g. right-sizing vehicles, procurement of alternative and fuel efficient vehicles, preventative maintenance, driving training, anti-idling, etc.). A key focus of the update was to establish a sustainable funding mechanism. The City continues to take action to realize the goals of the Sustainable Green Fleet Policy. This year, the City is implementing a new fleet management software program which will increase the City's capacity to conduct maintenance cost analysis and optimize replacement. The City has also continued to actively replace older models with higher efficient vehicles. The City recently

purchased its first electric cars. Five ice resurfacers were also replaced this year with new second generation Olympia Ice Bear Ice Resurfacers. Powered by electric battery technology, these machines use a renewable energy source and generate low GHG emissions;

- The City's "Tap Water First" initiative which is reducing corporate use of bottled water. The City has also purchased 300 slow release tree watering bags called "treegators" which reduce municipal water consumption and increase the number of trees watered per day; and
- The City's Parks Pesticide-free Initiative which is now managing 1,760 acres of parks, trails, medians and urban forest without the use of traditional pesticides since the adoption of the City's Pesticide Use Control Bylaw in 2009.

8.2 Continue to advocate for a coordinated regional approach to enhance local food security for Richmond and the region through policy development and initiatives such as community farms.

New urban agriculture initiatives have included the following:

- Creating additional food growing and preparing programs into the community through partnerships with local non-profit societies;
- Supporting two local food festivals - the Garlic Festival and Applepalooza; and
- Managing a new community garden site at Brighthouse Elementary School.

In relation to policy initiatives, a study was commissioned to examine the relationship between food security and community gardens. The results of this study will be available for Council before the end of 2012 and will provide recommendations around access and use policies at community gardens.

Staff are working with the Richmond Food Security Society to develop a program for a community workshop on local food security with a focus on local food production and urban agriculture policy.

In addition to the above, other initiatives and achievements in the specific goals and priorities related to **Council Term Goal No. 8 – Sustainability** include the following progress:

Development of Sustainable Energy Systems

- Construction of Phase 1 and 2 of the City's first district energy system – Alexandra District Energy Utility (ADEU) – has been completed. ADEU has been in operation since July 2012. ADEU capital and operating costs will be recovered over time through revenues from user fees, making the ADEU financially self-sustaining. It is estimated that at the full build out, ADEU will result in the reduction of 2,000 to 6,000 tonnes of GHG annually (equivalent to removing 700 to 2,000 cars off the road/year).
- Development of the heat demand density map for the City Centre Area has been completed. The purpose is to identify future District Energy Utility (DEU) project opportunities.
- A detailed business case and technical assessment for the River Green District Energy Utility (as per Memorandum of Understanding between Corix Utility and City) has been completed. Staff will bring forward a report with recommendations to Council in early 2013.
- Negotiation with the local Health Authority is underway to investigate the potential opportunity to integrate Richmond Hospital in the River Green DEU.

- In collaboration with the City, Metro Vancouver has completed a study evaluating the opportunity to incorporate a sewer heat recovery system into the Gilbert Trunk force main for use by the River Green DEU as part of the Gilbert Trunk Relocation project. Staff will bring forward a report with recommendations to Council in early 2013.
- Installation of the sewer heat recovery system at the Gateway Theatre will be conducted by the end of the year. The system will result in natural gas savings and reduction of GHG emissions between 36% and 44% annually, which is equivalent to removing 10-12 cars off the road each year.
- Discussions with the private district energy investor are underway to explore the potential to connect Watermania to a new district energy system that would use locally collected clean demolition and construction wood waste as the energy source.
- A pre-feasibility study is planned to explore the opportunity of a development district energy node in the Minoru/City Hall Precinct.

Community-Wide Energy Use Reduction

- Staff are working on the review of the existing energy policies and on the development of the new policy/policies that will improve energy efficiency of buildings to pursue the Council adopted targets to reduce community-wide energy use by 10% and GHG emissions by 33% from 2007 levels.

Corporate Energy Management and Reduction

- An estimated 1.8 GWh (1,800,000 kWh) of electrical savings from a variety of projects, mostly through lighting re-lamps or retrofits, will be completed by the end of this year. This represents approximately \$100,000 in operational cost avoidance savings and a reduction of approximately 190 tonnes of carbon dioxide emissions.
- Approximately \$200,000 of external funding to support the Community and Corporate Energy Management Programs.
- A testing program of light-emitting diode (LED) street lighting instead of high pressure sodium is underway. Currently 11 different LED fixtures are being tested to determine which one has the best performance to be potentially used for the new installation at Westminster Highway.
- Upgrading of our corporate energy database to, among other features, allow for greater reporting capabilities and facilitate energy information sharing with our facility stakeholders (e.g. Community Centre Associations) is underway. It is expected that this new web-based program will be installed by the end of 2012.
- Continued delivery of the City's Corporate Energy Awareness program, entitled Because Energy Awareness Matters (BEAM). Supported by BC Hydro, this program promotes energy conservation measures with City staff.
- The City responded to a wide range of emerging issues including jet fuel delivery system proposal, smart meter installation, European fire ants and noxious weeds.
- The City continued outreach initiatives with the Richmond community to support greener living practices. Highlights include the delivery of over 30 workshops, engaging 580 residents in natural lawn and garden care, and organic gardening. The City, in partnership with the Richmond School Board and David Suzuki Foundation, also supported a team of youth in delivering a one-day Richmond Earth Day Youth (REaDY) Summit focused on giving youth knowledge and expertise to take action in their school and local community. Over 360 delegates attended, including 100 Richmond Green Ambassadors from eight Richmond high schools.

- New technology was installed in the City's sewer system which enables earlier detection of pressure build-up. This early detection enables the City to respond proactively to issues as they arise, significantly reducing the risk of spills.
- The City has continued its program to install Variable Frequency Drives (VFD) in the City's storm sewer system. These pumps significantly reduce energy consumption as they can come on at variable speeds. All new pump stations are equipped with VFDs and the City continues to replace its existing lower-efficiency long shaft pumps.
- New electronic equipment has been installed in the Works Yard Sign Production area, replacing the manual process. Printing is quicker, durability is stronger and there has been a reduction of the amount of toxic paints used.
- This year a new Street Lamp Light Bulb Recycling Program was implemented which recycles street lamp light bulbs instead of disposing of them in the landfill. In 2012 approximately 2000 light bulbs will have been recycled, and in 2013 it is projected to be about the same amount.
- Community Bylaws is partnering with the Transportation Division as well as stakeholders, including the Richmond School Board, to educate City residents with a view to mitigating GHG emissions by discouraging unnecessary vehicle idling. A two-pronged approach involving public awareness and effective enforcement has begun for the fall of 2012.

Updated Council Term Goals for the Term 2011–2014

The following information is being proposed for adoption as Council's updated Term Goals for 2011-2014 Term of Office, based on input received through the Council Term Goals update process conducted in November 2012, and comments from the January 7, 2013 General Purposes meeting. (For ease of Council reference, changes emanating from the discussion at the General Purposes Committee meeting are indicated in **bold** for additions, and strikethroughs (~~example~~) for deletions.)

1. Community Safety

Goal Statement

To ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City's specific needs and priorities.

Description of Goal:

As in past years, Council considers community safety an important area of focus. While Council is generally happy with the emphasis currently placed on community safety through City operations, the costs and sustainability of community safety services were high priorities issues. Enhancing the community's sense of safety was also viewed as important to maintaining a healthy, livable community. Council's desire is to ensure that public safety services, measures, service delivery models, and resources are effectively targeted to the City's specific needs and priorities. The following priorities were identified for this term of office:

Priorities:

- 1.1. Completion of the upgrade program for Richmond Fire-Rescue Firehalls.
- 1.2. A successful conclusion to the RCMP contract renewal process that includes affordable services and officers that are committed to the Richmond community and its own unique needs.
- 1.3. Continued progress in the cultural transformation of the Richmond Fire Department.
- 1.4. A strategic review of the City's community policing needs, including community policing needs of the City Centre.
- 1.5. Improved perception of Community Safety by the community.
- 1.6. Completion of a thorough analysis of the various policing models available, to ensure that the best model is in place to meet City needs and priorities.

2. Community Social Services

Goal Statement

To develop and implement an updated social services strategy that clearly articulates and communicates the City's roles, priorities **and limitations** with respect to social services issues and needs.

Description of Goal:

Council is very mindful of the significant demographic changes occurring in the Richmond community. Particular concerns for Council include the aging population and the adequacy of our services for this sector; increasing pressures to respond to legitimate social issues which are largely outside of the City's prescribed mandate; strategies for youth services and people with disabilities; service and funding expectations from non-profit agencies and senior levels of government with respect to social services; the City's role and strategy with respect to providing space for non-profits; the need for a clear role, along with related strategies and policies, for social services (and the effective communication of these); affordable housing; cultural diversity; and new public amenity space that keeps pace with the rate of growth. The following priorities were identified for this area for this term of office:

Priorities:

- 2.1. Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.
- 2.2. Completion of an updated Older Adults Service Plan to address the growing needs of older adults in the community, including services and facilities for active older adults, the development of a volunteer base to serve the older adult population, as well as to provide opportunities for volunteering for this population.

- 2.3. Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.
- 2.4. Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
- ~~2.5. Development of clear policies around the city's role in social services and the grant processes, and corresponding clear communications with the public on these roles and policies.~~
- 2.5. Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.
- 2.6. Development of an updated youth strategy to address the needs and to build on the assets of youth in the community.
- 2.7. Completion of the Memorial Garden Project.
- 2.8. Development of a continuously updated catalogue of affordable housing projects coming on stream for easy reference.
- 2.9. Encourage the development of community volunteer programs and strategies that build a broad, knowledgeable and keen volunteer base, and that provide positive and meaningful opportunities for volunteers to utilize their talents while helping to provide important services to the community.

3. Economic Development

Goal Statement

To enhance the City's economic well being and financial sustainability through the development and implementation of strategies and initiatives that lead to long-term business retention, expansion and attraction by clearly defining the businesses and industries we want to attract and retain; placing a stronger focus on tourism and Asia Pacific Gateway business development opportunities; and incorporating a broad business community engagement model.

Description of Goal:

Council members are very cognizant of the role that economic development plays in the City's financial sustainability and economic well being. They recognize the desirable job/worker ratio that Richmond currently enjoys, the value of having YVR as an economic development driver in the City, and the fortuitous location that Richmond enjoys relative to the airport, the border and Vancouver. Areas where Council would like to see increased emphasis in the economic development initiatives of the City include a more proactive approach to economic development, a stronger focus on tourism, more representative community engagement, and business attraction and retention. The following

economic development priorities were identified for this term of office:

Priorities:

- 3.1. Increase the emphasis on economic development activities in the City.
- 3.2. Foster a collaborative economic development culture within the City where the City and businesses are working together to build on and seize opportunities in a faster, more efficient manner, with critical mass.
- 3.3. Ensure the Richmond Economic Advisory Committee provides for integration of the mandates from Sister City, tourism, the Chamber of Commerce, and the Asian business community.
- 3.4. Update the City's economic development strategy, ensuring sport hosting and events are a part of it, and that it is clear on what kind of businesses we want to attract and retain, and where future industrial development and business parks will be located.
- 3.5. Develop a conceptual framework for tourism in Richmond that broadens the current focus and the City's role, and work with Tourism Richmond to implement.
- 3.6. Develop an Integrated strategy for the Steveston Waterfront that blends business and public interests in a manner that allows for continued sustainable development in this area. Specifically, work with the Steveston Authority and other levels of government to ensure land use, harbor improvements and other economic development opportunities are integrated and implemented.
- 3.7. Develop a waterfront destination museum as an important element for tourism in the City and the region.
- 3.8. Develop a "stay-cation" appeal for the City and region.
- 3.9. Build on the filming opportunities in the City.
- 3.10. Collaborate on economic development initiatives with YVR and Port Metro.
- 3.11. Increase the focus on business retention.
- 3.12. Ensure the updated economic development strategy includes sport hosting and events as an integral part of it.
- 3.13. Development of protocols, communication and role definition with our Friendship and Sister Cities.
- 3.14. Expand Economic Advisory Committee to include Steveston Harbour Authority and work with other levels of government on improvement of the harbour.
- 3.15. Continue to support the City's agricultural sector to ensure it remains viable and an important part of the City's economic development vision.

4. Facility Development

Goal Statement

To ensure provision of quality public facilities and amenities in Richmond that keep pace with the rate of growth, through implementation of an updated comprehensive Facility Development Plan that includes an analysis of existing facilities, the identification of required new facilities, and the recommended timing, financial strategies and public process for implementing the plan.

Description of Goal:

Council members have a strong desire to ensure the provision of quality public facilities and amenities that keep pace with the rate of growth in Richmond. Members of Council are very aware that there are existing facility needs that are important to address, in addition to the provision of new growth related facilities. The timing and order of provision of these facilities are important considerations for Council members. While a number of priority facility projects were identified including the provision of a new older adults centre, construction of the remaining firehalls, a new aquatic facility or facilities, and a museum, Council also identified the need for an updated comprehensive facility plan to address both present and future needs. The updated plan should include an analysis of existing facilities, the identification of required new facilities, and the recommended timing, financial strategies and public process for implementing the plan. Given the current low interest rate environment, Council members are open to considering financial strategies that include strategic borrowing opportunities to help with the pace of facility development. The following priorities were identified related to facility development for this term of office:

Priorities:

- 4.1. Development and implementation of a comprehensive facility development plan for current and future needs that:
 - preserves the replacement of the remaining firehalls (#1 and #3), Minoru Older Adults Activity Centre, and Minoru Aquatic Centre as high priorities
 - includes the provision of a waterfront museum
 - ~~includes a transportation component as part of the waterfront museum, or other public facility~~
 - responds to the demographic needs of the City (families, older adults, increasing cultural diversity)
 - responds to the City Centre facility needs to address the growing population, including location considerations as the City Centre population begins to shift northward towards the water
 - outlines an effective public process

- identifies strategic financial and location strategies

- 4.2. Investigate the need for a new facility to augment/~~replace~~ Library and Cultural Centre/Arts Centre.
- 4.3. Fill Lot H and provide waterfront facility use (possible museum, market, or other use).

5. Financial Management

Goal Statement

To develop and implement effective and innovative financial policies and strategies that help the City to successfully manage the challenges of tough economic times, while taking advantage of financial opportunities, and balance current and long term financial needs.

Description of Goal:

Council views sound financial management as core to everything the community expects from the City and would like to see the City maintain its current emphasis in this area. Balancing the funding requirements associated with growth, urbanization, aging infrastructure, rising external costs including senior government downloading, and increasing expectations from taxpayers is a complex task. If Richmond is to remain in good financial and economic health over the long term, sound and innovative financial policies and initiatives will be required to guide sustainable City financing. Council recognizes that we are in unique economic times and has identified a number of strategic opportunities, including low borrowing costs, and imminent retirement of City debt for the No. 2 Road Bridge and Terra Nova. Council has also identified the need for a sound facility and infrastructure program (to respond to both growth and replacement needs) and believes a land strategy is an important part of the long term financial wellness of the City. Priorities for the Financial Management focus area include:

Priorities:

- 5.1. Develop a strategic plan that considers borrowing to take advantage of the current low interest rates and results in significant long term financial benefits for the City.
- 5.2. Develop an aggressive land acquisition plan that is ~~strategic, takes advantage of current buying opportunities, considers farmland acquisition for future "garden" parks, and~~ meets the long term land needs of the City.
- 5.3. Update the Long Term Financial Management Strategy (LTFMS) to ensure relevancy and representation of needs relative to growth, aging infrastructure, changing demographics, and other City strategies.

- 5.4. Ensure the Business taxation levels are not a deterrent to businesses locating and staying in Richmond.
- 5.5. Continue to vigorously pursue joint funding opportunities between ourselves and federal and provincial governments for capital projects.
- 5.6. Continue to support the Brighthouse Taxation Legislation.
- 5.7. Investigate maximizing investment opportunities and returns while remaining fiscally responsible.

6. Intergovernmental Relations

Goal Statement

To strengthen relationships with other levels of government and government agencies to ensure City needs and priorities are well represented, understood and proactively advanced.

Description of Goal:

Council views the intergovernmental relations focus area as critical to the City's operations and aspirations. Given downloading by senior levels of government and changing agendas/legislation of governments in general; growth and changes at YVR; grant funding opportunities; a potential upcoming change in provincial government leadership and; a myriad of intergovernmental issues such as transit and community safety, Council has expressed a desire to place greater emphasis on intergovernmental relations. Specifically, Council has identified the following priorities:

Priorities:

- 6.1. Strengthen our presence in Victoria and Ottawa, building stronger personal relationships, particularly at the staff level, in order to be a recognizable face and to be ready to seize funding and other opportunities as they arise.
- 6.2. Develop closer working relationships with Richmond MLAs and MPs so that Richmond's needs are better represented and opportunities can be developed and acted upon.
- 6.3. Develop an enhanced and more effective working relationship with YVR.
- 6.4. Work with Port Metro to promote the development and build-out of the Eco-Waste Industrial site, to reduce the need for industrial use on farmland.
- 6.5. Develop an enhanced and more effective working relationship with Port Metro Vancouver.
- 6.6. Development of protocols, role definitions and communication approaches with our Friendship and Sister Cities.

7. Managing Growth and Development

Goal Statement

To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

Description of Goal:

While growth in many cities has slowed during the current economic downturn, Richmond has continued to grow rapidly. While growth is occurring according to the approved OCP and area plans, Council is sensitive to community perception of the rate at which growth is occurring in the City. To this end, Council would like increased emphasis on managing the perception about too much growth. Other areas of concern for Council related to managing growth and development include: the need to ensure our facilities and services are keeping up with the growth, especially in the City Centre; plans for the Garden City Lands; neighbourhood preservation; affordability of housing for future generations; and transit. Council also expressed an interest in streamlining the development process, as well as reviewing the adequacy of developers' contributions towards affordable housing, public art and public amenities. Specific priorities emerging for the growth and development area included:

Priorities:

- 7.1. Increase the emphasis on communications and other efforts to better manage the public's perception of too much growth.
- 7.2. Develop a plan to ensure the provision of public facilities and services keeps up with the rate of growth and changing demographics of the community (families, older adults, increasing cultural diversity), particularly in the City Centre.
- 7.3. Review the adequacy of developers' contributions towards affordable housing, public art and public amenities.
- 7.4. Complete the Garden City Lands Planning process by 2014.
- 7.5. Ensure the timely implementation of TransLink's Richmond Area Transit Plan.
- 7.6. Use of the City's website and social media as communication tools with special emphasis on the City OCP and related long-term goals.

8. Sustainability

Goal Statement

To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

Description of Goal:

Council likes the current emphasis on sustainability and feels strongly that the City must continue to pursue the targets and measures outlined in the City's sustainability program. This program focuses on a number of key areas including: a Climate Prepared City; Sustainable Resource Use; Green Built and Natural Environment; Mobility; Local Agriculture and Food; Sustainable Business; Leadership in Municipal Practices; Vibrant Communities; and Inclusive, Safe and Accessible Communities. In particular, Council is cognizant that with the onset of climate change, related challenges such as agricultural viability, food security and aging infrastructure need proactive strategies to be addressed. Specific sustainability related priorities for this term of office include:

Priorities:

- 8.1. Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.
- 8.2. Continue to advocate for a coordinated regional approach to enhance local food security for Richmond and the region through policy development and initiatives such as community farms.
- 8.3. Communicate to the public the City's Sustainability goals with details on how the City is meeting (or exceeding) these goals and how they support Provincial goals.
- 8.4. Review opportunities for increasing sustainable development requirements for all new developments, including consideration of increasing requirements for sustainable roof treatments (e.g. rooftop gardens, solar panels, etc.) and energy security (e.g. use of local renewable energy sources, use of district energy systems, etc.).

9. Arts and Culture

Goal Statement:

Continue to support the development of a thriving, resilient and diverse cultural sector and related initiatives in creating a vibrant healthy and sustainable City.

Description of Goal:

Culture and the cultural sector are understood as keys to creating vibrant and healthy communities. Recognized for its role in contributing to the City's economic fabric through a creative economy and a thriving community tourism sector, a vibrant and healthy cultural sector

provides benefits not just to its creators, direct consumers and audiences, but to society as a whole as a catalyst for innovation and originality. By distinguishing itself as a "creative city", Richmond will improve its ability to attract skilled workers and entrepreneurs. Moreover, arts and culture are intrinsically linked to quality of life and fundamental to the health and well-being of all citizens, shaping identities, fostering life-long learning and building the conditions for social cohesion.

Priorities:

- 9.1. Build culturally rich public spaces across Richmond through a commitment to strong urban design, investment in public art and place making.
- 9.2. Plan for new cultural infrastructure including a new Richmond museum, performance venues and affordable creation spaces.
- 9.3. Plan for the future of Library Services through the development of a Library Strategic and Long Term Plan.
- 9.4. Work with other levels of government and community organizations including community centres and civic spaces to promote and increase cultural activities and programs.
- 9.5. Promote existing cultural resources and activities to increase public awareness, enhance quality of place and engage citizens across generations.

10. Community Wellness

Goal Statement:

Continue to collaborate with community organizations and agencies to optimize resources in the implementation of the City's adopted Wellness Strategy.

Description of Goal:

The Parks, Recreation and Cultural Services (PRCS) Master Plan 2005-2015 positions the City to strive for "a connected, healthy city where we cooperate to create and enjoy a dynamic and sustainable quality of life." To achieve this vision, the City, The Richmond School District, and the Vancouver Coastal Health Authority collaborated in the creation of the Council adopted Community Wellness Strategy, aimed at enhancing social connectedness, positive lifestyle traits, and physical health for our community.

Priorities:

- 10.1. Help children and youth build healthy habits.
- 10.2. Reduce barriers to living a physically active life for vulnerable populations and people living with a disability.
- 10.3. Create urban environments that support wellness and encourage physical activity.
- 10.4. Continued emphasis on the development of the City's parks and trails system.

11. Municipal Infrastructure Improvement

Goal Statement:

Continue to invest in the City's infrastructure networks and systems in a manner that meets community needs and responds to the issues of aging components of the system, growth related capacity issues and the requirements due to changing climate and environmental impacts.

Description of Goal:

Municipal infrastructure is essential to the health, safety, mobility, economy and quality of life for the City's residents, businesses and visitors. Maintaining resilient road, water, sewer, drainage and dike networks that meet the needs of the public today and in the future is a challenge and a critical municipal responsibility. Richmond will continue to stay ahead of aging infrastructure and growth related capacity issues in an economically responsible fashion through its various infrastructure replacement programs and upgrading strategies. The City will also continuously improve the resilience of its infrastructure to meet the future needs of the community.

Priorities:

- 11.1. Continued and improved funding for ageing infrastructure replacement programs at a pace that matches long-term infrastructure deterioration.
- 11.2. Continued and improved support of long term dike master planning to meet the challenges of sea level rise due to climate change
- 11.3. Improved drainage network and pump station capacity to meet the challenges of predicted increasing storm intensity due to climate change.

12. Waterfront Enhancement

Goal Statement:

~~Place greater emphasis on protecting and animating the City's waterfront~~

New Goal Statement:

~~Place greater emphasis on protecting and enhancing the City's waterfront while successfully integrating a balance between urban development, public access and events, and a healthy river environment.~~

Description of Goal:

The City is in an enviable position as an island community. One of Richmond's key defining characteristics is its waterfront - it is what makes us unique in the Lower Mainland and is a great source of pride for the community. Richmond should continue to protect and enhance the waterfront, while successfully integrating a balance between urban development, public access and events, and a healthy river environment.

Priorities:

- 12.1. Enhance boating and sailing ~~activities~~ **skill development opportunities.**
- 12.2. As part of the Terra Nova Park Plan, connect the Terra Nova Slough to the Fraser River and stock it with Chum Salmon.
- 12.3. **Consider daylighting more sloughs in the City.**

13. A Well Informed Public

Goal Statement:

Ensure a well informed public regarding Council priorities, activities and achievements.

Description of Goal:

Transparent, accessible and accountable local government is a strong focus for City Council, and is implicit in the City's vision to be the most appealing, livable and well-managed community in Canada. In an effort to ensure success in this area, it is important to Council that the public is aware of their goals and the progress towards achieving these. Council sets a number of term goals at the beginning of each new term of office, based on priorities, community trends, needs and opportunities, to help guide the development and implementation of City work programs, and to ensure effective use and alignment of City's resources. These are updated regularly. Council also provides direction and approves a significant number of specific plans and strategies throughout its term, that address the City's livability, economic and environmental well being. It is important to Council that effective communication tools are employed to ensure that the public is well informed and kept abreast of its priorities, activities and progress towards achieving success.

Priorities:

- 13.1. Use the City's website and other communication tools to inform and regularly update the Richmond Community on Council's Term Goals, plans, priorities and progress.



City of Richmond

Report to Council

To PLN - JAN 8, 2013

To: Planning Committee **Date:** December 13, 2012
From: Cathryn Volkering Carlile **File:**
General Manager, Community Services
Re: Housing Agreement Bylaw No. 8984 and 8985 to Permit City to Enter Into a
Housing Agreements to secure affordable rental housing units at 8800, 8820,
8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280,
3320 and 3340 Sexsmith Road- 0754999 B.C. Ltd. (Concord Pacific).

Staff Recommendation

1. That Bylaw No. 8984 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8984 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8984, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by the Rezoning Application 06-349722.
2. That Bylaw No. 8985 be introduced and given first, second and third readings to permit the City, once Bylaw No. 8985 has been adopted, to enter into a Housing Agreement substantially in the form attached to Bylaw No. 8985, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Housing Units in the form of artist residential tenancy studio (ARTS) units required by the Rezoning Application 06-349722.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The purpose of this report is to recommend Council adoption of Housing Agreement Bylaw No. 8984 and Housing Agreement Bylaw No. 8985 (Attached) to secure 51,708.21 s.f. or 5 percent of the project's total gross floor area constructed as affordable housing units in four phases and 17,524.22 s.f. or 20 ARTS units.

The report and bylaw are consistent with Council's adopted term goal:

Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

They are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable housing for low to moderate income households as a key housing priority for the City.

0754999 BC Ltd. has applied to the City of Richmond for rezoning at 8800, 8820, 8840, 8880, 8900, 8920, 8940, and 8960 Patterson Road and 3240, 3260, 3280, 3320, and 3340 Sexsmith Road from Single Detached (RS1/F) to a new site specific zone, High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) Capstan Village (City Centre), to permit the construction of a high-rise, high-density, multi-family development in the City Centre's Capstan Village area. The proposed development will contain approximately 1,245 dwelling units that include approximately: 1,164 market residential units, 61+ affordable (low-end market rental) housing units, and 20 affordable (low-end market rental) housing units in the form of artist residential tenancy studio (ARTS) units.

Analysis

The 61+ affordable housing units in the subject development are anticipated to be delivered as follows:

Parcel	Based on % of Max Floor Area on Subject Parcel	Based on % of Max Floor Area on Parcel A	
A	Nil	Nil	5%
B	5%	1.5% (30% of Parcel A req.)	5%
C	5%	1.4% (28% of Parcel A req.)	5%
D	5%	1.65% (33% of Parcel A req.)	5%
E	5%	0.45% (9% of Parcel A req.)	5%

The applicant has agreed to register notice of the Housing Agreement on title to secure the 61+ affordable rental units. The Housing Agreement restricts annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity. The agreement also includes provisions for annual adjustment of the maximum annual household incomes and rental rates in accordance with the City's requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement [Attached, Bylaw No. 8984, Schedule A]

The 20 ARTS units are anticipated to be delivered as follows:

Phase	Parcel	Number of Units	Minimum Unit Area	Maximum Rent	Total Household Income
Phase 1	Parcel A	20	74m2 (797 ft2)	\$837	\$33,500 or less

The applicant has agreed to register notice of the Housing Agreement on title to secure the 20 artist residential tenancy studio (ARTS) units. The Housing Agreement restricts annual household incomes for eligible occupants and specifies that the units must be rented at Bachelor unit rates as stipulated for low end market rental units in the City's Affordable Housing Strategy. The agreement also includes provisions for the selection criteria for eligible artists to reside in the units, and annual adjustment of the maximum annual household incomes and rental rates in accordance with the City's requirements. The applicant has agreed to the terms and conditions of the attached Housing Agreement [Attached, Bylaw No. 8985, Schedule A.]

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 8984 and Bylaw No. 8985 is required to permit the City to enter into Housing Agreements which together with the housing covenants will act to secure the 61+ affordable housing units and 20 affordable housing (ARTS) units that are proposed in association with Rezoning Application No. 06-349722.



Dena Kae Beno
Affordable Housing Coordinator
(604-247-4946)

DKB:dkb



**Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and
8960 Patterson Road and 3240, 3260, 3280, 3320
and 3340 Sexsmith Road) Bylaw No. 8984**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 010-900-942	Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 001-976-290	Easterly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-124-138	Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 003-640-540	West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-092-261	East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 000-586-188	Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-502-779	Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 010-900-926	West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-206-533	Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021
PID: 003-843-718	North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

PID: 001-203-886 South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577)
 Section 28 Block 5 North Range 6 West New Westminster
 District Plan 3404

PID: 005-145-627 Lot 49 Section 28 Block 5 North Range 6 West New
 Westminster District Plan 33481

PID: 003-604-357 Lot 50 Sections 27 and 28 Block 5 North Range 6 West New
 Westminster District Plan 33481

2. This Bylaw is cited as **"Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road) Bylaw No. 8984"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED for content by originating dept.
_____	APPROVED for legality by Solicitor
_____	<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (0754999 B.C. Ltd.) Bylaw No. 8984

HOUSING AGREEMENT BETWEEN 0754999 B.C. Ltd.- CONCORD PACIFIC
DEVELOPMENTS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – HOUSING UNITS
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference _____, 2012.

BETWEEN:

0754999 B.C. Ltd. (Inc. No. 0939550), a corporation pursuant to the
Business Corporations Act and having an address at 900-1095 West
Pender Street, Vancouver, British Columbia, V6E 2M6

(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the
Local Government Act and having its offices at 6911 No. 3 Road,
Richmond, British Columbia, V6Y 2C1

(the "City")

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined);
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement; and
- D. In the event that the Lands are Subdivided (as hereinafter defined), the Owner and the City wish for the affordable housing to be provided on a parcel-by-parcel basis in accordance with this Agreement, the Housing Covenant (as hereinafter defined) and any development or building permit (as the case may be) authorizing development or construction (as the case may be) on the Lands, or any portion(s) thereof.

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (b) **"ARTS Units"** means those Dwelling Units owned by the Owner and designated as artist residential tenancy studios in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands;
- (c) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (d) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (e) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (f) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (g) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (h) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (i) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
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- (j) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, a Housing Unit;
- (k) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$33,500 or less;
 - (ii) in respect to a one bedroom unit, \$37,000 or less;
 - (iii) in respect to a two bedroom unit, \$45,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$55,000 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (l) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (m) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect from time to time;
- (n) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 2013, under number _____;
- (o) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of

recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;

- (p) **"Housing Unit"** means a Dwelling Unit or Dwelling Units designated for the purposes of the Housing Agreement in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement, but excludes an ARTS Unit;
- (q) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (r) **"Land Title Act"** means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (s) **"Lands"** means, collectively, those lands and premises described in Schedule "A" hereto;
- (t) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (u) **"LTO"** means the Lower Mainland Land Title Office or its successor;
- (v) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (w) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are subdivided, and includes any person who is a registered owner in fee simple of a Housing Unit from time to time;
- (x) **"Permitted Rent"** means no greater than:
 - (i) \$837.00 a month for a bachelor unit;
 - (ii) \$925.00 a month for a one bedroom unit;
 - (iii) \$1,137.00 a month for a two bedroom unit; and
 - (iv) \$1,375.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that,

in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (y) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (z) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (aa) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (bb) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (cc) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy a Housing Unit;
- (dd) **"Tenant"** means an occupant of a Housing Unit by way of a Tenancy Agreement; and
- (ee) **"Zoning Bylaw"** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;
- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or

context is inconsistent therewith, references herein to Articles are to Articles of this Agreement;

- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) all provisions are to be interpreted as always speaking;
- (h) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (i) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
- (j) the word "including", when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as "without limitation", "but not limited to" or words of similar import) is used with reference thereto; and
- (k) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application.

