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**City Council  
Electronic Meeting**

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

**Monday, January 30, 2023  
7:00 p.m.**

Pg. #      ITEM

**MINUTES**

**1.    *Motion to:***

**CNCL-8            (1)    adopt the **minutes** of the Regular Council meeting held on January 16, 2023; and**

**CNCL-13        (2)    adopt the **minutes** of the Regular Council meeting for Public Hearings held on January 23, 2023.**



**AGENDA ADDITIONS & DELETIONS**

**COMMITTEE OF THE WHOLE**

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



## Council Agenda – Monday, January 30, 2023

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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 OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS**

4. *Motion to rise and report.*



### 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 Seniors Advisory Committee 2022 Annual Report and 2023 Work Program
- Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program
- Application to the Bloomberg Initiative for Cycling Infrastructure Grant
- Proposed Amendments to Traffic Bylaw No. 5870 to Remove 60 Km/h Speed Zones
- Amendments to the Recycling Regulation and Recycle BC Program
- Progress Update On Building Benchmark BC Program

5. *Motion to adopt Items No. 6 through No. 12 by general consent.*



6. COMMITTEE MINUTES

*That the minutes of:*

CNCL-15 (1) the **Community Safety Committee** meeting held on January 17, 2023;

CNCL-35 (2) the **General Purposes Committee** meeting held on January 23, 2023;

## Council Agenda – Monday, January 30, 2023

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- CNCL-39      (3)    *the **Planning Committee** meeting held on January 24, 2023; and*  
(4)    *the Public Works and Transportation Committee meeting held on January 25, 2023; (distributed separately)*  
*be received for information.*



Consent  
Agenda  
Item

7.    **RICHMOND SENIORS ADVISORY COMMITTEE 2022 ANNUAL REPORT AND 2023 WORK PROGRAM**  
(File Ref. No. 08-4055-01) (REDMS No. 7079916)

CNCL-43

See Page CNCL-43 for full report

### PLANNING COMMITTEE RECOMMENDATION

*That the staff report titled “Richmond Seniors Advisory Committee 2022 Annual Report and 2023 Work Program,” dated December 8, 2022, from the Director, Community Social Development, be approved.*



Consent  
Agenda  
Item

8.    **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT 2022 ANNUAL REPORT AND 2023 WORK PROGRAM**  
(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 7084758)

CNCL-53

See Page CNCL-53 for full report

### PLANNING COMMITTEE RECOMMENDATION

- (1)    *That the Richmond Advisory Committee on the Environment 2022 Annual Report, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program”, dated December 13, 2022 from the Director of Policy Planning, be received for information; and*  
(2)    *That the Richmond Advisory Committee on the Environment 2023 Work Program, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program”, dated December 13, 2022 from the Director of Policy Planning, be approved.*



## Council Agenda – Monday, January 30, 2023

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Consent  
Agenda  
Item

9. **APPLICATION TO THE BLOOMBERG INITIATIVE FOR CYCLING INFRASTRUCTURE GRANT**

(File Ref. No. 03-1080-01) (REDMS No. 7102388)

CNCL-58

See Page CNCL-58 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION**

- (1) *That the submission for cost-sharing to the Bloomberg Initiative for Cycling Infrastructure Grant Program as described in the staff report titled “Application to The Bloomberg Initiative for Cycling Infrastructure Grant”, dated January 9, 2023, from the Director, Transportation be endorsed;*
- (2) *A letter of support from the City be included in the grant application;*
- (3) *That, should the above application be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized on behalf of the City to execute the funding agreement; and*
- (4) *That the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.*



Consent  
Agenda  
Item

10. **PROPOSED AMENDMENTS TO TRAFFIC BYLAW NO. 5870 TO REMOVE 60 KM/H SPEED ZONES**

(File Ref. No. 02-0775-50-7237) (REDMS No. 7065443)

CNCL-63

See Page CNCL-63 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION**

- (1) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 10434, as described in the staff report titled “Proposed Amendments to Traffic Bylaw No. 5870 to Remove 60 km/h Speed Zones”, be given first, second and third readings; and*
- (2) *A letter be sent to the Province of British Columbia to implement additional automated speed enforcement programs in Richmond.*





**Council Agenda – Monday, January 30, 2023**

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Consent  
Agenda  
Item

**11. AMENDMENTS TO THE RECYCLING REGULATION AND RECYCLE BC PROGRAM**

(File Ref. No. 10-6370-01) (REDMS No. 7088640)

**CNCL-70**

**See Page CNCL-70 for full report**

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION**

*That the expanded scope of items to be accepted in the City's recycling programs, as outlined in Attachment 1 of the staff report dated December 19, 2022, titled "Amendments to the Recycling Regulation and Recycle BC Program, from the Director Public Works Operations, be endorsed.*



Consent  
Agenda  
Item

**12. PROGRESS UPDATE ON BUILDING BENCHMARK BC PROGRAM**

(File Ref. No. 10-6125-07-02) (REDMS No. 7087345))

**CNCL-75**

**See Page CNCL-75 for full report**

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION**

- (1) That a letter be sent to the Provincial government to request assistance to promote the Building Benchmark BC Program; and*
- (2) That staff examine options to increase awareness of the Building Benchmark BC Program to appropriate building owners and occupiers and report back.*



\*\*\*\*\*

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

\*\*\*\*\*

NON-CONSENT AGENDA ITEM

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

13. **SOIL OR FILL USE APPLICATION FOR THE PROPERTY AT 8251 NO. 5 ROAD (GARCHA)**

(File Ref. No. 12-8080-12-01) (REDMS No. 6990060)

CNCL-80

See Page **CNCL-80** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day, Gillanders and Wolfe.

*That the 'Soil or Fill Use' application, submitted by Harbinder (Harry) Garcha (Applicant), proposing to retain soil for the purpose of improving the agricultural capability of the property located at 8251 No. 5 Road, be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-140

Consolidated 5 Year Financial Plan (2023-2027) **Bylaw No. 10429**

Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – Cllr. Au.



## Council Agenda – Monday, January 30, 2023

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ITEM

**CNCL-146**

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10369**  
(7420/7440 Langton Road, RZ 21-927633)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

ADJOURNMENT

☐



## Regular Council

Monday, January 16, 2023

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

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

RES NO. ITEM

### MINUTES

- R23/1-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Special Council meeting held on December 21, 2022, be adopted as circulated; and*
  - (2) *the minutes of the Regular Council meeting for Public Hearings held on December 19, 2023, be adopted as circulated.*

**CARRIED**



**Regular Council**  
**Monday, January 16, 2023**

**COMMITTEE OF THE WHOLE**

- R23/1-2      2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).*

**CARRIED**

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

- R23/1-3      4.    It was moved and seconded  
*That Committee rise and report (7:02 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R23/1-4      5.    It was moved and seconded  
*That Items No. 6 through No. 11 be adopted by general consent.*

**CARRIED**

6.    **COMMITTEE MINUTES**

*That the minutes of:*

- (1)    *the Finance Committee meeting held on January 9, 2023;*
- (2)    *the General Purposes Committee meeting held on January 9, 2023;*  
*and*
- (3)    *the Planning Committee meeting held on January 10, 2023;*  
*be received for information.*



**Regular Council**  
**Monday, January 16, 2023**

7. **BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10430 – 4411 NO. 3 ROAD, UNIT 106**  
(File Ref. No. 12-8060-20-010430) (REDMS No. 7027562, 7026460)

*That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10430, which amends Schedule A of Bylaw No. 7538, to add the address of 4411 No. 3 Road, Unit 106 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.*

**ADOPTED ON CONSENT**

8. **2022 SNOWFALL EVENT AND RESPONSE - SUMMARY AND OUTCOMES**  
(File Ref. No. 10-6360-13) (REDMS No. 7091884)

- (1) *That the staff report titled “2022 Snowfall Event and Response – Summary and Outcomes”, dated December 22, 2022, from the Director, Public Works Operations, be received for information.*
- (2) *That a letter be sent to the Ministry of Transportation and Infrastructure to request a review of their response protocols for anti-icing, pre-treatment and de-icing of roads that are located in Richmond, but under their jurisdiction.*

**ADOPTED ON CONSENT**

9. **APPLICATION BY GURJIT POONI FOR REZONING AT 8691 HEATHER STREET FROM “SINGLE DETACHED (RS1/B)” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE**  
(File Ref. No. 12-8060-20-010416, RZ 21-940333) (REDMS No. 7002725, 6988415, 701173)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**





**Regular Council**  
**Monday, January 16, 2023**

10. **APPLICATION BY RAV BAINS FOR REZONING AT 8420 HEATHER STREET FROM “RESIDENTIAL SINGLE DETACHED (RS1/B)” ZONE TO “RESIDENTIAL SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. 12-8060-20-010435, RZ 21-938262) (REDMS No. 7060487, 7077429, 7085452, 4573372)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, for the rezoning of 8420 Heather Street from “Residential Single Detached (RS1/B)” zone to “Residential Single Detached (RS2/A)” zone, be introduced and given first reading.*

**ADOPTED ON CONSENT**

11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 8160 NO. 5 ROAD**

(File Ref. No. 08-4105-20-AG 22-007407) (REDMS No. 7033442, 7036157)

*That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non- Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.*

**ADOPTED ON CONSENT**

**PUBLIC ANNOUNCEMENTS AND EVENTS**

Trustee Heather Larson has been appointed as the Richmond Board of Education liaison to the Richmond Child Care Development Advisory Committee for a one-year term to expire on December 31, 2023, with Trustee Alice Wong as alternate.

The Development Permit Panel on February 1, 2023 has been cancelled.



**Regular Council**  
**Monday, January 16, 2023**

**BYLAWS FOR ADOPTION**

R23/1-5

It was moved and seconded

*That the following bylaws be adopted:*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10303;*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10387;*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10404.*

**CARRIED**

**ADJOURNMENT**

R23/1-6

It was moved and seconded

*That the meeting adjourn (7:20 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular meeting of the  
Council of the City of Richmond held on  
Monday, January 16, 2023.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)





**Regular Council meeting for Public Hearings  
Monday, January 23, 2023**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10432  
(RZ 22-014680)**

(Location: 11431 Williams Road; Applicant: Lorraine S Tsoi)

*Applicant's Comments:*

None.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH23/1-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10432 be given  
second and third readings.*

**CARRIED**



# City of Richmond

## Minutes

### Regular Council meeting for Public Hearings Monday, January 23, 2023

#### ADJOURNMENT

PH23/1-2

It was moved and seconded  
*That the meeting adjourn (7:01 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, January 23, 2023.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)



## Community Safety Committee

Date: Tuesday, January 17, 2023

Place: Council Chambers  
Richmond City Hall

Present: Councillor Alexa Loo, Chair  
Councillor Andy Hobbs  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Bill McNulty

Also Present: Councillor Chak Au  
Councillor Carol Day  
Councillor Michael Wolfe (by teleconference)

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 Community Safety Committee held on December 12, 2022, be adopted.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

February 14, 2023, (tentative date) at 4:00 p.m. in Council Chambers.

### AGENDA ADDITION

It was moved and seconded

*That Richmond RCMP Budget/Expenditures be added to the agenda as Item No. 6A.*

**CARRIED**

1.

**Community Safety Committee**  
**Tuesday, January 17, 2023**

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**DELEGATION**

- A. Lawrence Ho, Richmond resident, referenced his submission (attached to and forming part of these minutes as Schedule 1), expressed safety concerns in the Hamilton area and requested the following items (i) a sidewalk around Choice School, (ii) a covered bus shelter, (iii) a more prominent RCMP sign to deter criminal activity in the area, and (iv) lights in McLean Park.

Discussion took place on improvements to the Hamilton area and as a result, the following **referral motion** was introduced:

It was moved and seconded

*That the presentation from Lawrence Ho, dated January 17, 2023, be referred to Parks, Transportation, Public Works and Community Safety staff to review:*

- (1) lighting improvements for walkways in McLean Neighbourhood Park;*
- (2) improvements to Hamilton area bus stops and bus shelters;*
- (3) improvements to Hamilton area sidewalks and walkways; and*
- (4) ways to increase the visibility of the RCMP in the Hamilton area.*

**CARRIED**

**COMMUNITY SAFETY DIVISION**

**1. ANIMAL PROTECTION SERVICES MONTHLY ACTIVITY REPORT – NOVEMBER 2022**

(File Ref. No. 09-5375-09) (REDMS No. 7053965)

In reply to queries from Committee, staff advised that (i) existing licenced dog owners are contacted to follow-up on expired licences, (ii) accounting of all dogs in the City is not feasible as they are not all licenced, (iii) bylaws is liaising with strata's to canvas for dogs in strata buildings, (iv) it is required that all dogs in the City are licenced, and (v) bylaws actively canvasses dog parks and school grounds and issue violations.

It was moved and seconded

*That the staff report titled "Animal Protection Services Monthly Activity Report – November 2022", dated December 10, 2022, from the General Manager, Community Safety, be received for information.*

**CARRIED**

## Community Safety Committee

Tuesday, January 17, 2023

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2. **PROPERTY USE AND PARKING ENFORCEMENT MONTHLY ACTIVITY REPORT – NOVEMBER 2022**

(File Ref. No. 12-8375-01) (REDMS No. 7081511)

In reply to queries from Committee, staff advised that (i) additional staffing is being posted, (ii) new staff have been hired in the short-term rental area, and (iii) parking revenue variance is currently less than it was during the pandemic.

It was moved and seconded

*That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report - November 2022”, dated December 15, 2022, from the Director, Community Bylaws & Licencing, be received for information.*

**CARRIED**

3. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – NOVEMBER 2022**

(File Ref. No. 09-5140-01) (REDMS No. 7067532)

In reply to queries from Committee, staff noted that (i) there is a dedicated team to emergency programming to educate the public, (ii) most outreach is done through the Richmond Fire-Rescue website, (iii) it is in the 2023 work plan to create resiliency hubs within the community, and (iv) once the analysis from the national inclusive resiliency program is received a more targeted approach can be determined.

It was moved and seconded

*That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – November 2022”, dated December 8, 2022, from the Fire Chief, be received for information.*

**CARRIED**

4. **FIRE CHIEF BRIEFING**

(Verbal Report)

Items for discussion:

None.

## Community Safety Committee

Tuesday, January 17, 2023

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5. **RCMP MONTHLY ACTIVITY REPORT - NOVEMBER 2022**

(File Ref. No. 9-5000-01) (REDMS No. 7061219)

In reply to queries from Committee, Richmond RCMP staff advised that (i) additional information on the Block Watch program can be provided, (ii) large volume of mental health calls are not necessarily attributed to the same people calling multiple times, (iii) the increase in drug files is due in part to the increase of travel through YVR, (iv) it is mandated that officers wait with the client at the hospital until admitted or released, (v) the term “expected range” is defined as the average data set of the last 5-10 years, and (vi) various characteristics are noted for hate crimes, such as race gender, ethnicity, and staff can explore the possibility of sharing those statistics with Committee.

It was moved and seconded

*That the staff report titled “RCMP Monthly Activity Report - November 2022”, dated December 13, 2022, from the Officer in Charge, Richmond RCMP Detachment, be received for information.*

**CARRIED**

6. **RCMP/OIC BRIEFING**

(Verbal Report)

Items for discussion:

*(i) Snow Storm Response*

Richmond RCMP staff noted that due to the snow storms in November and December of 2022 some Richmond RCMP members experienced delays reporting to duty, however they were all able to attend their shifts. Furthermore, it noted that some members stayed overnight in their detachment in order to attend their shift the next day, and that the Richmond RCMP has contingencies and amenities to respond to extreme weather events.

*(ii) Warming Shelters*

Richmond RCMP staff highlighted the timely notification of all warming centres openings to ensure all clients were well informed.

6A. **RICHMOND RCMP BUDGET/EXPENDITURES**

(File Ref. No.)

It was moved and seconded

*That staff provide a detailed report on the past 3 year's RCMP budget/expenditures. Include all paid positions of RCMP and City of Richmond staff along with other expenditures related to the RCMP contract. Include a copy of the current contract.*

**CARRIED**

**Community Safety Committee**  
**Tuesday, January 17, 2023**

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**7. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:43 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, January 17, 2023.

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Councillor Alexa Loo  
Chair

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Sarah Goddard  
Legislative Services Associate



## Re: Request of building a pedestrian walkway & a bicycle path on Westminster Hwy

1 message

Lawrence W. Ho <lawrence8ho8@gmail.com>

Tue, Sep 20, 2022 at 8:36 PM

To: Carol Day <carol@carolday.net>

Hi Carol,

Thanks for your response! For sure I will let know if there is no reply from the staff. Much appreciated!

Looking forward to seeing you at the reception tomorrow.

Have a good evening!

Lawrence

On Tue, Sep 20, 2022 at 10:00 AM Carol Day <carol@carolday.net> wrote:

Hi Lawrence

great suggestion please let me know if staff do not get back to you.

Have a super day Carol Day

On Mon, Sep 19, 2022 at 8:56 AM Lawrence W. Ho <lawrence8ho8@gmail.com> wrote:

Hello Claire,

Thank you so much for your September 16 email. As advised, I would like to forward my Aug 19 email to the attention of the Transportation department so that the safety of a sidewalk may be considered for this section of the Westminster Hwy, as discussed in the RSAC meeting:

"4. Sidewalks – Following the RSAC's discussion on sidewalks, I inquired about how sidewalk upgrades are prioritized, what the accessibility standards are, and what opportunities there are for the RSAC and seniors in the community to provide input on sidewalks that are of concern. I also mentioned that the RSAC discussed preparing a list of sidewalks that are of potential concern to seniors in the community. The Transportation Department is interested to hear what sidewalks the RSAC will determine to be the priorities. I have also learned that:

- a. In general, the City upgrades sidewalks when they are no longer serviceable or repairable. Sidewalks are also considered when streets are being rebuilt, and are often improved through development. Outside of aging infrastructure replacement, the City's Transportation Department can also consider upgrades if a need is demonstrated and warranted.
- b. There are accessibility standards that are the basis for new sidewalks.
- c. Seniors can contact the Transportation Department at [Transportation@Richmond.ca](mailto:Transportation@Richmond.ca) if they would like to bring a sidewalk or traffic issue to the attention of staff."

Best regards,  
Lawrence Ho  
RSAC member

----- Forwarded message -----

From: Lawrence W. Ho <lawrence8ho8@gmail.com>

Date: Fri, Aug 19, 2022 at 3:30 PM



Subject: Request of building a pedestrian walkway & a bicycle path on Westminster Hwy  
To: Sandra Gebhardt <sandra@cratan.com>, Diana Leung <diana2.leung@gmail.com>  
Cc: Carol Day <carol@carolday.net>

**Subject: Request of building a pedestrian walkway and a bicycle lane on the Westminster Hwy in Richmond**

Dear Sandra, Diana, and Councilor Day,

I hope all is well with you and your family, and you're enjoying your summer. As fall is just around the corner, I would like to bring this traffic condition to your attention.

This Westminster Hwy section between Oliver Drive and the Freeway 91 underpass, has no pedestrian walkway, and no bicycle lane. Quite often pedestrians and cyclists need to be walking or riding on the asphalt part of the Westminster Highway, subject to the traffic hazard of the fast-moving vehicles. As increasingly more and more people are using this Hwy, this is a stretch of road where accidents are awaiting to happen, let alone there is Choice School located just beside this road, and the busy traffic will resume in the fall.

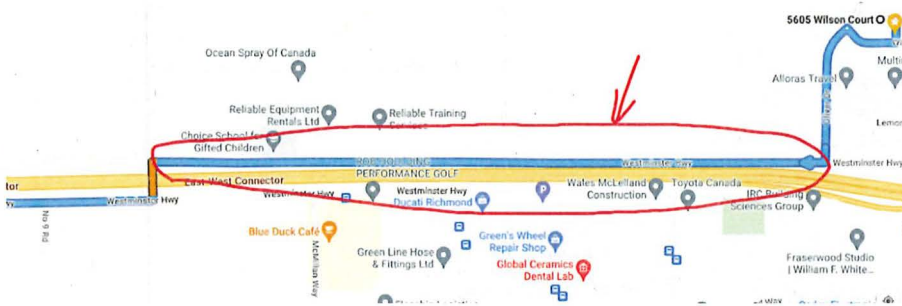
Proposal: Please provide a pedestrian/bicycle lane as soon as possible for the **safety of both pedestrians and cyclists**. Please note that this is the **ONLY** section of the Westminster Hwy that is without safety measure for pedestrian and cyclists. I have noticed that sometimes pedestrians need to dodge from the paved road when two or more vehicles happen to be passing by as there is no other means to avoid the impact of the fast moving traffic. Please see the snipped Google maps below.

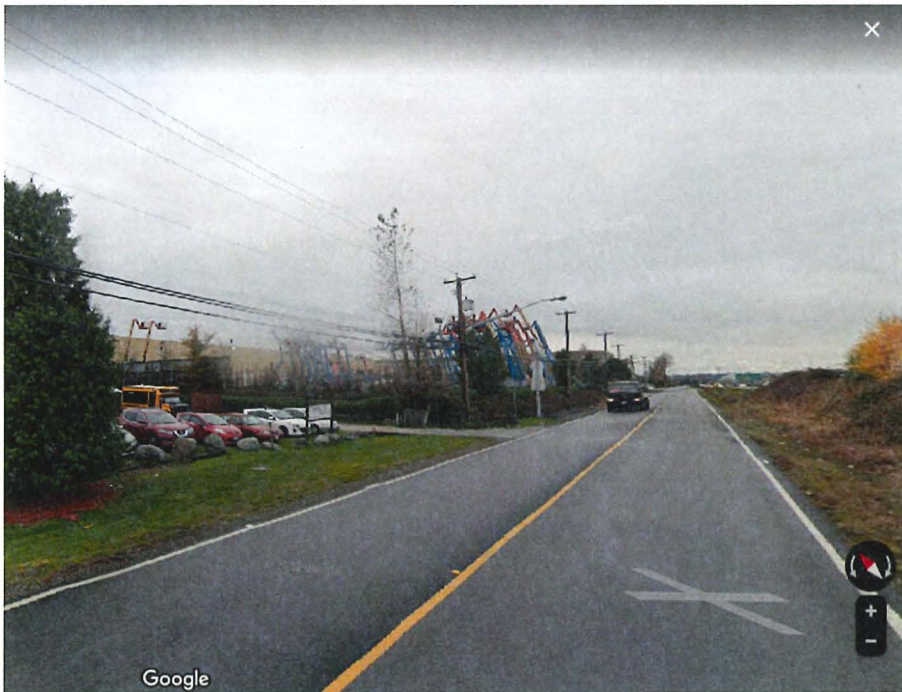
Thank you so much for your kind attention to this matter!

Best regards,

Lawrence Ho

RSAC Member









Best regards,

**Carol Day**

Richmond City Councillor | RITE Richmond  
*"WORKING for the People of Richmond"*

T 604.240.1986

F 604.271.5535

[carol@carolday.net](mailto:carol@carolday.net)



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## WB Hwy 91 Onramp @ Westminster Hwy

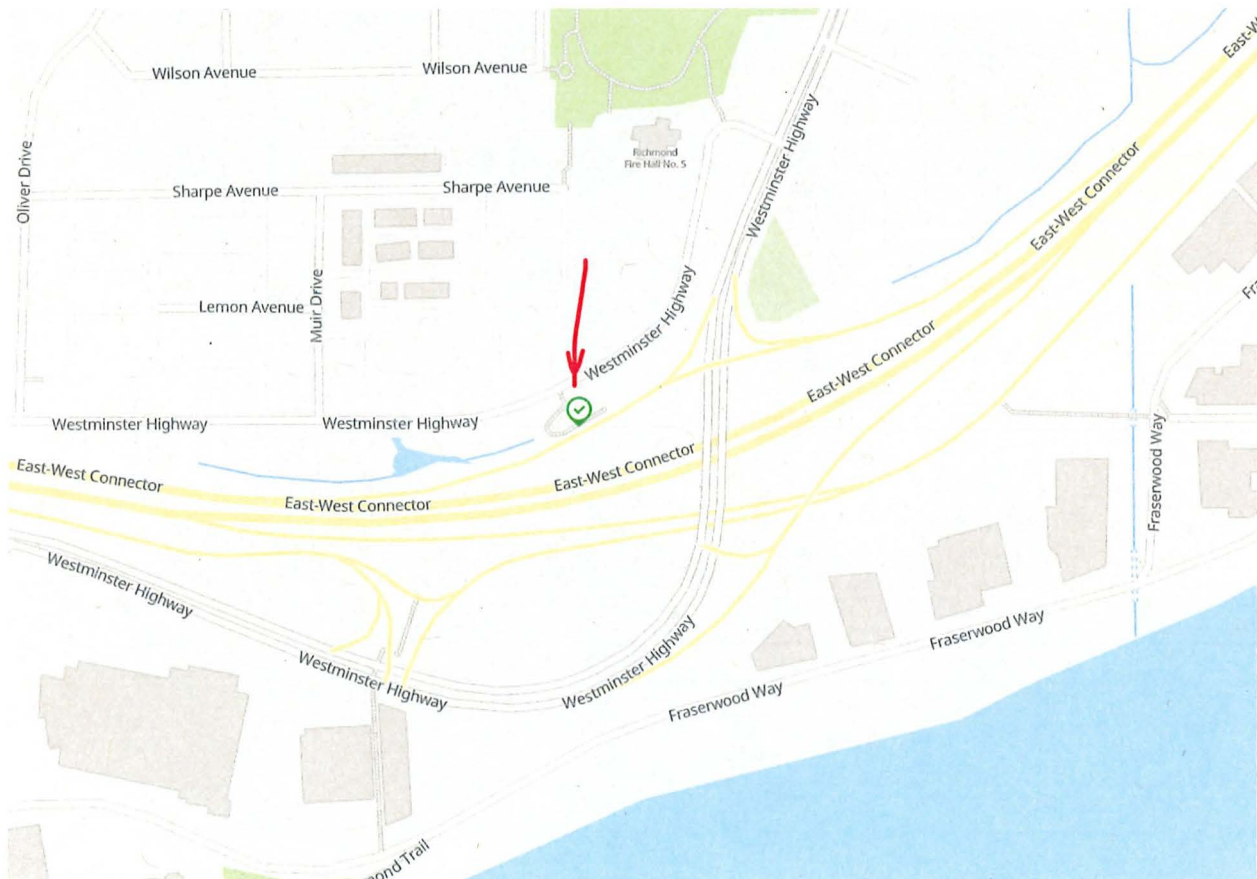
Regarding Bus Stop #58967 for Westbound Bus #301: Please see the photo and the arrow pointer. **This is the only bus stop for Hamilton passengers to ride WB bus #301 to Richmond city centre.** As noted, there is no bus shelter to protect the awaiting passengers from cross wind and rain, especially in the dark at night, for the WB bus #301.

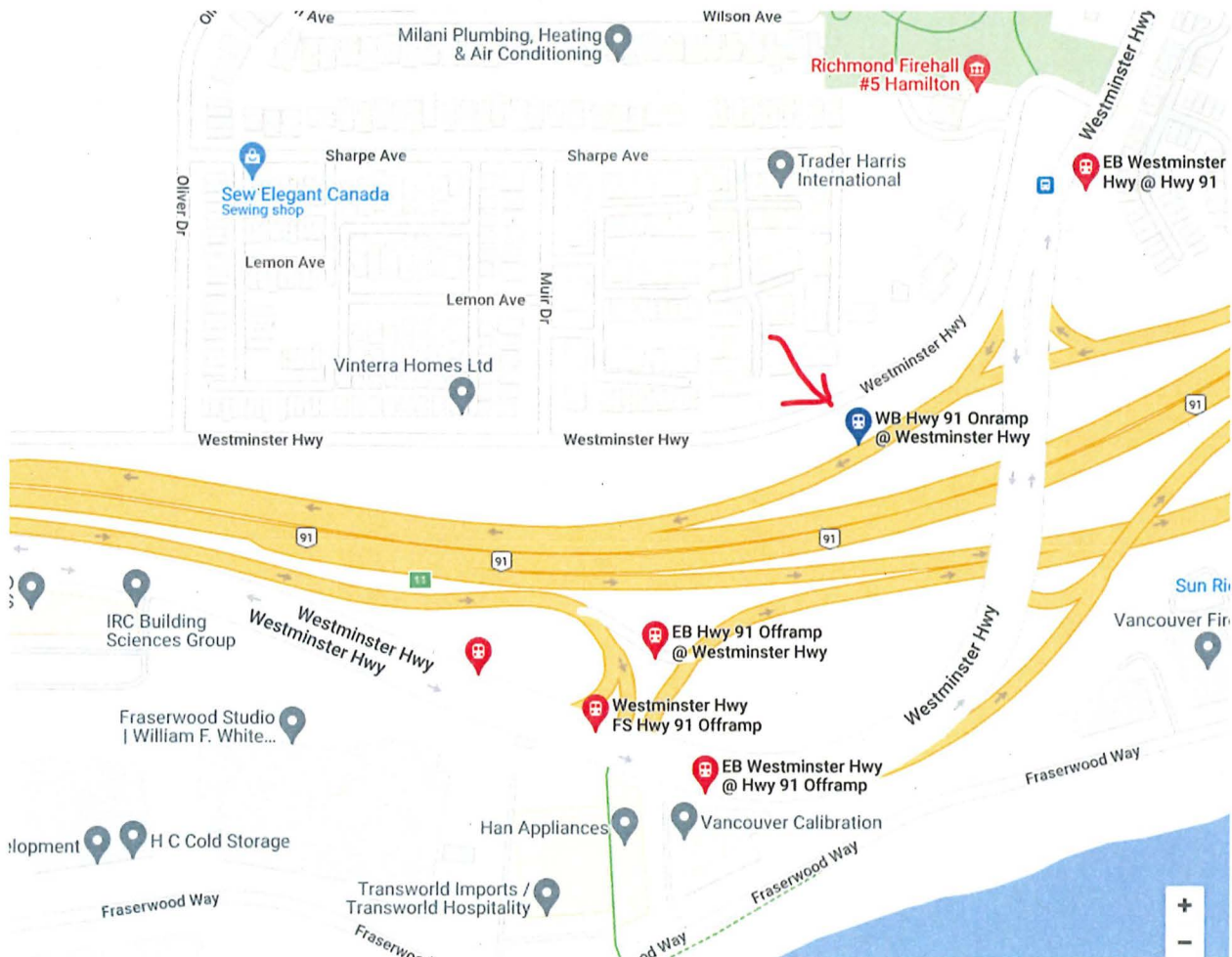
Thank you so much for your attention to this matter!

Best regards,

Lawrence Ho,

RSAC (Richmond Senior Advisory Committee)







**Goddard,Sarah**

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**From:** Lawrence W. Ho <lawrence8ho8@gmail.com>  
**Sent:** January 16, 2023 10:51 PM  
**To:** Goddard,Sarah  
**Cc:** Lawrence W. Ho; Carol Day  
**Subject:** Fwd: FW: Street lights in McLean Park

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Sarah,

Could you please make me a color copy of this email, including all the drawings and maps of illustrations, and distribute a copy to each of the Safety Committee members? My printer is acting up so I can not print properly. Thank you so much for doing this. See you at 4 PM.  
Much appreciated!

Best regards,  
Lawrence Ho

----- Forwarded message -----

From: <[lawrence8ho8@gmail.com](mailto:lawrence8ho8@gmail.com)>  
Date: Sat, Dec 17, 2022 at 2:27 PM  
Subject: FW: Street lights in McLean Park  
To: Lawrence W. Ho <[lawrence8ho8@gmail.com](mailto:lawrence8ho8@gmail.com)>

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**From:** Lawrence (Larry) Ho <[lho@shaw.ca](mailto:lho@shaw.ca)>  
**Sent:** August 21, 2018 12:29 AM  
**To:** 'Esko, Jamie' <[JEsko@richmond.ca](mailto:JEsko@richmond.ca)>  
**Cc:** 'de Crom,Ted' <[TDeCrom@richmond.ca](mailto:TDeCrom@richmond.ca)>; 'Lusk,Serena' <[slusk@richmond.ca](mailto:slusk@richmond.ca)>  
**Subject:** RE: Street lights in McLean Park

**Re: Street lights in south McLean Park**

Dear Mr. Esko,

Thank you for your swift response.