1.3 The following Schedule is attached hereto and forms part of this Agreement:

Schedule A – Lands

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

**ARTICLE 2
USE AND OCCUPANCY OF HOUSING UNITS**

- 2.1 The Owner agrees that each Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. A Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect of each Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to a Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**ARTICLE 3
MANAGEMENT, DISPOSITION AND ACQUISITION OF HOUSING UNITS**

- 3.1 The Owner will operate and manage each Housing Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner may sub-contract the operation and management of the Housing Units to a qualified and reputable provider of affordable housing, provided that any such sub-contract and affordable housing provider is pre-approved by the Manager, Community Social Development or other authorized City Personnel, in their sole discretion.
- 3.3 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the Housing Units in good order and condition, excepting reasonable wear and tear.
- 3.4 The Owner will not permit a Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.5 If this Housing Agreement encumbers more than one Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Housing Units in a single or related series of transactions with the result that when the

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Document #___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
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purchaser or transferee of the Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Housing Units.

3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

- (a) the Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
- (b) the monthly rent payable for the Housing Unit will not exceed the Permitted Rent applicable to that class of Housing Unit;
- (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor common property, limited common property, or other common areas, facilities or amenities, including parking facilities, and all common amenities and facilities located on the Lands or any subdivided portion thereof, all in accordance with the Zoning Bylaw, the City's Official Community Plan and City Centre Area Plan policy, as may be amended or replaced from time to time and the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations of the applicable strata corporation do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities;
- (d) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) a Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(k) of this Agreement;

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Document #___ - Housing Agreement (Housing Units)
 Section 805 *Local Government Act*
 Concord Gateway
 Application No. RZ06-349722
 Rezoning Condition No. 10.2

- (iii) the Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Housing Unit given the number and size of bedrooms in the Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(k) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.6(g)(ii) of this Agreement, termination shall be effective (1) on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any payments that the Owner may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

- (h) the Tenancy Agreement will identify all occupants of the Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Housing Unit to vacate the Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF HOUSING UNIT

- 4.1 The Owner will not demolish a Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or

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Document # ___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

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practical to repair or replace any structural component of the Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or

- (b) the Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Housing Unit has been issued by the City and the Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as a Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of a Housing Unit (and not all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands or subdivided portions of the Lands which are not Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation, whether or not such common property, limited common property or other common areas, facilities or amenities are located on the applicable parcel or elsewhere on the Lands.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of a Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands or any subdivided portion thereof which are not Housing Units, whether or not such common property, limited common property or other common areas, facilities or amenities are located on the applicable parcel or elsewhere on the Lands.

V.6

Document # ___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

337683 v.3

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if a Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) Business Days following receipt by the Owner of an invoice from the City for the same, and such invoice will be given and deemed received in accordance with section 7.10 [Notice] of this Agreement.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where a Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity.

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Document #__ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Housing Units and will permit representatives of the City to inspect the Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Housing Units, such person or company to be selected by the Owner based on criteria suggested by the City.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all loss, damage, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;
- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) any personal injury, death or damage occurring in or on the Lands, including the Housing Units;
- (d) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (e) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (f) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.6 Priority

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or
- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 No Fettering and No Derogation

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.9 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.10 Notice

Any notice or communication required or permitted to be given pursuant to this Agreement will be in writing and delivered by hand or sent by prepaid mail or facsimile to the party to which it is to be given as follows:

- (a) to the City:

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

Attention: City Clerk
Fax: 604 276-5139

with a copy to the Director of Development, the Manager, Community and Social Development and the City Solicitor

- (b) to the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 Enurement

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors, administrators and assigns.

7.12 Severability

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section,

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Document #__ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 No Waiver and Remedies

The Owner and the City acknowledge and agree that no failure on the part of either party hereto to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by either party of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies provided in this Agreement will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for either party in this Agreement will be deemed to be in addition to and not, except as expressly stated in this Agreement, restrictive of the remedies of either party hereto at law or in equity.

7.14 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.15 Further Acts

The parties to this Agreement will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement. The Owner acknowledges and agrees that no failure or delay on the part of the City to exercise any right under this Agreement will operate as a waiver by the City of such right.

7.17 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

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Document # ___ - Housing Agreement (Housing Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 10.2

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered or beneficial owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered or beneficial owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered or beneficial owner the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, or any subdivided portion thereof, and for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

0754999 B.C. Ltd.

by its authorized signatory(ies):

Per: 
Name: MATT MEENAN

Per: _____
Name: _____

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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Document #___ - Housing Agreement (Housing Units)
Section 905 *Local Government Act*
Concord Gateway
Application No. R206-349722
Rezoning Condition No. 10.2

CNCL-223

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA	)	RICHMOND
	)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Housing Unit.
3. For the period from _____ to _____ the Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]
4. The rent charged each month for the Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of _____,
_____, in the Province of British
Columbia, this _____ day of
_____, 20____.

A Commissioner for Taking Affidavits in the
Province of British Columbia

)
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DECLARANT

SCHEDULE "A"

LANDS

1. PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;
2. PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
3. PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
4. PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;
5. PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;
6. PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
7. PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
8. PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
9. PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;
10. PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
11. PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
12. PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and
13. PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

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Document #___ - Housing Agreement (Housing Units)
 Section 905 Local Government Act
 Concord Gateway
 Application No. RZ06-349722

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0754999 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;

PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and

PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

(collectively, the "Lands")

HSBC Bank Canada (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA777641 and CA777642, respectively (together, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the covenants in this Housing Agreement by the Owner and hereby covenants that this Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been registered prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

HSBC Bank Canada
by its authorized signatory(ies):

RICHARD NAILEN
ASSISTANT VICE PRESIDENT
COMMERCIAL REAL ESTATE

Per: _____

Name: _____

Per: _____

Name: _____

JESSICA BRUMMELL
Account Manager
Commercial Real Estate



**Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and
8960 Patterson Road and 3240, 3260, 3280, 3320 and
3340 Sexsmith Road) ARTS Units Bylaw No. 8985**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 010-900-942	Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 001-976-290	Easterly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-124-138	Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 003-640-540	West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-092-261	East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 000-586-188	Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-502-779	Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 010-900-926	West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404
PID: 004-206-533	Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021
PID: 003-843-718	North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404

PID: 001-203-886 South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577)
 Section 28 Block 5 North Range 6 West New Westminster
 District Plan 3404

PID: 005-145-627 Lot 49 Section 28 Block 5 North Range 6 West New
 Westminster District Plan 33481

PID: 003-604-357 Lot 50 Sections 27 and 28 Block 5 North Range 6 West New
 Westminster District Plan 33481

2. This Bylaw is cited as **"Housing Agreement (8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road) ARTS Units Bylaw No. 8985"**.



FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

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

 MAYOR

 CORPORATE OFFICER

Schedule A

To Housing Agreement (0754999 B.C. Ltd.) Bylaw No. 8985

HOUSING AGREEMENT BETWEEN 0754999 B.C. Ltd.- CONCORD PACIFIC
DEVELOPMENTS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT – ARTS UNITS
(Section 905 Local Government Act)

THIS AGREEMENT is dated for reference _____, 2012.

BETWEEN:

0754999 B.C. Ltd. (Inc. No. 0939550), a corporation pursuant to the
Business Corporations Act and having an address at 900-1095 West
Pender Street, Vancouver, British Columbia, V6E 2M6

(the "Owner")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the
Local Government Act and having its offices at 6911 No. 3 Road,
Richmond, British Columbia, V6Y 2C1

(the "City")

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined);
- C. The Owner and the City wish to enter into this Agreement (as hereinafter defined) to provide for affordable artist housing to encourage artists in the community to greater self-sufficiency and increased contributions to local cultural and economic activities, on the terms and conditions set out in this Agreement; and
- D. The Owner and the City wish to locate the affordable artist housing on that portion of the Lands comprising Area A (as hereinafter defined).

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

**ARTICLE 1
DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following words have the following meanings:

- (a) **"Agreement"** or **"this Agreement"** means this agreement and includes all recitals and schedules to this agreement and all instruments comprising this agreement;
- (b) **"Area A"** means that portion of the Lands identified as Area A on the sketch plan attached hereto as Schedule "A";
- (c) **"ARTS Unit"** means a Dwelling Unit or Dwelling Units owned by the Owner and designated as an artist residential tenancy studio in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning considerations applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (d) **"Business Day"** means a day which is not a Saturday, Sunday or statutory holiday (as defined in the *Employment Standards Act* (British Columbia)) in British Columbia;
- (e) **"City"** or **"City of Richmond"** means the City of Richmond and is called the "City" when referring to the corporate entity and "City of Richmond" when referring to the geographic location;
- (f) **"City Personnel"** means the City's officials, officers, employees, agents, contractors, licensees, permittees, nominees and delegates;
- (g) **"City Solicitor"** means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
- (h) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (i) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

- (j) **"Director of Arts, Culture and Heritage"** means the individual appointed to be the Director of Arts, Culture and Heritage from time to time within the Community Services Department of the City and his or her designate;
- (k) **"Director of Development"** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (l) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an ARTS Unit;
- (m) **"Eligible Tenant"** means a Professional Artist and his or her Family, having a cumulative annual income of \$33,500 or less during each year of a Tenancy Agreement, provided that, commencing July 1, 2013, the annual income set-out in this definition shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;
- (n) **"Family"** means:
 - (i) one or more persons related to a Professional Artist by blood, marriage or adoption; or
 - (ii) a group of not more than 6 persons who are not related to a Professional Artist by blood, marriage or adoption;
- (o) **"Guidelines"** means the City's guidelines for Low End Market Rental housing in effect from time to time;
- (p) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 2013, under number _____;
- (q) **"Housing Strategy"** means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (r) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;

- (s) "**Land Title Act**" means the *Land Title Act*, RSBC 1996, c. 250, and amendments thereto and re-enactments thereof;
- (t) "**Lands**" means, collectively, those lands and premises described in Schedule "B" hereto;
- (u) "**Local Government Act**" means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (v) "**LTO**" means the Lower Mainland Land Title Office or its successor;
- (w) "**Manager, Community Social Development**" means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (x) "**Owner**" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an ARTS Unit from time to time;
- (y) "**Permitted Rent**" means no greater than \$837.00 a month for an ARTS Unit, regardless of whether such ARTS Unit is a bachelor unit, a one bedroom unit, a one bedroom plus den, or a two bedroom unit, provided that, commencing July 1, 2013, the rent set out in this definition shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the Increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;
- (z) "**Professional Artist**" means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:
 - (i) has specialized training in, and makes their primary living from, one or more of the fields of integrated arts, contemporary circus arts, dance, film, video, new media and audio arts, music, theatre, architecture, crafts, photography and the visual arts, and creative writers (not necessarily in academic institutions);
 - (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
 - (iii) is committed to devoting more time to artistic activity, if financially feasible; and,

- (iv) has a history of public presentation; and
- (v) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage, and includes a Professional Visual Artist;

(aa) **"Professional Visual Artist"** means an artist who, in the determination of the Director of Arts, Culture and Heritage, at his or her discretion:

- (i) has specialized training in, and makes their primary living from the visual arts (not necessarily in academic institutions);
- (ii) is recognized as such by his or her peers (artists working in the same artistic tradition);
- (iii) is committed to devoting more time to artistic activity, if financially feasible;
- (iv) has a history of public presentation, with at least 3 public presentations of work in a professional context over a 3-year period;
- (v) has produced an independent body of work;
- (vi) has maintained an independent professional practice for at least 3 years; and
- (vii) has a practice that falls within Category A Professional Artist, as specified in the Housing Covenant,

or such other definition of Professional Visual Artist as promulgated from time to time by the Canada Council for the Arts and approved by the Director of Arts, Culture and Heritage;

(bb) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(cc) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(dd) **"Strata Corporation"** has the meaning given in the *Strata Property Act*;

(ee) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(ff) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

- (gg) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an ARTS Unit;
- (hh) **"Tenant"** means an occupant of an ARTS Unit by way of a Tenancy Agreement; and
- (ii) **"Zoning Bylaw"** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations, and vice versa;
- (b) the division of this Agreement into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to Articles are to Articles of this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) all provisions are to be interpreted as always speaking;
- (h) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (i) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;

- (j) the word "including", when following any general statement, term or matter, will not be construed to limit such general statement, term or matter to the specific items or matters set forth immediately following such word or to similar items or matters, but will be construed to refer to all other items or matters that could reasonably fall within the scope of such general statement, term or matter, whether or not non-limiting language (such as "without limitation", "but not limited to" or words of similar import) is used with reference thereto;
- (k) Schedules "A" and "B" attached hereto form part of this Agreement; and
- (l) any interest in land created hereby, as being found in certain Articles, sections, paragraphs or parts of this Agreement, will be construed, interpreted and given force in the context of those portions of this Agreement:
 - (i) which define the terms used herein;
 - (ii) which deal with the interpretation of this Agreement; and
 - (iii) which are otherwise of general application

ARTICLE 2 USE AND OCCUPANCY OF ARTS UNITS

- 2.1 The Owner agrees that each ARTS Unit may only be used as a permanent residence occupied by one Eligible Tenant. An ARTS Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the ARTS Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each ARTS Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration, including without limitation information satisfactory to the Director of Arts, Culture and Heritage verifying the Tenant's income level and confirming that the Tenant meets the criteria for an Eligible Tenant, as set out in section 1.1(m) of this Agreement, and for a Professional Artist or Professional Visual Artist, as set out in sections 1.1(z) and 1.1(aa), respectively, of this Agreement. The City may request such statutory declaration in respect of each ARTS Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an ARTS Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

V.6

Document #4 - Housing Agreement (Arts Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 9

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**ARTICLE 3
MANAGEMENT, DISPOSITION AND ACQUISITION OF ARTS UNITS**

- 3.1 The Owner will operate and manage each ARTS Unit in accordance with the Housing Strategy and Guidelines, unless otherwise agreed to by the Owner, the Director of Development and the Manager, Community Social Development.
- 3.2 The Owner may sub-contract the operation and management of the ARTS Units to a qualified and reputable provider of affordable housing, provided that any such sub-contract and affordable housing provider is pre-approved by the Manager, Community Social Development and the Director of Arts, Culture and Heritage or other authorized City Personnel, in their sole discretion.
- 3.3 The Owner will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the ARTS Units in good order and condition, excepting reasonable wear and tear.
- 3.4 The Owner will not permit an ARTS Unit to be subleased, or a Tenancy Agreement to be assigned.
- 3.5 If this Housing Agreement encumbers more than one ARTS Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) ARTS Units in a single or related series of transactions with the result that when the purchaser or transferee of the ARTS Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) ARTS Units.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any ARTS Unit except to an Eligible Tenant in accordance with the following additional conditions:
 - (a) the ARTS Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the ARTS Unit will not exceed the Permitted Rent;
 - (c) the Owner will allow the Tenant and any permitted occupant to have full access to and use and enjoy all on-site common indoor and outdoor common property, limited common property, or other common areas, facilities or amenities, including all common amenities and facilities shared by the Lands, all in accordance with the Bylaws and rules and regulations of the applicable strata corporation, provided that such Bylaws and rules and regulations do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the ARTS Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge

the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the ARTS Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an ARTS Unit is occupied by a person or persons other than an Eligible Tenant, except as otherwise authorized by this Agreement;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(m) of this Agreement;
 - (iii) the ARTS Unit is occupied by more than the number of people the City's building inspector determines can reside in the ARTS Unit given the number and size of bedrooms in the ARTS Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the ARTS Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the ARTS Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement If Annual Income of Tenant rises above amount prescribed in section 1.1(m) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective (1) not earlier than one month after the date the notice is received, and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. In respect to section 3.6(g)(ii) of this Agreement, termination shall be effective (1) on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant and (2) the day before the day in the month, or in the other period on which the tenancy is based, that rent is payable under the Tenancy Agreement, or as otherwise stipulated in the *Residential Tenancy Act*. The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any payments that the Owner may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

- (h) the Tenancy Agreement will identify all occupants of the ARTS Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the ARTS Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
 - (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the ARTS Unit to vacate the ARTS Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF ARTS UNIT

- 4.1 The Owner will not demolish an ARTS Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the ARTS Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the ARTS Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the ARTS Unit has been issued by the City and the ARTS Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an ARTS Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the ARTS Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the ARTS Units as rental accommodation.

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- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an ARTS Unit (and not the other owners, tenants, or any other permitted occupants of all other strata lots on the Lands that are not ARTS Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation, whether or not such common property, limited common property or other common areas, facilities or amenities are located in Area A or elsewhere on the Lands.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an ARTS Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots on the Lands which are not ARTS Units, whether or not such common property, limited common property or other common areas, facilities or amenities are located in Area A or elsewhere on the Lands.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an ARTS Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) Business Days following receipt by the Owner of an invoice from the City for the same, and such invoice will be given and deemed received in accordance with section 7.10 [Notice] of this Agreement.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;

- (b) where an ARTS Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the ARTS Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the ARTS Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect in perpetuity and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the ARTS Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in perpetuity.

7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the ARTS Units and will permit representatives of the City to inspect the ARTS Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the ARTS Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the ARTS Units, such person or company to be selected by the Owner based on criteria suggested by the City.

7.4 Indemnity

The Owner hereby releases and indemnifies and saves harmless the City and the City Personnel from all loss, damage, costs (including without limitation, legal costs), expenses, actions, suits, debts, accounts, claims and demands, including without limitation, any and all claims of third parties, which the City or the City Personnel may suffer, incur or be put to arising out of or in connection, directly or indirectly or that would not or could not have occurred "but for":

- (a) this Agreement;

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- (b) any breach by the Owner of any covenant or agreement contained in this Agreement;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any ARTS Unit or the enforcement of any Tenancy Agreement;
- (d) any personal injury, death or damage occurring in or on the Lands, including an ARTS Unit;
- (e) the exercise of discretion by any City Personnel for any matter relating to this Agreement;
- (f) the City withholding any permission or permit to occupy any building on the Lands or any ARTS Unit; or
- (g) the exercise by the City of any of its rights under this Agreement or an enactment.

7.5 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.6 Priority

The Owner agrees, if required by the City Solicitor, to cause the registrable interests in land granted pursuant to this Agreement to be registered as first registered charges against the Lands, at the Owner's expense, save only for any reservations, liens, charges or encumbrances:

- (a) contained in any grant from Her Majesty the Queen in Right of the Province of British Columbia respecting the Lands;
- (b) registered in favour of the City; or
- (c) which the City has determined may rank in priority to the registrable interests in land granted pursuant to this Agreement,

and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.7 No Fettering and No Derogation

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Community Charter* or the

Local Government Act, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands and the Owner as if this Agreement had not been executed and delivered by the Owner and the City.

7.8 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any ARTS Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.9 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.10 Notice

Any notice or communication required or permitted to be given pursuant to this Agreement will be in writing and delivered by hand or sent by prepaid mail or facsimile to the party to which it is to be given as follows:

- (a) to the City:

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

Attention: City Clerk
Fax: 604 276-5139

with a copy to the Director of Development, the Manager, Community Social Development and the City Solicitor

- (b) to the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. Any notice or communication will be deemed to have been given when delivered if delivered by hand, two Business Days following mailing if sent by prepaid mail, and on the following Business Day after transmission if sent by facsimile.

7.11 Enurement

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors, administrators and assigns.

7.12 Severability

If any Article, section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the remainder of this Agreement will continue in full force and effect and, in such case, the parties hereto will agree upon an amendment to be made to the Article, section, subsection, sentence, clause or phrase previously found to be invalid and will do or cause to be done all acts reasonably necessary in order to amend this Agreement so as to reflect its original spirit and intent.

7.13 No Waiver and Remedies

The Owner and the City acknowledge and agree that no failure on the part of either party hereto to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof nor will any single or partial exercise by either party of any right under this Agreement preclude any other or future exercise thereof or the exercise of any other right. The remedies provided in this Agreement will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for either party in this Agreement will be deemed to be in addition to and not, except as expressly stated in this Agreement, restrictive of the remedies of either party hereto at law or in equity.

7.14 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the ARTS Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.15 Further Acts

The parties to this Agreement will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

7.16 Equitable Relief

The Owner covenants and agrees that in addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement. The Owner acknowledges and agrees that no failure or delay on the part of the City to exercise any right under this Agreement will operate as a waiver by the City of such right.

7.17 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.18 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

7.19 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.21 No Liability

The parties agree that neither the Owner, nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Owner or its successor in title, as the case may be, ceases to be the registered or beneficial owner of the Lands; provided, however, the Owner or its successors in title, as the case may be, shall remain liable after ceasing to be the registered or beneficial owner of the Lands for all breaches of and non-observance and non-performance of covenants in this Agreement if the breach, non-observance or non-performance occurred prior to the Owner or any successor in title, as the case may be, ceasing to be the registered or beneficial owner of the Lands.

7.22 City Approval and Exercise of Discretion

Any City approval or consent to be given pursuant to or in connection with this Agreement is not effective or valid unless provided by the City in writing. Any City

approval or consent to be granted by the City in this Agreement may, unless stated expressly otherwise, be granted or withheld in the absolute discretion of the City.

7.23 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands, or Area A as applicable, and for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.24 Runs with the Lands

The interest in lands including all covenants, rights of way and easements as the case may be, contained in this Agreement will, unless discharged in accordance with this Agreement, run with and bind the Lands in perpetuity.

7.25 Time of Essence

Time, where mentioned herein, will be of the essence of this Agreement.

7.26 Assignment of Rights

The City, upon prior written notice to the Owner, may assign or license all or any part of this Agreement or any or all of the City's rights under this Agreement to any governmental agency or to any corporation or entity charged with the responsibility for providing or administering the Housing Strategy or other related public facilities, services or utilities. The Owner may not assign all or any part of this Agreement without the City's prior written consent.

7.27 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument and may be compiled for registration, if registration is required, as a single document.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

0754999 B.C. Ltd.

by its authorized signatory(ies):

Per: 
Name: MATT MCEWEN

Per: _____
Name: _____

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT WITH THE CITY OF
PROVINCE OF BRITISH COLUMBIA	)	RICHMOND
	)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "ARTS Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the ARTS Unit.
3. For the period from _____ to _____ the ARTS Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the ARTS Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.

5. For the period from _____ to _____ the ARTS Unit was occupied by a Professional Artist (as defined in the Housing Agreement) whose name and current address appear below:

[Names, addresses and phone numbers of Professional Artist]

6. The Professional Artist has completed specialized training in _____
and makes their primary living from _____.

V.6

337687 v3

Document #4 - Housing Agreement (Arts Units)
Section 905 Local Government Act
Concord Gateway
Application No. RZ06-349722
Rezoning Condition No. 9

7. The Professional Artist is recognized as a professional artist by the following persons, who are also artists working in the same artistic tradition as the Professional Artist:

[Names, addresses and phone numbers of peer references]
8. The Professional Artist estimates devoting approximately _____ hours to artistic activity in the following year;
9. The Professional Artist has publically presented their work as follows:

[insert date and description of public presentations over the past 5 years and those anticipated in the following year]
10. The Professional Artist has produced the following independent body of work: – ***Applies only to Professional Visual Artists (as defined in the Housing Agreement)***

[insert description of independent body of work]
11. The Professional Artist has maintained an independent professional practice from _____ to _____; – ***Applies only to Professional Visual Artists***
12. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the ARTS Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.
13. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

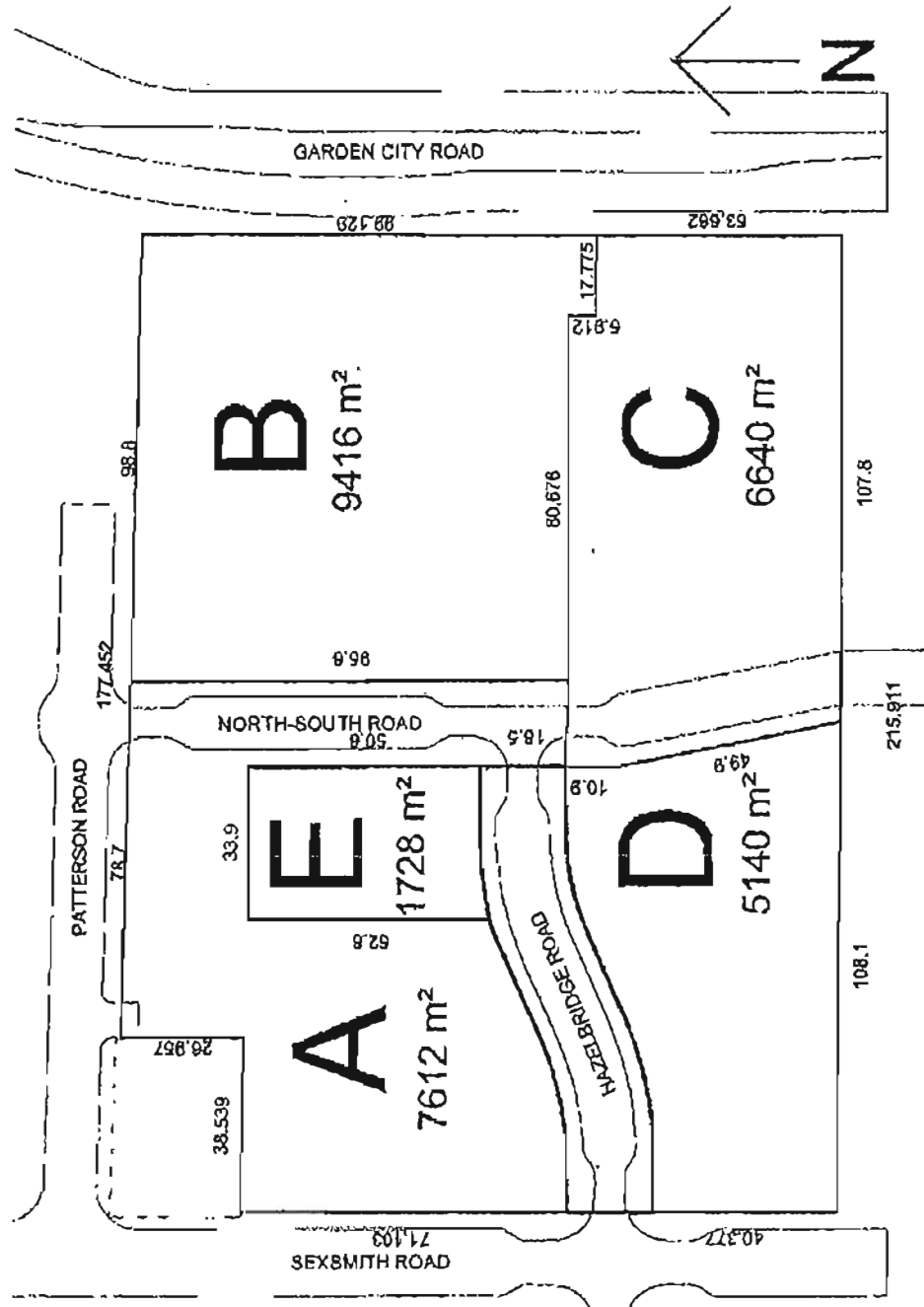
DECLARED BEFORE ME at the City of _____,
_____, in the Province of British Columbia, this _____ day of _____, 20____.

A Commissioner for Taking Affidavits in the Province of British Columbia

)
)
)
)
)
)
)
)

–
DECLARANT

SCHEDULE "A"
Sketch Plan of Area A



V.6

337687 v.3

Document #4 - Housing Agreement (Arts Units)
 Section 905 Local Government Act
 Concord Gateway
 Application No. RZ06-349722
 Rezoning Condition No.9

SCHEDULE "B"

LANDS

1. PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;
2. PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
3. PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
4. PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;
5. PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;
6. PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
7. PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
8. PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
9. PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;
10. PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
11. PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;
12. PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and
13. PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0754999 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 004-206-533, Parcel "A" (Explanatory Plan 10383) Lots 1 and 2 Section 28 Block 5 North Range 6 West New Westminster District Plan 6021;

PID: 003-843-718, North 92 Feet (Explanatory Plan 11577) South Half Lot 30 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-203-886, South Half Lot 30 Except: Parcel "A" (Explanatory Plan 11577), Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 005-145-627, Lot 49 Section 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 003-604-357, Lot 50 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 33481;

PID: 010-900-942, Westerly Half Lot 29 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 001-976-290, Easterly Half Lot 29, Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-124-138, Lot 28 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 003-640-540, West Half Lot 27 Section 27 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-092-261, East Half Lot 27 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 000-586-188, Parcel "A" (J157109E) Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404;

PID: 004-502-779, Easterly Half Lot 26 Section 28 Block 5 North Range 6 West New Westminster District Plan 3404; and

PID: 010-900-926, West Half Lot 25 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404.

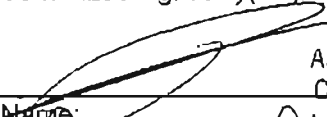
(collectively, the "Lands")

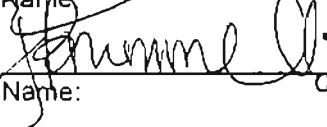
HSBC Bank Canada (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA777641 and CA777642, respectively (together, the "Bank Charges").

The Chargeholder, being the holder of the Bank Charges in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of the covenants in this Housing Agreement by the Owner and hereby covenants that this Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been registered prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

HSBC Bank Canada

by its authorized signatory(ies):

Per:  **RICHARD NAILEN**
ASSISTANT VICE PRESIDENT
COMMERCIAL REAL ESTATE
Name: _____

Per:  **JESSICA BRUMMELL**
Account Manager
Commercial Real Estate
Name: _____



City of Richmond

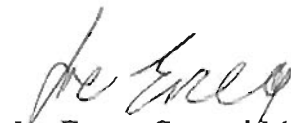
Report to Committee

TO PLN - JAN 8, 2013

To: Planning Committee **Date:** December 5, 2012
From: Joe Erceg, General Manager **File:** 08-4200-01/2012-Vol 01
Planning & Development
Re: RICHMOND HERITAGE COMMISSION 2012 ANNUAL REPORT AND 2013
WORK PLAN

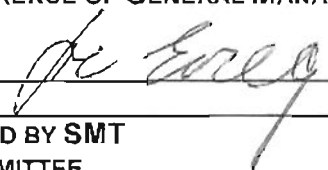


Staff Recommendation

That the Richmond Heritage Commission 2013 Work Plan be endorsed, as outlined in the staff report dated December 5, 2012 from the General Manager, Planning and Development.



Joe Erceg, General Manager
Planning & Development

Attach. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

The Richmond Heritage Commission (RHC) is required to present to Council:

- an Annual Report (see **Attachment 1**) to City Council, and
- a Work Program for the coming year (see **Attachment 2**).

Findings of Fact

Commission Purpose

The Richmond Heritage Commission (RHC) is appointed for the following purposes:

- to advise Council on strategies and programs for heritage conservation and promotion;
- to undertake and provide support for various planning matters with heritage implications;
- to assist with the maintenance of heritage registers and inventories; and
- to support heritage education and public awareness (e.g., Heritage Week, Newsletters, and Heritage Recognition Programs).

The Commission consists of:

- nine (9) voting members appointed for (2) year terms; and
- one (1) non-voting Council liaison.

Analysis

1. 2012 Annual Report

- The 2012 Annual Report highlights key RHC activities undertaken in 2012. A high level of volunteerism, professionalism and commitment to heritage conservation and promotion in Richmond has been demonstrated (see **Attachment 1**).

2. 2013 Work Program

- The proposed 2013 RHC Work Program details ongoing and current initiatives for 2013 (see **Attachment 2**).
- The 2013 Work Program is aligned with Council's goals as set forth in the Museum & Heritage Strategy (May 2007), notably:
 - To value and encourage community involvement;
 - To showcase community values, traditions, and significant historical information; and
 - To allow the community to retain and convey a sense of its unique history through heritage conservation.
- Key activities in the 2013 Work Program include:
 - Ongoing Activities include:
 - Providing advice to implement the Steveston Village Conservation Program;
 - Providing advice on the heritage conservation aspects of continuing projects such as Terra Nova, the Japanese Nurses' Residence (Doctor's/Hospital Offices), the Branscombe House, and the Steveston Tram Building;
 - Producing the Newsletter in conjunction with the Richmond Museum and Heritage Services; and
 - Making Heritage Awards (in conjunction with the Richmond / Delta Heritage Fair).

- Main Current Initiatives include:
 - The annual Heritage Fair, providing heritage outreach to youth through workshops, tours and hands-on activities during the fair;
 - Explore partnering opportunities with the Friends of the Richmond Archives Society, such as joint meetings, coordination of projects and objectives;
 - Explore partnering opportunities with the Richmond Museum Society to advance shared interests and objectives (articulated in the Museum & Heritage Strategy).
 - Continuing sponsorship and volunteer opportunities with the 2013 Doors Open Program; and
 - Provide heritage reviews of proposals such as ASPAC's River Green development, and developments in the Steveston Village Heritage Conservation Area.