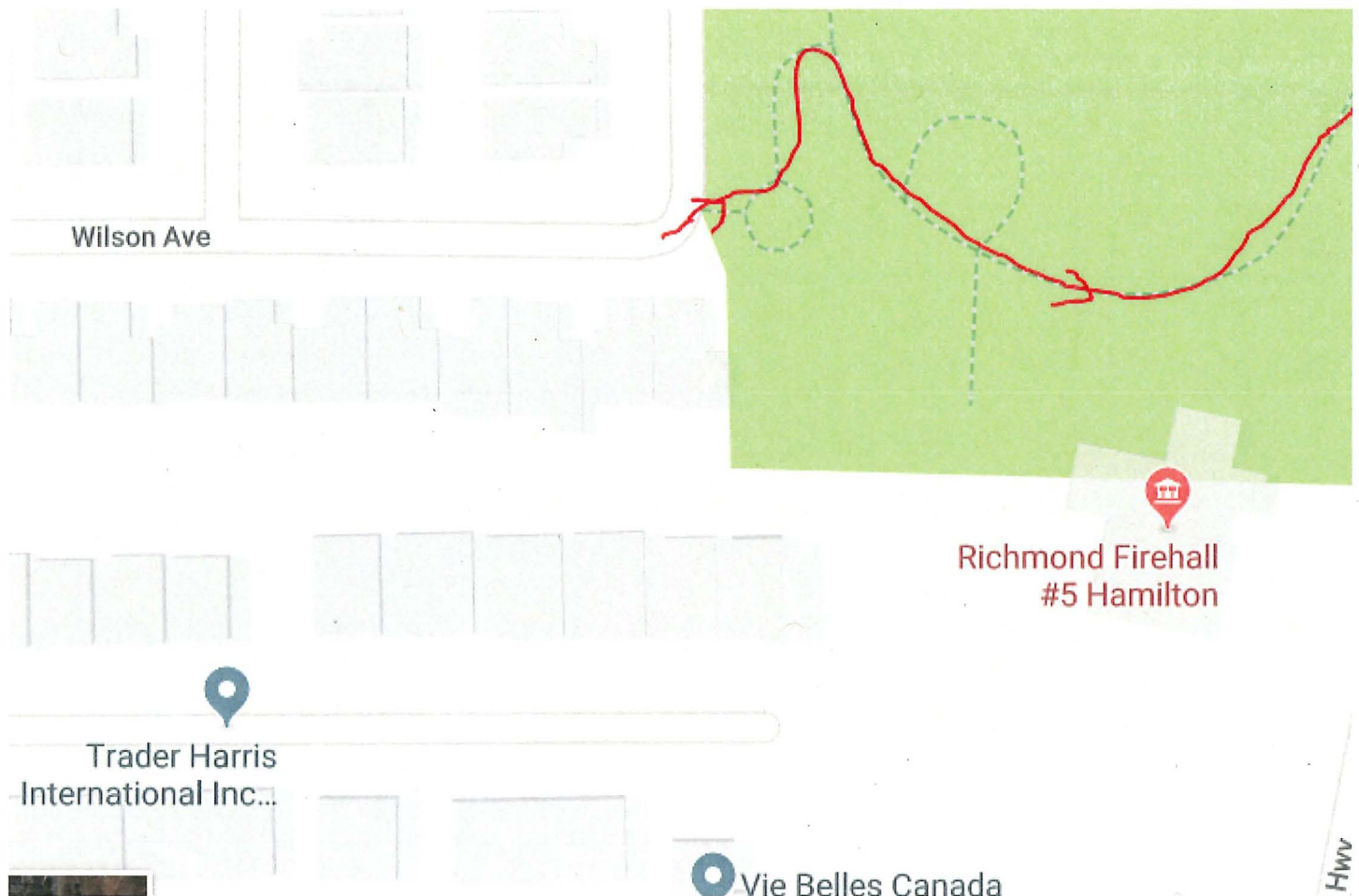
I would like to see that the south McLean Park also be designated as an exception like Minoru Park. The very reason is that so many of us living on the west side of Hamilton take the transit regularly. For us to walk along the lit street of Wilson Ave (north bound) in order to catch the bus at the intersection of Westminster Hwy and McLean Ave, instead of walking our usual walkways (as noted in my drawing below) in the dark rainy mornings and at night time is too long a walk to endure, especially for the elderly and physically disabled. **By crossing the park using the walkway (marked in red with arrows), we may walk safely back and forth to the bus stops #56922 and #56904 respectively, provided that the walkway is well lit.** On the other hand, lit walkways on the **north** side of the Mclean Park may not be necessary at all, as residents there can walk on the lit Mclean Ave to reach their bus stops at the intersection of Westminster Hwy and McLean Ave.

In summary, even several street lights installed in the strategic locations will make a huge difference for walk safety and visibility, especially during the dark morning and night time in the winter, before work/school and after work/school. In the winter time, the walkway can be quite slippery due to the accumulation of snow and black ice. Hence, visibility is even more important for safety. Such safety factor is even more of consideration for those pedestrians with physical disability. If you take a walk there yourself in total darkness, you will know exactly what the situation is like.

**Thank you so much again for your consideration and your review of the situation to have lit walkway for this important portal of access to the transit stops on Westminster Hwy.** On behalf of the Hamilton residents in these areas, I would like to express our utmost appreciation for your kind effort.

Sincerely yours,

Dr. Lawrence (Larry) Ho



**From:** Esko, Jamie <[JEsko@richmond.ca](mailto:JEsko@richmond.ca)>  
**Sent:** August 20, 2018 8:50 AM  
**To:** '[lho@shaw.ca](mailto:lho@shaw.ca)' <[lho@shaw.ca](mailto:lho@shaw.ca)>  
**Cc:** de Crom, Ted <[TDeCrom@richmond.ca](mailto:TDeCrom@richmond.ca)>; Lusk, Serena <[slusk@richmond.ca](mailto:slusk@richmond.ca)>  
**Subject:** RE: Street lights in McLean Park

Dear Mr. Ho,

Thank-you for your email and your observations about McLean Park. We will take your request into consideration and review the situation to see if a lit walkway is advisable in this situation. We generally encourage people to use lit streets at night for safety reasons and since the parks are closed after dark. Minoru Park is an exception since there are so many facilities in the park that are open after dark and there are so many people crossing the park as a result.

If you have further questions, please feel free to contact me.



**Jamie Esko | Manager Parks Planning Design & Construction**

Community Services | City of Richmond

5599 Lynas Lane

Richmond BC V7C 5B2

P|604-233-3341

E| [jesko@richmond.ca](mailto:jesko@richmond.ca)

---

**From:** Lawrence (Larry) Ho [<mailto:lho@shaw.ca>]

**Sent:** Tuesday, 14 August 2018 00:08

**To:** de Crom, Ted; Lusk, Serena

**Cc:** 'Lawrence (Larry) Ho'

**Subject:** Street lights in McLean Park

**Importance:** High

**Re: Street lights in McLean Park**

Dear Ted and Serena,

Please see the letter that was sent from the office of our MP, Joe Peschisolido, regarding the installation of street lights for the McLean Park. I was asked to contact the City of Richmond as street lamps are under the City's jurisdiction. Your early response to my request is much appreciated.

Thank you so much.

Best regards,

Lawrence (Larry) Ho, B.S. DDS

(Retired)

---

**From:** [Joe.Peschisolido.C1B@parl.gc.ca](mailto:Joe.Peschisolido.C1B@parl.gc.ca) <[Joe.Peschisolido.C1B@parl.gc.ca](mailto:Joe.Peschisolido.C1B@parl.gc.ca)>

**Sent:** August 13, 2018 12:26 PM

**To:** [lho@shaw.ca](mailto:lho@shaw.ca)

**Subject:** RE: Hello Mr. Peschisolido!

Dear Mr. Ho,

Thank you for contacting our office.

Unfortunately, street lamps are under the Municipal jurisdiction and our office is unable to assist with this matter.

I suggest you contact the City of Richmond to see how to proceed with this issue.

Their contact information is available here:

<https://www.richmond.ca/contact.htm>

Thank you,

Olivia

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**From:** Lawrence (Larry) Ho [<mailto:lho@shaw.ca>]

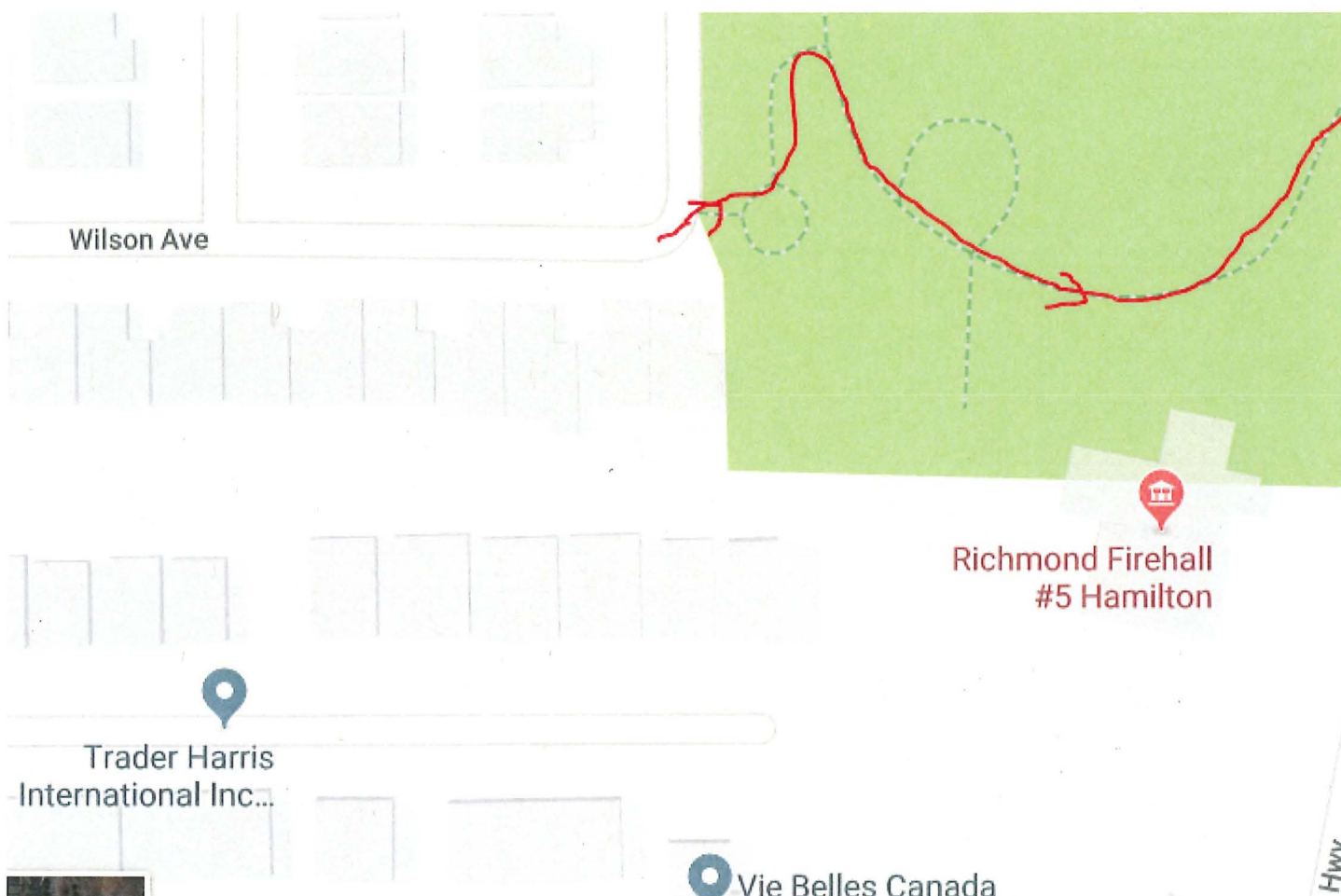
**Sent:** August 10, 2018 11:15 PM

**To:** Peschisolido, Joe - M.P.

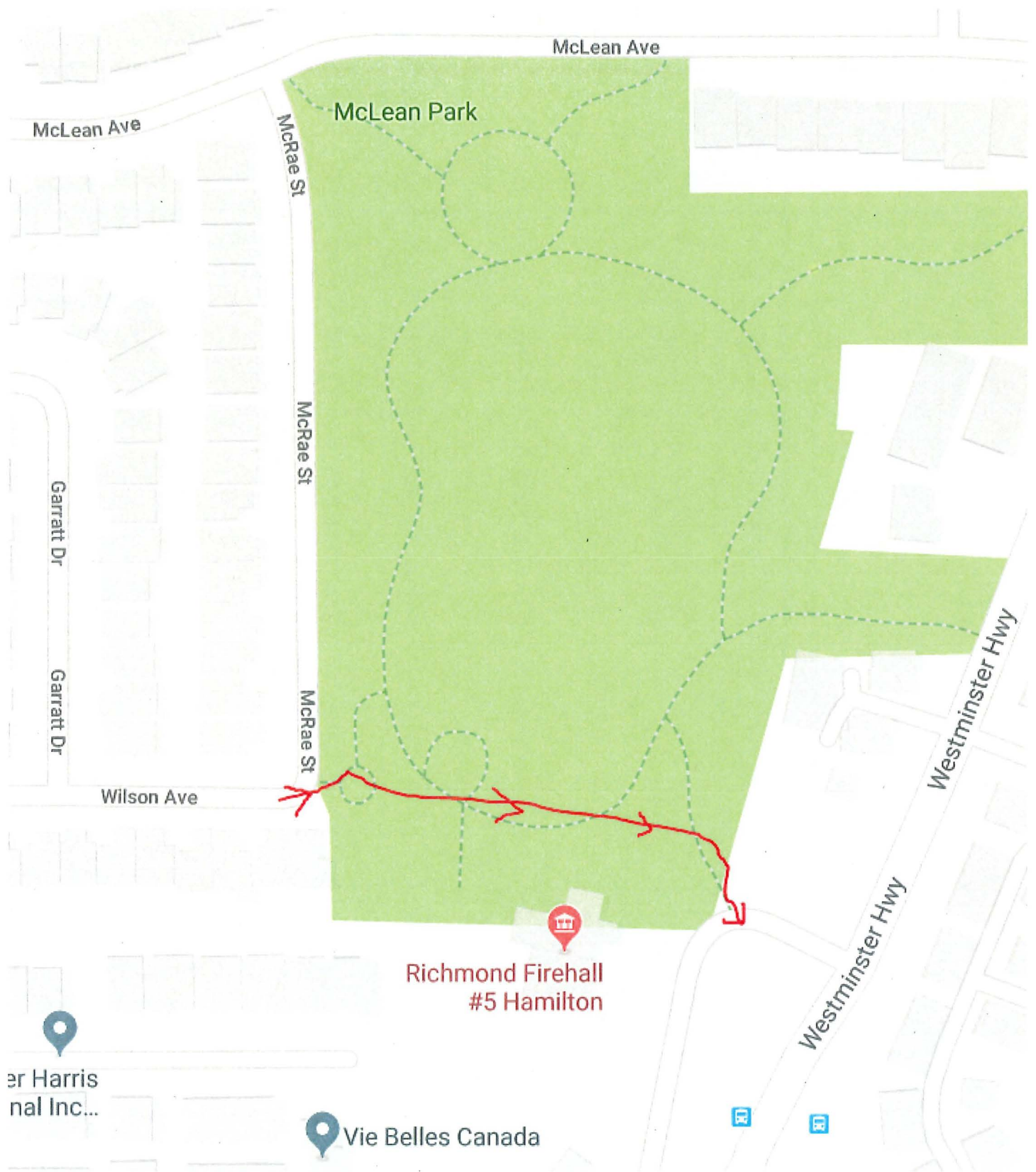
**Cc:** 'Lawrence (Larry) Ho'

**Subject:** Hello Mr. Peschisolido!  
**Importance:** High

## WALKING ON THE DESIGNATED PATHS FROM WILSON AVE TO WESTMINSTER HWY BY THE FIREHALL:



## WALKING ON THE PATHS AND CROSSING THE LAWN IN THE WINTER TIME:



Lawrence (Larry) Ho, B.S., DDS

CNCL<sup>7</sup> - 32



5605 Wilson court

Richmond, BC V6V2P1

Home: 778-397-3288, Cell: 778-903-3299

**Re: Street lights in the McLean Park**

Dear Mr. Peschisolido,

How are you? I hope all is well with you and your family and you are having a good summer. It was our pleasure for me and my wife to meet you again at the Canada Berries Winery function while we were there shopping for some blue berries.

Further to my discussion with you about installing some street lights for the McLean Park, please see the above pathways of concern as marked in **RED**. I would like to make the following suggestions:

1). As you know, there are plenty of folks in our community using the pathways back and forth from Wilson Ave to the #410 bus stops located on Westminster Highway. There has been no street lights installed hence at night time the pathways are dark, especially during the winter time. Proper illumination of the pathways would help for walk safety and to deter any criminals from harming the pedestrians by taking advantage of total darkness.

2). I have noticed that there have been street lamps installed in the Minoru Park with motion sensors to brighten up from dim setting to very bright setting instantaneously as pedestrians are approaching the pathways, just to conserve power. They seem to work quite well for both illumination and safety. I thought this might be a good idea to have similar kind of lighting installed in these areas.

3). There are also solar-powered street lights in the market that require no electrical wiring to energize the light fixtures. They can be installed in just about any location to save the costs of installation of the underground wiring to energize the street lamps. This might be an alternative solution, if they are feasible for long term use.

I sincerely hope that some street lights will be installed well before the next winter season (when the daylight becomes much shorter) in order to alert any pedestrians for any path hazard such as snow and black ice. The extra safety provided by well lighted pathways will be a bonus, of course, for crime prevention.

Thank you so very much for your kind attention to my request!

Best regards,

Dr. Lawrence (Larry) Ho

(retired)



## General Purposes Committee

Date: Monday, January 23, 2023

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

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  
January 9, 2023, be adopted as circulated.*

**CARRIED**

### COMMUNITY SAFETY DIVISION

1. **SOIL OR FILL USE APPLICATION FOR THE PROPERTY AT 8251  
NO. 5 ROAD (GARCHA)**  
(File Ref. No. 12-8080-12-01) (REDMS No. 6990060)

It was moved and seconded

**General Purposes Committee**  
**Monday, January 23, 2023**

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*That the 'Soil or Fill Use' application, submitted by Harbinder (Harry) Garcha (Applicant), proposing to retain soil for the purpose of improving the agricultural capability of the property located at 8251 No. 5 Road, be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.*

The question on the motion was not called as discussion ensued in respect to (i) the remediation plan for the property, (ii) the viability of growing crops on the property, and (iii) the drainage plan.

The question on the motion was then called and **CARRIED** with Cllrs: Day, Gillanders and Wolfe opposed.

## **MAYOR MALCOLM BRODIE**

### **2. ELECTION AND POLITICAL SIGNS BYLAW NO. 8713 PROPOSED AMENDMENTS**

(File Ref. No. 01-0005-01) (REDMS No. 7072585)

Mayor Brodie provided images highlighting (i) sign placement, (ii) number of signs placed in one area, (iii) election signage on vehicles, trees, boulevards, (iv) costs associated with signage, and (v) enforcement of the Election Sign Bylaw.

James Day, Richmond resident, referred to his submission (copy on file) and provided a brief overview of his submission with respect to his opposition to the proposed bylaw amendments.

Bob King, Richmond resident, referred to his submission (copy on file) and shared his concerns about the proposed amendments, stating he felt that signage is an effective way to get residents involved in the political process.

Howard Jampolsky, Richmond resident, spoke in support of the proposed amendments and expressed his views on using sustainable materials for signage and the importance of enforcing city bylaws.

Jerome Dickey, Richmond resident, referred to his written submission (copy on file) and shared his concerns about the proposed amendments to the bylaw and the voter turnout at the 2022 election.

Kerry Starchuk, Richmond resident, referred to her written submission (copy on file) and expressed her concerns about the number of election signs posted throughout Richmond and the need for enforcement of election signage.

John Bains, Richmond resident, shared his opposition to the proposed bylaw amendments and felt there should be more public input on such amendments.

2.



**General Purposes Committee**  
**Monday, January 23, 2023**

---

Brenda Hourie, Richmond resident, shared her opposition to the proposed amendments, highlighting that election signage is a way for residents to be part of the election process and show support for their candidates.

It was moved and seconded

- (1) *Council endorse the recommendations for amendments to the Election and Political Sign Bylaw No. 8713 as outlined in the report titled "Election and Political Signs Bylaw No. 8713 Proposed Amendments", dated January 5, 2023, from the Mayor, City of Richmond.*
- (2) *Staff be directed to draft changes to the said bylaw consistent with those amendments.*

The question on the motion was not called as discussion ensued in regards to (i) election signage practices and bylaws in other municipalities, (ii) enforcement of the election sign bylaw, (iii) voter turnout, (iv) the requirement of written consent from residents having election signage posted on their property, (v) resident complaints about election signage, (vi) displaying election signage on vehicles, (vii) signage placement in front of businesses and farmland, and (viii) utilizing the Let's Talk Richmond portal to receive public input regarding the proposed changes to the Election Sign bylaw.

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

It was moved and seconded

*That staff report titled "Election and Political Signs Bylaw No. 8713 Proposed Amendments" be referred back to staff to analyze and report back on the possibility of having designated areas for sign placement, throughout the city; including a review of:*

- (a) placement of election signage throughout the city;*
- (b) appropriate materials and size for election signage; and*
- (c) the number of election signs allowable per location and per candidate.*

The question on the referral motion was not called as discussion ensued regarding a longer time available to provide a thorough review to address concerns raised.

The question on the referral motion was then called and **CARRIED** with Cllrs: Day, Gillanders, Heed and Wolfe opposed.

**General Purposes Committee**  
**Monday, January 23, 2023**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:23 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,  
January 23, 2023.

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Mayor Malcolm D. Brodie  
Chair

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Raman Grewal  
Legislative Services Associate



## Planning Committee

Date: Tuesday, January 24, 2023

Place: Council Chambers  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Alexa Loo  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs

Also Present: Councillor Laura Gillanders  
Michael Wolfe (via teleconference)

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 January 10, 2023, be adopted as circulated.*

**CARRIED**

### PLANNING AND DEVELOPMENT DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2022 ANNUAL REPORT AND 2023 WORK PROGRAM**

(File Ref. No. 08-4055-01) (REDMS No. 7079916)

A brief discussion ensued with respect to safety presentation opportunities for seniors (e.g., internet scams, etc.). Staff noted similar initiatives related to safety for seniors are a focus of the Seniors Strategy and, going forward, the Senior Advisory Committee will be part of the working group that is focussing on prioritizing the various initiatives which will be brought forward through the implementation of the Seniors Strategy.

**Planning Committee**  
**Tuesday, January 24, 2023**

---

It was moved and seconded

*That the staff report titled “Richmond Seniors Advisory Committee 2022 Annual Report and 2023 Work Program,” dated December 8, 2022, from the Director, Community Social Development, be approved.*

**CARRIED**

2. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT  
2022 ANNUAL REPORT AND 2023 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 7084758)

It was moved and seconded

- (1) *That the Richmond Advisory Committee on the Environment 2022 Annual Report, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program”, dated December 13, 2022 from the Director of Policy Planning, be received for information; and*
- (2) *That the Richmond Advisory Committee on the Environment 2023 Work Program, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program”, dated December 13, 2022 from the Director of Policy Planning, be approved.*

**CARRIED**

3. **PROCESS OPTIMIZATION - DEVELOPMENT AND BUILDING  
PERMITTING**

(File Ref. No. 08-4100-00) (REDMS No. 7052196)

Staff provided a brief overview of the report’s key deliverables and ongoing activities, noting that the permit optimization project also builds on a number of other initiatives the City is already undertaking with respect to prioritizing and streamlining development approvals, e.g. concurrent application reviews prioritizing affordable housing projects.

A brief discussion ensued with respect to the timing for fulfilling application requirements. Staff noted there is a process where any applicant wishing to submit a building, rezoning or development Permit application is invited to meet with staff in advance of the application submission which allows staff to identify some areas to be addressed (appropriate studies submitted, etc.) at the time of application, which does reduce the overall processing time.

**Planning Committee**  
**Tuesday, January 24, 2023**

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In response to queries from the Committee, staff noted (i) one of the outcomes of the project is the creation of a client portal, intended to allow applicants real time access to detailed information that will help to identify any material that may be outstanding, (ii) an ongoing associated project is to have a number of checklists to ensure application submissions are complete and fulsome in terms of when they are received, (iii) the system is not currently designed to allow viewing of other applications, however the customer dashboard is planned to provide the number of applications under review, (iv) a monthly report is published on the City's website that identifies all development permit applications currently under staff review, and (iv) beta testing, beginning with self serve uploading of permit applications on single family homes, with start in Q2, with building permit applications and development applications to follow.

It was moved and seconded

*The report titled "Process Optimization - Development and Building Permitting", dated December 15, 2022 from the Director, Development and the Director, Building Approvals be received for information.*

**CARRIED**

**4. MANAGER'S REPORT**

**(i) Application Update**

Staff reported that the non-farm use application endorsed by Council in September 2022, to allow for an addition to an existing secondary residence within the ALR for accessibility purposes, received ALC approval on January 10, 2023. The applicant has been advised and will be submitting a rezoning application to fulfill the next part of the process.

**(ii) NAV Canada Public Consultation Process Update**

Staff provided a brief update on the current NAV Canada public consultation process for updating their airspace modernization project surrounding YVR, and noted that staff have been reviewing the proposed changes and determined at this point that there is no negative impact to building heights or noise contours. It was further noted that there will be an online event to address community specific concerns for Richmond on January 26, 2023.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:21 p.m.).*

**CARRIED**

3.

**Planning Committee**  
**Tuesday, January 24, 2023**

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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 24, 2023.

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Councillor Bill McNulty  
Chair

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Lorraine Anderson  
Legislative Services Associate



# City of Richmond

## Report to Committee

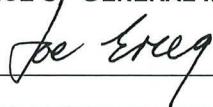


**To:** Planning Committee  
**From:** Kim Somerville  
Director, Community Social Development  
**Date:** December 8, 2022  
**File:** 08-4055-01/2022-Vol 01  
**Re:** **Richmond Seniors Advisory Committee 2022 Annual Report and 2023 Work Program**

### Staff Recommendation

That the staff report titled "Richmond Seniors Advisory Committee 2022 Annual Report and 2023 Work Program," dated December 8, 2022, from the Director, Community Social Development, be approved.

Kim Somerville  
Director, Community Social Development  
(604-247-4671)

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	



## Staff Report

### Origin

The Richmond Seniors Advisory Committee (RSAC) was formed in 1991 to act as a resource, provide advice to City Council, and to support and enhance the health and well-being of the seniors (55+) population living in Richmond. Each year, RSAC submits to Council an annual report and financial statement for the completed year and a proposed work plan and proposed budget for the upcoming year. This report presents the RSAC 2022 Annual Report (Attachment 1) and Proposed 2023 Work Program (Attachment 2).

This report supports the Social Development Strategy 2013–2022 Strategic Direction #3: Address the Needs of an Aging Population:

*Action 7 – Implement, monitor and update the Older Adults Service Plan.*

*Action 9 – Support aging-in-place initiatives and the ongoing development of Richmond as an age-friendly community.*

This report supports the Seniors Strategy 2022–2032 Strategic Direction #4: Education and Understanding of Healthy Aging:

*4.3 Facilitate ongoing dialogue and engagement opportunities with seniors through accessible platforms and communication methods to seek feedback on issues and opportunities related to health.*

### Analysis

The RSAC comprises up to 15 voting members that bring unique perspectives, knowledge and experiences to committee meetings, fostering meaningful discussion and information sharing to provide input and advice to the City that supports and enhances the well-being of seniors living in Richmond. The RSAC 2022 Work Program focused on supporting the development of the new Seniors Strategy (2022–2032), monitoring seniors' issues and emerging trends, and supporting public awareness and community engagement.

### 2022 Annual Report

The RSAC 2022 Annual Report provides an overview of the committee's work during the past year. Highlights for 2022 include:

- Participating in and providing input on the development of the Seniors Strategy, including two members serving on the Seniors Strategy Stakeholder Advisory Committee throughout the year and several members volunteering to support and promote public engagement on the draft Seniors Strategy in April 2022.
- Developing enhanced partnerships with community organizations that serve seniors in Richmond through the updated RSAC Terms of Reference that, for the first time, included representatives from seniors-serving organizations in Richmond as part of the membership composition.

- Engaging in opportunities to enhance RSAC's knowledge of seniors' issues through coordinating monthly guest speakers on key topics, sharing information and research, and participating in educational opportunities such as the 2022 Provincial Summit on Aging.
- Conducting regular RSAC meetings and subcommittee meetings and participating in related Council-appointed Advisory Committees.

Throughout 2022, RSAC was actively involved in various initiatives related to the development of the Seniors Strategy and continued to monitor trends related to seniors in Richmond, including impacts and seniors' perceptions towards the safe return to programs and services following the COVID-19 pandemic.

The RSAC receives an annual operating budget of \$2,500. Expenses for 2022 totalled \$1,250 and included costs related to meeting coordination and administration, and registration for the Provincial Summit on Aging. Meeting expenses were lower than budgeted due to the virtual format of the monthly RSAC meetings.

#### Proposed 2023 Work Program

The Proposed 2023 Work Program was discussed at the RSAC meeting held on November 9, 2022. Highlights of the 2023 Work Program include:

- Building on and improving the RSAC's knowledge of seniors' issues in Richmond through information sharing, guest speakers and educational opportunities;
- Acting as a resource to the City, providing recommendations and seniors' perspectives on issues relating to seniors in Richmond. This includes providing advice on the implementation of the new Seniors Strategy (2022–2032);
- Encouraging public awareness and community engagement related to the needs and concerns of seniors in Richmond; and
- Supporting priority seniors-related initiatives through subcommittee work and discussions at RSAC meetings.

Throughout 2023, the RSAC will meet regularly to discuss seniors-related matters, advise City Council and staff, and participate in City initiatives that support the health and well-being of seniors in Richmond. The RSAC will continue to provide input and a seniors' perspective on related policies, plans and initiatives and respond to requests and referrals from Council as they arise. The Proposed 2023 Work Program supports the implementation of the Seniors Strategy and various actions within other Council-adopted strategies and plans that impact seniors in Richmond. The 2023 Work Program will be revised as necessary to respond to emerging opportunities related to the RSAC's advisory role.

The RSAC Work Program will be implemented within the committee's annual operating budget of \$2,500.

#### **Financial Impact**

None.

## Conclusion

The Proposed 2023 RSAC Work Program supports the Seniors Strategy, and several actions in City Council adopted strategies and plans for seniors. The 2023 Work Program builds upon work accomplished in 2022, as described in the RSAC 2022 Annual Report, and outlines the committee's commitment to monitor and address current and emerging issues and trends impacting the growing number of seniors in Richmond. RSAC will continue to provide input and advice to the City to enhance the development and implementation of City strategies, programs and services that support seniors to remain informed, healthy and connected to their community.



Claire Adamson  
Manager, Community Social Development  
(604-247-4482)

CA:ca

- Att. 1: Richmond Seniors Advisory Committee (RSAC) 2022 Annual Report (Prepared by  
Sandra Gebhardt, RSAC Chair)  
2: Richmond Seniors Advisory Committee (RSAC) Proposed 2023 Work Program

## **Richmond Seniors Advisory Committee (RSAC) 2022 Annual Report**

### **Purpose**

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource, provide advice to City Council, and to support and enhance the health and well-being of seniors (55+) in Richmond. The RSAC helps identify seniors' concerns and works with various community organizations and agencies, including City staff.