Financial Impact

None.

Conclusion

Staff recommend that the 2013 Work Plan be endorsed.



Terry Crowe, Manager
Policy Planning



Barry Konkin, Planner
Policy Planning

BK:cas

**2012 ANNUAL REPORT
RICHMOND HERITAGE COMMISSION**

Heritage Commission 2012 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Richmond / Delta Heritage Fair	Community awareness / education	<ul style="list-style-type: none"> Fair held in May, 2012.
Doors Open	Community awareness	<ul style="list-style-type: none"> Event held May 2012
Heritage Awards	Recognition of local heritage efforts and preservation work.	<ul style="list-style-type: none"> Three awards presented: To Graham Turnbull for promoting local heritage / awareness of Richmond's heritage. To Jack and Joseph Lubzinski for promoting heritage and their donation of significant cultural / archival documents and materials. To Claudia Chan for her book: <i>A Thematic Guide to the Early Records of Chinese Canadians in Richmond</i>.
Support heritage education and public awareness	Heritage Week, Newsletters, and Heritage Recognition Programs	<ul style="list-style-type: none"> Ongoing publication of the <i>Mouth of the Fraser</i> newsletter Heritage Week is combined with Delta / Richmond Heritage Fair

HERITAGE COMMISSION**2013 WORK PROGRAM****Heritage Commission Role in the Work Program**

- A high level of volunteerism, professionalism and commitment to heritage conservation and promotion in Richmond will be provided.
- Review relevant policy and relevant heritage-related development applications.
- Assist in the implementation of the Steveston Village Conservation Strategy.
- Begin exploring terms of reference for a future consultant-aided city-wide heritage conservation strategy, e.g. 2015.
- Provide comments to relevant City Divisions on heritage conservation

Heritage Commission Proposed 2013 Work Program

The following items are proposed to comprise the Heritage Commission work program for 2013

Projects	Results Expected	Objectives and Deliverables
Richmond / Delta Heritage Fair	On-going out-reach and community awareness of heritage. Funding provided for heritage awards.	<ul style="list-style-type: none"> • Provide a \$2,000 contribution to the Heritage Fair and associated workshops • Members to take part in the Fair if they wish
Doors Open 2013	On-going out-reach and community awareness of heritage. Funding provided for the event.	<ul style="list-style-type: none"> • \$1,000 contribution to be provided for the event. • Event to be held May 4 and 5, 2013.
Assist in Implementing the Steveston Heritage Conservation Area	Ensure that guidelines and objectives of the Conservation Area are met for new developments in Steveston.	<ul style="list-style-type: none"> • Commentary to be provided on refinements to the Steveston Heritage Conservation Area • On-going review and comment on development applications.
Support heritage education and public awareness	Heritage Week, Newsletters, and Heritage Recognition Programs	<ul style="list-style-type: none"> • On-going contribution to the Mouth of the Fraser Newsletter.
City-wide Heritage Strategy	Begin exploring terms of reference for a consultant-aided city-wide heritage conservation strategy. .	<ul style="list-style-type: none"> • Commission to provide input and comment on the terms of reference.



City of Richmond

Report to Committee


TO PLN - JAN 8, 2013

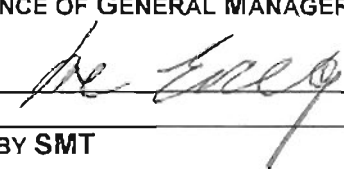


To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Date: October 30, 2012
File:
Re: RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2012 ANNUAL
REPORT AND 2013 WORK PLAN

Staff Recommendation

That the Richmond Advisory Committee on the Environment's:

1. 2012 Annual Report be received for information; and
2. The 2013 Work Plan be endorsed.


Joe Erceg, MCIP
General Manager, Planning & Development

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

1. The Richmond Advisory Committee on the Environment (ACE) is required to:
 - present an *Annual Report* (see **Attachment 1**) to City Council, and
 - prepare a *Work Program and Budget* for the coming year (see **Attachment 2**).

Findings of Fact

Committee Mandate

The Richmond Advisory Committee on the Environment (ACE) is appointed for the following purposes:

- to provide advice to City Council on environmental issues of concern to the community;
- to generate independent and credible information on key environmental issues;
- to anticipate and advise Council and staff of potential problems and opportunities for environmental sustainability;
- to review and monitor the existing situation and trends to identify environmental concerns;
- to work with City staff to encourage and co-ordinate public participation in the identification and development of solutions to environmental issues;
- to help enhance public awareness of environmental issues;
- to provide environmental information to the Agricultural Advisory Committee (AAC); and
- to assist representing the City on the Vancouver International Airport Authority Environmental Advisory Committee (YVR EAC).

The Committee consists of:

- Thirteen (13) voting members appointed for (2) year terms;
- One (1) voting member who also sits on the YVR EAC, appointed for a two (2) year term;
- One (1) non-voting member who is an alternate member to the YVR EAC, appointed for a two (2) year term; and
- One (1) non-voting Council liaison (Councillor Chak Au).

Analysis

1. 2012 Annual Report

- The *2012 Annual Report* highlights key ACE activities undertaken in 2012 (see **Attachment 1**).

2. 2013 Work Program

- The proposed *2013 ACE Work Program* details ongoing and current initiatives for 2013 (see **Attachment 2**). A high level of volunteerism, professionalism and commitment to environmental stewardship and promotion in Richmond is clearly demonstrated.
- The *2013 Work Program* is aligned with the Official Community Plan (OCP):
 - Natural and Human Environment – including environmentally sensitive areas of the City;

- Key activities in the 2013 *Work Program* are based on the following activities:

Ongoing Activities:

- Providing comments to City staff on certain proposed policies;
- Providing comments to City staff on proposed development related activities that are located near lands that are considered environmentally sensitive; and
- Being kept up to date on environmental initiatives undertaken by the Vancouver Airport Authority.

Current Initiatives:

- Considering investigating the environmental benefits of a dark sky policy in rural areas;
- Considering publishing and distributing a bi-annual newsletter from ACE to inform the public on the City's environmental initiatives;
- Communicating with the public on general environmental activities at local events such as Earth Day and the Salmon Festival; and
- Communicating with the Corporate Community to support sustainable practice in their workplace (e.g. agricultural related development proposals).

Financial Impact


None.

Conclusion

Staff recommend that:

- (a) The 2012 Annual Report be received; and
- (b) The 2013 Work Plan be endorsed.



 Terry Crowe
Manager, Policy Planning
(4139)



David Johnson
Planner 2
(4193)



2012 ANNUAL REPORT

Page 1/2

Purpose

The Purpose of this report is to provide an update on the activities undertaken by the Richmond Advisory Committee on the Environment (ACE) during 2012.

The Year In Review... A Message from the Co-Chairs (Bruno Vernier and Saleh Haidar)

2012 has been an interesting year for ACE, with being able to provide their knowledge and experience to comment on various items and issues that are occurring within the City.

In January the Committee provided comments on the environmental impacts along the No. 7 Road canal from the proposed Omicron development to construct buildings for light industrial use on a 169 acre site. A very informative presentation in March, and follow-up tour in May of the City's riparian management practice provided good insight to how the City approaches this practice, and the Committee provided suggestions to staff on how they feel it would benefit.

The highlight of the year came at the June meeting when the highly anticipated presentation from City staff on the Environmentally Sensitive Area Strategy was well received and appreciated.

The recent meeting in October was very informative when the Committee was able to receive a presentation and comment on the City's ongoing efforts to improve the diking system in Steveston.

In the Committee's attempts for public outreach, the Committee did produce a brochure which outlines who ACE is and what the Committee does. It is the hope that it will generate increased public interest with the City's environmental initiatives and facilitate new ideas for the betterment of the community.

6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

2012 Work Program:

- **Planning & Policy:** Through presentations from City staff, ACE provided comments and advice on key City initiatives such as the Environmentally Sensitive Area Strategy,
- The Committee also provided comments on City initiatives such as Genetically Modified Foods, the Steveston Dike Management Plan and current recycling and composting programs.
- City Staff intends to provide the Committee with updates when information is available.
- **Development Reviews:** ACE provides comments on Development related projects that impact either the foreshore areas of the City or lands that are environmentally sensitive.

The Committee provided comments on the Omicron development proposal and its impact on the No. 7 Road canal.

- **Education:** With the vast amount of information that is related with the topic of Environmental practice, ACE members receive information packages on City policies and implementation practice in order to provide constructive feedback on policy initiatives and development related reviews. Such packages over the past year have included:
 - The Environmental Sensitive Areas Strategy;
 - The Riparian Management Policy;
 - Conceptual information on the diking system in Steveston;
 - The increasing awareness towards recycling and composting of household waste and the City's desire to increase the collection of such waste for the introduction of household pickup for composting; and
 - Awareness of local initiatives toward environmental protection from Metro Vancouver's Environment and Parks Committee, and information sharing through national news articles.
- **Community Outreach:** ACE members have discussed the opportunity to be more involved in the community as indicated in their Terms of Reference. The recent completion of a brochure that will be distributed at local community centres and possibly at such events as the City's Earth Day and the Salmon Festival. A bi-annual information newsletter to provide general information on the City's environmental protection and sustainability practice was also being considered, as well as looking at communicating with the corporate community on sustainable practice. The consideration of these projects is included with the Committee's 2013 work plan.

2013 WORK PROGRAM & BUDGET

Projects	2013 Calendar											
	J	F	M	A	M	J	J	A	S	O	N	D
Meetings	X	X	X	X	X	X	X		X	X	X	X
Annual Report										X	X	
<i>Programs and Promotion</i>												
Earth Day					X							
Salmon Festival							X					
Consideration of Newsletter Production		X										
Communicate with Richmond Corporate Community on best sustainability practice	Ongoing											
Planning and Policy	- Review and Comment as Required											
Development Reviews	- Review and Comment as Required											
Prepared by the Richmond Advisory Committee on the Environment Note: May change subject to Work Plan Priorities												

2012 ACE Membership:

Co- Chair

B. Vernier and S. Haldar (YVR Environment Committee)

T. Berger

P. Grindlay

G. Kibble

A. Leung

T. Murphy

A. Park

F. San

P. Schaap (YVR Env. alternate)

G. Sihota

S. Sugita

R. Tse

B. Vernier

C. Wang

T. Zhong

Councillor C. Au, Council Liaison



City of Richmond

Report to Committee

To PLN - JAN 8, 2013

To: Planning Committee

Date: November 28, 2012

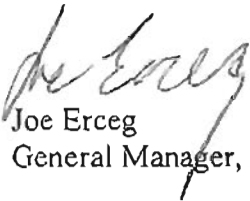
From: Joe Erceg
General Manager, Planning and Development

File: 01-0100-20-AADV1-
01/2012-Vol 01

Re: Agricultural Advisory Committee 2012 Annual Report and 2013 Work
Program

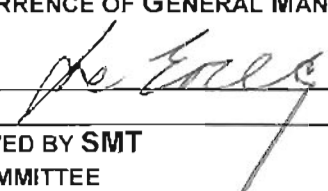


Staff Recommendation

That the 2013 Agricultural Advisory Committee work program be approved.



Joe Erceg
General Manager, Planning and Development

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon completion and Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the terms of reference for the AAC, this report summarizes the activities of the Committee in 2012 and recommends a 2013 work plan for consideration and approval by Council.

AAC members had the opportunity to provide feedback into the annual report and develop the proposed work plan at a Committee meeting held on November 22, 2012.

Summary of 2012 Annual Report

The detailed 2012 annual report is contained in **Attachment 1**. The following is a brief overview of highlights of the AAC's activities and initiatives for 2012:

- Reviewed a total of 6 development proposals in and adjacent to agricultural areas for the establishment of appropriate buffers, soil fill activities, subdivision and non-farm uses. AAC review of proposals is based upon the overall impact to agricultural viability.
- Organized and hosted a Farm Tour on September 20, 2012. This agricultural awareness event involved invited agricultural stakeholders from across the region, local politicians and City staff. Tour stops included Richmond Terra Nova Rural Park, Rabbit River Farms (organic egg producer) and the new Ocean Spray cranberry processing facility. 37 people attended and participated in the event.
- Received regular updates and provided comments on various City policies and initiatives (e.g., 2041 Official Community Plan; Environmentally Sensitive Area Management Strategy).
- Received regular updates and presentations from Transportation and Engineering staff on works and projects within the Agricultural Land Reserve (e.g., East Richmond agricultural drainage and irrigation works completed for 2012; Upcoming Westminster Highway and Nelson Road widening works).
- Reviewed and updated the 2003 Richmond Agricultural Viability Strategy to assist in preparing the 2041 Official Community Plan.

Summary of Proposed 2013 Work Program

The detailed 2013 work program is contained in **Attachment 2**. The following is a summary of highlights for the proposed 2013 work program:

- Implement and support the implementation of the 2012 RAVS and 2041 Official Community Plan agricultural policies.

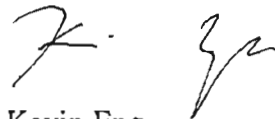
- Review development proposals forwarded to the AAC by staff and Council for review and comment from an agricultural perspective so that the Committee's comments can be considered in Council's review and consideration of specific proposals.
- Continue to receive regular updates on projects and works in or adjacent to agricultural areas so that the Committee is aware of and can comment early in the design process so that appropriate responses and changes can be made.
- Look at different options to help promote agricultural awareness and education amongst City staff, agricultural stakeholders, decision-makers (Municipal, Provincial and Federal) and the general public.
- Continue to monitor and implement the RAVS and recommend improvements as necessary.

Conclusion

The 2012 annual report for the AAC is submitted for information purposes and a work program for 2013 is recommended for Council approval.



Terry Crowe
Manager, Policy Planning



Kevin Eng
Planner I

**2012 ANNUAL REPORT
AGRICULTURAL ADVISORY COMMITTEE**

Agricultural Advisory Committee 2012 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Development Proposals	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of 6 development proposals forwarded by staff. Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; non-farm use proposals to enable new assembly facilities to replace old facilities; and various subdivision and soil fill (forwarded from Community Bylaws) proposals.
Richmond Policy Initiatives	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Received regular updates and commented on the 2041 Official Community Plan update. This included reviewing and updating the 2003 RAVS. Reviewed and commented on the updated 2012 Environmentally Sensitive Area Management Strategy to be incorporated into the 2041 Official Community Plan. Discussed issues related to genetically engineered food and products as it relates to agricultural viability in Richmond with Environmental Sustainability staff to assist with a related Council referral on this matter. Received information from Environmental Sustainability staff on Provincial Riparian Area Regulations and related City Riparian Management Areas. Provided comments to City staff on accessory residential building heights in the Agriculture (AG1) zoning district.
External Agency Policy Initiatives Requests for Feedback	Provide agricultural comments and perspectives to the agency (through council) when requested.	<ul style="list-style-type: none"> Received information on Initiatives, funding programs and farming advisory information sheets (e.g., farm practices sheets; manure spreading advisories) from Ministry of Agriculture staff.
Drainage/Irrigation Program for Agricultural Areas	Provide comments from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from Engineering staff on 2012 works associated with the East Richmond Agricultural Water Supply Study. Works completed in 2012 are as follows: <ul style="list-style-type: none"> Implementation of a new culvert crossing across Sidaway Road at the Francis Road allowance. Completion of the design for a lift-station along No. 8 Road with construction and installation to commence in 2013.
Major Transportation Projects	Provide comments and feedback from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from the City project team on upcoming road widening planned for Westminster Highway (from Nelson Road to McMillan Way) and Nelson Road (from Westminster Highway to Blundell Road). Review and comments from AAC members focussed on ensuring that works associated with the road widening took into account existing agricultural irrigation and drainage infrastructure that are located in close proximity to road widening works.

Projects	Results Expected	Accomplishments and Comments
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> Organized and hosted a Farm Tour on September 20, 2012 that involved elected officials, local and regional agricultural stakeholders, City staff and community groups. The Farm Tour focussed on 3 itinerary stops that highlighted agricultural viability on multiple scales, which was the theme of this year's event. There was a total of 37 attendees at the event. Received information on local food awareness events. Received information on a Richmond Food Security Society project to conduct a food land inventory for Richmond to identify potential food production sites within the City.
General Agricultural Related Issues	Identify specific projects and initiatives that impact agriculture	<ul style="list-style-type: none"> Received updates from the Metro Vancouver AAC pertaining to projects that have received grant funding from Metro Vancouver and other agricultural initiatives and projects being undertaken by the region. Reviewed and provided comments on a new research project proposal by Kwantlen Institute of Sustainable Horticulture.

List of Development Proposals Reviewed in 2011

Application No.	Address of property	Proposed use
AG 11-566932	11014 Westminster Highway	Non-farm use proposal to develop a new congregation hall to replace the old facility on the same property that has existing Assembly (ASY) zoning.
RZ 11-582929	7471 and 7451 No. 4 Road	Low-density residential proposal adjacent to the ALR. Review of ALR landscape buffer provisions to be incorporated into the development.
DP 11-566011	Ecowaste industrial lands (East Richmond)	General updates and refinements made to the proposed ALR landscape buffer to be incorporated into the proposed industrial development.
N/A	12871 Steveston Highway	Non-farm use proposal to place fill on the subject site to facilitate farming (blueberry production) on the subject site.
AG 12-613731	9811/9771 No. 6 Road	Non-farm use application to realign existing lots. Proposed subdivision does not result in any creation of new lots in the ALR.
AG 12-613731	19000 River Road	Non-farm use application to subdivide a small parcel (located on the foreshore of the north arm of the Fraser River) from the larger upland parcel.

2013 WORK PROGRAM AGRICULTURAL ADVISORY COMMITTEE

AAC Role in the Work Program

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGO's). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Ensure that all City Divisions liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can be consulted. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable comments and feedback to be given where appropriate.

AAC Proposed 2013 Work Program

Projects	Results Expected	Objectives and Deliverables
Major Development Projects	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Review proposals forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to address Committee comments when needed.
Transportation Works and Projects	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Work to engage the AAC early and with regularly scheduled updates to ensure that potential agricultural impacts are known and addressed. • Receive information from Transportation and Community Bylaws staff based on monitoring of truck traffic activity along Westminster Highway (between No. 6 Road and Nelson Road) since the completion of the Nelson Road Interchange project. • Receive regular updates on the Westminster Highway and Nelson Road planned widening relating to detailed design and construction activity. • Review and comment on non-farm use soil fill applications forwarded to the AAC by Community Bylaws staff.

Projects	Results Expected	Objectives and Deliverables
Transportation Works and Projects (continued)	Agricultural perspective and input	<ul style="list-style-type: none"> George Massey Tunnel replacement project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the Ministry of Transportation project team.
Richmond Agricultural Viability Strategy Policy Updates and Initiatives	Agricultural perspective and input	<ul style="list-style-type: none"> Monitor and update the recommendations of the RAVS based on the progress and work completed in the proposed 2013 work program. Provide feedback on agricultural related policy initiatives.
Drainage and Irrigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works. Additional modelling is planned for East Richmond agricultural areas to update the overall East Richmond Agricultural Water Supply Study based on works completed since 2006. Findings will be communicated to the AAC, which will help guide future drainage and irrigation works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> AAC to examine options to look at promoting local agricultural and food awareness. Implementation of agricultural signage (no trespassing; no crop theft) in the Gilmore agricultural area in partnership with the Parks Department.
Agricultural Data System	<ul style="list-style-type: none"> Update agriculture related statistics based on current data figures. Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy. 	<ul style="list-style-type: none"> City staff to obtain updated statistics and data on agriculture and report findings and trends to the AAC as needed. Receive for information the Agricultural Land Use Inventory Map and accompanying report from the Ministry of Agriculture. Update the City's website as appropriate.
AAC Action Items Table	<ul style="list-style-type: none"> Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC. 	<ul style="list-style-type: none"> Continue to utilize the AAC Action Items Table to report progress on initiatives and projects.



City of Richmond

Report to Council

TO PLN - JAN 8, 2013

To: Richmond City Council
From: Cathryn Volkering Carlile
General Manager, Community Services
Date: December 14, 2012
File: 99-Community
Services/2012-Vol 01
Re: **Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program**

Staff Recommendation

That, as per the General Manager of Community Services report dated December 14, 2012, "Richmond Seniors Advisory Committee 2012 Annual Report and 2013 Work Program", the Richmond Seniors Advisory Committee's 2013 Work Program be approved.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT SUBCOMMITTEE	INITIALS:
REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The Richmond Seniors' Advisory Committee (RSAC) was formed in 1991 to advise Council regarding seniors' concerns and the future needs of this growing population. The Committee meets on a monthly basis to consider issues referred by City Council, City staff and members of the community. It studies a range of matters deemed of concern to seniors and submits information, options and recommendations to City Council.

This report presents the RSAC 2012 Annual Report and proposed 2013 Work Program, which supports the following 2011 – 2014 Council Term Goals regarding Community Social Services.

- 2.1 Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
- 2.4 Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
- 2.6 Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Analysis

1. 2012 Annual Report

The RSAC 2012 Annual Report (**Attachment 1**) highlights the committee's advice to Council and undertakings to strengthen community services for seniors during the past year.

The RSAC contributed to the development of the Official Community Plan and the draft Social Development Strategy. The RSAC continued to advocate, through Transportation staff, for washroom access at Canada Line stations.

The RSAC also reviewed and monitored the BC Ombudsperson's report, "The Best of Care", including 176 recommendations pertaining to home and community care, home support, assisted living and residential care, as well as the Provincial response, "Improving Care for BC Seniors: An Action Plan". In support of the RSAC, Council submitted a resolution, endorsed at the 2012 UBCM Convention, requesting that the proposed Office of the Seniors Advocate have sufficient authority and independence to effectively implement the BC Ombudsperson's recommendations.

The RSAC continued to monitor a number of topics of concern to seniors: the development of affordable housing for seniors; seniors' health issues and programs; seniors' safety through falls prevention and the Vial of Life program; outreach to isolated seniors; intercultural and multicultural issues; and transportation matters of concern to seniors.

2. 2013 Work Program

In 2013, the RSAC will provide Council with advice regarding the 2011 – 2014 Council Term Goals with respect to the Community Social Services goals identified above. In particular, the RSAC will contribute to provide consultations regarding the draft Social Development Strategy and the Affordable Housing Strategy Update. The RSAC will continue to support Council discussions with senior governments, particularly by monitoring Provincial actions regarding the BC Ombudperson's recommendations and follow-up. In addition, the RSAC will provide the seniors' perspective to other City consultations (e.g., the Railway Corridor, Garden City Lands). The RSAC will also explore BC Age-Friendly Community Recognition for Richmond.

The RSAC will continue to monitor numerous topics of concern to seniors, as identified in the attached table (**Attachment 1**). Members will continue to liaise with a wide range of community and senior-specific organizations. City staff will support the RSAC 2012 Work Program as City policies, work programs, staff time and resources permit.

Financial Impact

There is no financial impact.

Conclusion

The RSAC continues to advise Council regarding matters of concern to Richmond seniors and contributes to a wide range of City, community and seniors initiatives that aim to improve the quality of life for Richmond seniors. In 2013, the RSAC will focus on supporting Council Term Goals with respect to Community Social Services. Staff recommend approval of the proposed 2013 RSAC Work Program.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls

Attachment 1	Richmond Seniors Advisory Committee 2012 Annual Report/2013 Work Program	Redms 3717443
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**Richmond Seniors Advisory Committee
2012 Annual Report/2013 Work Program**

2012 Membership:

Seemah Aaron
Olive Bassett
Neil Bernbaum
Aaron Chow
Aileen Cormack
Mohinder Grewal
Hans Havas (Vice-Chair)
Kathleen Holmes (Chair)
Shams Jilani
Corisande Percival-Smith
Jackie Schell
Carol Smith
Doug Symons
Daryl Whiting
Becky Wong

City of Richmond Liaisons:

Cllr. Ken Johnston, Council Liaison
Eva Busich-Veloso, Senior Services Coordinator
Lesley Sherlock, Social Planner, Staff Liaison

Purpose:

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding senior's issues as they arise or are referred by City Council. The RSAC members identify concerns of seniors and work with various community organizations and agencies, as well as City staff, to obtain an understanding of the issues. Information, options and recommendations are prepared and submitted to City Council for consideration.

While the Richmond Seniors Advisory Committee has not received many referrals from City Council this past year, the members have continued to identify issues of concern and provide support and advice.

Membership:

We had a total of 15 members this year and were pleased to welcome one new member. Many of our members belong to various groups and organizations, attend numerous forums and workshops and are able to bring additional information to our monthly meetings. Members bring information on a range of topics relevant to seniors, as illustrated in the attached reports and Work Program.

Meetings:

The Richmond Seniors Advisory Committee meets 10 months a year on the second Wednesday of the month. Meetings are not held during the months of July or August. Monthly guest speakers are invited to make presentations relevant to seniors issues and advise the RSAC members on resources available for seniors in the Richmond community. The RSAC members focused on several issues this past year; Seniors Advocate, Ombudsperson and washroom access at Translink.

Eva Busich-Veloso, Coordinator of Seniors Services, City of Richmond attends our monthly meetings and brings with her a wealth of knowledge about seniors in our community. Carol Dickson, Manager, Seniors Community Support Services attends meetings on behalf of Volunteer Richmond and keeps the committee members current on seniors issues, information seminars and volunteering. Louise Young, Coordinator, Richmond Seniors Network has started attending meetings this year and brings our members up to date with issues the Seniors Network is dealing with. Thank you for sharing your resources and information to keep members current on issues of concern to seniors.

The Richmond Seniors Advisory Committee would like to thank the Mayor and Council for their continuing support of our committee and Councillor Ken Johnston, Council Liaison, for attending monthly meetings and also providing support to our committee.

To the Richmond Seniors Advisory Committee members I would like to acknowledge each of you for your contributions this past year and say thank you for your hard work and dedication. To Lesley Sherlock, Staff Liaison and City Social Planner a heart felt thank you for your hard work and dedication to making sure this committee fulfills its duties and meets its goals. Thank you to Sani Mursalim, our volunteer web master for revitalizing our web site to help create an awareness of our committee's role at City Hall.

Guest Speakers:

Kiwanis Development- Chris Ho, Vice President of Development, Polygon Homes
Brian Dageneault, Kiwanis Planning Consultant
Dena Kae Beno, Affordable Housing Coordinator, City of Richmond
David Brownlee, Planner, City of Richmond
Ladysmith Seniors Advisory Council – Linda Brown, Pat Schulson
We Care Health Services – Bob Attfield, Western Canada Director
Volunteer Richmond – Lois Hourston
Richmond Chinese Community Society – Henry Beh
Jack Micner – Lawyer
Minoru Seniors Society – Maggie Levine, President
Translink – Peter Hill, Manager, Access Transit

Service Canada – Ifigenia Fasogiannias , Citizen Services Specialist
City of Richmond – Cathy Volkering Carlile, General Manager, Community Services Department

Correspondence / Meetings:

Mayor's Letter of Appreciation to RSAC
City Letter to Municipalities re: Translink Washroom Access
City Letter re: June 2011 Advisory Committee Consultation
MLA letter to RSAC
Delta Seniors Community Planning Team E-mail re: RSAC presentation
RSAC Letter to Rob Howard, MLA re: DriveABLE Program
RSAC Letter to Council re: B.C. Ombudsperson's Report
E-mail request from Angels There for You
E-mail request from De Whalen re: Rental Connect
Motor Vehicle Branch reply re: DriveABLE Program
Letter to City re: Translink Washroom Access
City Letter to Translink re: Taxi Saver Program
City Letter to UBCM re: Provincial Office of the Seniors Advocate
City Letter to Premier Clark re: Office of the Seniors Advocate
Premier's reply to Mayor Brodie re: Office of the Seniors Advocate
RSN Letter to Minister de Jong re: Seniors Advocate
Opposition Critic for Seniors and Long Term Care reply to Mayor Brodie re: Office of the Seniors Advocate
RSN Letter to Translink re: Access to Washrooms, Canada Line
RSAC Letter of Thanks to Mayor and Councilor
BRTC Letter to Richmond Seniors Network re: Access to Washroom at Canada Line Station
City Letter to Translink re: Pilot Initiative to Provide Special Public Access to Staff Washrooms in Richmond-Brighouse Canada Line Station

Member Participation in Forums and Conferences:

COSCO Conference, "The Joys and Tears of Living Longer"
DriveABLE Meeting with Stephen Martin, Superintendent of Motor Vehicles
Translink Meeting with Peter Hill, Access Translt Manager and Richmond Seniors Network
Meeting with Kim Carter, B.C. Ombudsperson
Seniors Week
Richmond Senior Housing Dialogue

Workplan for 2013 (table attached):

- Continue to gather information on issues affecting seniors in order to provide knowledgeable and relevant advice to City Council as requested and as appropriate.
- Encourage the monitoring and reporting on a range of topics to continue.
- Continue to support events such as Seniors Week and Wellness Fairs.
- Maintain our liaison and representation with the Richmond Community Services Advisory Committee, the Fall Prevention Committee, the R.C.M.P. Multi-Cultural Advisory Committee, the Richmond Integrated Addiction System, the Richmond Intercultural Advisory Committee, the Richmond Seniors Network and organizations and agencies deemed appropriate.

Proposed Budget for 2013:

The RSAC proposes the following budget for 2013.

Meeting Expenses	\$1,000
Expected Events	<u>\$1,000</u>
Seniors Week	
Wellness Fair	
Workshops and forums	
Total:	\$2,000

Submitted by:

Kathleen Holmes, Chair
Richmond Seniors Advisory Committee
December 2012

ANNUAL REPORTS: SPECIFIC TOPICS

HOUSING

All in all, this has been a year of action. The City of Richmond working with all levels of government, non-profit organizations and the private sector will achieve their ambitious goal in housing Richmond's low-income residents.

There have been a number of residential projects this year that have included affordable housing units. The following highlights demonstrate the partnerships between the City and the developer.

We can now look forward to the commencement of construction in the Fall of 2013 on the KFC site (8111 Granville Avenue). This project is on leased land from the City of Richmond. The housing development will be an interesting concept with five non-profit organizations under one roof and each non-profit owning their own space in a strata type building.

The Rental Connect project has been developed to bring landlords and tenants together. This service is free to both parties and will include rental listings and advertising. I understand they will also work with the City to promote and educate the community about the possibility of having secondary suites as an affordable housing option.

At the January meeting, RSAC had representatives from Polygon Developments speak on their proposal for the Kiwanis's lands on Minoru Boulevard. There will be 296 units operated by a non-profit organization for independent living seniors and the City's Universal Design Guidelines will be followed. I understand that the tenants that were living in the original units have all been relocated. Polygon has to be commended on paying for moving costs and finding temporary accommodation. These original tenants can, if they wish, return to the new facilities at a reduced rent.

In February, Minister Responsible for Housing, The Honourable Rich Coleman invited Richmond residents to hear him outline the Provincial Government's 5-Part Housing Strategy:

- Homeless to have access to stable housing;
- Most vulnerable receive priority;
- Aboriginal housing needs addressed;
- Low-income households have improved access; and
- Home ownership is supported.

Richmond has always set the bar high to what can be achieved to house our less fortunate residents, and we can clearly appreciate what can be done when all parties work in unison.

Respectfully submitted
Aileen Cormack

TRANSLINK - PUBLIC WASHROOMS

This has been a "hot topic" with the RSAC for the past two years. We have been in contact with various Lower Mainland Municipalities affected by TransLink's refusal to open existing washrooms on their various Skytrain stations and they have been supportive in our pursuit.

In October 2011, I carried out a survey on Canada Line stations and was advised by the attendants that washrooms were only available for staff. After discussing this topic further with City staff, a letter was prepared and forwarded to TransLink for further clarifications as to why the existing washrooms could not be accessed by the public. Response received from TransLink reiterating their previous stance on this subject being lack of safety and security.

In May 2012, I attended TransLink's Annual General Meeting and spoke to Ian Jarvis, CEO and Peter Hill, Manager, Access Transit with respect to our ongoing non-washroom accessibility.

In September 2012, I prepared a letter for Richmond Seniors Network suggesting that TransLink initiate a Pilot Project lasting 6 – 12 months at the Brighthouse Station for their washrooms to be open to the public. At the October 17, 2012 Richmond Public Works and Transportation Committee, it was carried by the Committee that a letter be forwarded to TransLink endorsing the Pilot Project. At the October 22, 2012 City Council Meeting, it was agreed unanimously that staff prepare a letter on behalf of the City to TransLink advising of its support for the implementation of the pilot initiative and that TransLink be requested to reconsider its current policy on access to washrooms for this pilot project.

With the ongoing assistance of the Mayor and Council and City staff, I will be able to report next year that we have achieved our goal.

Respectfully submitted
Aileen Cormack

SAFETY SUB-COMMITTEE:

2012 was a year of change with every staff member of the 'Falls Prevention Network' leaving or on leave because of advancement to a different position, illness or retirement, all these staff members, some long standing, are missed by the community members. In the meantime, the Network is moving along well with the new staff members.

Because of the above changes some of our work attempting to attract new members came to a stop until new staff could be oriented to the purpose of the Network, but other endeavors continued. The network is comprised of Richmond Falls Prevention Staff and representatives from various community organizations interested in the prevention and treatment of falls.

FPN is also part of Richmond Safe Communities Alliance and the staff looks at risk assessment in the home setting, personal risk factors and advises and refers to appropriate follow-up. Members take back to their respective organizations valuable information gained at the Networking meetings.

FPN will be setting up a Face Book account in the New Year. It will be used as a communication tool to post information about the Network and publish upcoming events.

Outdoor walking is one of the recommended activities to keep seniors healthy; however it is a potential source of falls. Reporting to the City works yard of sidewalk hazards is one of FPN's concerns. These needs reporting as many older areas are in need of attention and the City does not have the resources to regularly inspect sidewalks. The method of identifying sidewalk hazards will again come up for attention before the end of the year.

Falls Prevention Week is held every year to alert the Public about slips, trips and falls.

Information received at the Network:

The highest percentages of accidents in Richmond are related to falls, according to a survey prepared by the Public Health Surveillance Unit. Seniors who have had one fall are at twice the risk of future falls, 90% of hip fractures are due to falls and 40% of long term care admissions are fall related. (VCH)

Respectfully submitted,

Olive Bassett, Chair, Safety Subcommittee of Richmond Seniors Advisory Committee

ISOLATED SENIORS SUB-COMMITTEE REPORT

One of our biggest problems is identifying those seniors who are isolated who wish not to be. Many people when they reach certain ages are quite happy to be out of the hustle and bustle they experienced every day while being active and employed in the community or at work. However there are those who are alone and isolated through no fault of their own and it is these people our committee wishes to identify. This is no easy matter. The Senior's Activity Centre and the community centres in various areas of the city have wonderful programs for seniors who are able to access them.

Transportation is probably the single most important issue facing both isolated and well seniors. It has been shown to be the key factor in the social isolation of seniors.

At one point the Integrated Health Program that was started in the Blundell area seemed to the committee to be the answer as it identified isolated seniors because of their accessing the Emergency Dept. at the hospital but were not being associated in any way with any kind of services the City provided. This was a pilot program at VCH that the committee felt could identify those isolated seniors who had no contact, social or otherwise, but it was not continued.

The program now that seems to be focused on the frail elderly and isolated who require attention is 'Home is Best'. This program now is focusing on seniors, needing hospital treatment but not acute care, being treated at home with the proper medical attention but not taking up acute care beds.

The above committee has returned to having monthly meetings at City hall on the last Monday of each month.

Respectfully submitted,
Olive Bassett, Chair, Isolated Seniors Subcommittee

RSAC 2013 Work Program

This Work Program supports the following Council Term Goals (2011 - 2014). The RSAC will give priority to providing Council with advice regarding the following Council Community Social Services Goals in 2013. Topics monitored by the RSAC are outlined in the table below.

- 2.1 – Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.
- 2.4 – Initiation of a strategic discussion and ongoing dialogue with the City's MLAs and MPs to ensure better representation of Richmond's needs in Victoria and Ottawa for social services issues and the related effects of downloading.
- 2.6 – Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.

Richmond Seniors Advisory Committee 2013 Work Program						
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Housing						
Collaborate with the Affordable Housing Coordinator and Community Services to identify, advance and support to completion housing projects that meet the spectrum of affordable housing needs	<ul style="list-style-type: none">- Continue monitoring new developments that include affordable housing with a specific percentage of units to be allocated to seniors	Regular communication with City staff and Council regarding affordable housing initiatives in Richmond	<ul style="list-style-type: none">- RSAC informed of affordable and supportive housing developments- RSAC consulted regarding seniors affordable and supportive housing developments- Council advised as necessary	Aileen, Neil, Doug, Becky, Seemah	<ul style="list-style-type: none">- Developers- NGOs- Faith Community- Poverty Response- Affordable Housing Strategy- Seniors Planning Table- Homelessness Coalition- Rental Connect	Ongoing
Use with community groups seeking to establish seniors housing	<ul style="list-style-type: none">- Participate in the monthly meetings organized by the Faith Communities, Affordable Housing Task Force, others					
Advise developers seeking to establish seniors housing when requested	<ul style="list-style-type: none">- Continue monitoring Kiwanis' development of 296 units of seniors affordable housing and discussions with Polygon- Organizing discussions with Dr. Chen and Associates on an Abbeyfield type residence					
Advise the City re: the Affordable Housing Strategy Update and use of the Affordable Housing Statutory Reserve Fund	<ul style="list-style-type: none">- Ongoing dialogue with the City about the Strategy and use of the affordable housing fund					

Richmond Seniors Advisory Committee 2013 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Health						
Monitor quality of health care services	<ul style="list-style-type: none"> - Monitor community concerns: long term care, adult day care - Continue to monitor cleanliness issues at Richmond Hospital - Discuss the issue of changing demographics in community services - Follow up with the Healthy Living Secretariat and appropriate departments re: Aging Well in BC recommendations 	<ul style="list-style-type: none"> - Better quality long term care - Increased adult day care available - Improved cleanliness at Richmond Hospital - Community health services more responsive to changing demographics - Implementation of Aging Well in BC recommendations 	<ul style="list-style-type: none"> - RSAC informed of and consulted about a range of seniors health care concerns - RSAC monitors the impact of and response to changing demographics - RSAC monitors Provincial progress re: Aging Well in BC recommendations - Council advised as necessary 	<ul style="list-style-type: none"> - Corisande, Aileen 	<ul style="list-style-type: none"> - Vancouver Coastal Health - Richmond Health Services - Community services - Healthy Living Secretariat - Government Departments - Seniors Planning Table 	Ongoing
Raise awareness of seniors' health issues	<ul style="list-style-type: none"> - Bring forward speakers to RSAC on relevant health issues - Work with the Community Health Advisory Committee to consider joint public forums 	<ul style="list-style-type: none"> - RSAC well informed about a range of health issues - Forums reach a wide audience on seniors' health concerns 	<ul style="list-style-type: none"> - Speakers on health issues inform the RSAC - RSAC participates effectively in well-attended public events 		<ul style="list-style-type: none"> - Community Health Advisory Committee - Seniors Planning Table 	As arise
Advocate for increased and improved seniors' addiction services	<ul style="list-style-type: none"> - Work with the Medical Health Officer on seniors' addiction issues - Liaise with the Community Health Advisory Committee (CHAC) on seniors' addiction issues 	<ul style="list-style-type: none"> - Seniors addiction issues better understood and addressed - RSAC well informed about seniors' addiction issues 	<ul style="list-style-type: none"> - Medical Health Officer speaks to the RSAC - CHAC and RSAC mutually informed - Council advised as necessary 		<ul style="list-style-type: none"> - VCH/RHS - Richmond Hospital - NGOs - Seniors Planning Table 	Ongoing
Intercultural/Multicultural Liaison						
Richmond Intercultural Advisory Committee (RIAC) Liaison	<ul style="list-style-type: none"> - Continue participating and bring Senior's perspective to the deliberations - Participate in subcommittees - Participate in the Newcomers Guide sub-committee to arrange financing, translation, printing, reprinting and distribution of the Guide in English and two other languages 	<ul style="list-style-type: none"> - Other members of RIAC recognize how inter-cultural issues may, in particular, impact seniors 	<ul style="list-style-type: none"> - Recommendations and advice provided by RIAC have been viewed through a Senior's lens. - RSAC is, in general, kept informed of the major initiatives undertaken by RIAC - Newcomers to Richmond are provided with the Newcomers' Guide to assist with Settlement 	Aileen	<ul style="list-style-type: none"> - RIAC 	Ongoing

Proposed Richmond Seniors Advisory Committee 2013 Work Program (cont.)

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Intercultural/Multicultural Liaison (cont.)						
RCMP Multicultural Committee Liaison	- Attend meetings, monitor activities, report back	- RSAC informed re: RCMP Multicultural activities - RCMP outreach includes seniors' perspective	- RSAC informed about Committee activities - Seniors' perspective contributed to the RCMP	Olive	- RCMP	Ongoing
New immigrant seniors	- Explore how to involve, overcome barriers	- Increased participation of new immigrants in seniors issues	- New immigrant seniors participating in RSAC	TBD	- RMCS - SUCCESS - Richmond Chinese Community - Seniors Planning Table	
Transportation						
Seek information and make recommendations regarding transportation issues affecting seniors	- Subcommittee meetings with representatives of various transportation related agencies, e.g., Translink, HandyDART - Invite speakers to RSAC meetings, e.g., re: Canada Line, No. 3 Road improvements	- Transportation reflects seniors' needs	- RSAC informed re: transportation issues - RSAC advises re: transportation concerns - Council advised as necessary	Hans, Daryl, Seemah, Aileen, Doug	- Richmond Centre for Disability - Minoru Place Activity Centre - Translink - HandyDART - Seniors Planning Table	Ongoing
Safety						
Improve safety of Richmond's seniors	- Continue to monitor - Liaise with appropriate organizations - RCMP available in 2013 to speak on senior's safety - Participate in RCMP Crime Prevention Strategy	- Increased seniors' safety and sense of security - Falls and outdoor hazards reduced	- RSAC provides seniors perspective on safety issues and advocates for a safe community - Council advised as necessary	Olive, Kathleen, Seemah, Carol	- Safe Community Alliance - Falls Prevention Network - Seniors Planning Table	Ongoing

Proposed Richmond Seniors Advisory Committee 2013 Work Program

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Richmond Community Services Advisory Committee Liaison						
- Act as conduit of information between the RSAC and the RCSAC	- Attend monthly meetings, taking information/ announcements/ concerns both ways	- Greater understanding among and between the RSAC and members of other Social Service Agencies, Programs and Committees	- Increase in co-sponsored events and partnering on projects	Corisande	- RCSAC	Ongoing
- Offer issues/ concerns/responses to RCSAC initiatives, through a seniors' lens	- Support specific projects of members of the RCSAC that are in line with the mandate and priorities of the RSAC and seniors	- Ageist beliefs and behaviours identified and broken down	- Decrease in ageist language and assumptions.			
- Promote the inclusion of seniors in community activities.	- Attend various public meetings/ fundraisers/AGMs, etc., as a representative of the Seniors Advisory Committee to give heightened profile to the Committee in Richmond and seniors in general	- Participation in the greater community by more seniors	- Increase in participation in all events and programs offered in the community.			
Publicity						
Increase the profile of seniors issues in Richmond	- Continue to publicize seniors' issues (e.g., RSAC member writes monthly column)	- Greater public awareness of seniors issues	- RSAC informs the public - Council advised as necessary	Becky, Aileen	- Richmond Review	Ongoing
Age-Friendly Community Recognition						
- Seek BC Age-Friendly Community Recognition	- Explore criteria - Identify actions & resources needed to qualify - Seek Council approval	- Application submitted	- Receive BC Age-Friendly Recognition Status	TBD	- Province	2013
Council of Senior Citizens' Organizations of BC (COSCO)						
COSCO Liaison	- Attend meetings, monitor activities, report back	- RSAC informed about COSCO initiatives - COSCO enriched with Richmond seniors' perspective	- RSAC members knowledgeable about Seniors issues and COSCO activities - RSAC is known to COSCO	Mohinder	- COSCO	Ongoing

CL-289

Proposed Richmond Seniors Advisory Committee 2013 Work Program

Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Lead/Sub-Cte.	Partners	Status
Isolated Seniors						
<ul style="list-style-type: none"> - Identify isolated seniors in Richmond - Reduce the isolation of seniors by coordinating services 	<ul style="list-style-type: none"> - Monthly meetings will be held - Hopefully assist Minoru Place Activity Centre and Seniors Wellness Coordinator with expansion of Wellness Outreach Programs to offsite locations, immigrant groups and other cultural and non-English speaking groups 	<ul style="list-style-type: none"> - Seniors will be more connected with the services available in the community - Follow-up is now done by Hospital staff to elderly seniors after release from hospital; many of the former isolated are now connected to the community - Seniors will be more informed and aware of services available to them - Seniors with barriers to participation will be able to fully engage in recreation and leisure opportunities 	<ul style="list-style-type: none"> - More and more isolated seniors are being contacted and made aware of the services available - Many more seniors connected with the community and programs available to them such as the Minoru Activity Centre programs 	<p>Olive, Seemah, Aileen, Neil, Carol</p>	<ul style="list-style-type: none"> - Minoru Activity Centre - Richmond Health Services - Vancouver Coastal Health - Richmond City Council - Richmond Addiction Services - Falls Prevention Network 	Ongoing
United Way Seniors Planning Tables						
<ul style="list-style-type: none"> - Richmond Seniors Planning Table 	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - Gaps in seniors services identified - Priority issues of isolated seniors, transportation and cultural diversity addressed 	<ul style="list-style-type: none"> - Richmond seniors better served through new and/or improved services and opportunities 	<p>Aileen, Mohinder</p>	<ul style="list-style-type: none"> - Richmond Seniors Planning Table 	Ongoing
<ul style="list-style-type: none"> - Regional Seniors Planning Table 	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - Regional seniors concerns addressed 	<ul style="list-style-type: none"> - Regional services improved 	<p>Mohinder</p>	<ul style="list-style-type: none"> - Regional Seniors Planning Table 	Ongoing

CNC 290



City of Richmond

Report to Committee

TG PLN - JAN 8, 2013

To: Planning Committee

Date: November 28, 2012

From: Cathryn Volkering Carlile
General Manager, Community Services

File: 08-4055-20-SPST1/Vol
01

Re: Draft 2013-2022 Social Development Strategy

Staff Recommendation

That the draft Social Development Strategy, as outlined in the report titled "Draft 2013-2022 Social Development Strategy", dated November 28, 2012 from the General Manager - Community Services, be distributed for public comment.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 3

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
Recreation Services	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Sustainability	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

At its meeting of November 9, 2009, Council endorsed the principles and objectives (**Attachment 1**) for preparation of a 10 year Social Development Strategy¹ for the City of Richmond. The City of Richmond Social Development Strategy was intended to guide the City's decisions and resource allocations on social development matters over the forthcoming 10 years - in essence functioning like a social planning equivalent of the Official Community Plan (OCP).

Council directed that a Council/staff liaison committee be established to provide oversight for the Strategy preparation. Councillors Linda Barnes and Greg Halsey-Brandt were the initial Council appointees, with Councillor Bill McNulty replacing Councillor Halsey-Brandt after the 2011 election. An interdepartmental staff team was assembled to assist with the strategy preparation.

The Strategy's purpose is to:

- Identify social development priorities for the City for the next ten years;
- Clarify the roles of the City, in conjunction with other stakeholders, in addressing particular social development topics; and,
- Provide a foundation for a more integrated, coordinated, and sustainable approach for social development in Richmond for the future.

In addition to providing direction for the City on social development concerns, the Strategy is intended to be a resource to external community groups, institutions and organizations.

An information update on the initial round of consultation for the Strategy was presented to the February 8, 2011 Planning Committee meeting. Since that time, a subsequent round of consultations occurred, further analysis was undertaken, and a draft City of Richmond Social Development Strategy has been prepared. A summary of the consultation process is provided in **Attachment 2**, and the draft Strategy is presented in **Attachment 3**.

The purpose of this report is to provide an overview of the draft City of Richmond Social Development Strategy and to gain Council's endorsement to seek public comment on the draft Strategy. After assessing the public comment, staff will revise the draft and present a final version of the Strategy to Council for adoption mid 2013.

This report responds to Council Term Goal 2.1:

Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.

¹ The Strategy was initially referred to as a Social Planning Strategy, but was subsequently re-titled Social Development Strategy. The term Social Development was chosen, as it more accurately captures the breadth of activities encompassed in the Strategy than the previous term (i.e., planning is but one of many City social development roles encompassed in the Strategy). Unless an action referenced in this report or in the Strategy specifically relate to planning, the term social development is used.

Findings of Fact

The Strategy preparation process has been divided into four phases of activity, as follows:

Phase 1: Initial community consultation. **Completed**

A variety of traditional and innovative community engagement methods were used, including:

- Conducting meetings with 12 City advisory committees and stakeholder groups.
- Receiving 8 written briefs from community organizations.
- Receiving 278 responses to paper and on line public surveys (paper surveys were translated into Chinese).
- Hosting a public forum with 24 attendees.
- Initiating a Let's Talk Richmond online engagement forum which had 1003 viewers, 2964 visits, and 139 documents downloaded.
- Hosting a series of Study Circles with sessions specifically targeted to Cantonese and Mandarin speaking residents, recent immigrants, and a broader general interest group.

Phase 2: Analysis and preparation of draft City of Richmond Community Social Development Strategy. **Completed**

In the spring of 2011, work proceeded on analysis of the public consultation information and other data and preparation of the draft Strategy commenced, including:

- Preparing a background Foundation Report, with information on demographic trends, existing programs and strategies, and other pertinent background for the Strategy preparation.
- Planning and facilitating workshops with key stakeholders to identify Richmond's social development strengths, weaknesses, opportunities, and threats (SWOT analysis); develop a preliminary 10 year Social Development Vision Statement for the City; identify Strategy options and priorities for consideration in the Strategy; and, specify appropriate City roles in addressing the priority options.
- Conducting a high level assessment of the City's socially-oriented advisory committees, consulting with committee representatives to determine what is currently working well with the City's advisory committee system, and what, if any, adjustments could or should be made to improve the efficiency and effectiveness of the system – particularly in light of the 10 year horizon of the Social Development Strategy.

Phase 3: Elicitation of comments on Draft Strategy. January - February 2013

Phase 4: Revision and Council adoption of Strategy. March - July 2013

Analysis

What We Heard

Through consultations for the Social Development Strategy, two things became clear: 1) Richmond residents care deeply about the social future of the community; 2) No consensus exists on which issues are of highest priority.

Many issues were identified – things that people wanted to see maintained or enhanced (assets) and concerns that they wanted to see addressed. The issues and comments centered around three broad themes, which formed the basis of the Strategy goals:

- 1) Equity and Inclusion – e.g., issues regarding affordable housing and homelessness, marginalized populations, child care, and services for people with disabilities and older adults.
- 2) Facilitating Citizen Engagement – e.g., building citizenship, creating opportunities for all residents to have a say in decisions affecting them and their community.
- 3) Building on Social Assets and Community Capacity – e.g., issues regarding neighbourhood planning, community wellness, and public safety.

A more thorough list of identified issues is included in the February 2011 Social Planning Strategy update report to Planning Committee.

(http://www.richmond.ca/shared/assets/Social_PLN_02081129705.pdf)

The Community Social Development Framework

The Social Development Strategy introduces and builds on a Framework. The Framework consists of the Vision, three goals, and nine strategic directions, as depicted in the table below:

Vision	
Richmond is an inclusive, engaged, and caring community that considers the needs of its present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect.	
Goals: ²	Strategic Directions:
I. Enhancing Social Equity and Inclusion	1. Expand Housing Choices 2. Enhance Community Accessibility 3. Address the Needs of an Aging Population 4. Help Richmond's Children, Youth and Families to Thrive
II. Engaging our Citizens	5. Build on Richmond's Cultural Diversity 6. Support Community Engagement and Volunteerism
III. Building on Social Assets and Community Capacity	7. Strengthen Richmond's Social Infrastructure 8. Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities 9. Facilitate strong and safe neighbourhoods

² These goals parallel the issue areas identified for the Social Inclusion and Accessibility chapter of the 2041 Official Community Plan. The decision was deliberate, recognizing the important, mutually supportive relationship between the Social Development Strategy and OCP.

For each Strategic Direction in the Strategy, recommended actions and associated timelines are specified, along with information on City roles and proposed partners.

Timelines – The actions are categorized according to four time frames for initiation: short term (0 – 3 years), medium term (4 – 6 years), and long term (7 – 10 years) or ongoing.

Roles – The range of potential City roles are identified for each action, including undertaking planning, research and policy development; delivering programs and services, engaging and empowering communities; collaborating and establishing partnerships; establishing infrastructure; providing land, space or funding; advocating; and securing external contributions.

Proposed partners – A key assumption of the Social Development Strategy is that the City cannot address all social issues on its own. Therefore, for each action, a range of proposed partners are identified, including senior governments, government agencies, non-profit agencies and community groups, Vancouver Coastal Health, School District #38, post-secondary institutions, faith and ethno-cultural groups, developers, businesses, community members, advisory committees and other community partners.

Priorities

All actions specified in the Strategy are considered important, hence their inclusion in the document. While determination of priorities is highly subjective, five issue areas are considered to be of prime concern for the future. They are:

<i>Cultural Diversity</i>	The diversity of Richmond's population permeates all issues in this Strategy. While many of the issues faced by Richmond are similar to those of other communities (e.g., child care, poverty, affordable housing), the issues take on a unique "made in Richmond" perspective because of our diversity.
<i>Aging of the Population</i>	Another key demographic trend facing Richmond is the aging of the population. The growth of the older adult population will have implications for several areas, including the built environment, housing, community services, the economy, and the health care system.
<i>Social Capital and Infrastructure</i>	Community agencies are facing significant challenges (e.g., providing quality services with limited funding, securing appropriate and affordable office space, competing for contracts and short term project grants). If the City is to be successful in addressing its social development goals, it is essential that vibrant community agencies and a healthy overall social infrastructure be in place.
<i>Children Families and Youth</i>	The well-being of Richmond's children, youth and families is essential to a socially sustainable community. The availability of child care and affordable housing, as well as a stable, supported non-profit sector and a vibrant network of parks, recreation and cultural opportunities will provide a foundation for healthy development and supportive connections.
<i>Affordable Housing and Affordable Living</i>	The availability of suitable, affordable housing in Richmond is a key concern. In planning for the future, a key challenge for the City will be to facilitate an appropriate range of housing options to accommodate all segments of Richmond's population, and to foster innovative partnerships to address emerging housing and broader affordable living concerns.

Implementation and Next Steps

The Strategy presented in **Attachment 3** is a draft and outlines key social development priorities and actions to be addressed by the City over the next ten years. As members of Council, key

stakeholders and community members have not yet reviewed the draft, it is acknowledged that adjustments will likely need to be made.

Given the foregoing, the proposed process for advancing the Strategy is as follows:

- | | |
|--|-------------------------|
| • Distribute the draft Strategy for public comment | January - February 2013 |
| • Assess comments and revise Strategy | March - May 2013 |
| • Present revised Strategy to Council for adoption | July 2013 |

Public comment will be sought by posting the draft Strategy and comment sheets on the City's website and Let's Talk Richmond pages, targeted notification to key stakeholders, and hosting of at least one open house. The opportunities for comment will be well advertised.

Upon adoption of the Strategy, staff will prepare the first of what will be annual work programs for implementation. The work programs will provide more detailed information on the priority actions to be pursued, including elaboration on resource requirements, partners, targeted outcomes, and timelines.

Financial Impact

None

Conclusion

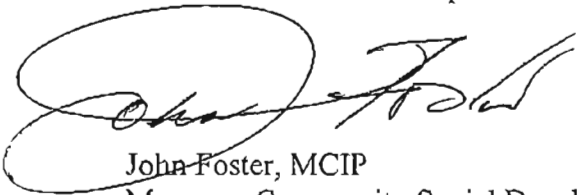
The Social Development Strategy is intended to provide the City with a solid, effective planning tool for addressing Richmond's social development priorities over the next ten years.

The Strategy was developed through a participatory process that engaged community members and other key stakeholders. It articulates a vision goals, strategic directions, and recommended actions for the City and its partners, thus providing a framework for future social development efforts in Richmond to 2022.

In preparing the Strategy, it was clear that:

- The City has a strong, proud, and effective legacy regarding social development
- The City is currently devoting considerable resources to social development concerns
- The City faces numerous challenges – but it also has a host of opportunities for planning to meet future needs
- To effectively address future social development issues, the City must be increasingly strategic and follow a multi-partnership approach

To advance the Strategy, it is recommended that the Strategy document be circulated for review and public comment. Upon conclusion of the final consultation process, a revised City of Richmond Social Development Strategy will be forwarded to Council for adoption.



John Foster, MCIP
Manager, Community Social Development
(604-247-4941)

Attachment 1	Adopted Principles – City of Richmond Social Development Strategy (Nov 9, 2009)	REDMS #3714423
Attachment 2	Social Development Strategy Key Stakeholder Consultation	REDMS #3714626
Attachment 3	Draft Social Development Strategy	REDMS # 3698364
Reference	Social Planning Strategy Update (February 2011)	REDMS #3060657

ATTACHMENT 1

Adopted Principles – City of Richmond Social Development Strategy (Nov 9, 2009)

Principle	Comment
<i>Support the City's corporate vision</i>	Taken collectively, the Strategy's policies will contribute to Richmond's corporate vision: for the City of Richmond to be the most appealing, livable, and well-managed community in Canada.
<i>Enhance Social Sustainability</i>	The Strategy will reflect sustainability principles, and address current and future social needs while also being financially viable and environmentally friendly. It will also clarify the social component of the City's broader Sustainability Framework.
<i>Engage the Community</i>	Both in developing and implementing the Strategy, diverse and targeted approaches have and will continue to be used to actively engage and solicit views from a broad cross section of the community.
<i>Coordinate interests, policies, programs, services and funding priorities</i>	The Strategy will aim to complement other key City and non-City interests, policies, programs, services and funding priorities (e.g. OCP, sustainability initiatives, School District, Vancouver Coastal Health, BC Housing) – in short, it will seek synergies and build on existing efforts and initiatives.
<i>Be strategic, visionary and realistic</i>	While being progressive and setting a strategic and visionary social development direction for Richmond, the Strategy will also be pragmatic – identifying appropriate, realistic, and cost-effective roles for the City (and its partners) for addressing social issues.
<i>Focus on assets and recognize social capital</i>	Rather than merely identifying the challenges or problems confronting Richmond, the Strategy will build on the City's and community's social capital, strengths, and initiatives (e.g., residents' knowledge and capabilities and connections within and among social networks).
<i>Be flexible and resilient</i>	While providing a progressive and sustainable social direction for Richmond, the Strategy will also recognize that unforeseen circumstances may arise, hence requiring flexibility and adaptability as implementation proceeds.
<i>Provide benefits to Richmond residents and external stakeholders</i>	In addition to assisting the City with its social development efforts, the Strategy will also provide a useful resource and planning tool for Richmond residents and external stakeholders.

Social Development Strategy: Key Stakeholder Consultation

Phase 1:

Stakeholder Meetings	
Stakeholder Group	Date
Council/School Board Liaison Committee	November 18, 2009
Child Care Development Advisory Committee	January 13, 2010
Richmond Seniors Advisory Committee	January 14, 2010
Richmond Community Services Advisory Committee	January 15, 2010
Richmond Centre for Disabilities	January 19, 2010
Richmond Intercultural Advisory Committee	January 20, 2010
Richmond Community Committee	January 27, 2010
Richmond Local Governance Liaison Committee	February 5, 2010
Health Liaison Committee	February 11, 2010
Richmond Children First	March 2, 2010
Canadian Federation of University Women – Richmond	April 20, 2010
Vancouver Coastal Health (VCH) Mental Health and Addiction Coordinating Committee	November 8, 2010

Summary notes were kept from the meetings and groups were asked to submit briefs with further comment. Written submissions were received from the following eight organizations:

- City Centre Community Association
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Richmond Intercultural Advisory Committee
- Richmond Health Advisory Committee
- Richmond Poverty Response Committee
- Richmond Children First

Public Survey

As a means of gaining broader community input, staff developed a public survey for the Strategy. The survey was available in both a printed and online version. The printed version was also translated into Chinese to provide alternatives for Mandarin and Cantonese speaking residents to contribute their views.

Public Forum (May 26, 2010, Richmond Cultural Centre)—This forum was facilitated by Lani Schultz, Director, Corporate Programs Management Group. Twenty-four people attended, including members of the public and representatives of community organizations. Despite the relatively low turnout, the session generated interest in the project and elicited useful insight on key social planning priorities facing the City.

Building Our Social Future

A Social Development Strategy for Richmond | 2013-2022



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Executive Summary

The Social Development Strategy envisions the City of Richmond of 2022 as an inclusive, engaged, and caring community—one that considers the needs of the present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect. The Strategy recognizes that, for this vision to become a reality, the City must not only be ready to address existing community social issues but also develop the capacity to be responsive to the emerging needs of its diverse population.

Richmond's City Vision:

"To be the most appealing, livable, and well-managed community in Canada."

The Social Development Strategy is intended to be:

- **City-wide:** The City is working together with community partners
- **Time-sensitive:** From 2013 to 2022
- **Action-oriented:** Identifies concrete short, mid and long term actions

Richmond has a strong tradition of addressing social issues in its planning and service delivery. The Strategy builds on many issue-specific City social policies and strategies, incorporates City sustainability principles and is consistent with the 2041 Official Community Plan's (OCP's) Social Inclusion and Accessibility objectives. The Strategy aims to improve the well-being of all those who live and work in Richmond and is intended to guide the City's decisions and resource allocations on social matters over the next ten (10) years—in essence, functioning like the social development equivalent of the OCP.

Preparation of the Strategy relied on extensive consultation with Richmond residents, community partners and other key stakeholders. The consultations took place from 2009 to 2011, utilizing a variety of community engagement approaches. The approaches included meetings with and eliciting written submissions from City Advisory Committees and community organizations, distribution of printed and online surveys, hosting of a public meeting, the Let's Talk Richmond online discussion forum, and holding study circles with immigrants and other residents. In addition to the public consultation, information from other sources (e.g. demographic data, best practices analysis) also informed preparation of the strategy.

A recurring theme emerging through the consultations related to the diversity of the local population. Richmond has one of the highest concentrations of visible minorities and immigrants who do not speak English in their homes in Canada. While creating a vibrant Richmond, the population diversity presents challenges—most notably in addressing the emerging needs of newer community members while also being responsive to longer term community members needs.

Other issues included:

- addressing the needs of an aging population
- supporting Richmond children, youth and families
- facilitating establishment of a more equitable, inclusive community (i.e. acknowledging that gaps exist between high and low income earners in Richmond, and some residents face financial, physical, cultural and other challenges in participating in community life)
- ensuring that an adequate "social development infrastructure" (i.e. facilities, programs, services and networks) are in place to meet Richmond's future needs
- developing appropriate, effective responses to affordable housing needs

The Strategy consists of a vision, three major goals, nine strategic directions and specific recommended actions. These actions are divided into short, medium and long term timelines. City roles are identified for each specific action, and proposed partners to participate in the work are also listed. The Strategy also lays out the proposed next steps for its implementation.

An overview of the Social Development Strategy Framework is presented below.

Social Development Strategy Framework



In pursuing preparation of the Strategy, the City has shown leadership in identifying and seeking responses to emerging social issues in the community. It must be stressed, however, that the City cannot do it alone. In implementing the Strategy, and advancing Richmond's social development goals a collaborative approach is required. The City will need to be strategic, build sustainable partnerships, clearly identify Richmond's role, and work in concert with Senior Governments and others to ensure its social development vision is realized.

Introduction

Purpose

The purpose of this document is captured in its title: Building Our Social Future. The Strategy is intended to guide the City's decisions and resource allocations on social development matters over the next 10 years—in essence, functioning like a social development equivalent of the Official Community Plan (OCP). It is also intended to be a resource for external stakeholders which will:

1. Identify social development priorities for City attention between now and 2022.
2. Clarify the roles of the City (and other stakeholders) with respect to addressing particular social development topics.
3. Provide a foundation for a more integrated, coordinated, and sustainable approach for social development in Richmond for the future.

This is a draft document, intended to be used as a basis for securing comments from the general public and community stakeholders. Based on the comments received, staff will make necessary revisions to the document and present a more detailed final version to Council for adoption in July 2013.

City Council Priority

Over the past decade, successive City Councils have expressed a desire that a comprehensive social development strategy be prepared for Richmond. Preparation of a Strategy was an explicit Term Goal for the 2008–2011 City Council, and reiterated by the current Council as follows:

Completion of the development and implementation of a clear social services strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.