### **2022 Membership**

Effective January 2022, the RSAC Terms of Reference was updated and the composition of its membership was revised to include up to 11 citizen representatives and up to four representatives from organizations that support seniors in Richmond. These organizations include:

S.U.C.C.E.S.S.; Richmond Centre for Disability (RCD); Richmond Cares, Richmond Gives (RCRG); and Vancouver Coastal Health (VCH). By bringing these agencies to the table, RSAC benefited from their knowledge regarding seniors' needs and issues, and learned first-hand about the programs and services available for seniors.

The RSAC consisted of 12 voting members in 2022:

- |                                 |                    |
|---------------------------------|--------------------|
| • Penny Chan                    | • Lawrence Ho      |
| • Queenie Choo (S.U.C.C.E.S.S.) | • Ella Huang (RCD) |
| • Frank Deyell                  | • Diana Leung      |
| • Carol Dickson (RCRG)          | • Ihsan Malik      |
| • Sandra Gebhardt               | • Mumtaz Nathu     |
| • Nina Graham                   | • Yasmin Rahman    |

The RSAC also included three non-voting City of Richmond representatives:

- Councillor Carol Day (Council Liaison)
- Claire Adamson, Manager, Community Social Development (Staff Liaison)
- Sean Davies, Area Coordinator, Seniors Centre, Minoru Centre for Active Living

### **Meetings**

The RSAC held 10 meetings in 2022. City staff provided information and resources to RSAC on topics related to seniors, including City and community programs and services, support services for seniors and the Richmond Seniors Resource Guide.

### **RSAC Membership Roles on City Committees and RSAC Subcommittees**

RSAC members may volunteer to sit on related City-led committees and on RSAC subcommittees. In 2022, members participated in the following committees and subcommittees:

- City Council appointed Advisory Committees, including the Richmond Community Services Advisory Committee (RCSAC) and the Richmond Intercultural Advisory Committee (RIAC);
- RSAC subcommittees, including the Aging Well and Education and Speakers subcommittees; and
- Ad-hoc committees, including the Seniors Strategy Stakeholder Advisory Committee.

## 2022 Highlights

Highlights of the RSAC's work and participation in seniors-related initiatives in 2022 included:

- The **Richmond Community Services Advisory Committee (RCSAC)** comprises social service agencies that provide programs and services to the community of Richmond. RSAC continued to bring the voice of seniors to this table on issues that include food security, poverty reduction and homelessness.
- The **Richmond Intercultural Advisory Committee (RIAC)** recognizes the diverse nature of Richmond and focuses on reducing cultural barriers and creating a harmonious community. The annual City of Richmond Diversity Symposium was a highlight in 2022. Included in its program was a session on Disrupting the Digital Divide: Creating Resilient Pathways for Older Adults.
- The **Aging Well** subcommittee, now in its second year, looks at seniors' needs from a holistic perspective and gathers information on related topics and issues such as affordable housing, homelessness, ageism, cost of living, safety, specifically the safety and walkability in Richmond, digital literacy and the impact of the COVID-19 pandemic, transportation and social prescribing. The subcommittee's priorities included supporting seniors to live in their own homes as long as possible, food security and safe sidewalks/crosswalks. The Aging Well subcommittee reported back to the broader committee to support a fuller discussion and provide additional information and resources to the RSAC.
- The **Education and Speakers** subcommittee finds relevant speakers for the monthly RSAC meetings based on information, questions and concerns raised by seniors in Richmond throughout the year. Guest speakers in 2022 included:
  - Carol Dickson, Manager, Senior Community Support Services, Richmond Cares, Richmond Gives
  - Ella Huang, Executive Director, Richmond Centre for Disability
  - Queenie Choo, Chief Executive Officer, S.U.C.C.E.S.S.
  - Chris Chan, Travel Training Manager, Public Affairs, TransLink
  - Valerie Watson, Program Lead, Homelessness, City of Richmond
  - Hajira Hussain, Executive Director, Richmond Food Bank
  - Bahareh Kardeh, Executive Director, Stakeholders' Walkability/Wheelability Audit in Neighbourhoods (SWAN)
  - Claire Adamson, Manager, Community Social Development, City of Richmond
  - Manvir Aujla, Accessibility Coordinator, City of Richmond
- The **Seniors Strategy (2022–2032) Stakeholder Advisory Committee** engaged members in the Seniors Strategy planning process, including seeking input on the Seniors Strategies directions and actions. Two RSAC members, Sandra Gebhardt and Frank Deyell sat on this committee and shared their input and perspectives, relaying pertinent information back to the broader RSAC.
- **Community Engagement** – As part of the RSAC's input into the draft Seniors Strategy community engagement plan, members reinforced the importance of creating equal opportunities for seniors with low computer literacy to provide feedback and voice their opinions. The RSAC supported the City's in-person engagement opportunities by volunteering at Seniors Strategy public engagement drop-in sessions hosted at various community centres, the Brighthouse Branch of the Richmond Public Library and

S.U.C.C.E.S.S. The success of this activity was twofold; it allowed all seniors to participate and it allowed for one-on-one discussions about seniors-related issues. RSAC will continue to engage seniors in these meaningful discussions and share findings with the appropriate committees and City staff.

- **Terms of Reference and Annual Work Plan** – As in previous years, the RSAC reviewed its Terms of Reference and developed its annual Work Plan. In 2022, the committee added actions within the Seniors Strategy to its work program and is committed to supporting the City to achieve its implementation goals.
- **Information Sessions, Webinars and Conferences** – Three members from the RSAC attended the 2022 Provincial Summit on Aging, titled *Better Together*, hosted by the United Way. Participants across Canada came together to discuss current issues and new programs for seniors. The Summit was extremely informative and covered topics such as Social Prescribing: A Holistic and Community-led Approach to Health and Wellbeing; Emergency Preparedness, Response, and Recovery; Bridging the Digital Divide, Let's Talk!; Harnessing the Power of Community to Enable the Future of the Car; and Addressing Ageism: Principles for Strategies and Tools for Action.

The Richmond Seniors Advisory Committee would like to thank Mayor Malcolm Brodie and City Councillors for their support of the RSAC and are honoured to be of service to Richmond's seniors. The committee would also like to thank Council Liaison Carol Day for keeping the RSAC informed and updated on issues arising at City Council that impact seniors. We look forward to meeting in person again in the near future!

**Report prepared by:**

*Sandra Gebhardt, Chair*

*Richmond Seniors Advisory Committee*

**Richmond Seniors Advisory Committee (RSAC)  
Proposed 2023 Work Program**

The RSAC Proposed 2023 Work Program outlines several initiatives with associated actions that support RSAC's mandate to act as a resource, provide advice to City Council, and to support and enhance the health and well-being of the seniors (55+) population living in Richmond.

<b>RSAC Proposed 2023 Work Program</b>		
<b>Initiative</b>	<b>Actions</b>	<b>Expected Outcome</b>
1. Participate in an RSAC orientation.	<p>1.1 Members participate in an orientation to the RSAC to learn about the roles and responsibilities of advisory committee members, the RSAC Terms of Reference and the City's current strategies and initiatives related to seniors.</p> <p>1.2 Members may indicate an interest in participating in RSAC subcommittees and taking on additional related roles within the scope of the RSAC Terms of Reference.</p>	<p>Members are aware of and understand the following:</p> <ul style="list-style-type: none"> <li>• The RSAC Terms of Reference</li> <li>• Their role as an appointed member of the RSAC</li> <li>• The 2023 Work Program</li> <li>• Current City of Richmond strategies and initiatives related to seniors</li> <li>• Additional opportunities for involvement as part of RSAC</li> </ul>
2. Build on and improve the RSAC's knowledge of seniors' issues through information sharing, guest speakers and educational opportunities.	<p>2.1 Invite guest speakers to present on issues and trends that impact seniors in the community at regular RSAC meetings.</p> <p>2.2 Identify seniors-related educational opportunities for members to learn about issues and trends impacting seniors that can inform the City's policies or practices.</p> <p>2.3 Monitor seniors' issues and emerging trends.</p>	<p>The RSAC is informed of trends and concerns raised by community members aged 55+.</p> <p>The RSAC is informed and well equipped to provide seniors' perspective and recommendations to City staff and Council, as requested.</p>



RSAC Proposed 2023 Work Program		
Initiative	Actions	Expected Outcome
3. Act as a resource to the City by providing recommendations and perspectives on issues relating to seniors in Richmond to the City.	<p>3.1 Respond to City Council requests and provide advice on issues relating to seniors in Richmond, as requested.</p> <p>3.2 Consult and provide input on City plans, strategies, projects and policies that impact seniors.</p> <p>3.3 Participate in and promote initiatives related to the implementation of the Seniors Strategy.</p> <p>3.4 Provide input and feedback to City staff on existing programs and services for seniors.</p>	<p>The RSAC is informed and well-equipped to provide seniors' perspectives and recommendations to City staff and Council, as requested.</p> <p>The RSAC will provide ongoing feedback on City strategies, policies and initiatives related to seniors.</p> <p>The RSAC supports and provides input on the implementation of the Seniors Strategy.</p>
4. Encourage public awareness and community engagement related to the needs and concerns of seniors in Richmond.	<p>4.1 Discuss seniors-related matters arising as a standing item on the RSAC agenda and when possible, provide feedback to those who raised the concern.</p> <p>4.2 Participate in information sessions, educational activities and special events open to the public that focus on issues impacting Richmond seniors.</p> <p>4.3 Promote opportunities for seniors to participate in public engagement opportunities led and supported by the City.</p>	<p>RSAC is informed of trends and concerns raised by community members aged 55+.</p> <p>RSAC helps to ensure Richmond seniors are aware of opportunities to provide input on initiatives that impact them.</p>
5. Support priority seniors-related City initiatives through aligning RSAC agenda discussion topics and subcommittees.	<p>5.1 Review current and upcoming City initiatives related to seniors and determine where RSAC participation will be most effective within the scope of the committee's advisory role.</p> <p>5.2 Align subcommittee work with Council-approved initiatives.</p>	<p>The RSAC's work and focus are aligned with Council-approved priorities related to seniors in Richmond.</p> <p>RSAC work informs current policy updates and initiatives from various City departments related to seniors.</p>

RSAC Proposed 2023 Work Program		
Initiative	Actions	Expected Outcome
	5.3 Discuss subcommittee work, updates on initiatives, and other important and emerging topics during monthly RSAC meetings for broader committee input and information.	Communication is streamlined between the broader RSAC, subcommittees and work on various initiatives that impact seniors.



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** December 13, 2022  
**From:** John Hopkins **File:** 01-0100-30-ACEN1-  
Director, Policy Planning 01/2022-Vol 01  
**Re:** **Richmond Advisory Committee on the Environment 2022 Annual Report and  
2023 Work Program**

### Staff Recommendation

1. That the Richmond Advisory Committee on the Environment 2022 Annual Report, as presented in the staff report titled "Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program", dated December 13, 2022 from the Director of Policy Planning, be received for information; and
2. That the Richmond Advisory Committee on the Environment 2023 Work Program, as presented in the staff report titled "Richmond Advisory Committee on the Environment 2022 Annual Report and 2023 Work Program", dated December 13, 2022 from the Director of Policy Planning, be approved.

John Hopkins  
Director, Policy Planning  
(604-276-4279)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Sustainability and District Energy	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

The role of the Advisory Committee on the Environment (ACE) is to provide advice to Council on environmental issues of concern to the community and receive information and offer feedback on City initiatives and projects in support of the City's sustainability goals and objectives.

This report:

- Summarizes activities of the ACE in 2022; and
- Recommends a 2023 Work Program for consideration and approval by Council.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

*Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.*

### **2022 Annual Report**

The 2022 Annual Report is contained in Attachment 1 and includes the following highlights:

- In support of the City's flood protection plans, the Committee received information on Dike Master Plan Phase 4 between No. 6 Road and Boundary Road and provided feedback to staff.
- Received information and provided input to staff on the City's Spill Response Protocol.
- Information sharing and environmental awareness on the development of regional sustainability strategies (i.e., Metro Vancouver) and environmental plans and initiatives being implemented through the Vancouver Airport Authority (YVR).
- The Committee had an in-person Tour of the Alexandra District Energy Utility facility and received information on the facility's district energy systems and roles in sustainable energy transfer to buildings in the nearby neighbourhood.

## **2023 Work Program**

The Committee endorsed the proposed 2023 Work Program at their December 14, 2022 meeting. The 2023 Work Program is contained in Attachment 2 and includes the following highlights:

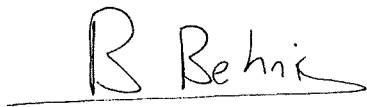
- Provide feedback on a number of projects and initiatives with an environmental component being led by a variety of departments in support of the City's sustainability goals.
- Provide feedback on the targeted update to the Official Community Plan as it relates to Environmental Protection and Enhancement.
- Information sharing by the Council liaison and staff liaison to the ACE on environmental issues, including updates from representatives that participate in the Food Security and Agricultural Advisory Committee (FSAAC) and Vancouver International Airport Environmental Advisory Committee (YVR EAC).

## **Financial Impact**

None.

## **Conclusion**

The Advisory Committee on the Environment (ACE) serves an important role in providing guidance to Council on achieving a sustainable environment and promoting awareness on a wide-range of environmental issues. The 2022 Annual Report is submitted for information and the 2023 Work Program is recommended for Council's approval.

A handwritten signature in black ink, reading "B Behnia", with a horizontal line underneath.

Babak Behnia  
Planner 2  
(604-204-8639)

BB:cas

- Att. 1: Advisory Committee on the Environment 2022 Annual Report  
2: Advisory Committee on the Environment 2023 Work Program



**2022 Annual Report**  
**The Richmond Advisory Committee on the Environment (ACE)**

Projects/Initiatives	Results	Accomplishments and Comments
Emergency Preparedness	Received information about and provided input to staff on emergency preparedness programs and resiliency and adaptation due to climate change and severe weather phenomena.	<ul style="list-style-type: none"> <li>Staff from Emergency Programs identified a number of programs and plans that the City is undertaking to prepare the City for future weather-related events and crisis due to climate change.</li> </ul>
Metro Vancouver – Adjustments to Water PH/Alkalinity	Regional stakeholder consultation with the ACE.	<ul style="list-style-type: none"> <li>Metro Vancouver staff presented to the Committee on the regional drinking water systems, quality control and future plans for growth.</li> </ul>
YVR Environmental Advisory Committee	Information sharing and updates provided to the ACE.	<ul style="list-style-type: none"> <li>Various environmental initiatives, plans and construction activities presented to the YVR EAC were presented and summarized to the ACE members for information sharing purposes.</li> </ul>
Recycling and Solid Waste Management	Received information about and provided input to staff on recycling and solid waste management programs and infrastructure in Richmond.	<ul style="list-style-type: none"> <li>Environment programs staff provided information on recycling and solid waste management initiatives being looked at for 2022.</li> </ul>
Flood Protection	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> <li>Staff from Engineering presented on ongoing Dike Master Plan (Phase 4) between No. 6 Road and Boundary Road as part of the overall City initiative to adapt to climate change effects on sea level rise in the next 50 years.</li> </ul>
District Energy	In-person tour of the Alexandra district Energy Utility.	<ul style="list-style-type: none"> <li>Staff from Lulu Island Energy Company hosted an in-person Tour of the Alexandra District Energy Utility site and provided information on the heat recovery system and connection to nearby buildings and overall sustainability achievements.</li> </ul>
Parks	In-person tour of the Minoru Lakes Park currently under construction for upgrades.	<ul style="list-style-type: none"> <li>Parks staff provided an in-person tour of the Minoru Lakes Park and highlighted some of the environmentally significant features of the future upgrades of the lakes district to the Committee.</li> </ul>
Circular Economy	Information sharing and obtained feedback from the Committee.	<ul style="list-style-type: none"> <li>Staff from the Sustainability Department provided a presentation on the Richmond City Circular City Strategy and asked for feedback and future engagement with the Committee to develop the strategy further.</li> </ul>
Information sharing	Information sharing amongst ACE members, Council and staff.	<ul style="list-style-type: none"> <li>Monthly updates provided by the Council and staff liaisons to the ACE.</li> <li>Information sharing between the Food Security and Agricultural Advisory Committee (FSAAC) and the ACE.</li> </ul>