Further, the City's Vision is to be the most appealing, livable and well-managed community in Canada. A Council adopted Social Development Strategy will be a valuable resource in helping the City to realize this vision.

Sustainability Perspective

The City's Corporate Sustainability Policy, adopted in April 2010, "provides the commitment, shared vision, guiding principles and corporate strategic practices for how the City of Richmond embraces and advances sustainability." The Policy recognizes sustainability is dependent on the collective achievement of three interdependent conditions:

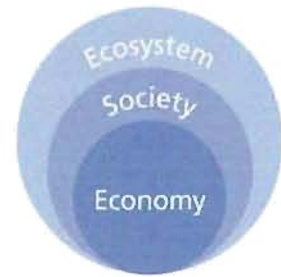
- social sustainability
- environmental sustainability
- economic sustainability

The City's Corporate Sustainability

Policy Vision:

"A sustainable Richmond community is a healthy, safe and enriched island community with thriving natural systems and a responsible and prosperous economy, sustained for current and future generations."

The Policy defines social sustainability as the condition whereby “basic needs are met, wealth and resources are distributed justly, equitable opportunities exist for social enrichment at the individual and community level and resiliency exists to address challenges.” Inherent in this Policy is the message that true sustainability can only be achieved by successfully managing all three pillars—economy, society and ecosystem—together. A strong economy is dependent on a skilled and educated workforce whereby trust, cooperation and social support foster economic growth. The absence of social sustainability is characterized by a cycle of poverty, violence and inequality which makes it impossible to maintain economic or environmental health.



Interconnected Components of Sustainability
Source: City of Richmond's Corporate Triple Bottom Line Guide

Sustainability principles have been reflected in preparation of the Social Development Strategy, as exemplified by:

- consideration of social, economic, and environmental factors in the Strategy recommendations
- extensive and varied community consultation efforts
- establishment of a broad based inter-Departmental, multi-disciplinary Strategy advisory group
- focusing on the implications of today's decisions on future generations

The intent is that, once adopted, the Strategy will help to clarify and advance the social component of the City's overall sustainability agenda.

Guiding Principles

The following principles guided the preparation of the Strategy:

1. **Support the City's Corporate Vision**—Taken collectively, the Strategy's policies will contribute to Richmond's corporate vision: for the City of Richmond to be the most appealing, livable, and well-managed community in Canada.
2. **Enhance Social Sustainability**—The Strategy will reflect sustainability principles, and address current and future social needs while also being financially viable and environmentally friendly. It will also clarify the social component of the City's broader Sustainability Framework.
3. **Engage the Community**—Both in developing and implementing the Strategy, diverse and targeted approaches have and will continue to be used to actively engage and solicit views from a broad cross section of the community.
4. **Complement, interests, policies, programs, services and funding priorities**—In addition to setting the social development direction for Richmond, the Strategy will aim to complement other key City and non-City interests, policies, programs, services and funding priorities (e.g. OCP, sustainability initiatives, School District, Vancouver Coastal Health, BC Housing)—in short, it will seek synergies and build on existing efforts and initiatives.

5. **Be strategic, visionary and realistic**—While being progressive and setting a strategic and visionary social development direction for Richmond, the Strategy will also be pragmatic—identifying appropriate, realistic, and cost-effective roles for the City (and its partners) for addressing social issues.
6. **Focus on assets and recognize social capital**—Rather than merely identifying the challenges or problems confronting Richmond, the Strategy will build on the City's and community's social capital, strengths, and initiatives (e.g. residents' knowledge and capabilities and connections within and among social networks).
7. **Be flexible and resilient**—While providing a progressive and sustainable social direction for Richmond, the Strategy will also recognize that unforeseen circumstances may arise, hence requiring flexibility and adaptability as implementation proceeds.
8. **Provide benefits to Richmond residents and external stakeholders**—In addition to assisting the City with its social development efforts, the Strategy will also provide a useful resource and planning tool for Richmond residents and external stakeholders.

Key Assumptions

1. **Building on a foundation and forging new territory**—The City already has many policies, strategies, and initiatives that pertain to social development (Appendix 1). The Social Development Strategy strives to strike a balance between acknowledging and building on existing social development policies, strategies, and initiatives, and identifying new priority initiatives that are not currently being pursued.
2. **Seeking partnerships and identifying roles**—The City cannot implement this Strategy alone. In addressing future social development concerns, the City needs to be strategic, set priorities, and work in collaboration with senior governments and other partners.
3. **Ensuring adequate resources are allocated**—City staff are already working at full capacity on social development matters. The assumption is that, if new initiatives are undertaken, existing initiatives must be scaled back or pursued more efficiently, or additional resources must be secured.

Local Context

Richmond Residents Profile

In preparing the Strategy, it was important to look at characteristics and trends of the local population. A summary of pertinent information is presented below.

Population	<ul style="list-style-type: none"> An estimated 201,471 people live in Richmond in 2012.*
Age	<ul style="list-style-type: none"> Roughly 28% of Richmond's population was aged 55+ years in 2011.** Richmond's population aged 65–74 is expected to double in the next 10 years. ** Median age is expected to steadily increase, nearing 50 years by 2036. ***
Ethnicity	<ul style="list-style-type: none"> 65.1% of Richmond's population identifies itself as visible minorities. **** 1% of Richmond's population identifies itself as Aboriginal. ****
Immigrants	<ul style="list-style-type: none"> Over half of the population (57%) in Richmond are immigrants. **** China (People's Republic of), Philippines, and Hong Kong are the three leading countries of birth for recent immigrants to Richmond. ****
Education	<ul style="list-style-type: none"> 84% of the working age population have an educational certificate of some kind, including a high school diploma. **** 26% have a University Degree. ****
Income	<ul style="list-style-type: none"> The average family income in 2005 was \$74,790. **** Recent studies show that over 30% of Richmond children under the age of 17 live in low income families, this rate being much higher than the provincial average. *****
Housing	<ul style="list-style-type: none"> Richmond has a higher than provincial average owner occupancy rate (77%). **** Richmond's housing stock is generally newer than the provincial average and a majority of it was built in the last forty years. **** From 2005 to 2008, the average price for detached homes in Richmond rose by 56.2%. ****
Labour Force	<ul style="list-style-type: none"> 56% of the workforce living in Richmond either worked from home or at a workplace in Richmond. **** In 2006, the two largest occupational categories were sales and service occupations (28%), and business, finance and administrative occupations (20%). ****
Community Health	<ul style="list-style-type: none"> Life expectancy in Richmond is the highest in British Columbia at 84.6 years. ***** In the 2011 Homelessness Count, 49 homeless people were identified in Richmond (15 sheltered and 34 unsheltered individuals). Those delivering services in the community believe that the actual number is much higher. *****

Source: *BC Stats estimate 2012; ** Census Canada, 2011; *** BC Stats 2011, **** Census Canada 2006, Community Profiles, ***** Richmond Health Profile, February 2011, ***** The Greater Vancouver Regional Steering Committee on Homelessness, 2011.

Addressing Social Issues

Social planning strives to strengthen communities by promoting positive social change, social justice and support for the overall population. While being similar in approach to other forms of planning, social planning places particular emphasis on improving the human condition and quality of life of people in the community. For purposes of this document, the term **social development**¹ is used, as it more accurately reflects the breadth of the actions proposed, going beyond planning to encompass the delivery of programs and services and various other social roles performed by the City.

Richmond has a strong tradition of social development—a tradition of listening, engaging, and collaboratively responding to residents' social concerns. Examples of the City's commitment to social development include:

- direct service delivery
- adoption of policies
- development of plans and strategies to address targeted population groups or identified community concerns
- advocacy to other levels of government
- establishment of facilities
- support of community agencies and partners
- securing child care facilities, affordable housing, and other community amenities from private development through the rezoning process

Examples of Selected Existing Social Development Policies:

- City Buildings—Accessibility
- City Child Care
- Disabled Persons—Accessibility
- Multiculturalism
- Group Home Planning Framework
- Richmond Children's Charter (developed by Richmond Children First, and endorsed by City Council)
- City Grant Policy

Examples of Selected Existing Social Development Strategies/Plans:

- Affordable Housing Strategy
- Older Adults Service Plan
- Intercultural Strategic Plan
- Parks, Recreation, and Cultural Services Master Plan
- Youth Service Plan: Where Youth Thrive
- Richmond Community Wellness Strategy
- 2009–2016 Richmond Child Care Needs Assessment and Strategy

A list of key policies and strategies related to social development are in Appendix 1.

¹ For purposes of consistency and simplicity, all references to the Strategy and its related actions use the term "social development"—even if previous documents or motions used different terminology.

City of Richmond's Recreational

Facilities:

- 100 parks or 1,500 acres of parks/open space
- 8 Community Centres
- Richmond Olympic Oval
- 80 km system of interconnecting dyke trails, cycling routes and walkways
- an Older Adult Centre
- 2 arenas
- 8 rinks
- 2 indoor aquatic centres
- 2 outdoor pools

City of Richmond's Cultural Amenities:

- 5 Libraries
- Gateway Theatre
- Arts Centre
- Richmond Art Gallery
- Museum
- Public Art

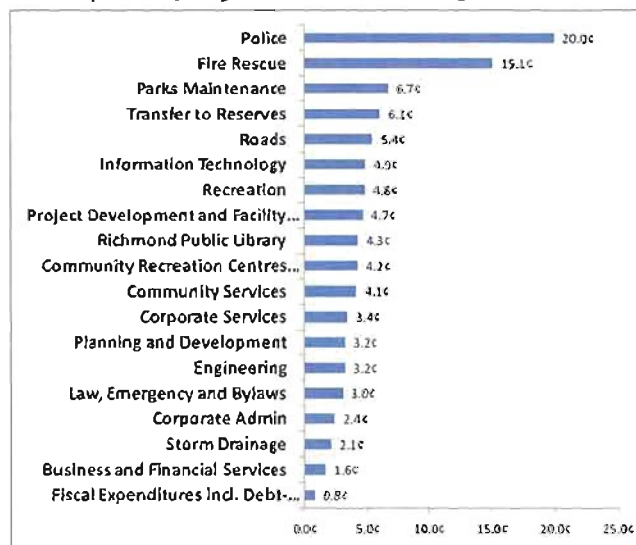
City's Challenges in Addressing Social Issues

The social fabric of Canadian cities is very different today than it was 20 years ago. As more people migrate into urban centres, municipalities face a major challenge in keeping up with increasing demands for services and related physical infrastructure requirements.

The volume, scope, and complexity of social issues are only expected to increase in the future. Factors contributing to this trend in Richmond include population growth, increasing cultural diversity, aging of the population, escalating real estate values, growing income gaps, and continued downloading of responsibilities from senior governments. Downloading is a serious concern for municipalities across Canada. For example, since the early 1990s, the Federal Government has withdrawn from its national leadership role in addressing social issues (e.g. funding for social housing has declined, Employment Insurance eligibility was restricted, and the Canada Assistance Plan was eliminated).² Coupled with Federal disengagement, some provinces further passed responsibilities onto municipalities without providing additional resources. It is beyond the scope of this Strategy to engage in a detailed discussion of downloading. Suffice to say, downloading has been, and will likely continue to be a major challenge for Richmond in moving forward on its social development agenda.

Richmond, like other municipalities in Greater Vancouver, relies primarily on property taxes to fund its budgets. In 2012, 50% of Richmond Municipal property taxes were allocated for direct City purposes, with the remainder allocated to other organizations including Translink, Metro Vancouver and the Ministry of Finance³. The approximate per dollar allocation of funds collected through property taxes for city programs is as follows:

Municipal Property Tax Allocation, City of Richmond Cents per Dollar, 2012



² Federation of Canadian Municipalities, 2010.

³ City of Richmond, 2012.

Richmond Community Services Department

In July 2009, Council authorized a corporate restructuring to better enable the City to address the opportunities and challenges facing Richmond in forthcoming years. The restructuring included the establishment of the Community Services Department, a multi-disciplinary department intended to address social, environmental, economic, and arts and culture concerns. In 2012 a further reorganization occurred resulting in four distinct divisions:

- Community Social Development
- Arts, Culture and Heritage
- Recreation
- Parks

The Community Social Development Division has staff responsible for social planning, affordable housing, diversity, youth, and older adults. It focuses on working cooperatively with other agencies in the development of networks, programs and processes to promote social interaction and cultural enrichment. It also focuses on responding to the needs of vulnerable populations, respecting social diversity, and ensuring that the City puts priority on nurturing and enhancing the community's social capital.

The Community Social Development Division coordinated preparation of this Strategy and will assume prime responsibility for its implementation. Other City departments and divisions (e.g. Recreation, Arts and Culture, Planning and Law and Community Safety) will also be involved with, or take the lead in implementing some of the actions identified herein.



Richmond City Hall

Richmond's Strengths

The City retained its first Social Planner in 1973, a Diversity Coordinator in 1986, a Cultural Diversity Coordinator in 2005, an Affordable Housing Coordinator in 2007, and a Social Planning Coordinator in 2008, demonstrating the City's commitment to supporting Richmond's social well being.

Creating the Strategy

Process

The process for preparing and subsequently implementing the Social Development Strategy involves four phases, as outlined below:

Phase I: Initial Community Engagement


November 2009–December 2010

- Endorsement of principles, objectives and overall approach to prepare the Social Development Strategy by Council.
- Endorsement of a Council/Staff liaison committee to provide oversight for the Strategy by Council.
- Facilitation of stakeholder consultation program, including:
 - ♦ presentations and discussions with 12 stakeholder groups
 - ♦ distribution of questionnaires
 - ♦ hosting of a community forum
 - ♦ hosting of a social development strategy component on the City's Let's Talk Richmond online discussion forum
 - ♦ collaborating with Richmond Civic Engagement Network in hosting study circles

Phase II: Analysis and Draft Strategy Preparation

January 2011–November 2012

- Investigation and preparation of report on social development strategy "best practices" by UBC Masters student.
- HB Lanarc consultants retained to assist with Strategy preparation to:
 - ♦ prepare Foundation Report
 - ♦ facilitate community stakeholder workshops
 - ♦ facilitate City advisory committee workshop
 - ♦ prepare preliminary draft of Social Development Strategy
- Preparation of draft chapters of the Official Community Plan (OCP) that support the Strategy.
- With assistance of Diversity CLUES Consulting Inc., preparation of final Strategy draft.
- Submission of draft Strategy to Council.



We are here

Phase III: Consultation, Revision and Strategy Adoption

January 2013–July 2013

- Distribution of draft Strategy to elicit public comments.
- Preparation of summary of comments on Strategy and revision of Strategy.
- Submission of draft Strategy to Council for adoption.

Phase IV: Implementation, Monitoring and Reporting on the Strategy

August 2013 and Onwards

- Preparation of Strategy work programs for Council review and adoption.
- Implementation of work programs.
- Monitoring and reporting on Strategy.
- Renewal of Strategy.

What We Heard

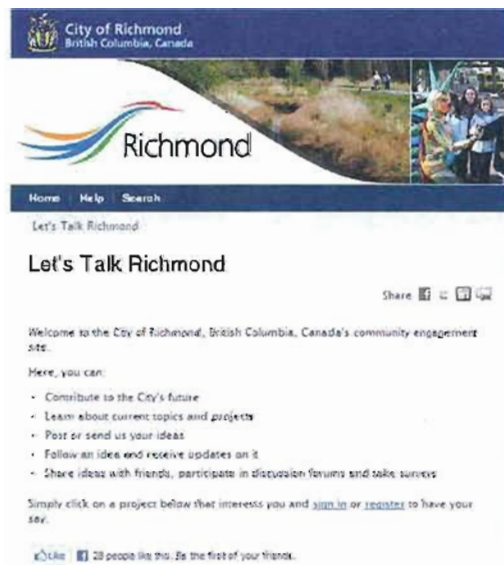
Through consultations for the Social Development Strategy, community members shared a breadth of comments, suggestions and concerns (Appendix 2). There was no consensus on which issues were of highest priority; however, it was clear that Richmond residents and stakeholders care deeply about the social future of their community.

Comments received through the consultations centered around three broad themes:

Theme 1: Equity and Inclusion—e.g. improving efforts to reduce financial barriers to participation in City programs, finding ways to address affordable housing and homelessness concerns in Richmond.

Theme 2: Facilitating Citizen Engagement—e.g. increasing social connections and communication amongst residents, fostering the development of public spaces, and ensuring inclusive civic involvement and recognizing the importance and significance of engaging Richmond's culturally diverse community.

Theme 3: Building on Social Assets and Community Capacity—e.g. building capacity within community organizations, seeking options for child care, helping to ensure that appropriate facilities and resources exist to meet Richmond's emerging social development needs, encouraging community wellness and safety.



Engaging the Community

- 12 City Advisory Committees and community agencies were consulted and provided their input.
- 8 written submissions were received from City Advisory Committees.
- 55 residents participated in four study circles.
- 278 survey responses were received (Note: The printed survey was translated into Chinese to provide alternatives for Mandarin and Cantonese residents to contribute their views).
- 1,000+ distinct viewers visited the Let's Talk Richmond online forum.
- 270+ individual responses were received on the online forum Let's Talk Richmond (social issues discussions).
- 139 policies and other City documents were downloaded over the course of discussion.
- 4 targeted study groups were established to engage members of the community who do not usually attend traditional consultation sessions.

The printed survey was translated into Chinese to provide alternatives for Mandarin and Cantonese residents to contribute their views.

Theme 1: Equity and Inclusion

Housing—Community members⁴ consulted for the Strategy expressed concerns about the cost of housing in Richmond. Several suggested that more effort should be made to offer incentives to encourage developers to build affordable units, to identify suitable sites for affordable housing developments on City land, and to conduct research into best practices of other Canadian municipalities. Homelessness was also an expressed concern, with community members wanting to see measures to reduce the prevalence of homelessness in the City.



"The goal should be to enhance the quality of life for ALL residents and to take care of our own in a way that is inclusive and respectful."

Community member, Let's Talk Richmond Online Forum

Child Care—Although Richmond has a well-organized and extensive network of child care, community members felt that additional spaces and facilities were needed. Specifically it was mentioned that developers and employers should continue to be encouraged to provide child care facilities. Community members also expressed support for the City adopting a "hub model" for services, and continuing to lobby senior levels of government to provide more funding to create high-quality and affordable child care.

Inequality—Richmond is characterized by people with wealth and affluence, as well as those with low incomes for whom it is difficult to meet basic needs. Richmond residents felt that further steps should be taken to remove barriers to participate in City programs (e.g. the subsidy program) and that more should be done to support organizations that address inequality and other social inclusion issues.

Aging Population—Similar to others areas in Canada, Richmond has an aging population. Richmond residents expressed desire for the City to enhance aging in place initiatives to help people live independently in the community for as long as possible. They also urged the City to expand recreation, leisure and wellness opportunities through both facility development and outreach services.

Theme 2: Facilitating Citizen Engagement

Advocacy/Partnership/Facilitation—Community members felt there is potential for the City to play a stronger role in advocating on social development concerns to senior government and facilitating partnerships with service providers and community and faith groups. They believed that such efforts would help ensure that the right kinds of services would be delivered, the effectiveness and efficiency of service provision would be enhanced, and the risks of gaps or duplication in service delivery would be minimized.

Diversity—Richmond is one of the most multicultural cities in Canada. Community members felt that diversity considerations need to be better integrated into all aspects of the City's service delivery, with additional attention being paid to encouraging and facilitating increased participation of

Richmond's Strengths

- Richmond is home to over 200 **volunteer community organizations**
- In 2011, 120 Richmond volunteers distributed grocery vouchers to over 2,000 low-income residents*

* Volunteer Richmond, 2011-2012 Annual Report

⁴ A number of stakeholder groups participated in the consultations: Richmond residents, those who work in Richmond, members of City's advisory committees, community groups and organizations. Thus, they are referenced in this document interchangeably as comments were collected and reported in aggregated format.

both established immigrants and newcomers. They also felt that the City should continue to partner in and enhance initiatives that celebrate diversity, such as intercultural festivals and gathering places (e.g. Doors Open Festival, Gateway Theatre, Richmond Night Market, and interfaith dialogues).

Social Capital—Connectedness and a sense of belonging are important for healthy communities. Community members indicated that many Richmond residents are not adequately engaged in civic society. People who are young, low-income, disabled, First Nations, or not fluent in English all face barriers to participate in City programs. Community members felt that the City should continue to nurture a spirit of civic engagement by providing opportunities for participation, while also improving its communications (e.g. via translation) in efforts to appeal to a wider cross-section of people.



Theme 3: Building on Social Assets and Community Capacity

Planning Good Neighbourhoods—With an inspiring natural setting and array of amenities, Richmond is a highly liveable community. However, community members felt that Richmond could do more to facilitate dynamic, walkable neighbourhoods complete with local job opportunities, shops and services. Active lifestyles, reduced car dependency, and improved social connectedness were cited as desirable features of well-planned neighbourhoods.

Wellness—Richmond has extensive recreation infrastructure that promotes active and healthy living. Community members suggested, however, that the City could do more to promote health and wellness. For example, they noted that local neighbourhood hubs would facilitate walking and bicycling, and encourage people to stay active in their day-to-day lives. In addition, they suggested that there should be better access to facilities and programs for people with low-incomes, residents, children and youth, and others with special needs.



Safety—Richmond residents enjoy a relatively high level of personal safety, with low levels of crime. Nonetheless, community members felt that the sense of safety could be enhanced through programs that strengthen community, encourage participation of all residents, and build trust among diverse population groups. They also felt that there should be an increased focus on promoting community members' roles regarding social responsibility, ethics, and civic pride.

Economy—With the airport, industrial sector, and City Centre area, Richmond has a diversified economy which also supports many small local businesses. However, it was noted that increased efforts should be made to attract more corporate offices to Richmond. In addition, community members suggested that Richmond should strengthen its global connections by encouraging more international trade and businesses. Community members also raised concerns over the economic challenges facing many immigrants, and felt newcomers should be able to have their qualifications recognized and find jobs commensurate with their skills and education.

Roles of Government and Key Partners

Neither the City nor any other single entity has sole responsibility for social development. Various governmental and non-governmental parties have a role; however, areas of jurisdiction amongst different levels of government are not always clear and some overlaps exist. A summary of key social development partners and their respective roles is provided below.

Government

Municipal Governments

Local governments are “creatures of the Province” and receive their mandated authority from Provincial enabling legislation (e.g. Local Government Act, Community Charter). In 1994, the Municipal Act (superseded by the Local Government Act) was amended to recognize a municipal role in social planning. Although municipalities engaged in social planning prior to 1994, the amendments specifically authorized municipalities to include policies in their OCPs relating to social needs, social well-being and social development. Subsequent amendments required municipalities to include policies regarding affordable housing, rental housing and special needs housing.

Examples of key areas of municipal responsibility include infrastructure, recreation, land-use planning, police and fire services.

While having the authority to plan for social issues, municipalities have limited jurisdictional responsibilities and scarce funding for the delivery of social services. Despite their limited mandates and resources, as the level of government closest to the people, municipalities are frequently seen as the community’s “first port of call” on social matters.

Provincial Government

The Provincial Government has jurisdiction over such social areas as health, education and welfare. In addition, it establishes the legislative framework within which municipalities operate, and is typically responsible for municipal borrowing and revenue transfers. It pursues its social development mandate in a number of ways: direct service provision (e.g. through Ministry of Children and Family Development programs), service provision through Health Authorities or crown agencies (e.g. BC Housing), and contractual arrangements or grant funding with non-profit service providers. For example, with respect to child care, the Province is responsible for legislation, policy, regulation and subsidies.

Federal Government

The Federal Government has oversight over such social areas as heritage, immigration, Employment Insurance, pensions, the justice system, and First Nations matters. The Federal Government provides per capita funding to Provincial Governments for child care and other early learning purposes. It also provides funding for projects and social programs which align with Federal priorities, including funding that is accessible to municipalities,

community agencies and other groups. In addition, various Federal agencies work closely with municipalities on areas of mutual concern (e.g. CMHC on housing policies and Transport Canada on transportation infrastructure development).

City Partners

Non-profit Agencies and Community Groups

Non-profit agencies provide valuable social, community, and health services to various sectors in the community. Community groups (e.g. Community Associations, issue-specific committees) coalesce around common concerns or interests and may or may not coordinate service delivery. Because of their solid knowledge and concern for the community, non-profit agencies and community groups are well positioned to identify needs, do joint planning, and advocate on priority social issues in the city. Examples of local non-profit agencies include Touchstone Family Association, CHIMO, Richmond Multicultural Community Services and Turning Point Recovery Society.

Vancouver Coastal Health (VCH)

Vancouver Coastal Health (VCH) is one of five regional health authorities that governs, plans, and coordinates health services in BC. VCH delivers a variety of services (e.g. hospital services, home care, and Community Care Licensing) that directly benefit the health and well being of the Richmond population. The City and VCH consult regularly through the Local Governance Liaison Committee and collaborate on a number of joint initiatives (e.g. Community Wellness Strategy). VCH was also actively involved with preparation of the Social Development Strategy and the OCP.

School District No. 38

School districts are responsible for implementing the Provincial curriculum at a local level. Schools have the potential to be important partners in the delivery of social programs, as they serve families from all socio-economic groups and can offer space and facilities outside of school hours. As with VCH, schools are also increasingly involved in social development initiatives in the community. For example, the Settlement Workers in Schools (SWIS) program helps newcomer families get settled and connected with services and resources in the community.

Post Secondary Institutions

Colleges and universities can offer information, research, advice, venue space, and practicum students to assist with social development initiatives. The institutions can also be instrumental in providing empirical information to raise awareness of social development concerns.

Business Community

The business community has an important role to play in social development. Members of the business community are both employers and Richmond residents and their decisions and actions have a direct impact on employment levels, labour and income, and overall quality of life in the community. Businesses can comment on proposed new initiatives, offer mentoring opportunities, assist with fund raising, and sponsor programs.

Developers

Developers play a role in addressing housing and community amenity needs (e.g. developing more accessible and affordable housing, building or financially contributing towards affordable housing or child care as part of the development approval process). Developers also make financial contributions to non-profit agencies and create the physical environments in which local residents live, work and play.

Local Radio, Newspapers, Blogs, and Ethnic Media

The media can be instrumental in promoting programs and raising awareness of social issues. Emerging forms of social media, in particular, can be expected to play a greater role regarding social development in the future.



Buddhist Temple on No. 5 Road

Unique Richmond

The "Highway to Heaven" section of No. 5 Road in Richmond is a unique example of multiculturalism in action. Many of the world's major religious beliefs are represented on this five (5) km stretch of road: Christian schools, a Jewish school, a Muslim school, a Sikh temple, and a Buddhist temple. Richmond's No. 5 Road was one of the 52 finalists in the CBC's Seven Wonders of Canada contest along with other Canadian iconic places, such as Niagara Falls, and CN Tower. The area has also drawn the interest of academic researchers from Canada and abroad.

Faith and Ethno-Cultural Groups

Faith and ethno-cultural groups play a particularly important social development role in highly diverse communities such as Richmond. They can help to identify service area gaps and work with local governments to develop programs that address the needs of the community. They can also provide insight on the best ways of engaging and integrating different ethno-cultural groups into civic society.

Local Residents

Well-informed, active and engaged community members play an integral role in Richmond's social development. Either as individuals or as part of a group, they raise public awareness on important social issues, often initiating action for positive change.

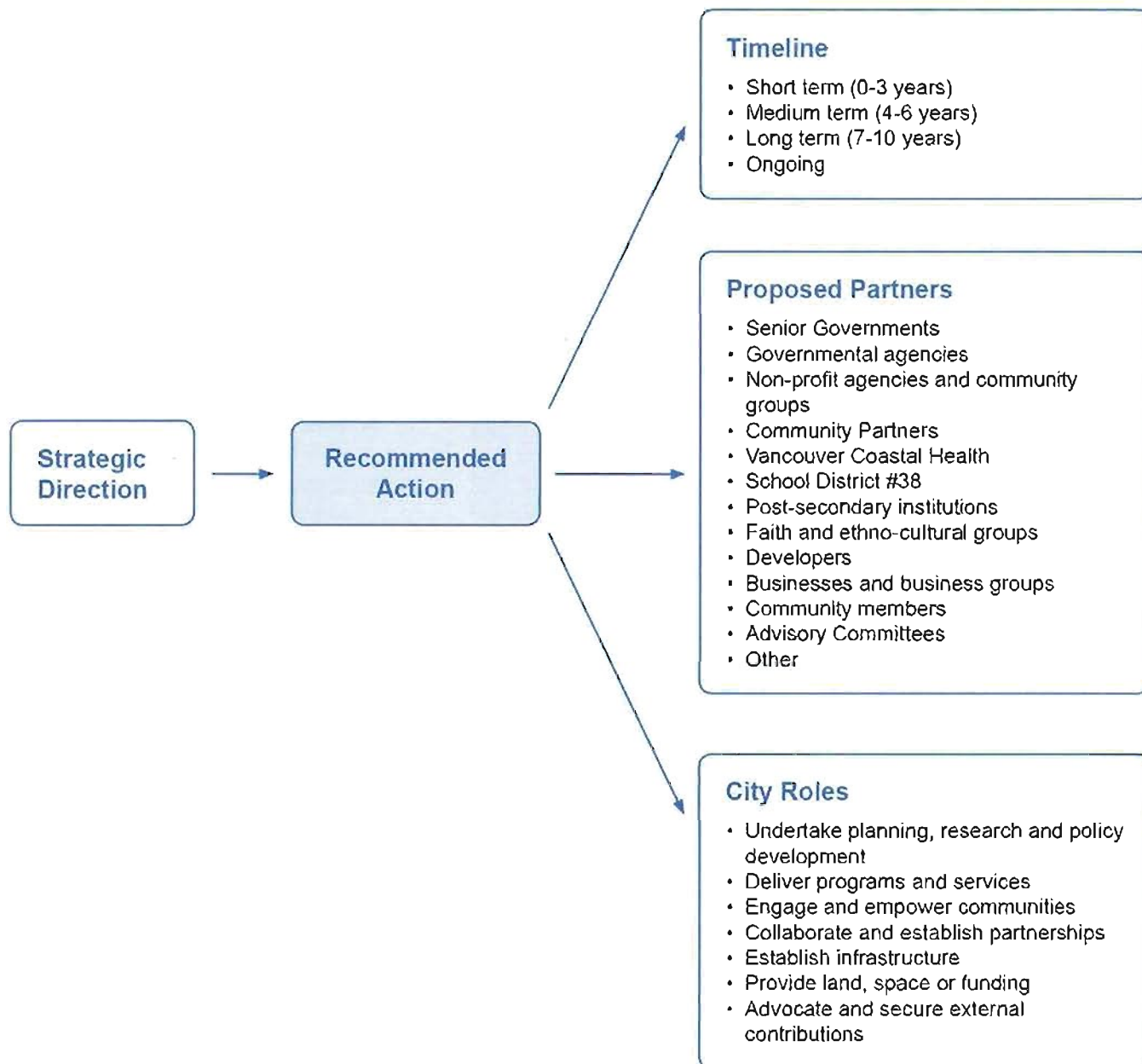
Framework

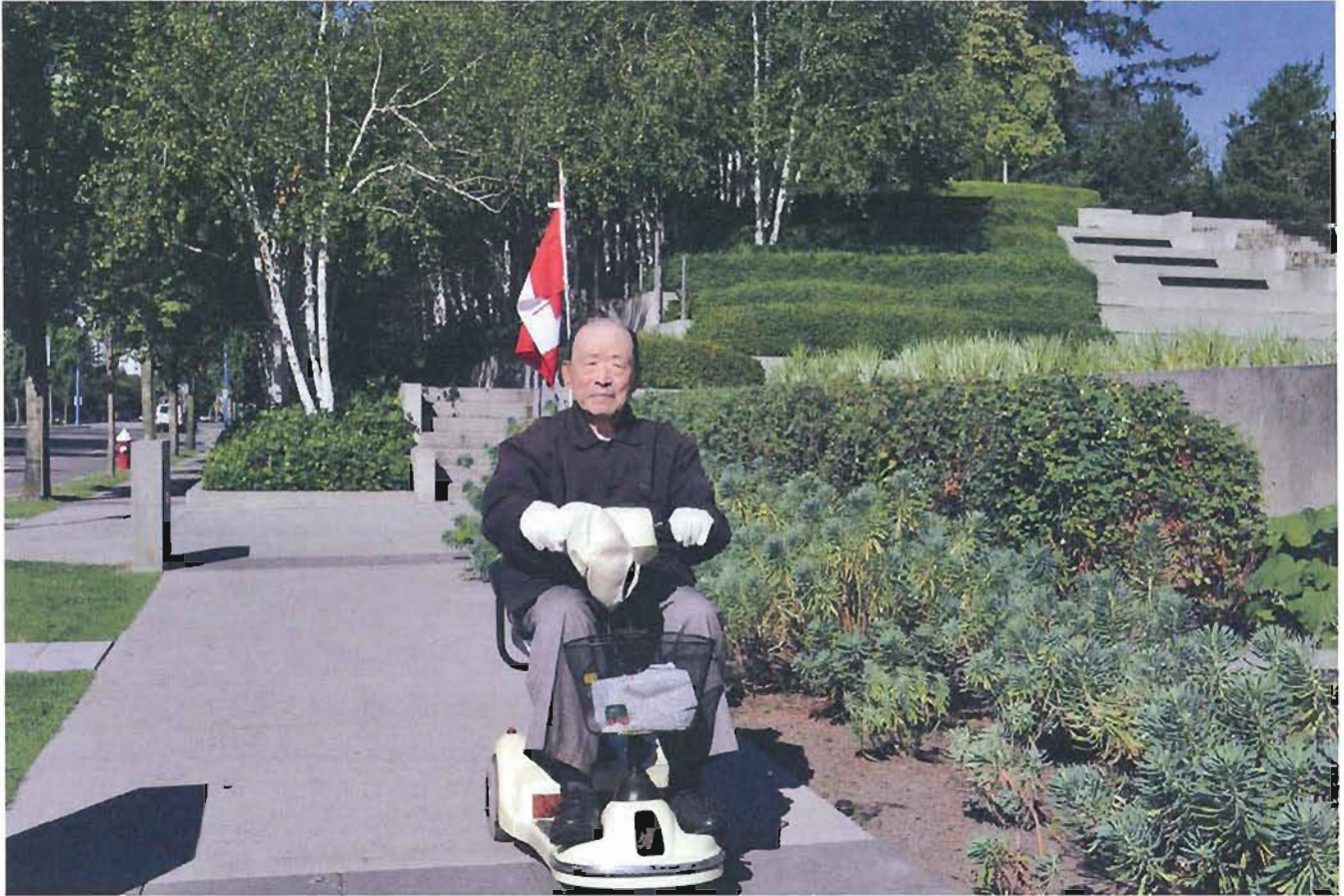
Overview

The Social Development Strategy consists of a vision, three goals, nine strategic directions, and related recommended actions. The relationships of the three major components of the Framework are shown in the graphic below.



The framework's vision, goals and strategic directions provide structure to the Strategy and are intended to guide the City as it makes decisions on social development matters over the next 10 years. Further, for each Strategic Direction, recommended actions are suggested, along with associated timelines, proposed partners, and City roles. The relationship is shown graphically below:





Goal 1: Enhance Social Equity and Inclusion

Strategic Direction 1: Expand Housing Choices

Strategic Direction 2: Enhance Community Accessibility

Strategic Direction 3: Address the Needs of an Aging Population

Strategic Direction 4: Help Richmond's Children, Youth and Families Thrive



Housing Affordability

- Affordable housing is defined by the CMHC as "housing that costs less than 30% of before-tax household income".
- 44% of Richmond tenants spent over 30% of their income on rent.
- Average rent in Richmond is near the highest level in the Metro Vancouver region.
- The cost for attached and apartment style homes has increased over 70% between 2005 and 2011.

Goal 1: Social Equity and Inclusion

Strategic Direction 1: Expand Housing Choices

Why is this important? Housing is a fundamental human need. Ideally, all residents should be able to secure accommodation that meets their basic needs. Specifically, housing should be within the financial means of Richmond households and contain sufficient space and features for various household formations. Affordable and accessible housing can help ensure that current and future residents can live, work, play and thrive in Richmond.

What can we build on? Richmond has a diversity of quality housing, including single family houses, townhouses, rental and condominium apartments, market and non-market units, and supported options (group homes, assisted living, and care facilities). The City has continued to facilitate a variety of new housing options in Richmond in recent years such as secondary suites, coach houses and adaptable units. The City has also increased initiatives to support vulnerable community members in accessing housing and community supports.

Notwithstanding the inherent challenges, the City has opportunities to build on innovative policy mechanisms, multi-sector partnerships and leveraged funding models to support the delivery of diverse housing and community support solutions to meet the specific needs of Richmond's low to moderate income households.

What are the challenges? Housing affordability is a key challenge in Richmond, with increases in the cost of housing far exceeding increases in income levels in recent years. From 2007 to 2012 Richmond had a higher than average increase in apartment price (21%), the highest in Metro Vancouver. Other challenges include reduction in senior government funding and policy commitments, homelessness, threats to purpose built rental housing stock, and ensuring an appropriate range of housing options to accommodate people at various stages of the lifecycle.

What is the current City policy context? The key City policies pertaining to housing choice are the OCP and the Affordable Housing Strategy.

Recommended Actions:

Action 1—Implement, monitor, and enhance the Richmond Affordable Housing Strategy, placing priority attention on:

- 1.1 Developing a Housing Action Plan that incorporates ongoing monitoring, revisions and housing targets for people living on limited income (e.g. older adults, people on social assistance, and youth-at-risk). *Short Term (0–3 years)*
- 1.2 Exploring options for increasing the supply of "workforce housing" (e.g. helping people who work in Richmond to be able to afford to live in the city). *Short Term (0–3 years)*

- 1.3 Enhancing policies and mechanisms for facilitating affordable home ownership in Richmond. *Short Term (0–3 years)*
- 1.4 Pursuing development of an emergency shelter for women and children. *Short Term (0–3 years)*
- 1.5 Updating the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond. *Short Term (0–3 years)*
- 1.6 Exploring creative financing options, to supplement developer contributions to augment the City's Affordable Housing Reserves. *Long Term (7–10 years)*
- 1.7 Using the Affordable Housing Reserve Fund for strategic land acquisitions and other initiatives to facilitate provision of subsidized rental housing. *Ongoing*
- 1.8 Enhancing collaboration with non-profit societies, the faith community, private businesses and senior governments to pursue innovative funding mechanisms, leveraged investment opportunities and other approaches for developing affordable housing with appropriate community support services. *Ongoing*
- 1.9 Continuing participation in local and regional homelessness initiatives. *Ongoing*
- 1.10 Continuing to advocate to Senior Government for necessary programs and funding to address priority affordable housing needs. *Ongoing*

Proposed Partners:

- Provincial Government
- Metro Vancouver
- Richmond Homelessness Coalition
- Non-profit Agencies
- Private Sector
- Developers
- Federal Government
- Faith Communities
- Community Members
- Local Groups

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.
- Collaborate and establish partnerships.
- Engage and empower community.
- Advocate and secure external contributions.

Homelessness in Richmond

The 2011 Regional Homeless Count identified 49 homeless people in Richmond. However, it is important to recognize that the Homeless Count is a 24-hour snapshot and not an absolute count. Local RCMP and service providers estimate that there are closer to 100 homeless individuals in Richmond, not including those at-risk of homelessness or precariously housed individuals.





Action 2—Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes, through such means as:

- 2.1 Continuing to accommodate a variety of housing forms through the OCP, Zoning Bylaw and planning policies (e.g. secondary suites, laneway housing, townhouse units within higher density developments; diverse unit sizes). [Ongoing](#)
- 2.2 Reviewing incentives to encourage homeowners to establish secondary suites, laneway housing, and other desired housing forms in Richmond neighbourhoods. [Ongoing](#)
- 2.3 Encouraging development of housing and community spaces that incorporate physical, socio-economic and cultural accessibility features that support livability. [Ongoing](#)
- 2.4 Continuing to pursue opportunities to increase the public's understanding of housing challenges for people with addictions and mental health issues. [Ongoing](#)

Proposed Partners:

- Developers
- Technical Experts
- Community Members
- Federal Government
- Provincial Government
- Richmond Centre for Disability
- Non-profit Agencies
- Advisory Committees

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Strategic Direction 2: Enhance Community Accessibility

Why is this important? Reducing barriers and enhancing accessibility are essential for creating an inclusive society where all residents feel appreciated and included. Accessibility can be framed in physical terms (such as curb cuts and other design modifications to the built environment to improve access for people with physical disabilities) and non-physical terms (attitudinal, financial, or cultural). The removal of barriers for residents to participate in community life is critical to enhancing Richmond's livability.

What can we build on? Richmond has an excellent record with respect to physical accessibility. Examples include provisions in the OCP and Zoning Bylaw to facilitate accessible building designs, employment of dedicated City staff responsible for accessibility issues, and financial and administrative support to the Richmond Centre for Disability. The City also reduces accessibility barriers by subsidizing fees for City recreation programs for low income families, providing grants to community agencies that support people with low incomes, and collaborating with various community partners to address social concerns. In addition, Richmond has a well-organized and diverse non-profit sector that offers programs and services for people with disabilities and their families.

What are the challenges? With respect to physical accessibility, key challenges include accommodating the needs of an aging population, promoting aging in place, and pursuing safe barrier-free environments (e.g. retrofits of existing buildings and facilities—both for the City and others). With respect to reducing other types of accessibility barriers, the City is often hindered by resource and mandate limitations (e.g. it cannot administer income distribution programs). Also, the City cannot unilaterally shift negative public attitudes—attitudes which take time and other influences to change.

What is the current City policy context? Key City policies pertaining to accessibility include the OCP, Affordable Housing Strategy, Group Home Policy and Planning Framework, and the Intercultural Strategic Plan.

Recommended Actions:

Action 3—Continue to play a leadership role with respect to physical accessibility, consulting with Richmond Centre for Disability and other partners in efforts to:

- 3.1 Implement the policies specified in the 2041 OCP pertaining to adaptable and convertible housing requirements, visitability and overall housing accessibility. *Short Term (0–3 years) then Ongoing*
- 3.2 Establish cost-effective accessibility design specifications for affordable housing developments. *Short Term (0–3 years)*
- 3.3 Review and refine universal accessibility guidelines for multiple family residential dwellings, and promote the incorporation of adaptable design features in new single family developments. *Medium Term (4–6 years)*



Richmond's Strengths

The Recreation Access Card is available to residents of Richmond who live with a permanent disability that seriously impairs their daily living. The card entitles recipients to a 50% discount to drop-in activities at City recreation facilities. In 2011, 194 new cards were issued.

The City also reduces other types of accessibility barriers by subsidizing fees for City recreation programs for low income families and providing grants to community agencies that support people with accessibility challenges.



Richmond's Strengths

The Richmond Centre for Disability (RCD) provides specialized services to people with disabilities. In 2011,

- RCD received 305 inquiries per month.
- offered 228 English Literacy classes.
- over 4,000 clients accessed RCD computer services.
- over 130 children participated in RCD activities.



- 3.4 Establish formal targeted approaches to increase employment opportunities with the City for people living with disabilities. *Medium Term (4–6 years)*
- 3.5 Promote best practices in the assessment and upgrading of accessibility features in City and non-City facilities (e.g. expansion of the Rick Hanson Foundation venue accessibility project assessment tool and website). *Medium Term (4–6 years)*
- 3.6 Develop a comprehensive plan with associated budget requirements, for undertaking necessary upgrades to further increase accessibility of existing City facilities. *Long Term (7–10 years)*
- 3.7 Ensure that, to the extent possible, City facilities and the public realm (e.g. parks, sidewalks) are accessible. *Ongoing*

Proposed Partners:

- Richmond Centre for Disability
- Community Partners
- Seniors Advisory Committee
- Greater Vancouver Home Builders Association
- Urban Development Institute
- Canada Mortgage and Housing Corporation
- Non-profit Affordable Housing Providers
- BC Housing

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.

Richmond's Strengths

Recreation Fee Subsidy enhances access to recreation and is available for admissions and program registration in Richmond's Community Centres, Cultural Centres, Aquatic Centres and Arenas.

Almost 4,000 recreational fee subsidies were issued, including family passes (2007–2011). The program is run in partnership with Community Partners.

Action 4—Conduct a comprehensive review of the Recreation Fee Subsidy Program to ensure it continues to address priority needs within the City's means, with consideration being given to:

- 4.1 Exploring program expansion to assist more low income residents (e.g. adults and older adults). *Short Term (0–3 years)*
- 4.2 Using technological improvements to enhance customer service and program administration. *Short Term (0–3 years)*
- 4.3 Increasing available opportunities for resident participation in community recreation, arts and cultural activities. *Short Term (0–3 years)*
- 4.4 Developing enhanced communication and marketing approaches to facilitate maximum uptake of the Recreation Fee Subsidy Program by eligible recipients. *Short Term (0–3 years)*

- 4.5 Exploring alternative mechanisms for administration of the program (e.g. through a non-profit agency, funded by the City and in accordance with City guidelines). *Short Term (0–3 years)*

Proposed Partners:

- Community Partners
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 5—Acknowledging that income data from Statistics Canada and other sources alone do not present a complete or fully reliable picture of poverty in Richmond, work with community-based organizations, senior governments and other partners to initiate a culturally-sensitive process to:

- 5.1 Improve understanding of the characteristics and challenges of low income residents in Richmond. *Short Term (0–3 years) and then Ongoing*
- 5.2 Assess and determine the supports that are needed to help individual and families move out of poverty, specifying the roles that the City and other partners and jurisdictions play in developing viable solutions (e.g. job readiness, programs, affordable housing initiatives). *Short Term (0–3 years) and then Ongoing*

Proposed Partners:

- Non-profit Agencies
- Federal Government
- Provincial Government
- Community Committees
- School District No. 38
- Vancouver Coastal Health
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.

Low Income Cut-offs (LICO)

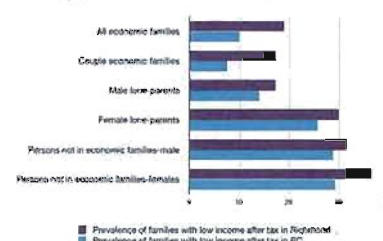
Low income cut-offs (LICO) are "income measures below which a family will likely devote a larger share of its income on the necessities of food, shelter, and clothing than the average family" (Statistics Canada). They are based on economic family size and community size, but do not take into account variations in the Cost of Living in different regions. Prevalence of low income in Richmond is considerably higher than the provincial average, for all types of economic family structures.

LICO for Families in a CMA of more than 500,000 inhabitants

Size of Family	Current dollars for CMA with 500,000 inhabitants and more
1 person	\$18,759
2 persons	\$22,831
3 persons	\$28,430
4 persons	\$35,469
5 persons	\$40,388
6 persons	\$44,791
7 persons	\$49,195

Source: Statistics Canada 2011

Prevalence of Low Income by Economic Family, Richmond and BC, 2005



Source: BC Stats 2010

Richmond's Strengths

- 8 community gardens operated by Richmond Food Security Society (RFSS).
- 4 private community gardens.
- Steveston Farmers & Artisans Market.
- 26 local farms.
- Richmond's online food calendar by Richmond Food Security Society featuring events on growing food, organic gardening, and cooking.
- Community kitchens which offer meals for free or by donation.

Action 6—Support and encourage community-based initiatives that promote independence and reduce the cost of living for low income households (e.g. community gardens, community kitchens, low income resource directory, social enterprises, and community-based life skills workshops). Ongoing

Proposed Partners:

- Non-profit Agencies
- Community Members
- Vancouver Coastal Health

City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.
- Deliver programs and services.



Strategic Direction 3: Address the Needs of an Aging Population

Why is this important? Richmond's population is aging and will continue to do so over the coming decades. The "greying of the population" coincides with the trend towards a healthier and increasingly vocal and diverse older population. Tomorrow's older adults will have greater expectations for programs and services generally, initiatives to improve aging in place, affordable housing, accessibility, and healthy communities.

What can we build on? Richmond has a vibrant and engaged older adult population. It also has many plans, policies, partnerships, services and structures in place to support older adults (e.g. the Older Adults Service Plan, Minoru Place Activity Centre, and the Seniors Advisory Committee). These policies and initiatives give Richmond the unique opportunity to support aging in place, ensuring that appropriate housing options, services, and facilities are available throughout various neighbourhoods. Due to its flat topography, Richmond is a relatively accessible community, and efforts are being consistently made to improve overall accessibility.

What are the challenges? An aging population presents many challenges for the future, specifically to the social safety net, health system, service delivery, and overall community planning. However, a vibrant older adult community contributes to the economy, supports extended families, participates in volunteerism, and generally enhances the social health and sustainability of neighbourhoods. The City and other jurisdictions will face challenges in responding to the needs of the expanding and increasingly diverse older population—acknowledging rising expectations in light of fiscal constraints and recognizing that a "one size fits all" approach will not suffice (e.g. older adults differ significantly with respect to their mobility, capacities, interests, preferences and disposable incomes).

What is the current City policy context? Key City policies relevant to Richmond's older adult population are the OCP, Older Adults Service Plan, and Affordable Housing Strategy.

Recommended Actions:

Action 7—Implement, monitor and update the Older Adults Service Plan, placing priority attention on:

- 7.1 Pursuing approaches that involve planning with, not for, the older adult population. *Short Term (0–3 years)*
- 7.2 Expanding the volunteer base to serve the older adult population, as well as providing meaningful volunteer opportunities for older adults. *Short Term (0–3 years)*
- 7.3 Ensuring older adults and their families and caregivers are aware of available recreation, leisure, wellness and health promotion opportunities in the community. *Short Term (0–3 years)*

Richmond's Older Adults

- 40% of people 55 years and older had less than \$15,000 after tax income in 2005
- 27% of residents 75 years and older were living alone
- Of all individuals aged 55 years old and older, 67% were born outside of Canada
 - 20% of Richmond older adults were born in China
 - 10% were born in Hong Kong
 - 5% were born in Philippines
 - 5% were born in India
 - 5% were born in the United Kingdom

(The other 22% of older adults represent groups born outside of Canada, each group not exceeding 4% per country.)



- 7.4 Expanding recreation, leisure and wellness services and programs to frail and isolated older adults allowing them to remain in their own homes for as long as possible. *Short Term (0–3 years)*
- 7.5 Reviewing the pricing structure for City programs for older adults to ensure it remains equitable and sustainable, while also being affordable for those with limited incomes. *Medium Term (4–6 years)*
- 7.6 Exploring partnerships with service providers, strata councils, and housing providers to bring wellness outreach programs into buildings with a high concentration of older adults. *Short Term (0–3 years)*
- 7.7 Connecting non-English speaking older adults with appropriate recreation, leisure and wellness services and programs (e.g. through the use of multilingual volunteers, translation services and partnerships with community groups). *Short Term (0–3 years)*
- 7.8 Developing a communication strategy to increase the awareness of the young-old (55–65 years) regarding health, wellness, the aging process, legislation, programs and benefits available to older adults. *Short Term (0–3 years)*

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- Strata Councils

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.



Action 8—Build an expanded Minoru Place Activity Centre, ensuring that the new facility is adequate for meeting the needs of Richmond’s growing and diverse older adult population, while also being flexible to accommodate other groups and respond to changing needs over time. *Short Term (0–3 years)*

Proposed Partners:

- Non-profit Agencies
- Minoru Seniors Society

City Roles:

- Provide land, space or funding.
- Establish infrastructure.
- Undertake planning, research and policy development.

Action 9—Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community through such actions as:

- 9.1 Developing a comprehensive Aging in Place Strategy for Richmond, utilizing best practice research and an assessment of current and future community needs. [Long Term \(7–10 years\)](#)
- 9.2 Collaborating with senior governments, Vancouver Coastal Health, and community partners in planning and delivery of programs (e.g. community wellness clinics) which help older adults continue to live independently in their community for as long as possible. [Ongoing](#)
- 9.3 Collaborating with Vancouver Coastal Health and other partners to ensure that appropriate and sufficient care facilities, adult day centre spaces, and other resources are available to meet the needs of older adults who are no longer able to live independently. [Ongoing](#)
- 9.4 Striving to ensure that City land use plans, policies and developments support aging in place (e.g. through diverse housing forms, accessible outdoor public spaces and built environments, public realm developments which encourage physical activity and social connections). [Ongoing](#)

Proposed Partners:

- Provincial Government
- Federal Government
- Vancouver Coastal Health
- Community Partners
- Non-profit Agencies
- BC Housing
- Developers
- Minoru Seniors Society
- Seniors Advisory Committee
- Richmond Centre for Disability
- Richmond Seniors Network
- Richmond Chinese Community Society

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.



Richmond's Strengths

According to the 2006 census, Richmond had almost 32,000 residents under the age of 17. This constitutes 18.2% of the population.



Strategic Direction 4: Help Richmond's Children, Youth and Families Thrive

Why is this important? The decisions that today's youth make about lifestyle choices, and how they choose to participate and contribute to the community, will determine Richmond's future. Timely and targeted investment in our younger population will lead to an economically and socially-prosperous society. Involving children, youth and families in decisions about their community empowers young residents, builds both individual and community capacity, and helps City staff make informed decisions about the services needed. It also helps to insure that Richmond continues to be a liveable community that is a desirable location for families, both currently and in the future.

What can we build on? Richmond has a variety of high quality programs, facilities and initiatives for children, youth and families. Examples include recreation programs, accessible outdoor play and amenity spaces, City owned child care facilities, a Child Care Grant program, a Child Care Development Advisory Committee, a Richmond Community Services Advisory Committee and a wealth of programs and services offered through community facilities and non-profit agencies. Throughout Richmond, there are also many family and child friendly neighbourhood events, community festivals, library programs and facilities. Richmond Children First is a community table committed to the well-being of children and families.

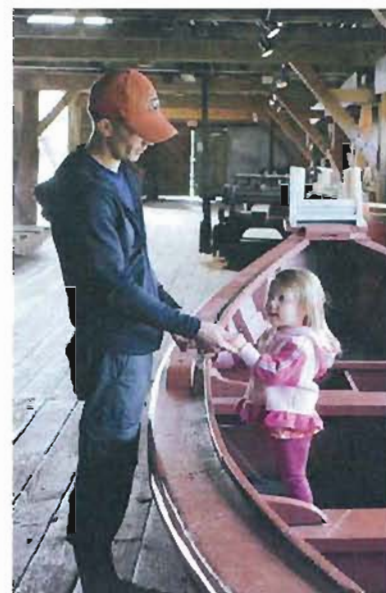
What are the challenges? A key challenge with respect to children, youth and families is the limited funding and resources available at the municipal level. Additionally, policy changes and funding priorities at the senior government level affect municipal ability to address social needs. Further, many non-profit agencies are currently stretched in their service delivery and will face challenges in meeting demands to provide additional support to children, youth, and families in need.

What is the current City policy context? Key City policies relevant to children, youth and families are the OCP, the Youth Service Plan, the Child Care Policy, and periodic Child Care Needs Assessments. In 2012, City Council also endorsed the Richmond Children's Charter, prepared by Richmond Children First. With respect to child care, senior governments have primary funding, policy and regulatory responsibilities.

Action 10—Support the establishment of high quality, safe child care services in Richmond through such means as:

- 10.1 Establishing a Child Care Coordinator staff position to improve the City's ability to plan and develop quality child care facilities in the community. *Short Term (0–3 years)*

- 10.2 Conducting periodic Child Care Needs Assessments to identify existing and future child care requirements, by type of care and geographic area of need (Note: the current Assessment expires in 2016). [Medium Term \(4–7 years\)](#)
- 10.3 Exploring creative financing options to supplement developer contributions to augment the City's Child Care Development Reserves. [Long Term \(7–10 years\)](#)
- 10.4 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers. [Ongoing](#)
- 10.5 Encouraging the establishment of child care facilities near schools, parks and community centres. [Ongoing](#)
- 10.6 Encouraging private developers to contribute to the City's Child Care Development Reserve Fund, as appropriate. [Ongoing](#)
- 10.7 Consulting and collaborating with child care providers and other community partners on child care issues. [Ongoing](#)
- 10.8 Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond. [Ongoing](#)
- 10.9 Advocating for senior governments to contribute funding and improve policies to address local child care needs. [Ongoing](#)



Proposed Partners:

- Child Care Development Advisory Committee
- Child Care Providers
- Parents
- Vancouver Coastal Health
- School District No. 38
- Non-profit Agencies
- Developers
- Community Partners
- Richmond Children First
- Provincial Government
- Federal Government
- Child Care Resource and Referral Centre

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 11—Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system. *Ongoing*

Proposed Partners:

- Child Care Development Advisory Committee
- Vancouver Coastal Health
- Non-profit Agencies
- Developers

City Roles:

- Undertake planning, research and policy development.



Action 12—Seek opportunities to provide support for children and families through:

- 12.1 Considering the needs of children and families in the development of family-oriented community service hubs. *Short Term (0–3 years)*
- 12.2 Working with Richmond Children First and Advisory Committees to:
 - Advance the objectives of Richmond's Children's Charter;
 - Develop and implement strategies to best support children and families. *Short Term (0–3 years)*
- 12.3 Providing children and families with the opportunity to participate, as appropriate, in plans, policies, and programs affecting them and the community. *Ongoing*
- 12.4 Making Richmond an increasingly child and family friendly community through progressive City land use planning and design practices. *Ongoing*
- 12.5 Supporting the establishment of family-oriented affordable housing. *Ongoing*
- 12.6 Providing community grants to organizations that offer services to support children and families. *Ongoing*
- 12.7 Providing affordable and accessible child and family-friendly parks, recreation and cultural opportunities, including library programs & services. *Ongoing*
- 12.8 Seeking opportunities to negotiate space for family-oriented community service hubs through the rezoning process. *Ongoing*
- 12.9 Supporting programs and initiatives that address domestic violence, poverty, mental health and addictions. *Ongoing*

Proposed Partners:

- Provincial Government
- Federal Government
- Community Partners
- Non-profit Agencies
- Developers
- Advisory Committees
- Public Partners
- Richmond Children First
- Community Committees

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Establish infrastructure.
- Provide land, space or funding.

Action 13—Monitor and update the Youth Service Plan, striving to create an environment that generates opportunities for Richmond's youth to have a safe and healthy journey into adulthood, placing priority attention on:

- 13.1 Expanding services for youth in the City Centre. *Short Term (0–3 years)*
- 13.2 Enhancing dedicated, safe, youth-friendly spaces in various facilities throughout Richmond. *Short Term (0–3 years)*
- 13.3 Engaging youth in City and community-based planning processes. *Short Term (0–3 years)*
- 13.4 Promoting and applying the 40 Developmental Assets based approach⁵ to programming for youth. *Ongoing*
- 13.5 Supporting community-based initiatives to provide children and youth from diverse backgrounds with opportunities to receive common leadership training and volunteer to serve others in the community. *Ongoing*
- 13.6 Supporting efforts of community-based groups to give Richmond school children access to nutritious meals. *Ongoing*



⁵ The Search Institute has identified 40 developmental assets, which provide the philosophical base for the City's youth service delivery. For more information see City of Richmond website: www.richmond.ca/parksrec/youth/development/about.htm

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- RCMP
- School District No. 38
- Public Partners
- Community Groups

City Roles:

- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.



Action 14—Work with the RCMP, the School District, youth serving agencies and youth groups on initiatives to:

- 14.1 Increase awareness and education in efforts to reduce the prevalence of bullying. *Short Term (0–3 years)*
- 14.2 Improve information and referral amongst youth serving agencies in the City. *Short Term (0–3 years)*
- 14.3 Reduce the lure for young people to join gangs. *Ongoing*

Proposed Partners:

- RCMP
- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- Community Partners
- Richmond Community Services Advisory Committee (RCSAC)

City Roles:

- Engage and empower community.
- Deliver programs and services.
- Collaborate and establish partnerships.



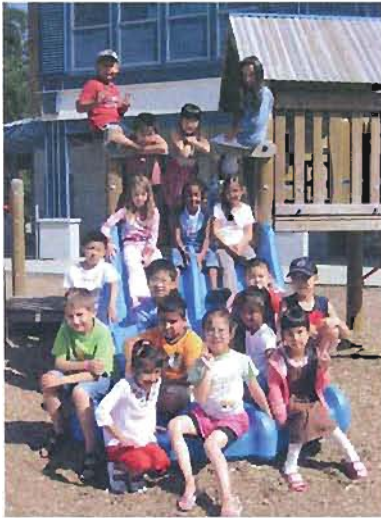


Goal 2: Engaging Our Citizens

Strategic Direction 5: Build on Richmond's Cultural Diversity

Strategic Direction 6: Support Community Engagement and Volunteerism

Goal 2: Engaging Our Citizens



Unique Richmond

Over 40 per cent of Richmond's population is of Chinese origin, the highest share of all municipalities in Canada.

The City of Richmond is one of only a few BC municipalities that has dedicated Diversity Services staff who focus on intercultural and other accessibility matters.

Strategic Direction 5: Build on Richmond's Cultural Diversity

Why is this important? Richmond has an increasingly ethnic and culturally diverse population. According to the 2006 census, 57% of all Richmond residents were born outside of Canada. The largest group of immigrants are Mandarin speakers from Mainland China, followed by people from the Philippines. Richmond is also accommodating an increasingly diverse group of refugees. While the City has a fairly well established refugee community from Somalia, many recent refugees have come from Iran, Iraq, and Afghanistan. The population shift has implications for the City as immigrants and refugees have unique needs and expectations in relation to civic and community life. To facilitate a socially healthy and inclusive community, it is important for the City to be able to appropriately respond to all its residents—refugees, other immigrants and Canadian born households alike.

What can we build on? The City has established the Richmond Intercultural Advisory Committee to enhance intercultural harmony and strengthen intercultural co-operation in Richmond. The City also has established strong relationships with immigrant serving agencies, faith communities and the non-profit sector. In addition, it has strong networks and communication links with senior government and other municipalities. Richmond has established an inclusive and intercultural arts and culture program that has been successful in providing opportunities for dialogues amongst cultures. Richmond has also seen an increase in the number of agencies offering immigrant settlement assistance.

What are the challenges? An overarching challenge for the City with respect to diversity relates to fostering an environment in which all residents feel valued, respected and included. Ideally, Richmond's diversity should be seen as an opportunity to be built on, not a problem to be addressed. Some particular challenges include immigrant integration, inter-cultural communication, the lack of involvement by many new immigrants in civic life, and the shortage of recognition and funding support given by senior governments to municipal governments for immigrant settlement.

What is the current City policy context? The key City policies pertaining to cultural diversity are the OCP and the Richmond Intercultural Strategic Plan and Work Program.

Recommended Actions:

Action 15—Implement, monitor and update the Intercultural Strategic Plan and Work Program. *Medium Term (4–6 years)*

Proposed Partners:

- RCMP
- School District No. 38
- Richmond Community Services Advisory Committee
- Vancouver Coastal Health
- Richmond Intercultural Advisory Committee

City Roles:

- Deliver programs and services.
- Undertake planning, research and policy development.

Action 16—Improve the City's cultural competence through monitoring the intercultural sensitivity and inclusiveness of corporate policies and practices, making adjustments as necessary to:

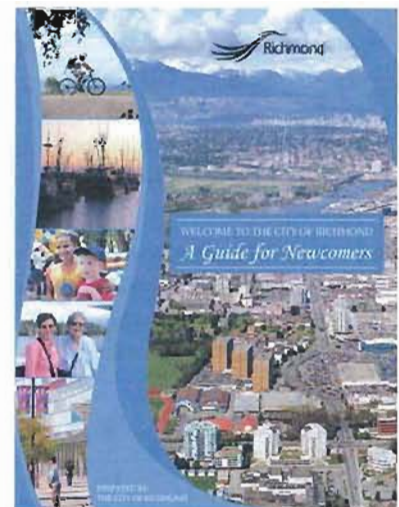
- 16.1 Establish clear guidelines for providing translation and interpretation services to conduct City business. *Short Term (0–3 years)*
- 16.2 Devise and implement a comprehensive cultural diversity training program for City and community partner staff. *Medium Term (4–6 years)*
- 16.3 Undertake a comprehensive review of City policies and practices from a diversity perspective, identifying gaps and proposed improvements. *Long Term (7–10 years)*
- 16.4 Recognize and reduce barriers faced by new immigrants in accessing City services. *Ongoing*

Proposed Partners:

- Richmond Intercultural Advisory Committee
- RCMP
- Community Partners
- Non-profit Agencies
- Richmond Public Library
- Tourism Richmond

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Richmond's Strengths

The City of Richmond, in partnership with the Richmond Intercultural Advisory Committee (RIAC), has produced the **Richmond Newcomer Guide**. The Guide provides information about Richmond's local community, programs available for seniors and children, City services and the services of partners.