## 2023 Work Program

### The Advisory Committee on the Environment

Projects/Initiatives	Expected Results	Objectives and Deliverables
Flood Protection and Dike Master Plan	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide an update on the City's flood protection program as well as present and obtain feedback on the Dike Master Plan Phase 4 (Lead Department Engineering).</li> </ul>
Garden City Lands	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide information on initiatives, programs and studies being undertaken on the Garden City Lands (Lead Department Parks)</li> </ul>
Park Programs – Initiatives	Information and awareness	<ul style="list-style-type: none"> <li>Updates on Park Programs initiatives related to feral rabbits (Lead Department Parks).</li> </ul>
Parks – Partners for Beautification	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide project updates on the work to update and enhance the Partners for Beautification program at the City (Lead Department Parks).</li> </ul>
Parks – Lansdowne Major Park Master Plan	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Presentation by Parks and obtain feedback on the future public park design and guiding principles.</li> </ul>
Parks – Environmental Enhancement Grant	Information and awareness	<ul style="list-style-type: none"> <li>Provide information on the results/outcomes of the 2022 Environmental Enhancement Grant program. (Lead Department Parks).</li> </ul>
Nature Park Hydrological Study	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide an overview of the study, including objectives and criteria. (Lead Department Parks).</li> </ul>
Environmental education and awareness	Information and awareness	<ul style="list-style-type: none"> <li>Tour of Terra Nova Park (Lead Department Parks).</li> <li>City Centre Sewer Heat Recover Energy Plant (Lead Department Lulu Island Energy Company).</li> </ul>
Official Community Plan Targeted Update	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Engage with the Committee on Target Area Number 3 (Environmental Protection and Enhancement) (Lead Department Policy Planning).</li> </ul>
Circular Economy	Information and awareness	<ul style="list-style-type: none"> <li>Provide information and updates on City programs and initiatives related to Circular Economy principles (Lead Department Sustainability).</li> </ul>
Community Energy and Emissions Plan	Information and awareness	<ul style="list-style-type: none"> <li>Provide updates on the status of the plan and initiatives related to implementation (Lead Department Sustainability).</li> </ul>
Solar Panels on Buildings	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide updates on City work conducted to examine the application of solar panel and power systems on buildings (Lead Department Sustainability).</li> </ul>
Electric Vehicle Charging Infrastructure	Information and awareness	<ul style="list-style-type: none"> <li>Provide information on electric vehicle charging infrastructure and initiatives, including City owned infrastructure (Lead Department Sustainability).</li> </ul>
Recycling and Solid Waste	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Receive information about the City's reporting on recycling and solid waste management and updates on initiatives and programs (Lead Department Environmental Programs).</li> </ul>
Emergency Preparedness	Information and awareness Obtain feedback	<ul style="list-style-type: none"> <li>Provide information on the role of Emergency Programs at the City and preparedness education in relation to severe weather and climate adaptation (Lead Department Emergency Programs).</li> </ul>
YVR Environmental Advisory Committee	Information sharing and awareness	<ul style="list-style-type: none"> <li>Presentation on the YVR Annual Sustainability Report (Lead agency YVR).</li> </ul>
Information sharing	Education and awareness	<ul style="list-style-type: none"> <li>Regular updates on matters related to sustainability and the environment arising from Council/Committee.</li> <li>Regular updates on the activities of the Food Security and Agricultural Advisory Committee and YVR Environmental Advisory Committee.</li> </ul>



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee  
**From:** Lloyd Bie, P.Eng.  
Director, Transportation  
**Date:** January 9, 2023  
**File:** 03-1080-01  
**Re:** Application to The Bloomberg Initiative for Cycling Infrastructure Grant

### Staff Recommendation

1. That the submission for cost-sharing to the Bloomberg Initiative for Cycling Infrastructure Grant Program as described in the staff report titled "Application to The Bloomberg Initiative for Cycling Infrastructure Grant", dated January 9, 2023, from the Director, Transportation be endorsed;
2. A letter of support from the City be included in the grant application;
3. That, should the above application be successful, the Chief Administrative Officer and the General Manager, Planning and Development, be authorized on behalf of the City to execute the funding agreement; and
4. That the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.

Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## Staff Report

### Origin

The Bloomberg Initiative for Cycling Infrastructure (BICI) is a world-wide competitive grant program (the Program) to help cities implement ambitious cycling projects. BICI is designed primarily for cities with more than 100,000 residents, who can demonstrate a clear commitment to, and capacity for, implementing transformative cycling infrastructure improvements. This report presents the proposed submission from the City for consideration of cost-share funding under the Program. Council endorsement is a requirement of the submission.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

*4.2 Ensure infrastructure meets changing community needs, current trends and best practices.*

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

*Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*

*5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*

*6.3 Build on transportation and active mobility networks.*

### Analysis

#### Bloomberg Initiative for Cycling Infrastructure (BICI) Grant Program

The BICI grant is a new and competitive program, to help ten cities around the world create safe, interconnected, and innovative cycling infrastructure and provide sustainable mobility options for residents. The call for applications commenced in mid November 2022, with a deadline of February 3, 2023. Staff have prepared the application and will submit to BICI by the deadline.

BICI will select and award funding to 10 cities to accelerate the delivery and expansion of cycling infrastructure with grants of \$400,000 (USD) to \$1,000,000 (USD). The total grant amounts for the selected cities are determined by BICI on a case by case basis. Selected cities will be announced in spring 2023.

As this is a one-time internationally available grant, a number of applications are anticipated. Unlike TransLink grants that have an allocated portion for City projects, competition could be widespread, especially as BICI has not confirmed if the grant will be offered again. Submitting an application, will allow staff to assess the evaluation and review process going forward should the grant be offered again in the future.

The program is intended to support cycling projects that:

- re-imagine infrastructure to reclaim and repurpose existing space or create new facilities that put cyclists first
- create complete networks that allow people of all ages and abilities to bike safely and conveniently
- bring world-class bicycling infrastructure to regions that currently lack it
- use implementation methods in ways that make cycling networks easier to build or encourage more people to ride

The application that staff are proposing meets the BICI grant's eligibility requirements of:

- City portion of funding secured
- design completed or in progress
- can be constructed within the required timeline of March 2026

The proposed project for cost-sharing consideration is described below. A letter from the City describing the commitment for the BICI project is a requirement of the submission.

*No. 2 Road Multi-Use Pathway, Steveston Highway to Williams Road*

This project comprises the construction of a two-way, off-street, paved 2.5-3.0 m wide shared pathway for pedestrians and cyclists on the east side of No. 2 Road between Steveston Highway and Williams Road. Council endorsed this project in the 2021 Capital Plan. The project is currently in the detailed design stage and construction is anticipated to commence in Q4 2023.

The approved total budget for this project is \$2.4 million. The City has secured \$1,499,500 in grant funding from TransLink for this project. This application will seek up to the remaining balance of the City's share of the project.

Proposed Funding

Table 1 below summarizes the estimated project cost, the internal funding sources and the requested external funding sources.

Table 1: Funding for Application to  
2023 BICI Grant Program

Project & Scope	City Portion	Secured TransLink Funding	Proposed BICI Funding Grant	Est. Total Project Cost
No. 2 Road (Steveston Hwy to Williams Road): multi-use pathway	\$900,500	\$1,499,500	\$400,000 (USD) to full City portion	\$2,400,000



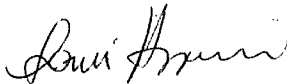
Staff recommend that the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the agreement on behalf of the City.

### **Financial Impact**

Should the Program application be successful, the City's cost for this project could be reduced by the grant's value up to \$900,500. The Consolidated 5 Year Financial Plan (2023-2027) will be updated accordingly.

### **Conclusion**

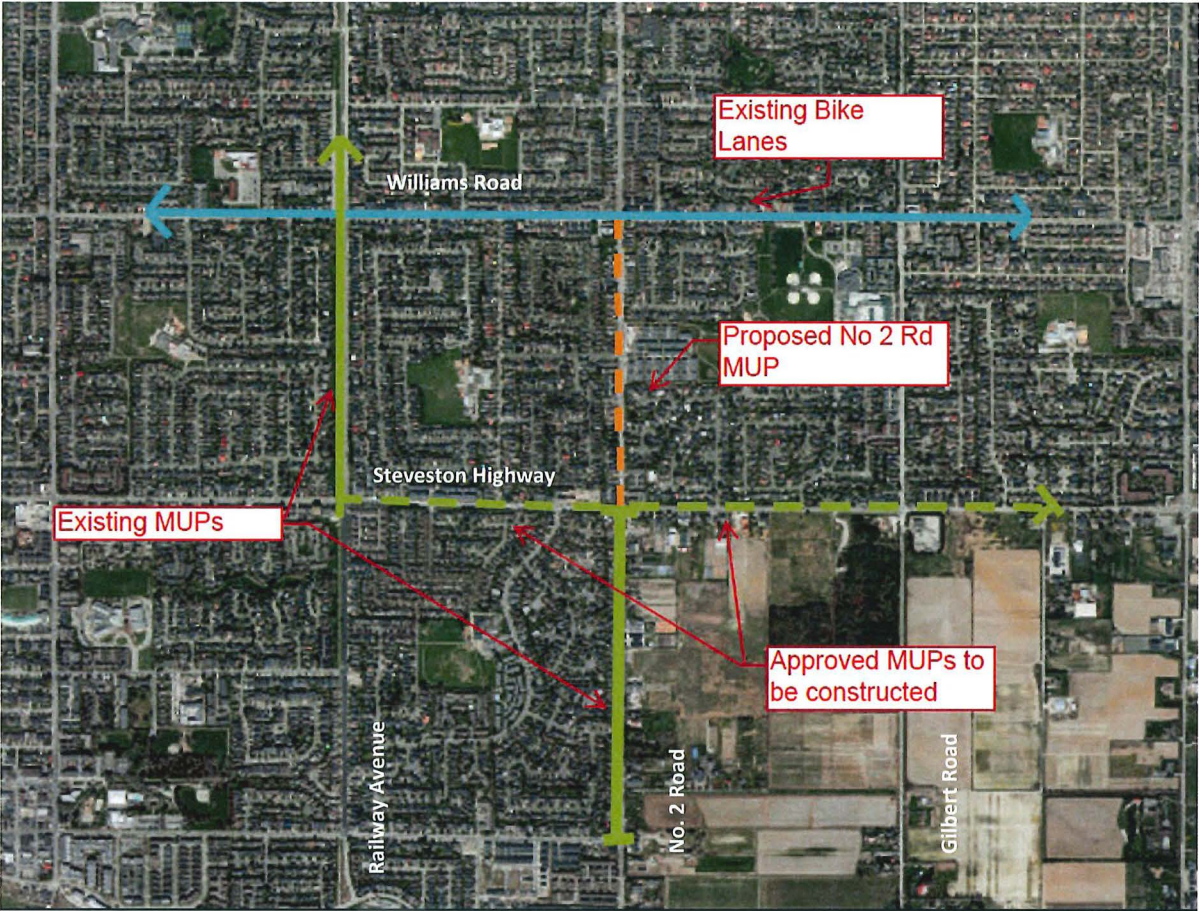
The No. 2 Road Multi-Use Pathway, Steveston Highway to Williams Road project proposed for submission to the BICI Grant Program supports numerous goals of the City to improve community mobility, reduce greenhouse gas emissions and increase physical activity by encouraging more walking, cycling and rolling trips rather than driving. The potential receipt of external funding will enable the City to enhance and expedite the provision of sustainable transportation infrastructure and improve healthy and active travel options for the community.



Sonali Hingorani, P. Eng.  
Senior Transportation Engineer  
(604-276-4049)

SH:sh

Att. 1: No. 2 Road Multi-Use Pathway, Steveston Highway to Williams Road



No. 2 Road Multi-Use Pathway, Steveston Highway to Williams Road



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee  
**From:** Lloyd Bie, P.Eng.  
Director, Transportation  
**Date:** December 12, 2022  
**File:** 02-0775-50-7237/Vol  
01  
**Re:** **Proposed Amendments to Traffic Bylaw No. 5870 to Remove 60 km/h Speed Zones**

### Staff Recommendation

- 1) That Traffic Bylaw No. 5870, Amendment Bylaw No. 10434, as described in the staff report titled "Proposed Amendments to Traffic Bylaw No. 5870 to Remove 60 km/h Speed Zones", be given first, second and third readings; and
- 2) A letter be sent to the Province of British Columbia to implement additional automated speed enforcement programs in Richmond.

Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

Att.1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
RCMP	<input checked="" type="checkbox"/>	
Roads	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the March 23, 2022 meeting of the Public Works and Transportation Committee, staff received the following referral:

- (1) That staff provide background information on the speed limit, traffic signs and other related issues along No. 6 Road and prepare a preliminary report highlighting other roads; and*
- (2) That staff request information on the enforcement of vehicle speed, application of engine brakes and street racing from the Richmond RCMP; and report back.*

This report responds to the referral.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

*4.2 Ensure infrastructure meets changing community needs, current trends and best practices.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*6.3 Build on transportation and active mobility networks.*

### Analysis

#### Existing Bylaws and Provincial Regulations

The default maximum speed limit in Richmond is 50 km/h on all roads as set by the BC Motor Vehicle Act (MVA). City Council may by bylaw establish speed limit exceptions on a road within City jurisdiction. Traffic Bylaw No. 5870 lists the sections of road having a posted speed limit of 60 km/h as shown in Table 1:

Table 1: Richmond Roads with 60 km/h Speed Limit

Road	Segment
No. 6 Road	Cambie Road to Westminster Highway
Westminster Highway	No. 4 Road to No. 6 Road Nelson Road to Highway 91
Vulcan Way	No. 6 Road to 46 metres east of the Bath Slough Bridge
Alderbridge Way	No. 4 Road to Shell Road



The 60 km/h speed zones are historic and staff believe were established to provide speed transition zones on these road segments that connect City streets to higher speed provincial corridors.

There has been much study on the benefits of reducing speed limits to improve road safety since the time the City's 60 km/h speed zones were established. Further, with the increased prevalence of pedestrians and cyclists, review of the 60 km/h speed zones is appropriate at this time.

### Speed Limit Study

A technical assessment of the speed limit for No. 6 Road and each of the 60 km/h roadway sections was carried out to determine if the standard 50 km/h speed limit is suitable.

#### *No. 6 Road*

With the exception of the segment between Westminster Highway and Cambie Road, No. 6 Road (approximately 7.5 km) has posted speed limit signs of 50 km/h. Staff assessed the physical characteristics, traffic signs, vehicle speeds and crash data (Attachment 1) within the 60 km/h roadway section:

Physical Characteristics: No. 6 Road is a four lane Arterial Road with a consistent road cross-section. From a transportation capacity perspective, the current operation of No. 6 Road does not warrant any geometric alterations at this time. The road serves transit passengers and pedestrians. There are bus stops on both sides of the streets and two pedestrian controlled sidewalks.

Traffic Signs: Informational signs advising of the City's 50km/h maximum speed limit are located on No. 6 Road near the Highway 91 on-and off-ramps. Reducing the posted speed limit in this section to 50 km/h will reinforce the maximum speed within City limits.

Vehicles Speeds: The speed data collected indicates excessive speeds with an 85<sup>th</sup> percentile speed of approximately 70 km/h in both directions on this section of No. 6 Rd. The RCMP have targeted enforcement along No. 6 Road numerous times over the last year. To date in 2022, Richmond RCMP report there have been 37 road safety enforcement actions on or at No. 6 Rd with 12 related to speed.

Crash Data: ICBC crash data was reviewed for this section of No. 6 Rd. The highest number of collisions occurred at the intersections of Cambie Road and Westminster Highway. Speeding is a top contributing factor of vehicle collisions.

As a result of the speed limit analysis, Staff recommend a constant and lower speed limit between Westminster Highway and Cambie Road of 50 km/h. This will establish consistent driver expectation along the entire length of No. 6 Road without decreasing road capacity.

To properly identify speed limits to motorists, appropriate signage is required. As there is currently 60 km/h posted speed signs on this section of roadway, these signs will be replaced with 50 km/h signs. Staff will coordinate with the Ministry of Transportation to replace signage as required within their jurisdiction necessary for the 50 km/h speed zone implementation.

*Other 60 km/h Speed Zones*

Staff assessed the other 60 km/h locations in the city. Each segment exhibits similar road geometry, traffic and roadside characteristics as the 50 km/h sections. Staff determined, a consistent maximum speed of 50 km/h on all sections of road is appropriate. Decreasing the speed limit to 50 km/h will help to curb speeding and simplify road operations for drivers.

*Benefits of 50 km/h Speed Limit*

Higher speeds contribute to a higher risk of serious injuries and fatalities by reducing driver reaction time and increasing the vehicle stopping distance. Implementing the default 50 km/h speed limit will provide road users with information that is consistent. A lower speed limit will also reduce the speed differential on these roads, thereby, improving pedestrian and cyclist safety.

To support compliance with the new 50 km/h speed limit signs, staff will coordinate targeted enforcement with RCMP staff.

RCMP Speed Enforcement

Richmond RCMP continue to conduct speed enforcement on major roads as well as enhanced enforcement at specific locations when requested. The locations identified as hot spots for speeding in Richmond are:

1. Westminster Hwy between No. 6 Rd and Nelson Rd
2. No. 4 Rd between Westminster Hwy and Alderbridge Way
3. Steveston Hwy
4. No. 5 Rd
5. Russ Baker Way

Table 2 provides data on speeding enforcement by the Richmond RCMP detachment.

Table 2: Richmond RCMP Speeding Tickets Issued

<b>Number of Speeding Tickets Issued</b>	<b>Year</b>
2909 Speeding 152 Excessive Speeding	2019
1655 Speeding 163 Excessive Speeding	2020
2198 Speeding 111 Excessive Speeding	2021
266 Speeding (up to and including May 1) 18 Excessive Speeding	2022



### *Automated Enforcement*

Currently, there are nine red light camera locations in Richmond and one speed camera at the Garden City Road and Cambie Road intersection. Automated enforcement is an important tool to remind drivers to slow down and drive safely. Intersection safety cameras reduce red light running and speeding and prevent crashes. These programs have an advantage over traditional enforcement as they can operate 24 hours per day, seven days per week.

The red light camera and automated speed enforcement programs are within provincial jurisdiction. A letter to the province requesting additional automated enforcement programs in Richmond was previously sent in 2019. Staff recommend that the City send another request to the Minister of Public Safety and Solicitor General to provide red light and automated speed enforcement at more intersections in Richmond, including the corridors identified by the Richmond RCMP as hot spot locations.

### *Engine Brakes*

Richmond RCMP report, there have been no tickets issued as a result of engine brake bylaw violations. Neither staff nor Richmond RCMP recorded any engine brake noise complaints, nor have RCMP observed engine brakes being used on a regular basis.

### **Financial Impact**

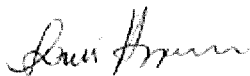
None. The installation of the 50 km/h signage can be accommodated within existing approved budgets.

### **Conclusion**

Following completion of a technical assessment of the 60 km/h speed zones in the City, staff recommend the speed limit be reduced to 50 km/h.

Providing reduced and uniform speed limits has many benefits, including reducing vehicle operating speeds, improving road safety and setting clear and consistent expectations of drivers. Lowering the speed limit is also more compatible with active transportation.

Upon implementation of the recommended speed limit reduction, staff will continue to monitor the effected roads, coordinate with RCMP on enforcement and seek additional automated speed enforcement areas in the City from the Province.



Sonali Hingorani, P.Eng  
Senior Transportation Engineer  
(604-276-4049)

SH:sh

Att. 1: No. 6 Road Speed Limit Assessment

## No. 6 Road Speed Limit Assessment

Existing Speed Limit Signs and Traffic Data:





**Traffic Bylaw No. 5870  
Amendment Bylaw No. 10434**

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting the entirety of Schedule C to Traffic Bylaw No. 5870.
2. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting the entirety of Section 10.2 and replacing it with the following:  
  
“10.2 Intentionally left blank”
3. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting all remaining references in the Bylaw to Schedule “C”.

This Bylaw is cited as, “**Traffic Bylaw No. 5870, Amendment Bylaw No. 10434**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
LB

\_\_\_\_\_  
MAYOR

CORPORATE OFFICER



# City of Richmond

## Report to Committee

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**To:** Public Works and Transportation Committee      **Date:** December 21, 2022  
**From:** Suzanne Bycraft  
Director, Public Works Operations      **File:** 10-6370-01/2022-Vol  
01  
**Re:** Amendments to the Recycling Regulation and Recycle BC Program

---

### Staff Recommendation

That the expanded scope of items to be accepted in the City's recycling programs, as outlined in Attachment 1 of the staff report dated December 19, 2022, titled "Amendments to the Recycling Regulation and Recycle BC Program, from the Director Public Works Operations, be endorsed.

Suzanne Bycraft  
Director, Public Works Operations  
(604-233-3338)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

## Staff Report

### Origin

This report provides an overview of the amendments made by the Provincial Government to the *Recycling Regulation* (the “Regulation”) and the impacts of these changes on the recycling services provided by the City. These amendments include the addition of single-use products and packaging-like products to Schedule 5, the Packaging and Paper Product Category beginning in 2023.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*

*2.1 Continued leadership in addressing climate change and promoting circular economic principles.*

*2.2 Policies and practices support Richmond's sustainability goals.*

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

*6.2 "Green" and circular economic growth and practices are emphasized.*

### Analysis

#### Background

On June 29, 2020, the Honourable Minister Heyman announced amendments to the Regulation arising, in part, from the *CleanBC Plastics Action Plan* consultation. These amendments include the addition of the following categories as items to be included in industry-stewardship programs:

- The packaging category is revised to capture items that are typically used by the consumer for their own packaging needs and include various types of food bags and films, as well as disposable food storage containers and aluminum foil pie plates and baking trays. Various household items such as cardboard moving boxes, recycling bags, plastic painting drop sheets, furniture covers, bubble wrap, and plastic plant pots are also added.
- Single-use products are being added as a category to capture items that are not considered packaging, but serve a single or short-term use. These include: straws and items to stir beverages; utensils, plates, bowls and cups; and party supplies.



While many of the items listed have already been included in traditional recycling services, incorporating these items into the Regulation has the effect of requiring that these items be recycled through industry-funded residential recycling programs.

### Recycle BC Program Changes

To comply with the Regulation amendments, Recycle BC, as the responsible organization on behalf of industry stewards, has announced changes to their collection program. Effective January, 2023, Recycle BC will include single-use products and packaging-like items as part of their program, with specific items included in these categories detailed in Attachment 1.

Recycle BC has also announced the creation of one category for “Flexible Plastics” that will be collected at local depots beginning January, 2023. This will combine the current categories of “Plastic Bags and Overwrap” and “Other Flexible Plastic Packaging” into one category, eliminating the need for residents to separate these items at the Richmond Recycling Depot (the “Depot”) as is currently required. Also included in the “Flexible Plastics” category will be squishy cushion packaging (polyethylene foam) that was not formerly accepted for recycling in the program.

Flexible and film plastic categories were previously separated as Recycle BC was testing alternative recycling options for “Other Flexible Plastic Packaging”. Their research has since concluded that all “Flexible Plastics” can now be sent to Merlin Plastics to be recycled into a pellet as input material for new plastic items.

### Impact to Richmond Recycling Programs

Richmond residents will now have access to recycle more items at home and at the Depot as noted below.

1. *Blue Box/Cart Recycling Programs:* At home, items such as plastic straws, stir sticks, disposable plastic hangers and utensils will be permitted in the Blue Box or Mixed Containers Blue Cart.
2. *Recycling Depot:* At the Depot, flexible plastic items such as cling film, ziplock bags, and reusable plastic bags will be accepted.

A fulsome list of the new items included in Richmond recycling programs and the method of collection is provided in Attachment 1.

Staff note that while the changes to the Regulation are a positive development for requiring industry to assume responsibility for managing the products they produce, focus should remain on reducing and eliminating unnecessary plastic items in the waste stream as a part of advancing the waste management principles outlined in Richmond Circular City Strategy.



### Communications

Staff are preparing City specific communications to help inform Richmond residents of the new recycling options they will have access to beginning January, 2023. The following communications tactics will be implemented:

- Updated signage at the Recycling Depot
- Website
- Richmond Recycling App
- Environmental Programs information phone line messaging system
- Social media posts
- Digital screens at City facilities
- Elevator ads
- Update all printed materials (i.e. brochures, posters and cart decals)

Staff will also share Recycle BC messaging across all City social media platforms, and work to ensure alignment with City materials to further amplify the information to Richmond residents.

### **Financial Impact**

None.

### **Conclusion**

This report presents the amendments to the *Recycling Regulation* and subsequent changes to the Recycle BC Program that become effective January, 2023. Impacts to Richmond recycling programs and the communications tactics to be employed to promote these changes are also provided.

As the City is a collector on behalf of Recycle BC and these changes represents an expansion of current product categories only, these program changes are presented for Council's endorsement.



Kristina Nishi  
Manager Recycling and Waste Recovery  
(604-244-1280)

KN:kn

Att. 1: Additions to Richmond Recycling Programs

**Additions to Richmond Recycling Programs**

Item Name	Item Description	City Collection Stream
<b>SINGLE-USE PRODUCTS</b>		
Plates/bowls/cups	Paper - uncoated	Green Cart
	Coated paper	Blue Box / Mixed Containers Cart
	Plastic	Blue Box / Mixed Containers Cart
	Foam	Styrofoam - Richmond Recycling Depot
Single-use party decor	Paper	Yellow Bag / Mixed Paper Cart
Straws	Paper	Green Cart
	Plastic	Blue Box / Mixed Containers Cart
Stir sticks	Wood	Green Cart
	Plastic	Blue Box / Mixed Containers Cart
Utensils/sampling sticks	Wood	Green Cart
	Plastic	Blue Box / Mixed Containers Cart
<b>PACKAGING-LIKE PRODUCTS</b>		
Food storage, sandwich and freezer bags, vacuum seal bags	Plastic	Flexible Plastics – Richmond Recycling Depot
Paper lunch bags	Paper	Yellow Bag / Mixed Paper Cart
Aluminium foil	Foil	Blue Box / Mixed Containers Cart
Plastic shrink film wrap	Soft plastic	Flexible Plastics – Richmond Recycling Depot
Non-durable plastic food containers	Plastic	Blue Box / Mixed Containers Cart
Aluminum foil disposables	Aluminium	Blue Box / Mixed Containers Cart
Moving boxes, banking boxes	Paper/Cardboard	Yellow Bag / Mixed Paper Cart
Gift bags/boxes	Paper	Yellow Bag / Mixed Paper Cart
	Rigid plastic	Blue Box / Mixed Containers Cart
	Soft plastic	Flexible Plastics – Richmond Recycling Depot
Recycling bags	City Yellow Bags	Flexible Plastics – Richmond Recycling Depot
Reusable plastic-only checkout bags	Plastic only	Flexible Plastics – Richmond Recycling Depot
Drop sheets for painting, covering items	Soft plastics	Flexible Plastics – Richmond Recycling Depot
Squishy cushion packaging blocks and sheets	Soft plastics	Flexible Plastics – Richmond Recycling Depot
Bubble wrap	Plastic only	Flexible Plastics – Richmond Recycling Depot
Metal storage containers	Thin-gauge metal tins	Blue Box / Mixed Containers Cart
Plant pots and saucers	Plastics only	Blue Box / Mixed Containers Cart
Disposable hangers	Plastic –lightweight (included with clothing)	Blue Box / Mixed Containers Cart
	Paper – lightweight (included with clothing)	Yellow Bag / Mixed Paper Cart
Plastic tape dispensers, plastic dental floss containers	Plastic	Blue Box / Mixed Containers Cart



# City of Richmond




## Report to Committee

**To:** Public Works & Transportation Committee  
**From:** Peter Russell  
Director, Sustainability & District Energy  
**Date:** December 20, 2022  
**File:** 10-6125-07-02/2022-Vol 01  
**Re:** Progress Update on Building Benchmark BC Program

### Staff Recommendation

That the report titled "Progress Update on Building Benchmark BC Program" from the Director Sustainability and District Energy, dated December 20, 2022 be received for information.

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

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Facility Services & Project Development	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the Regular Council meeting of March 2020, City Council resolved that:

*“(1) That Council endorse the City’s participation in a voluntary regional building energy benchmarking program, as outlined in the report titled “City of Richmond Participation in the BC Building Energy Benchmarking Pilot Program” from the Director, Sustainability and District Energy, dated January 16, 2020, and;”*

*“(2) That staff be directed to report back to Council at the conclusion of the pilot program in 2021, on options to establish an energy benchmarking initiative and supportive policies in Richmond, as outlined in the report titled “City of Richmond Participation in the BC Building Energy Benchmarking Pilot Program” from the Director, Sustainability and District Energy, dated January 16, 2020.”*

This report responds to item (2) in the above resolution by providing a progress update on Building Benchmark BC. Richmond’s participation in this a Province-wide program.

Prior to this, Council endorsed the Building Benchmarking Challenge in 2014, inviting large building owners and/or operators to voluntarily benchmark their buildings and share data with the City. In March 2017, a Council-approved recommendation directed staff to report back on options to establish a building energy benchmarking policy for larger buildings in Richmond as a pilot measure.

Since this time, staff have been working with regional stakeholders to advocate for provincial regulation. The Province through CleanBC has not enacted such legislation to date favouring building labelling as a preferred reporting method to date.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*

*2.1 Continued leadership in addressing climate change and promoting circular economic principles.*

This report supports the implementation of Community Energy and Emissions Plan 2050 and related Official Community Plan emission reduction policies through:

*Strategic Direction:     Retrofit Existing Buildings*

*Action:                   ☒ Advance annual building energy and emissions reporting and disclosure requirements for existing buildings*

## Analysis

### Energy Benchmarking Overview

Energy benchmarking is the process of regularly tracking energy use in buildings, and comparing energy consumption against historic patterns and future targets. It is considered a core energy management best practice where building owners and managers can use benchmarking results to understand their buildings' relative performance against a similar class of buildings.

The process of regularly tracking energy use in larger buildings can also make it easier to identify opportunities to reduce energy consumption and greenhouse gas emissions, and identify potential cost savings. Benchmarking data can assist decision-making when evaluating the impact of energy-related capital and operating investment decisions during lifecycle renewal of building envelope components and/or mechanical systems.

### Retrofitting Existing Buildings

Based on 2017 data, GHG emissions from Richmond's 34,000 existing buildings, representing all building types and uses, collectively emit 40% of total annual community GHG emissions, or 398,000 tonnes annually. For comparison, City-owned buildings collectively emit 3,107 tonnes of GHGs annually based on a 2020 inventory, representing approximately 0.3% of total community emissions. To achieve Richmond's 50% by 2030 GHG emission reduction target, significant progress must be achieved in retrofitting and decarbonising existing residential, commercial and industrial buildings at a scale and pace that greatly exceeds current conditions. Energy benchmarking is an important implementation action supporting and helping building operators to drive low-carbon, energy efficient retrofits in larger buildings. Related initiatives are also in play that support building retrofits, including potential regional air quality regulation, development of the BC Alteration Code, currently earmarked for implementation in 2024 per CleanBC.

In November 2022, Council approved allocation of Local Government Climate Action Program (LGCAP) funding from the Province for two new temporary full time staff positions and related annual program budget totaling \$566,000. Council subsequently endorsed the 2023 operating budget allocation of LGCAP funding, including provision for the two positions. One of these positions will create a detailed Building Retrofit Strategy to: facilitate installation of near zero emission space heating and hot water equipment; introduce energy benchmarking reporting requirements; support GHG reduction targets for existing buildings; guide engagement with building renovators and mechanical system installers; create demonstration projects with partners; and, integrate with Provincial and regional programs and funding opportunities.

### Building Benchmarking BC Progress to Date

Building Benchmark BC (BBBC) was developed in 2019, and launched January 2020, through collaborative efforts by Open Green Building Society and six municipalities including the City of Richmond, City of Surrey, City of Burnaby, City of Vancouver, Metro Vancouver Regional District and University of British Columbia. In addition to annual in-kind and contributory funding from participating municipalities, major funding was also secured from Natural Resources Canada, BC Hydro and Province of BC in 2020/21.