Action 17—Improve employment opportunities for immigrants with foreign training and credentials, focusing on:

- 17.1 Exploring opportunities to develop a pilot “apprenticeship” type program targeted at recent immigrants, for the City and stakeholders, including the business and intercultural sectors. *Medium Term (4–6 years)*

Proposed Partners:

- Richmond Chamber of Commerce
- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- WorkSafe BC
- Richmond Multicultural Concerns Society
- Immigrant Serving Agencies
- Immigrant Employment Council of BC

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 18—Increase awareness of and access to City employment opportunities by immigrant groups through:

- 18.1 Working with community agencies and other partners to publicize City employment opportunities to immigrant groups and improve mutual understanding of barriers and needs. *Medium Term (4–6 years)*
- 18.2 Continuing to explore and develop outreach mechanisms to encourage individuals from cultural groups that are currently under-represented in the City workforce to apply for available employment opportunities. *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Richmond Intercultural Advisory Committee

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 19—Create opportunities to showcase Richmond's cultural diversity and facilitate intercultural dialogue by:

- 19.1 Examining collaborative approaches to ensure that Richmond remains a welcoming and integrated community and ethnic specific "silos" are avoided. *Short Term (0–3 years)*
- 19.2 Facilitating the development and co-ordination of intercultural events that provide opportunities for active learning about the traditions of different cultures. *Ongoing*
- 19.3 Researching and pursuing opportunities for community-based dialogues or forums about current issues that face the community as a whole, and that build intercultural interaction and awareness regarding shared values and goals amongst residents of Richmond. *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- Richmond Public Library
- School District No. 38
- Cultural Organizations
- Non-profit Agencies
- Richmond Children First
- Vancouver Coastal Health
- Richmond Intercultural Advisory Committee
- Richmond Chamber of Commerce
- RCMP

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.



Action 20—Consult with local First Nations and urban Aboriginal organizations and other partners to:

- 20.1 Gain a better understanding of the needs of Richmond's urban Aboriginal population, and opportunities for future collaboration. *Short Term (0–3 years)*
- 20.2 Support the Richmond National Aboriginal Day event and Richmond School District Aboriginal Enhancement Agreement initiatives. *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.

Action 21—In conjunction with community agencies and other partners, continue to advocate to senior governments on such matters as:

21.1 Funding levels for settlement services and English language training.

Short Term (0–3 years) then Ongoing

21.2 Licensing processes and accreditation for foreign-trained professionals.

Short Term (0–3 years) then Ongoing

21.3 Necessary adjustments to Federal immigration policies and recruitment campaigns. Short Term (0–3 years) then Ongoing

Proposed Partners:

- School District No. 38
- Vancouver Coastal Health
- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Provincial Government
- Federal Government
- Union of BC Municipalities

City Roles:

- Engage and empower community.
- Advocate and secure external contributions.

Action 22—Collaborate with community partners in:

22.1 Developing services and strategies that recognize the needs and interests of Richmond's Lesbian, Gay, Transgendered and Bisexual (LGTB) communities. Short Term (0–3 years)

22.2 Collaborating on developing cross-agency staff awareness training programs on LGTB issues. Medium Term (4–6 years)

Proposed Partners:

- Richmond Community Services Advisory Committee
- Vancouver Coastal Health
- School District No. 38
- Non-profit Agencies
- WorkSafe BC

City Roles:

- Engage and empower community.

- Undertake planning, research and policy development.

Action 23—Establish targeted measures to prevent and respond to incidents of racism in Richmond by:

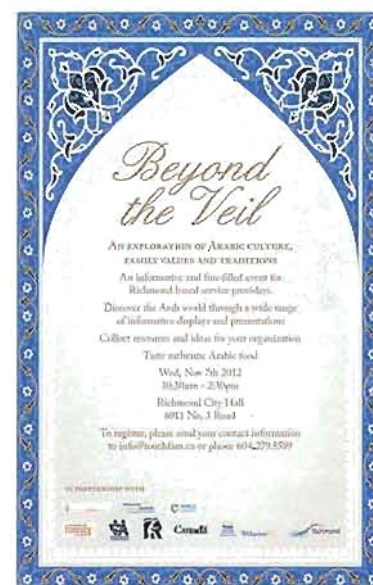
- 23.1 Participating in the establishment of media watch mechanisms with stakeholders to monitor the local media, City and community communication and work to redress misperceptions created by inaccurate or insensitive references. *Short Term (0–3 years)*
- 23.2 Developing an intercultural intervention resource package and subsequent training, within City and stakeholder structures, to respond to intercultural conflicts and incidents. *Medium Term (4–6 years)*
- 23.3 Collaborating with the business sector and other partners to ensure racist graffiti is removed in a timely manner both from City and non-City properties in Richmond. *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Vancouver Coastal Health
- Community Partners
- WorkSafe BC
- Non-profit Agencies
- Richmond Chamber of Commerce
- Faith Communities
- Property Management Companies

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Richmond's Strengths

The Richmond Intercultural Advisory Committee has championed the development of the 2012-2015 Richmond Intercultural Strategic Plan and Work Program. As a result, in the fall of 2012, the Committee initiated the Richmond Cultural Survey which aimed to collect information from a broad sample of citizens on their experience of intercultural relations in Richmond.



Richmond's Strengths

Youth Now, one of four Richmond Volunteer programs, is designed to enhance leadership opportunities for young adults, who are high school graduates and under the age of 26, and trains them to serve as board members for local non-profit organizations.



Strategic Direction 6: Support Community Engagement and Volunteerism

Why is this important? Volunteering is one of the most fundamental acts of citizenship and philanthropy in society and is a primary contributor to building a strong community. Through citizen engagement and work with volunteers, the City is able to provide increased scales and varieties of activities, and maximize social services across the community where financial resources may otherwise be limited. This engagement helps to create a healthy and vibrant Richmond.

What can we build on? Richmond has a long history of community engagement and developing a strong volunteer base. The City, through its Community Services Department, has a Volunteer Management Strategy that has helped to preserve a volunteer spirit within the community. The City has also hosted large scale successful events, such as the 2010 Winter Olympics and Tall Ships Festival. These events played a role in increasing the number of volunteers, identifying training opportunities and key roles that volunteers can fill, and enhancing the City's capacity to deliver effective programs and events. In addition, the City has a strong collaboration with Volunteer Richmond, which has helped to nurture the development and support of the local volunteer base.

What are the challenges? A challenge for supporting community engagement and volunteerism relates to the changing demographics of volunteers. Many of the new volunteers are young, new Canadians, older adults, or persons with disabilities. These volunteers are looking for meaningful ways to be involved, as well as learning opportunities to help develop their skills to enhance employability. An immigrant's previous experience with authorities in their home countries might also present some challenges. Newer immigrants tend to mistrust government and might have had limited exposure and understanding about how to participate in civic life and volunteering.

What is the current City policy context? The key City policies relevant to community engagement and volunteerism are the OCP, Community Services (formerly Parks, Recreation and Cultural Services (PRCS)⁶) Volunteer Management Strategy, the Wellness Strategy and the Public Participation Toolkit.

⁶ Through corporate reorganizations in 2009 and 2012, the former Parks, Recreation and Cultural Services Department has been incorporated into the broader Community Services Department. As such, policies developed by PRCS are now under the responsibility of the Community Services Department.

Recommended Actions:

Action 24—Implement, monitor and update the Richmond Community Services Volunteer Management Strategy. *Short Term (0–3 years)*

Proposed Partners:

- Volunteer Richmond
- Community Partners
- Non-profit Agencies
- Community Sports Groups

City Roles:

- Collaborate and establish partnerships.
- Engage and empower community.

Action 25—Develop a comprehensive communication strategy for encouraging and supporting a cross section of Richmond residents, particularly those who may face barriers to participation (e.g. recent immigrants, people with disabilities, etc.) to participate in City planning and decision making processes, whereby the City:

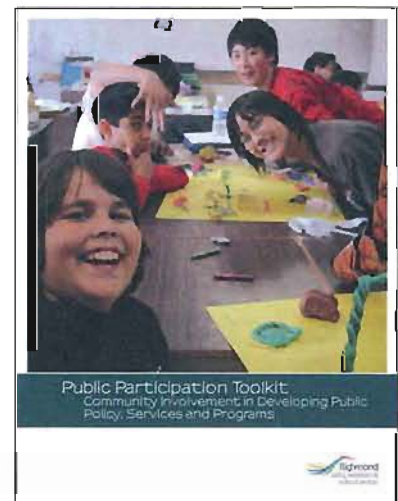
- 25.1 Strives to ensure that key written information is presented in plain English and in additional languages, as appropriate. *Short Term (0–3 years)*
- 25.2 Works with the media, including ethnic-specific media, to disseminate information and solicit ideas from the public. *Short Term (0–3 years)*
- 25.3 Increases the use of social media and other innovative communication/engagement tools (e.g. study circles, online discussion forums). *Short Term (0–3 years)*
- 25.4 Undertakes best practice research to develop tools to improve City community engagement practices (e.g. updating and enhancing the Public Participation Toolkit). *Long Term (7–10 years)*

Proposed Partners:

- Non-profit Agencies
- Media
- Community Partners

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Action 26—Review the City’s advisory committee structure to determine:

- 26.1 Whether existing committee structure is the most effective for obtaining community advice on particular matters. *Medium Term (4–6 years)*
- 26.2 Mechanisms for ensuring that committees are best positioned to provide helpful and timely advice to City staff and elected officials including:
- clear Terms of Reference for each committee;
 - clear roles of elected officials and staff;
 - annual orientation program for new committee members;
 - consistent reporting procedures and feedback mechanisms;
 - mechanisms for information exchange amongst committees;
 - work programs that reflect Council Term Goals. *Medium Term (4–6 years)*

Proposed Partners:

- Advisory Committees
- Non-profit Agencies
- Community Partners
- Issue-specific Stakeholders

City Roles:

- Undertake planning, research and policy development.

Action 27—Support and encourage community-based efforts to attract and develop the leadership potential of people who live or work in Richmond and, as appropriate, coordinate these efforts with the work of municipal advisory committees. *Ongoing***Proposed Partners:**

- Advisory Committees
- Non-profit Agencies

City Roles:

- Deliver programs and services.
- Collaborate and establish partnerships.

Action 28—Expand the City's New Canadian Tours program by:

- 28.1 Seeking corporate sponsorships and expanding the partner base of the program. *Short Term (0–3 years)*
- 28.2 Providing participants with additional information on opportunities for participation in municipal decision making processes and active involvement in civic life. *Short Term (0–3 years)*

Proposed Partners:

- Non-profit Agencies
- Ethno-cultural Groups
- Richmond Civic Engagement Network
- Post-secondary Educational Institutions

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.



Goal 3: Building on Social Assets and Community Capacity

Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Goal 3: Building on Social Assets and Community Capacity



Richmond's Caring Place is a purpose-built facility that houses many of Richmond's non-profit service agencies.

Strategic Direction 7: Strengthen Richmond's Social Infrastructure

Why is this important? Richmond's population is growing and demands for social services are rising. The City does not have the mandate or ability to deliver the broad range of social services required. If the City is to realize its vision of being the most appealing, liveable, well managed community in Canada, it is essential that social services, and the facilities used for delivering those services (i.e. social infrastructure) keeps pace with Richmond's growth. Additionally, many non profit organizations have a long tradition of involvement in public policy and are known for representing the voices of the most marginalized community groups. As these non-profit agencies are striving to meet the needs of the growing population they have also been struggling to secure or maintain affordable spaces to provide services.

What can we build on? Richmond has effective partnerships with many non-profit agencies. The Richmond Community Services Advisory Committee, funded by the City of Richmond, is a network of more than 30 local non-profit agencies and community partners which are working collectively on community issues of mutual importance. In addition, Richmond has developed strong relationships with other public partners to deliver services in the community. Further, Richmond has an array of City and non-City facilities used for service provision. For example, Caring Place, a community hub for non-profit agencies, has proved to be an effective solution for agencies to deliver services in a convenient one-stop location.

What are the challenges? The increasing demand for social services is a key challenge for Richmond. The number of non-profit agencies that provide these services needs to expand; however, the cost of land and construction inhibits service expansion. Additionally, while these agencies may receive federal and provincial government support, funding is not guaranteed, which creates instability and uncertainty for service providers. Other challenges include a lack of clarity on City roles in addressing social issues and the impact of decisions made by senior levels of government on the City. Being the level of government closest to the people, the City is frequently approached for support by, non-profit agencies on items that are not part of Richmond's mandate.

What is the current City policy context? Key City policies relevant to social infrastructure are the OCP, the Parks, Recreation and Cultural Services Master Plan, and City Grant Programs.

Agencies in Caring Place

- Alzheimer Society of BC
- BC Centre for Ability
- Canadian Hemochromatosis Society
- CHIMO Crisis Services
- Family Services of Greater Vancouver
- Heart and Strong Foundation of Canada
- Richmond Caring Place Society
- Richmond Hospice Association
- Richmond Multicultural Community Services
- Richmond Society for Community Living
- Richmond Women's Resource Centre Association
- S.U.C.C.E.S.S.
- Volunteer Richmond Information Services

Recommended Actions:

Action 29—Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:

- 29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendation to Council on specific rezoning applications. *Short Term (0–3 years)*
- 29.2 Establishment of a Community Amenity Reserve Policy and Fund, similar to those for affordable housing and child care, to secure cash contributions from developers in lieu of the provision of built amenity space. *Long Term (7–10 years)*

Proposed Partners:

- Developers
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Non-profit Agencies

City Roles:

- Undertake planning, research and policy development.

Action 30—Develop and maintain a database on space needs of non-profit social service agencies to be updated annually through surveys of agencies. *Short Term (0–3 years)*

Proposed Partners:

- Richmond Community Services Advisory Committee

City Roles:

- Deliver programs and services.
- Engage and empower community.
- Undertake planning, research and policy development.

Action 31—In consultation with community agencies and developers, establish a clear, consistent City policy framework for assisting community agencies to secure program and office space for their operations, with the framework specifying, among other things:

- 31.1 Eligibility requirements and criteria for support. *Short Term (0–3 years)*
- 31.2 Application process with an emphasis on transparency, consistency, and fairness. *Short Term (0–3 years)*
- 31.3 Timing requirements. *Short Term (0–3 years)*
- 31.4 Clarification of responsibilities of participating parties (e.g. agencies, developers, City). *Short Term (0–3 years)*
- 31.5 Examples of spaces that may be pursued (e.g. multi-service hubs, single agency spaces, strategic/specific agency groupings). *Short Term (0–3 years)*
- 31.6 Alternative mechanisms for the securing or provision of space (e.g. lease of City premises, space secured through private rezonings as an amenity contribution, space secured for lease as part of a private development approvals process, space secured through City partnerships with other levels of government). *Short Term (0–3 years)*

Proposed Partners:

- Community Agencies
- Non-profit Agencies
- Developers
- Child Care Providers
- Richmond Community Services Advisory Committee
- Child Care Development Advisory Committee
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.

Action 32—Implement the City Centre Area Plan Policy of exploring opportunities to establish multi-use, multi-agency community service hubs in appropriate locations in the City Centre, while also pursuing other types of agency space, as appropriate, throughout Richmond. *Short Term (0–3 years)*

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Child Care Providers
- Child Care Development Advisory Committee
- Richmond Children First

City Roles:

- Undertake planning, research and policy development.



Action 33—Consider the development of mechanisms and guidelines to expand use of the City's communication channels (e.g. website) to help community agencies publicize their services, programs and events. *Short Term (0–3 years)*

Proposed Partners:

- Non-profit Agencies

City Roles:

- Collaborate and establish partnerships.
- Engage and empower community.
- Deliver programs and services.

Action 34—Strengthen the City's already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters. *Ongoing*

Proposed Partners:

- Vancouver Coastal Health

City Roles:

- Collaborate and establish partnerships.



Richmond's Strengths

In 2012, the Richmond School District had an enrolment of approximately 22,000 students with:

- 38 elementary schools
- 10 secondary schools
- 1 alternative school

Richmond's Strengths

- 5 libraries
- 97,096 cardholders
- 2,590 library programs
- 124,030 program participants
- 4,359,215 items borrowed



Action 35—Strengthen the City's already strong collaborative relationship with the Richmond School District, consulting with the district on emerging children, youth and education issues facing the community, advocating for needed programs, and partnering on priority community and social development initiatives. *Ongoing*

Proposed Partners:

- School District No. 38
- Child Care Development Advisory Committee
- Public Partners
- Youth Coordinators
- City and School Board Liaison Committee

City Roles:

- Collaborate and establish partnerships.

Action 36—Encourage the Richmond School District to:

36.1 Expand community access and use of its schools. *Short Term (0–3 years)*

36.2 Explore the potential for working together to establish a pilot community school in the City. *Long Term (7–10 years)*

Proposed Partners:

- School District No. 38
- City and School Board Liaison Committee
- Non-profit Agencies
- Richmond Community Services Advisory Committee

City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.

Action 37—Expand opportunities for partnering with Richmond Public Library on community engagement and social development initiatives. *Ongoing*

Proposed Partners:

- Richmond Public Library

City Roles:

- Collaborate and establish partnerships.
- Deliver programs and services.

Action 38—Nurture and enhance existing communication channels and networks with community agencies (e.g. through staff support to the Richmond Community Services Advisory Committee and participation in groups such as the Safe Communities Alliance and Richmond Children First). Ongoing

Proposed Partners:

- Richmond Community Services Advisory Committee
- Non-profit Agencies
- Richmond Children First
- Networking Groups

City Roles:

- Engage and empower community.

Action 39—Administer, monitor and enhance the City Grant Program, undertaking reviews as required to ensure that the program continues to have adequate resources, targets priority community needs and makes efficient use of staff resources.

Ongoing

Proposed Partners:

- Non-profit Agencies
- Community Committees
- Richmond Community Services Advisory Committee

City Roles:

- Provide land, space or funding.
- Undertake planning, research and policy development.

Action 40—Continue to improve mechanisms and enhance timely interdepartmental collaboration to ensure that in City planning and decision making, social factors are given appropriate consideration, in conjunction with economic and environmental factors. Ongoing

Proposed Partners:

- Community Committees
- Advisory Committees

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.

City Grant Programs

The City has been disbursing City Grants for many years. In 2012, a revised City Grant Policy was adopted and implemented establishing three separate programs, all with increased budgets. The Health, Social and Safety Grants budget increased by \$87,000, resulting in a total of \$530,637 being awarded to 29 community service agencies.

Child Care Grant Program

In 2011, a total of \$26,050 was allocated in capital grants to non-profit societies supporting or providing child care. Additionally, in 2012, Council approved the establishment of a Child Care Operating Reserve Fund to hold developer contributions that will support the provision of quality care through professional and program development.

Action 41—Develop and maintain strong networks and communication channels with senior government partners to seek their policy and financial assistance in addressing Richmond social issues. *Ongoing*

Proposed Partners:

- Federal Government (including MPs, and key Federal staff)
- Provincial Government (including MLAs and key Provincial staff)

City Roles:

- Collaborate and establish partnerships.



Action 42—Participate in joint planning and networking initiatives with community partners (e.g. Richmond School District, Vancouver Coastal Health, Metro Vancouver, non-profit agencies), working collaboratively to address social development concerns in the community. *Ongoing*

Proposed Partners:

- School District No. 38
- Vancouver Coastal Health
- Non-profit Agencies
- Advisory Committees
- Public Partners
- City and School Board Liaison
- Richmond Children First
- Seniors Planning Network

City Roles:

- Collaborate and establish partnerships.
- Undertake planning, research and policy development.



Strategic Direction 8: Provide High Quality Recreation, Arts, Cultural and Wellness Opportunities

Why is this important? Active involvement in recreation, arts, cultural and wellness opportunities helps Richmond residents lead healthier lives and be better connected in their communities. Through recreation and sports, residents become physically active, engage in lifelong learning, and have fun. Arts and cultural opportunities give residents a sense of identity, shared pride and a way to communicate across cultures. Early engagement in these opportunities results in reduced future costs in health, police and social services. By ensuring a diversity of choices Richmond offers residents an increased sense of belonging and a more dynamic and sustainable quality of life.

What can we build on? An abundance of opportunities are available for residents throughout Richmond. Examples include pools, arenas, the Richmond Cultural Centre, libraries, heritage facilities, a professional theatre and eight community centres. As a legacy of the 2010 Winter Olympics, the Richmond Olympic Oval has evolved into a multi-use sport facility that creates both traditional and unique opportunities for residents and visitors alike. The City has also developed the Parks, Recreation, and Cultural Services Master Plan that guides the direction of recreation, arts and cultural opportunities.

What are the challenges? A key issue in providing high quality recreation, arts and cultural wellness opportunities is the changing demographics in Richmond. A growing, aging and ethnically diverse population presents challenges in service provision, specifically in accommodating different needs and uses. The current models for delivering services are not sustainable in a growing dynamic city. It is critical that the City understand and respond to emerging community values and needs. Additionally, as Richmond's facilities continue to age, careful attention needs to be placed on planning new facilities and ensuring accessibility is maintained in aging facilities.

What is the current City policy context? Key City policies relevant to Richmond's recreation, arts and cultural opportunities are the OCP, the Parks, Recreation and Cultural Services Master Plan, Community Wellness Strategy, Arts Strategy, Youth Service Plan and Older Adult Service Plan.





Recommended Actions:

Action 43—Implement, monitor and update the Parks, Recreation and Cultural Services Master Plan, based on updated Community Needs Assessments, developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond. *Ongoing*

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- School District No. 38
- Richmond Public Library

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.



Action 44—Implement, monitor and update the Community Wellness Strategy including development of community wellness indicators in partnership with Vancouver Coastal Health. *Ongoing*

Proposed Partners:

- Community Partners
- Non-profit Agencies
- Vancouver Coastal Health
- School District No. 38

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.



Action 45—Implement, monitor and update the Richmond Arts Strategy recognizing that the arts can be an important social development tool with respect to:

- education (e.g. increasing public awareness of social issues through theatre or visual media);
- engagement (e.g. providing opportunities for people to become more involved in the community);
- employment (e.g. providing jobs for people in arts related fields). *Ongoing*

Proposed Partners:

- Arts Community
- Community Partners
- School District No. 38

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.



Action 46—Support food security for Richmond residents by:

- 46.1 Encouraging development of community gardens and farmers markets. *Ongoing*
- 46.2 Supporting retention of agricultural lands and efforts to make these lands economically viable. *Ongoing*
- 46.3 Supporting the Richmond Farm School as an important component for the agricultural sector in the region. *Ongoing*
- 46.4 Working with the Richmond Food Security Society and Vancouver Coastal Health to facilitate food security related initiatives. *Ongoing*

Proposed Partners:

- Non-profit Agencies
- Kwantlen University
- Vancouver Coastal Health

City Roles:

- Undertake planning, research and policy development.
- Deliver programs and services.
- Engage and empower community.
- Collaborate and establish partnerships.
- Provide land, space or funding.

Action 47—Undertake a review to expand opportunities for use of the Oval for social development initiatives. Medium Term (4–6 Years)

Proposed Partners:

- Richmond Oval Corporation

City Roles:

- Undertake planning, research and policy development.
- Engage and empower community.



Strategic Direction 9: Facilitate Strong and Safe Neighbourhoods

Why is this important? Strong and safe neighbourhoods promote social inclusion, encourage active living, and contribute to economic viability. When people feel safe in their neighbourhoods, they venture outside of their homes, use parks and public spaces, connect with their neighbours and experience a more enriched community life. This sense of security is important in enhancing Richmond's livability and ensuring residents have a high quality of life.

What can we build on? The City has a solid base of community safety services delivered through its Law and Community Safety Department (e.g. policing, Richmond Fire-Rescue, and Emergency Preparedness). The City works in partnership with local and provincial agencies to ensure safety is considered in all aspects of community life. Additionally, Community Policing Initiatives (e.g. Block Watch, Pedestrian Safety, DARE) are delivered through the Richmond detachment of the RCMP.

What are the challenges? Cost pressures present a key challenge in provision of services to ensure residents feel safe in their neighbourhoods. As with other service delivery, it is important that sufficient funding and resources are available to provide necessary community safety services for Richmond's growing population. Richmond's population diversity also presents a challenge, as developing strong neighbourhoods requires active participation of all residents.

What is the current City policy context? Key City policies relevant to Richmond's safety are the OCP, the RCMP Strategic Plan (2011–2013), the Richmond Fire Rescue Plan (2012–2015) and Richmond Substance Abuse Strategy.

Recommended Actions:

Action 48—Ensure that the City's land use planning and transportation policies and bylaws create neighbourhoods that support Richmond's active living, social development and wellness objectives through such measures as:

- 48.1 Identifying locations, funding options, and planning mechanisms for development of community gathering spaces in various parts of the City. *Ongoing*
- 48.2 Facilitating development of vibrant streetscapes with a diverse range of uses and amenities in appropriate neighbourhood locations throughout Richmond. *Ongoing*
- 48.3 Completing a network of bike routes and walkways linking neighbourhood hubs and gathering places to one another and to regional amenities. *Ongoing*



Proposed Partners:

- Provincial Government
- Non-profit Agencies
- Vancouver Coastal Health

City Roles:

- Undertake planning, research and policy development.
- Provide land, space or funding.
- Collaborate and establish partnerships.

Action 49—Support local community building initiatives, focusing on:

- 49.1 Developing community gardens, boulevard planting areas and other informal gathering places in local neighbourhoods through the existing Partners for Beautification Program. *Ongoing*
- 49.2 Supporting community clean up events and community arts activities. *Ongoing*

Proposed Partners:

- Corporations
- Non-profit Agencies
- Citizens

City Roles:

- Engage and empower community.
- Undertake planning, research and policy development.
- Provide land, space or funding.

Action 50—Continue to co-locate recreation and other community facilities with or near school sites. *Ongoing*

Proposed Partners:

- School District No. 38
- Community Associations

City Roles:

- Undertake planning, research and policy development.
- Collaborate and establish partnerships.
- Provide land, space or funding.

Action 51—Encourage community agencies and faith-based groups to make spaces available in their premises at reasonable rates for local community users (e.g. meetings, drop-in programs). *Ongoing*

Proposed Partners:

- Richmond Community Services Advisory Committee
- School District No. 38
- Faith-based Groups

City Roles:

- Engage and empower community.

Action 52—Collaborate with the RCMP and community partners to promote Richmond as a safe and livable community.

Ongoing

Proposed Partners:

- RCMP
- Richmond Chamber of Commerce
- Tourism Richmond
- Community Partners

City Roles:

- Collaborate and establish partnerships.
- Deliver programs and services.

Action 53—Support the efforts of government and community-based partners to address mental health, substance abuse and addictions concerns in Richmond. *Ongoing*

Proposed Partners:

- Vancouver Coastal Health
- Richmond Community Services Advisory Committee
- Non-profit Agencies

City Roles:

- Collaborate and establish partnerships.
- Provide land, space or funding.
- Advocate and secure external contributions.

**The Richmond RCMP Detachment
Strategic Plan, 2011–2013**

The Strategic Plan cites a priority focus for youth related to the “*prevention and reduction of youth involvement in criminal activity and the criminal justice system, both as victims and offenders.*”



Implementation and Next Steps

Implementation Priorities

By promoting mutual understanding and encouraging involvement from all community members, the goal is to build and maintain a unified, inclusive, community—one that is welcoming and offers a high quality of life for all residents.

All of the foregoing recommended actions are considered important, hence their inclusion in this document. With respect to priorities, it is difficult to say that any one particular social issue is more important than another. That said, based on comments received through the consultations for this Strategy, an assessment of socio-economic data and trends, and staff's understanding of service gaps and needs, the following five issue areas emerged as key concerns for the future:

- **Cultural Diversity**—The diversity of Richmond's population permeates all issues in this Strategy. While many of the issues faced by Richmond are similar to those of other communities (e.g. child care, poverty, affordable housing), the issues take on a unique "made in Richmond" perspective because of our diversity. A key challenge for the City in moving forward will be to strike a balance between addressing the needs of the immigrant population, while also recognizing the needs of the non-immigrant population.
- **Aging of the Population**—Another key demographic trend facing Richmond is the aging of the population. The growth of the older adult population will have implications for several areas, including the built environment, housing, community services, the economy, and the health care system. Today's older adults are generally more vocal, healthy, and better educated than those of previous generations. They increasingly expect to have a voice in decisions that affect their lives—a trend that will continue as more people from the "baby boom" generation move into retirement. In planning for the future, a key challenge will be to ensure that the needs of older adults are reflected, and that the needs of other age groups are also addressed (i.e. promoting mutual understanding and support, seeking to prevent inter-generational conflicts and resentment).
- **Social capital and infrastructure**—Community agencies are facing significant challenges (e.g. providing quality services with limited funding, securing appropriate and affordable office space, competing for contracts and short term project grants). If the City is to be successful in addressing its social development goals, it is essential that vibrant community agencies and a healthy overall social infrastructure be in place. A key challenge for the City will be to ensure community agencies have the necessary facilities and assistance to meet the growing demands. This includes enhancing networks (e.g. inter-agency collaboration to address social issues) and support for local community agencies (e.g. through the City Grant Program and assistance with securing appropriate and affordable office and program space).
- **Children, families and youth**—The well-being of Richmond's children, youth and families is essential to a socially sustainable community. The availability of child care and affordable housing, as well as a stable, supported non-profit sector and a vibrant network of parks, recreation

and cultural opportunities will provide a foundation for healthy development and supportive connections. In planning for the future, a key challenge for the City will be to ensure sufficient access to child care and family support services, as well as the development of family-friendly neighbourhoods and communities that will strengthen Richmond's "sense of place".

- **Affordable housing and affordable living**—The availability of suitable, affordable housing in Richmond is a key concern. Given the high cost of housing and real estate, many households are either excluded from the housing market or spending a large percent of their incomes on accommodation. Others may be living in substandard accommodation because of a lack of affordable alternatives. In planning for the future, a key challenge for the City will be to provide an appropriate range of housing options to accommodate all aspects of Richmond's population, and to ensure the building and nurturing of innovative partnerships to address housing concerns.

The City cannot address these concerns on its own and the City has a limited ability to address income disparity or overall community affordability concerns; however, it can make an important contribution in conjunction with other partners.

In setting priorities and developing an implementation plan for this Strategy, particular attention will need to be given to the foregoing issue areas. That said, a balanced approach will be required, whereby attention is paid to actions pertaining to all the identified Strategic Directions. Work is already proceeding on several of the actions proposed in this document. Other proposed actions have yet to be initiated—or will require additional time or resources to be effectively implemented.

Resource Requirements

A key assumption underlying preparation of the Strategy was that adequate resources would be required for its implementation. Existing staff are currently functioning at full capacity and taking on additional tasks will prove challenging for the City to address its social development goals.

Full details regarding resource requirements will be provided in the annual work programs for the Strategy. A preliminary determination of necessary staff resources is outlined on pages 69 and 70.

Social Development Strategy: Resource Requirements Staffing ⁷		
Resource	Rationale and Scope	Cost and Funding Source
Child Care Coordinator	<p>Several new child care facilities, negotiated from private developers through the rezoning process, are currently at various stages of the planning and development process. More facilities will be coming on stream in the future. A dedicated RFT Coordinator position is required to play a lead role in the planning and development of the new facilities, as well as address other child care issues on behalf of the City.</p> <p>In June 2012, Council approved \$50,000 from 2011 Surplus Appropriation for retention of a one year temporary part time Child Care Coordinator. In December 2012, Council approved an ongoing additional level for the 2013 Operating Budget to fill the position on a regular full time basis. The need for the position will be assessed after three years, and justification will need to be provided to maintain the position on an ongoing basis.</p>	<p>\$95,000–\$107,000/year</p> <p>Source: Annual Operating Budget</p> <p>(Additional Level approved for 2013 Operating Budget)</p>
Affordable Housing Analyst	<p>The volume, scope, and complexity of the City's affordable housing responsibilities have risen dramatically since adoption of the Affordable Housing Strategy in 2007. To ensure that the affordable housing portfolio continues to be well managed and that future demands are effectively addressed, additional staff support is required.</p> <p>A research analyst position was recommended in the City's post 2010 reorganization.</p>	<p>\$76,000–\$91,000/year</p> <p>Source: Annual Operating Budget 2014</p>
Social Development Coordinator	<p>The volume, scope, and complexity of responsibilities for the City's Community Social Development Section have risen dramatically since the Section was established in 2009. Addressing the priorities of the Social Development Strategy will place further demands on staff resources. An additional RFT social development/social planning staff position will be needed to lead various projects; policies and programs identified herein and ensure that the Strategy is effectively implemented.</p> <p>A liaison/coordinator position was recommended in the City's post 2010 reorganization.</p>	<p>\$97,000–\$128,000/year</p> <p>Source: Annual Operating Budget 2015</p> <p>Additional Level 2014</p>

⁷ Note: This list does not include additional staff required for the expanded Minoru Place Activity Centre. Those requirements will be identified through the planning and budgeting process for the expanded facility.

Next Steps: From Draft to Adoption to Action

Refinement and Adoption—Winter–Summer 2013

- **Distribute draft Strategy and elicit public comment:** The draft Strategy will be posted on the City's website and distributed through various networks (e.g. City advisory committees, Community Partners, the School District, Health Authority, and other partner organizations). As time and resources allow, staff may also meet with organizations to provide an overview of the draft and answer questions that arise.
- **Assess comments and revise Strategy:** Staff will review the comments and make adjustments to the Strategy as deemed appropriate.
- **Present revised Strategy to Council for adoption:** Staff will prepare an updated report for Council which includes the comments and submissions received, and will present the revised Strategy for adoption.

Filling in the Details and Preparing for Action—Fall/Winter 2013

- **Develop work program for Strategy implementation:** As noted, following adoption of the Strategy, staff will prepare the first of what will be annual Strategy Work Programs for Council review and adoption. The program will include ongoing, previously initiated, and new items. It will also include a combination of “quick wins” and initiatives that require a longer term investment to produce results. The work program will identify time lines, resource and budget requirements, and indicators for each recommended priority action to determine the success of Strategy implementation.

Ongoing Implementation, Monitoring and Renewal—Winter 2013 onward

- **Implement, monitor, and report:** Guided by the work programs, staff will coordinate implementation of the Strategy. On an annual basis, they will provide a report to Council which summarizes achievements made over the previous year, and present proposed priorities to be addressed in the following year. It is recognized that new, unforeseen issues or opportunities will likely arise after adoption of the Strategy, therefore, flexibility will be required, and periodic adjustments may need to be made to the Strategy—especially in the later years of implementation.
- **Renew Strategy:** The term of the Strategy is for 2013 to 2022. Work will need to proceed well before the expiration of the term to develop the next iteration of the Strategy for 2023–2032.

Guiding Principles for implementation:

In determining work program priorities, the following guiding principles will be adhered to:

- The action addresses a recognized need and is compatible with the City Vision, Council Term Goals, and the Corporate Plan.
- The action contributes to the City's sustainability objectives.
- The action provides opportunities for leveraged funding and/or strategic partnerships.
- There is strong likelihood of success for pursuing the action.
- There are existing resources to pursue the action or adequate resources will be assessed on a cost-benefit basis and allocated accordingly.
- The action builds on and enhances social capital, contributes to social infrastructure, and promotes community engagement.

Measuring Progress in Achieving Goals:

1. For each action, action outcomes and performance measures will be developed, including:
 - 1.1 Baseline indicators (i.e. current state).
 - 1.2 Targets: short term (0–3 year), medium term (4–6 year) and long term (7–10 year) targets (i.e. desired state).
2. Reporting mechanisms:
 - 2.1 Annual Reports featuring progress on the nine Strategic Directions.
 - 2.2 Reporting on target progress every three years.



Concluding Comments

The Richmond Social Development Strategy is intended to provide long term direction to the City in addressing social development priorities. Its purpose is to function like a social development equivalent of the Official Community Plan (OCP), consistent with the City's commitment to sustainability and its vision of being the most appealing, livable and well managed community in Canada.

The Strategy was developed through a participatory process that engaged community members and other key Richmond stakeholders. It clearly maps out goals, strategic directions and recommended actions which will act as the framework for implementation.

This strategy highlights that:

- Richmond has a strong, proud, and effective legacy of social development.
- The City is currently devoting considerable resources to social development concerns.
- The City faces numerous challenges—but it also has a host of opportunities for planning to meet future social needs.
- To effectively address and implement future social development needs, the City must be increasingly strategic and follow a multi-partnership approach.

The Social Development Strategy is an ambitious and challenging project which will require careful management to ensure that its scope does not expand beyond the City's capacity and resources. The implementation of the Strategy will also not be possible without the commitment of all key stakeholders. The City cannot do it alone. The City needs to continue to build sustainable partnerships with community partners and work collaboratively with senior governments and other partners. This Strategy ultimately sets the stage for collaboration and will be a valuable resource for guiding future social development efforts of the City and its partners.

Acknowledgements

Richmond City Council

Mayor Malcolm Brodie

Councillor Linda Barnes

Councillor Derek Dang

Councillor Evelina Halsey-Brandt

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Bill McNulty

Councillor Linda McPhail

Councillor Harold Steves

City Council Project Liaisons

Councillor Linda Barnes (2010 – 2012)

Councillor Greg Halsey Brandt (2010 – 2011)

Councillor Bill McNulty (2012)

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Ted Townsend, Senior Manager, Corporate Communications

Contributing Partners

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Monica Paymer, Superintendant, School District No. 38

Micheal Yue, Richmond Civic Engagement Network

Olga Scherbina, Internship Student, UBC School of Community and Regional Planning

Members of the Richmond Community Services Advisory Committee, City Advisory Committees and the many others in the community who provided thoughts, comments and insights in preparation of the Draft Strategy

Consultants

HB Lanarc / Golder

42nd Street Consulting

DiversityCLUES Inc.

City of Richmond Production Team

Morgan Muir, Graphics Coordinator

Tracey Wilmink, Document Production Specialist

Appendix 1—Social Development Policies and Strategies

City of Richmond Policies Relevant to Social Development⁸:

Policy Name	Policy Number	Adopted by Council
Affordable Housing	5005	December 18, 1989
Affordable Housing Strategy—Interim Strategy	5006	July 24, 2006
Affordable Housing Statutory Reserve Fund	5008	December 9, 1991
Casino Funding Guidelines	3706	June 12, 2000
City Buildings—Accessibility	2008	February 14, 1994
City Child Care Policy	4017	January 24, 2006
City Grants	3712	July 25, 2011, amended July 9, 2012
Cooperative Housing	4400	May 29, 1984
Corporate Sustainability Policy	1400	April 26, 2010
Disabled Persons—Accessibility	4012	October 13, 1981
Disabled Persons—Custom Transit	4011	October 26, 1981
Disabled Persons—Housing	4014	August 12, 1982
Disabled Persons—Need versus Resources	4010	May 26, 1990
Display of Religious Symbols at City Hall	2019	November 14, 2005
Full Service Gaming Policy	5040	May 29, 2002; amended June 9, 2003; February 27, 2006
Group Home Locations for Richmond	4001	February 25, 1991
Multiculturalism	6000	March 25, 1991
Parks and Leisure Services—Community Involvement	8701	March 28, 1978
Provision of Administrative Staff Support Services to Statutory and Other Council Appointed Advisory Bodies	1009	April 25, 1994; reconfirmed September 13, 1999
Provision of Administrative staff support services to Statutory and Other Council Appointed Advisory Bodies—Administrative procedure	1009.1	April 25, 1994; revised August 28, 2002
Senior Services	4016	August 23, 1982

⁸ Note: Many of these policies are very old. A broad review of City policies took place in 2012 with several obsolete ones being deleted. Over time, it is expected that new policies will be introduced and existing ones will be updated, maintained or possibly deleted.

City of Richmond Planning Strategies Relevant to Social Development:

Title	Type	Timeframe	Endorsed by Council
Intercultural Strategy Plan	Report	2004–2010	October 22, 2004
Affordable Housing Strategy	Report	2007	May 28, 2007
Older Adults Service Plan	Report	2008–2012	May 2008
Youth Service Plan: Where Youth Thrive	Report	2008–2012	September 2008
Child Care Needs Assessment	Report	2009–2016	October 2010
Richmond Community Wellness Strategy	Report	2010–2015	February 2010
City Centre Area Plan	Bylaw 2.10	2031	September 2009
Richmond Official Community Plan	Bylaw 9000	2012–2041	November 26, 2012
Richmond RCMP Strategic Plan	Report	2011–2013	November 22, 2010
Richmond Substance Abuse Strategy	Report	n/a	July 28, 2003
The Fire-Rescue Plan	Report	2012–2015	March 26, 2012
Richmond Arts Strategy	Report	2012–2017	October 8, 2012
Sustainability Framework	Report	2010	January 25, 2010

Appendix 2—Key Stakeholder Consultation

Phase 1:

Stakeholder Meetings	
Stakeholder Group	Date
Council/School Board Liaison Committee	November 18, 2009
Child Care Development Advisory Committee	January 13, 2010
Richmond Seniors Advisory Committee	January 14, 2010
Richmond Community Services Advisory Committee	January 15, 2010
Richmond Centre for Disabilities	January 19, 2010
Richmond Intercultural Advisory Committee	January 20, 2010
Richmond Community Committee	January 27, 2010
Richmond Local Governance Liaison Committee	February 5, 2010
Health Liaison Committee	February 11, 2010
Richmond Children First	March 2, 2010
Canadian Federation of University Women – Richmond	April 20, 2010
Vancouver Coastal Health (VCH) Mental Health and Addiction Coordinating Committee	November 8, 2010

Summary notes were kept from the meetings and groups were asked to submit briefs with further comment. Written submissions were received from the following eight organizations:

- City Centre Community Association
- Richmond Community Services Advisory Committee
- Richmond Seniors Advisory Committee
- Child Care Development Advisory Committee
- Richmond Intercultural Advisory Committee
- Richmond Health Advisory Committee
- Richmond Poverty Response Committee
- Richmond Children First

Public Survey

As a means of gaining broader community input, staff developed a public survey for the Strategy. The survey was available in both a printed and online version. The printed version was also translated into Chinese to provide alternatives for Mandarin and Cantonese speaking residents to contribute their views.

Public Forum (May 26, 2010, Richmond Cultural Centre)—This forum was facilitated by Lani Schultz, Director, Corporate Programs Management Group. Twenty-four people attended, including members of the public and representatives of community organizations. Despite the relatively low turnout, the session generated interest in the project and elicited useful insight on key social planning priorities facing the City.

Let's Talk Richmond—The City engaged SustaiNet Software Solutions to develop Let's Talk Richmond, an innovative online discussion forum for both the Social Planning Strategy and the OCP. The forum provided an opportunity for residents to express their comments and opinions on a variety of topics from their home or workplace. During two six week time periods (one in the summer 2010 and one in the fall 2010), residents had the opportunity to discuss and comment on various topics including affordable housing, youth, older adults, social planning, and civic engagement.

The tool generated strong public interest, with 1003 distinct viewers visiting the social development section of the forum. Comments and discussion were lower than would have been desired, but increased from the first to the second forum. During the engagement period, the site was visited 2,964 times with 7,562 page views. In addition, 139 documents were downloaded from a menu of eight available publications (including the Older Adult Service Plan, Affordable Housing Strategy and Youth Strategy).

Study Circles—In partnership with the Richmond Civic Engagement Network (RCEN), the City conducted a series of study circle sessions—a facilitated process through which a small group of people meets multiple times to discuss a particular issue. Study circles are particularly beneficial in eliciting the views of people who may have difficulty in contributing through more traditional consultation methods.

Four study circle groups were established for the Social Development Strategy: a Cantonese, Mandarin, new immigrants and an open group. Eight volunteer facilitators and fifty-four participants took part in the circles. Each group met three times over a three-week period in September 2010.

In October, the City and RCEN co-hosted a wrap up forum to which all study circle facilitators and participants were invited. Twenty-eight participants, exclusive of City staff, attended. The aim was to summarize the key information generated through the circles, ensure that information was accurately captured, and gather additional ideas to contribute to the Strategy. Participants were very positive about the overall study circle experience and expressed strong interest in continued involvement as work on the Strategy proceeds.

Phase 2:

Following the update to committee, staff continued to seek input and guidance from a number of areas to ensure the Social Development Strategy was effectively addressing the needs from a variety of points of view across the organization.

Council/Staff Liaison Committee—The Council/ Staff liaison committee met on six (6) occasions between March 2011 and November 2012 to provide guidance and input to staff and to keep Council informed as the draft progresses.

Staff Consultation—A series of five (5) consultation meetings with staff groups from across the organization were held. These were designed to ensure that the Social Development Strategy would help all parts of the organization proceed with their goals and objectives in a complementary manner. Meetings took place between June 2011 and May 2012 and involved staff from Parks and Recreation, Sustainability, Richmond Public Library, Community Social Services, Arts and Cultural Services, Richmond Fire Rescue, Law and Community Safety, Planning, and Economic Development.

Golder/HB Lanarc Consultation—Staff had a series of meetings with HB Lanarc /Golder Associates to help provide some guidance for their production of the draft strategy. As an additional part of the public participation process, HB Lanarc set up a set of three (3) public consultation meetings in June 2011 for further discussion and input. These sessions were attended by member of community non-profits, agency reps (e.g. SWIS workers), community committees (e.g. Poverty Response committee) and members of council advisory committees.

Appendix 3—Glossary

Accessible: Able to physically, financially and attitudinally access and participate in a wide choice of community facilities, programs and services.

Adaptable Design: Housing that is designed and built with features that add considerable utility to an occupant with mobility challenges.

Affordable Housing: Shelter costs that do not exceed 30 percent of a household's income, whether in market or non-market housing.

Aging in Place: The ability for people to grow older without having to move from their current residence in order to secure necessary support services in response to changing needs.

Baby Boomer: Someone who was born between 1946 and 1964.

Barrier: A visible and/or invisible obstacle that prevents a person from using available programs and services.

Barrier Free Housing: Housing that is designed and built for universal access at the time of construction for an occupant with mobility challenges.

Coach Houses: A self-contained dwelling located above a detached garage in the rear yard.

Collaboration: The process of exchanging information, modifying activities, sharing resources and enhancing the capacity of involved parties to achieve a common purpose.

Community: A group of individuals, families or organizations that share common values, attributes, interests and/or geographical boundaries.

Community Capacity: The assets and capabilities of a community, which can be developed and applied through community development.

Community Development: A dynamic process in which all citizens are encouraged to participate in enhancing the quality of life for their community.

Community Engagement: The process of working collaboratively with groups of people who are affiliated by geographic proximity, special interest, or similar situations, to address issues affecting their well-being.

Community Partner: Community organizations with which the City operates community facilities.

Complete Communities: Communities where people can live, work, shop, and play. They include local access to options for food, transportation, housing, recreation, education, retail, and employment.

Cost of Living: Average costs of the basic necessities of life such as food, shelter and clothing.

Cultural Diversity: The presence and participation of many different cultural communities within society, and the explicit recognition that the contribution and participation of all cultural communities have equal value and benefit to society.

Developmental Assets: Factors or qualities which have an influence on the social and personal development in youth. Examples include support, empowerment, commitment to learning, and positive values. These developmental assets help young people make wise decisions, choose positive paths, and grow up caring and responsible.

Diversity: The unique characteristics that people possess that distinguish them as individuals and that identify them as belonging to a group or groups. Notions of diversity include culture, ethnicity, class, gender, religion, sexual orientation or disability and other.

Established Immigrants: Community members who have come to Canada more than 10 years ago.

Homelessness: People are considered homeless if they do not have a dwelling place where they can expect to stay for more than 30 days and if they do not pay rent. Homelessness can be broken into two categories; *Absolute Homelessness* which refers to those without any physical shelter, and *At Risk of Homelessness* which refers to individuals or families whose living spaces do not meet minimum health and safety standards, and do not offer security of tenure, personal safety and/or affordability.

Inclusive: Welcoming and enabling participation from everyone.

Intercultural: The interaction, cooperation and collaboration between or among people of different cultures.

Inter-generational: The intermingling or coming together of multiple generations (e.g. youth, older adults).

Metro Vancouver: Also known as the Greater Vancouver Regional District (GVRD).

Needs: The gaps between what are considered essential conditions for adequate quality of life and what actually exists. These conditions are not absolute but are relative to the criteria used by whoever is defining the needs.

Neighbourhood Hub: A central, multi-use facility that involves the co-location of two or more compatible community services to better serve the needs of residents while strengthening the capacity of participating agencies. These hubs may target specific populations or mandates (e.g. early childhood, youth, seniors) or provide services to a wide spectrum of community members.

New Immigrants/Newcomers: Community members who have come to Canada less than five years ago.

Older Adult: An individual who is older than 55 years of age.

Policies: A set of broad government objectives to be attained through a number of related specific programs.

Poverty: The inability to satisfy basic needs due to a lack of money, goods, or means of support.

Quality of Life: The degree to which a person enjoys life. Quality of life is measured both subjectively (how someone feels about things, spiritual health, being satisfied with status, safety) as well as objectively (material and physical well-being, political stability, climate and geography, job security, political freedom, gender equality).

Recent Immigrants: Community members who have come to Canada five to ten years ago.

Research: The collection of information about a particular subject. For purposes of the Social Development Strategy, the City's research could be relatively minor (e.g. reviewing website material) or extensive (e.g. undertaking a comprehensive community needs assessment).

Secondary Suite: A self contained additional dwelling unit located on a residential property which usually contains living, sleeping, cooking and toilet facilities.

Senior Government: This includes the Government of the Province of BC, and the Federal Government of Canada.

Settlement Services: Services that aim to support newcomers to integrate into Canadian society. Examples include language assessment and training, social or work-related skill development, referrals, and orientation to day-to-day aspects of life in Canada.

Social Assets: The resources and abilities of people and organizations within a community that contribute to social well being.

Social Capital: The network of social organizations in a community, their cumulative abilities, and their channels of communication and association.

Social Development: The process of improving quality of life for all members of society. Involves the sharing of community resources, commitments and responsibilities, with the aim of achieving better state of society for all.

Social Equity: Ensuring that all segments of the population have equal opportunity and that their needs are recognized and addressed in a fair manner.

Social Infrastructure: All assets that accommodate and support social services and social development. These include physical buildings as well as social capital the provision of services.

Social Media: A form of internet-based communication that provides immediate and interactive information sharing across different platforms. Social media promotes two-way communication, rather than simple information dissemination.

Socially Inclusive Communities: Communities that strive to eliminate poverty and provide opportunities for meaningful engagement and participation of all members of society regardless of their socio-economic status.

Stakeholder: Any organization or individual that has a direct interest in an action or decision either because they have a role in implementing the decision, or because they will be affected by the decision.

Values: What a community/individual believes in and stands for. Values provide motivation to keep people focused on why and what is done.

Vision: Based on values, a vision describes the desired state of the future. It uses language to convey a sense of how success will look and feel.

Walkable Neighbourhoods: A type of compact urban living where streets are designed in such a way that residents can safely walk and bike to accomplish daily tasks.

Wellness: An approach to personal and community health that emphasizes individual and collective responsibility for well being, specifically through the practice of health-promotion lifestyle behaviours.

Workforce Housing: Housing that is affordable to working households that do not qualify for subsidized rental housing, yet cannot afford market-rate housing in their community.

Appendix 4—Acronyms

CCDAC	– Child Care Development Advisory Committee
CMA	– Census Metropolitan Area as defined by Statistics Canada
CMHC	– Canada Mortgage and Housing Corporation
GVHBA	– Greater Vancouver Home Builders Association
IEC-BC	– Immigrant Employment Council of BC
MLAs	– Members of the Legislative Assembly
MPs	– Member of Parliament
OCP	– Official Community Plan
PRC	– Poverty Response Committee
PRCS	– Parks, Recreation and Cultural Services
RCD	– Richmond Centre for Disability
RCEN	– Richmond Civic Engagement Network
RCF	– Richmond Children First
RCMP	– Royal Canadian Mounted Police
RCSAC	– Richmond Community Services Advisory Committee
RFSS	– Richmond Food Security Society
RHC	– Richmond Homelessness Coalition
RIAC	– Richmond Intercultural Advisory Committee
RMCS	– Richmond Multicultural Community Services
RPL	– Richmond Public Library
RSAC	– Richmond Seniors Advisory Committee
UBCM	– Union of BC Municipalities
UDI	– Urban Development Institute
VCH	– Vancouver Coastal Health

TO: City Clerk's Office - Rmd. City Hall - Jan 7, 2011
FROM: N. TRANT

RE: BICYCLE LANES IN RMD.

WHEN: JAN. 14th 2013, COUNCIL MTG., 7 PM ^{Virtual}

A would like to make a 5 minute presentation on the value of bike lanes for work and for pleasure in Richmond.

Thanks for your consideration.

Nancy Trant
(604) 277-0450.



Housing Agreement (3391 and 3411 Sexsmith Road)

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:
No PID: Lot A, Section 28, Block 5 North, Large 6 West, New Westminster District, Plan BCP _____
Formerly known as:

PID: 018-343-341 Lot 2 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP11315

PID: 018-343-333 Lot 1 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP 11315

Portion of unopened lane
2. This Bylaw is cited as “**Housing Agreement (3391 And 3411 Sexsmith Road) Bylaw No. 8969**”.

FIRST READING

DEC 18 2012

SECOND READING

DEC 18 2012

THIRD READING

DEC 18 2012

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A

To Housing Agreement (0884962 B.C. Ltd. – Inc. No. 0884962) Bylaw No. 8969

HOUSING AGREEMENT BETWEEN 0884962 B.C. Ltd. – PINNACLE INTERNATIONAL
(RICHMOND) PLAZA INC.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the _____ day of November, 2012

BETWEEN:

0884962 B.C. Ltd. (Inc. No. 0884962),
a company duly incorporated under the laws of the Province of British
Columbia and having its office at 300 - 911 Homer Street, Vancouver,
British Columbia, V6B 2W6

(the "Owner" as more fully defined in section 1.1 of this
Agreement)

AND:

CITY OF RICHMOND,
a municipal corporation pursuant to the *Local Government Act* and
having its offices at 6911 No. 3 Road, Richmond, British
Columbia, V6Y 2C1

(the "City" as more fully defined in section 1.1 of this Agreement)

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

- (iii) in respect to a two bedroom unit, \$45,500 or less; or
- (iv) in respect to a three or more bedroom unit, \$55,000 or less

provided that, commencing July 1, 2012, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released;

- (i) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption;
- (j) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 201_, under number _____;
- (k) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (l) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (m) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

 No PID
 Lot A, Section 28, Block 5 North, Range 6 West,
 New Westminster District, Plan BCP ♦
- (n) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) **"LTO"** means the New Westminster Land Title Office or its successor;
- (p) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(q) "Permitted Rent" means no greater than:

- (i) \$837.00 a month for a bachelor unit;
- (ii) \$925.00 a month for a one bedroom unit;
- (iii) \$1,137.00 a month for a two bedroom unit; and
- (iv) \$1,375.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2012, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (r) "*Real Estate Development Marketing Act*" means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (s) "*Residential Tenancy Act*" means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (t) "*Strata Property Act*" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (v) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (w) "Tenant" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2
USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the

form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by a director of the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(h) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(h) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs

the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of this Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet in addition to against title to those strata lots which are used as Affordable Housing Units.

7.2 Modification

The Owner acknowledges that this Agreement will be automatically and without further instrument modified or amended to reflect the Affordable Housing Strategy, from time to time. In addition, subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 City's Powers Unaffected

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;

- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.11 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.13 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.16 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.17 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.18 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.19 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.20 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.21 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.22 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

7.23 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, and each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

0884962 B.C. Ltd.

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF A
	)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA	)	THE CITY OF RICHMOND
	)	("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of _____ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from _____ to _____ the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

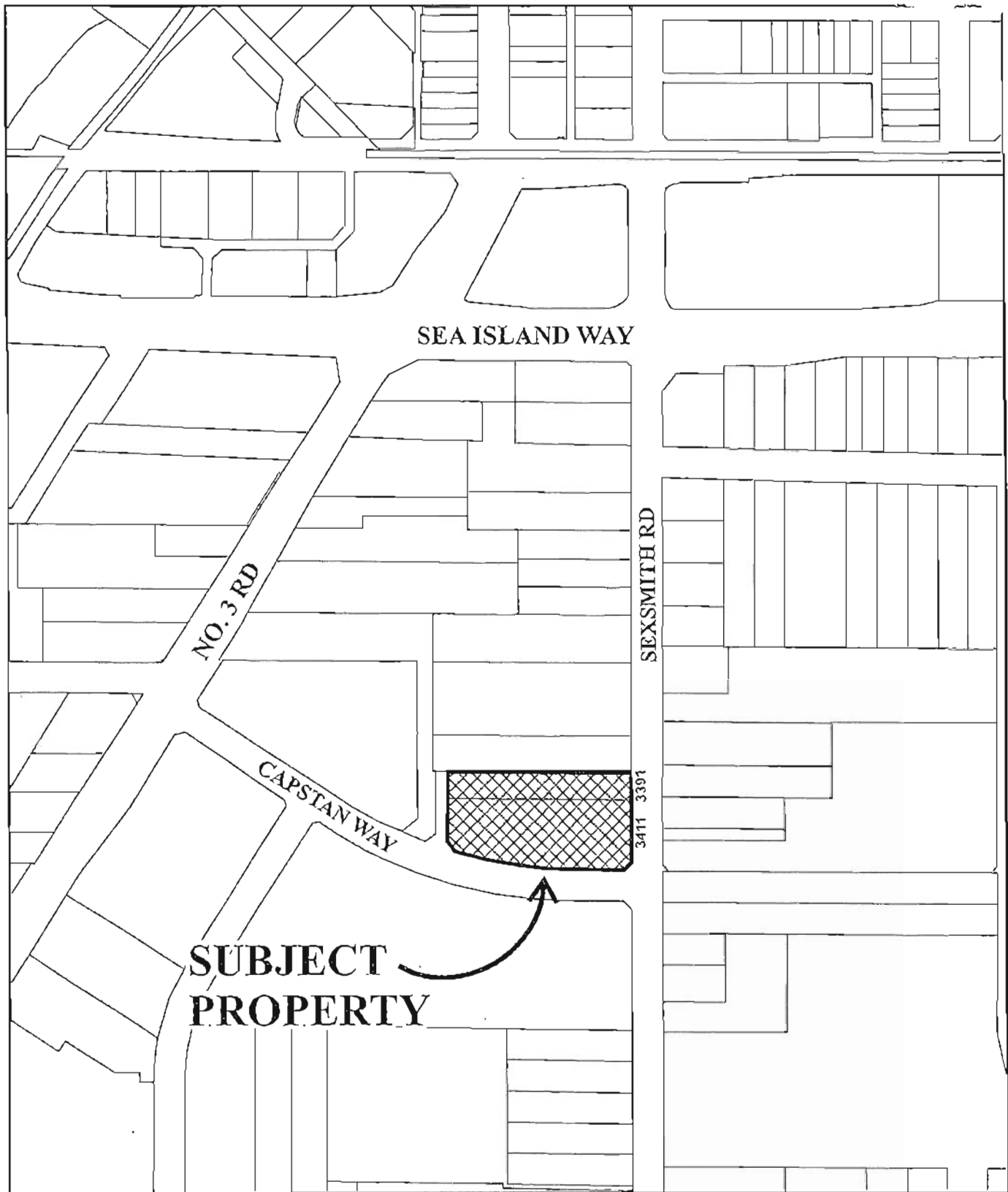
[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of)
_____, in the Province of British)
Columbia, this _____ day of)
_____, 20____.)
)
)
)
)
)
A Commissioner for Taking Affidavits in the)
Province of British Columbia)

DECLARANT



3391 & 3411 Sexsmith Road

Original Date: 01/29/12

Revision Date:

Note: Dimensions are in METRES



**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw
No. 8980**

The Council of the City of Richmond enacts as follows:

1. **Alexandra District Energy Utility Bylaw No. 8641** is amended by deleting Schedule C in its entirety and substituting Schedule C attached to and forming part of this bylaw.
2. This Bylaw is cited as “**Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 8980**”.

FIRST READING

DEC 18 2012

SECOND READING

DEC 18 2012

THIRD READING

DEC 18 2012

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE C to BYLAW NO. 8641

Rates and Charges

RATES FOR SERVICES

The following charges will constitute the Rates for Services:

- (a) Capacity charge – a monthly charge of \$0.078 per square foot of gross floor area, and a monthly charge of \$1.04 per kilowatt of the annual peak heating load supplied by DEU as shown in the energy modeling report required under Section 21.1.(c); and
- (b) Volumetric charge – a charge of \$3.328 per megawatt hour of Energy returned from the Heat Exchanger and Meter Set at the Designated Property.



Richmond Zoning Bylaw 8500
Amendment Bylaw 8786 (RZ 11-576126)
11180/11200 KINGSGROVE AVENUE

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 007-178-956

Lot 106 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8786".

FIRST READING

JUL 25 2011

A PUBLIC HEARING WAS HELD ON

SEP 07 2011

SECOND READING

SEP 07 2011

THIRD READING

SEP 07 2011

OTHER REQUIREMENTS SATISFIED

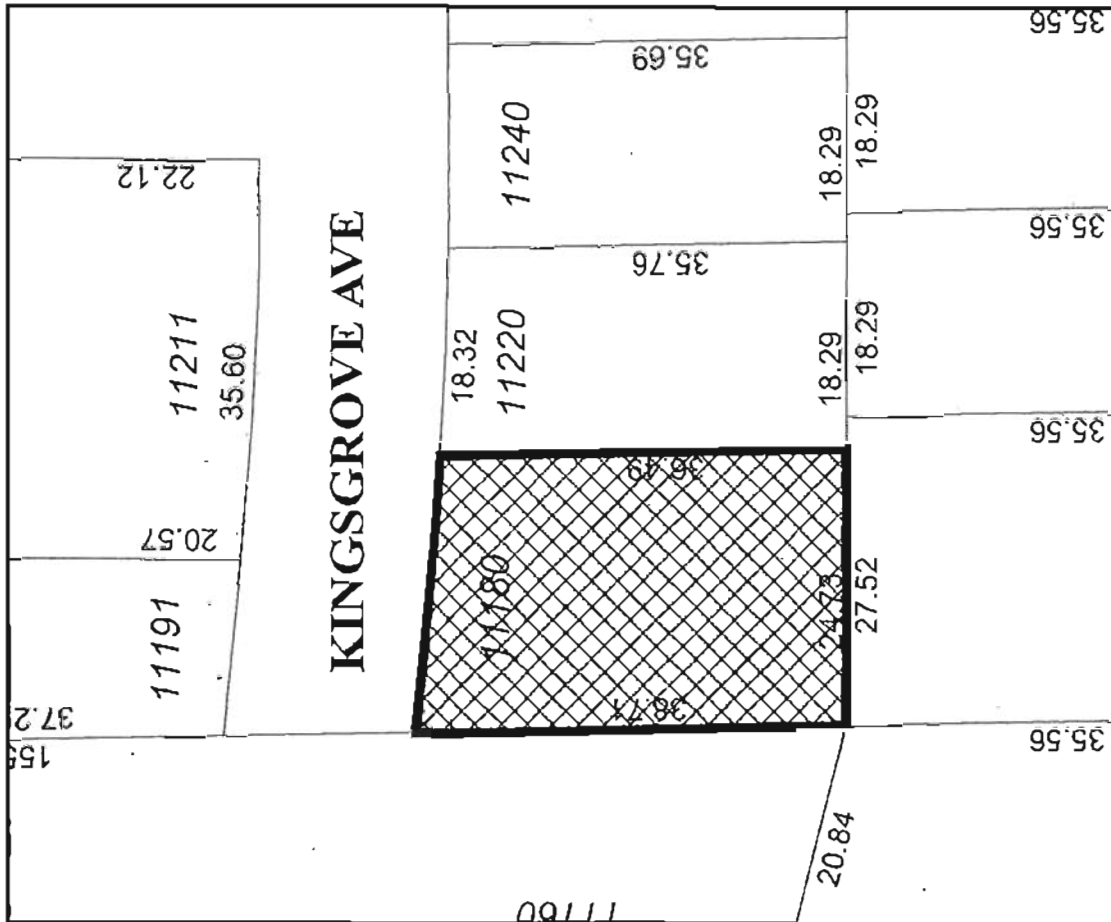
JAN 09 2013

ADOPTED



MAYOR

CORPORATE OFFICER

**CNCL-411**

RZ 11-576126

Note: Dimensions are in METERS