BBBC's primary objective is to promote reduction in energy use and emissions in larger buildings across BC, by supporting voluntary energy benchmarking and disclosure. Successful implementation

of this program is seen as helping to create a compliance pathway for future benchmarking regulation that could be implemented region-wide or province-wide. Staff view programs that encourage participation in building energy benchmarking as most effective when conducted at a regional or provincial scale.

Having just completed its third successful year of implementation, the number of participating municipalities has annually grown from six in 2019, to 20 jurisdictions in 2022. Table 1 shows the number of local governments participating and supporting in BBBC from 2019 to 2022.

**Table 1: Municipalities Participating and Supporting Building Benchmark BC**

<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Create program concept / funding	Reporting 2019 building data	Reporting 2020 building data	Reporting 2021 building data
<ul style="list-style-type: none"> <li>▪ <b>City of Richmond</b></li> <li>▪ City of Surrey</li> <li>▪ City of Burnaby</li> <li>▪ UBC</li> <li>▪ Metro Vancouver Regional District</li> <li>▪ City of Vancouver</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>City of Richmond</b></li> <li>▪ City of Surrey</li> <li>▪ City of Burnaby</li> <li>▪ UBC</li> <li>▪ Metro Vancouver Regional District</li> <li>▪ City of Vancouver</li> <li>▪ City of North Vancouver</li> <li>▪ Township of Langley</li> <li>▪ City of Victoria</li> <li>▪ City of New Westminster</li> <li>▪ City of Kelowna</li> <li>▪ District of Saanich</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>City of Richmond</b></li> <li>▪ City of Surrey</li> <li>▪ City of Burnaby</li> <li>▪ UBC</li> <li>▪ Metro Vancouver Regional District</li> <li>▪ City of Vancouver</li> <li>▪ City of North Vancouver</li> <li>▪ Township of Langley</li> <li>▪ City of Victoria</li> <li>▪ City of New Westminster</li> <li>▪ City of Kelowna</li> <li>▪ District of Saanich</li> <li>▪ District of North Vancouver</li> <li>▪ City of Kamloops</li> <li>▪ City of Abbotsford</li> <li>▪ Capital Regional District</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>City of Richmond</b></li> <li>▪ City of Surrey</li> <li>▪ City of Burnaby</li> <li>▪ UBC</li> <li>▪ Metro Vancouver Regional District</li> <li>▪ City of Vancouver</li> <li>▪ City of North Vancouver</li> <li>▪ Township of Langley</li> <li>▪ City of Victoria</li> <li>▪ City of New Westminster</li> <li>▪ City of Kelowna</li> <li>▪ District of Saanich</li> <li>▪ District of North Vancouver</li> <li>▪ City of Kamloops</li> <li>▪ City of Abbotsford</li> <li>▪ Capital Regional District</li> <li>▪ City of Port Moody</li> <li>▪ Resort Municipality of Whistler</li> <li>▪ Township of Esquimalt</li> <li>▪ City of Nanaimo</li> </ul>
<b>6</b>	<b>12</b>	<b>16</b>	<b>20</b>

Public sector buildings are an important component of voluntary benchmarking and disclosure in British Columbia, with the proportion of public-sector buildings currently occupying 73% of all participating buildings in 2022. However, over the medium to long term, the expectation is that the proportion of private sector buildings reporting their annual energy and emissions will grow in number to eventually become the majority of total reported buildings under this program.



When BBBC was launched in 2020, public sector organizations, including local government partners, were encouraged to voluntarily report their buildings' annual energy use and emissions through this program, and lead the way as part of encouraging building owners and managers of private sector buildings to participate. Comparative results on the number of participating buildings by year and type is shown in Table 2.

**Table 2: Building Benchmarking Reporting Progress, 2020 - 2022**

Reporting Year	2019 Create program concept / funding	2020 Reporting 2019 building data	2021 Reporting 2020 building data	2022 Reporting 2021 building data
<b>Province-Wide</b>				
<b>Total Private Buildings</b>	N/A	302	350	440
<b>Total Public Buildings <sup>(1)</sup></b>	N/A	666	813	1,211
<b>Richmond</b>				
<b>Total Private Buildings</b>	N/A	60	80	74
<b>Total Public Buildings <sup>(1)</sup></b>	N/A	48 [City – 21]	50 [City – 33]	49 [City – 33]

(1) Public buildings include K-12 public schools, Health Authorities, post-secondary education institutions as well as municipal buildings and facilities.

### Financial Impact

None.

### Conclusion

Building benchmarking is an important tool for decarbonizing existing buildings. Since inception, the Building Benchmark BC initiative has validated the need for a coordinated approach to data collection and reporting. As a voluntary program launched in January 2020, municipal participation has grown steadily from 12 in 2020, to 20 in 2022, with leadership taken by these municipalities to annually report building energy use and emissions intensity for their facilities and encouraging wider market adoption.



Norm Connolly, RPP, MCIP  
Sustainability Manager  
(604-247-4676)



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** December 20, 2022  
**From:** Mark Corrado **File:** 12-8080-12-01/Vol 01  
Director, Community Bylaws and Licencing  
**Re:** Soil or Fill Use Application for the Property at 8251 No. 5 Road (Garcha)

### Staff Recommendation

That the 'Soil or Fill Use' application, submitted by Harbinder (Harry) Garcha (Applicant), proposing to retain soil for the purpose of improving the agricultural capability of the property located at 8251 No. 5 Road, be authorized for referral to the Agricultural Land Commission (ALC) for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.

Mark Corrado  
Director, Community Bylaws & Licencing  
(604-204-8673)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Engineering	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

The City of Richmond has received a ‘Soil or Fill Use’ application for the property located at 8251 No. 5 Road (Property). The Applicant is proposing to retain 1,100 cubic metres of soil to improve the agricultural capability of the Property to develop a blueberry farm.

The Property is situated within the Agricultural Land Reserve (ALR) and is subject to provisions of the *Agricultural Land Commission Act* and its regulations, and the City’s Soil Deposit and Removal Bylaw No. 10200 (Soil Bylaw).

Pursuant to applicable Provincial regulations, a ‘Soil or Fill Use’ application requires authorization from local government in order to be referred to the Agricultural Land Commission (ALC) for their review and approval. As such, this application must be submitted to the City for review and a decision from Council. Should the application be referred to the ALC and should it subsequently be approved by the ALC, the Applicant is required to satisfy the City’s requirements outlined in the Soil Bylaw before a soil deposit permit would be issued by the City.

The Applicant has satisfied all of the City’s referral requirements for submission to the ALC.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

*Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*

*2.1 Continued leadership in addressing climate change and promoting circular economic principles.*

*2.3 Increase emphasis on local food systems, urban agriculture and organic farming.*

### Analysis

The Property is zoned AG1 (Agriculture). The current zoning permits a wide range of farming and compatible uses consistent with the provisions of the *ALCA* and Regulations and the City’s Official Community Plan and Zoning Bylaw. The Applicant is proposing to retain 1,100 cubic metres of soil over a portion of the Property at an average depth of 0.75m. The primary objective is to improve the agricultural capability of the Property.

#### Uses on Adjacent Lots

- To the North: ALR – Land is in agricultural production
- To the East: ALR – Land is in agricultural production
- To the South: ALR – Land is in agricultural production
- To the West: ALR – Land is in agricultural production

Table 1: Existing Information and Proposed Changes for the Property

Item	Existing
Owners	Harbinder & Jaspreet Garcha
Applicant	Harbinder (Harry) Garcha
Consultant	Darrell Zbeetnoff, MSc, MA, MRNM, PAg, CAC
Consultant	Dr. Stephen Ramsay, P.Eng.
Lot Size	0.5 hectares (1.23 acres)
Current Land Uses	The Property is currently not being farmed
Proposed Land Uses	The Applicant intends to continue farming the Property following completion of the proposed project
Zoning	AG1
Official Community Plan Designation	Agriculture
ALR Designation	The Property is within the ALR
Riparian Management Area (RMA)	No
Environmental Sensitive Area (ESA)	No

### Project Overview

The Applicant is proposing to retain approximately 1,100 cubic metres of unauthorized soil placed at an average depth of 0.75m over a portion of the Property. The primary objectives of the proposal are to remediate the Property to an appropriate agricultural standard and develop a blueberry farm under the guidance of a qualified agrologist and other associated professionals.

The estimated duration to remediate the Property and plant the blueberries is six months.

### Staff Comments

The proposal aligns with the following Council endorsed strategy:

- The proposal to raise the Property to improve the agricultural viability is consistent with the City's current Flood Protection Management Strategy, which identifies raising land levels within all areas of the City as a key overall long-term objective.

### Richmond Food Security and Agricultural Advisory Committee (FSAAC) Consultation

The proposal was presented to the FSAAC on October 27, 2022<sup>1</sup>. The FSAAC unanimously supported the proposal passing the following motion:

<sup>1</sup> FSAAC will table the minutes for official adoption at the next meeting.

*That the Food Security and Agricultural Advisory Committee support the ALR Soil Use for Placement of Fill Application at 8251 No. 5 Road (CD 130242) and that consideration be given to not disturbing peat soil in Area 5, while supporting the addition of organic matter to Area 5 and remediation in Areas 3 and 4 as recommended in the consultant reports.*

*Carried Unanimously*

### Agricultural Considerations

The Applicant has retained Darrell Zbeetnoff MSc, MA, MRNM, PAg, CAC to review and assess the soil and provide recommendations to remediate the area of disturbance within the Property to an appropriate agricultural standard.

The Applicant has provided the following reports (Attachment 1):

- Plan to Reclaim the Soil & Develop a Blueberry Field (Reclamation Plan) – prepared by Darrell Zbeetnoff (MSc, MA, MRNM, PAg, CAC)
- Agrologist's Report – prepared by Geoff Hughes-Games (PAg. Soil Specialist/Sr. Agrologist)
- Water Management report – prepared by Dr. Stephen Ramsay, P.Eng.
- Geotechnical Assessment – prepared by Dr. Stephen Ramsay, P.Eng.

The Reclamation Plan provides an overview of the soil that has been placed on the Property including current site conditions and a proposed Farm Plan in addition to identifying the process required to both retain the soil and remediate the Property. The Reclamation Plan also outlines the Applicant's intentions to grow blueberries following completion of the remediation work and has provided the costs associated with creating the blueberry farm.

As per the assessment of two professional agrologists, following the placement of the soil, it has been concluded that should the City and ALC permit the soil to be retained, the proposed area to be farmed within the Property (identified in the associated reports) can be improved from the current unimproved soils (Classes 5 to 7), "to Classes 2 to 4 with limitations related to wetness, undesirable soil structure, and low nutrient content."

As noted above, the Applicant has retained two qualified agrologists, Mr. Zbeetnoff and Mr. Hughes-Games who are employed by McTavish Resource & Management Consultants Ltd. Given that both agrologists are employed by Mr. Bruce McTavish (MSc, MBA, PAg, RPBio), staff have not recommended an external qualified agrologist review. In particular, staff considered that the review of the imported soil has already been conducted by two agrologists. In addition to the aforesaid review and staff review, the ALC has conducted a preliminary inspection and review of the imported soil. Should Council authorize that the proposal be forwarded to the ALC, it will also be subject to a final comprehensive ALC review and decision, which typically includes a review from an ALC staff agrologist.

Should Council not authorize that this application be referred to the ALC or should the ALC deny the application (if referred by the City), the Applicant shall be required to remove the soil



and remediate the Property. The cost of remediation would be substantial and would require traffic management.

Staff have reviewed the Reclamation Plan and Agrologist's Report and are satisfied that the information provided within each report achieves the City's Farm Plan requirements.

#### Drainage & Geotechnical Considerations

The Applicant has provided the City a Water Management report and Geotechnical Assessment prepared by Dr. Stephen Ramsay. Dr. Ramsay has concluded that the soil placement and plans to remediate the Property "will have no adverse effects on the [Property] or on adjacent properties".

Staff have reviewed the Geotechnical Assessment, Drainage Plan and associated Drainage addendum (Attachment 2) and have no concerns at this time relative to the conclusions of the Applicant's qualified professional.

#### Environmental Considerations

The Property contains no designated Environmentally Sensitive Area or any Riparian Management Area.

No trees were removed prior to importation of the soil and no tree removal will be required to complete the project.

#### Financial Costs and Considerations for the Applicant

Due to the low volume of soil deposited on the Property, it is the opinion of staff that the financial costs of implementing the Reclamation Plan and Farm Plan will likely exceed the monies that have been generated, if any, from the importation of the soil.

As per the Soil Bylaw, should the proposal receive approval, the City will require payment from the Applicant of a non-refundable volume fee in the amount of \$1,100.

#### Road & Traffic Considerations

As no additional soil or other material is proposed to be imported, the City will not require a traffic management plan.

#### Soil Deposit Permit Requirements, City Inspection and Project Oversight Protocols

The City's permit document will establish requirements to ensure the Property is remediated and Farm Plan implemented as per the recommendations of the agrologist-of-record and other associated qualified professionals.

The City would not be undertaking the typical inspection protocols as the soil has already been imported/deposited.



The agrologist-of-record will be required to provide oversight of the remediation work and provide a final report to the City indicating that the Property has been remediated to appropriate agricultural standard and that the Farm Plan has been implemented.

### Security Bond

Should the proposal receive approval, the City would require that the Applicant provide a refundable security deposit in the amount of \$15,000. The security deposit would be returned once the Property has been remediated and the Farm Plan implemented.

In addition to the City's security deposit, the ALC has the authority to require a performance bond to ensure that all ALC requirements are completed. The ALC bond is intended to ensure the rehabilitation of the Property in the event the project is not completed. ALC performance bonds and approved volumes from previous approvals for projects within the City are as follows:

- \$25,000 – 12,000m<sup>3</sup> (Sahota - approved August 2022)
- \$41,000 – 30,300m<sup>3</sup> (Jiang - approved Nov 2021)
- \$60,000 – 23,673m<sup>3</sup> (Gosal - approved October 2020)
- \$70,000 – 17,500m<sup>3</sup> (Athwal - approved May 2020)
- \$160,000 – 48,000m<sup>3</sup> (City of Richmond - approved June 2017)
- \$290,000 – 140,000m<sup>3</sup> (Sixwest Holdings - approved January 2017)
- \$500,000 – 102,080m<sup>3</sup> (Sunshine Cranberry Farms - approved January 2014)

### Alternatives to Council Approval

Should Council not authorize staff to refer the proposal to the ALC for their review and decision; the application will be considered to be rejected. Council may add additional recommendations for ALC consideration within a referral to the ALC.

### **Financial Impact**

If the proposal is approved, the City will receive \$1,100 in non-refundable soil volume fee revenue from the Applicant.

### **Conclusion**

Staff recommends that the soil deposit application for 8251 No. 5 Road be authorized for referral to the ALC for the ALC to review and determine the merits of the proposal from an agricultural perspective as the Applicant has satisfied all of the City's current reporting requirements.



Mark Corrado  
Director, Community Bylaws & Licencing  
(604-204-8673)

- Att.    1: Reclamation Plan and associated reports (rec. June 2022)  
       2: Drainage addendum (November 2022)

Garcha Property  
8251 No. 5 Road  
Richmond, BC, V6Y 2V5

A Plan to Reclaim the Soil and  
Develop a Blueberry Field

Prepared for:  
Mr. Harry Garcha

Prepared by:

Darrell Zbeetnoff MSc, MA, MRNM, PAg, CAC

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May 22, 2022

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## 1.0 Introduction

Zbeetnoff Agro-Environmental Inc. was contracted by Harry Garcha , owner of 8152 No. 5 Road, Richmond, BC, V6Y 2V5, to assist in resolving the City of Richmond/BC Agricultural Land Commission (ALC) concerns related to the unauthorized placement of fill. The work has involved:

- Soils Investigation
- Hydrological investigation
- Geotechnical investigation
- Preparation of a farm plan showing how the fill may be used to promote farming on the property.

### 1.1 Summary of the Soils Investigation

The soils investigation was undertaken by Geoff Hughes-Games, P.Ag. The investigation noted:

- Area 1: 1720 m<sup>2</sup> utilized by the house and driveway
- Area 2: 795 m<sup>2</sup> overlain with imported mineral soil used for lawn and septic
- Area 3: 975 m<sup>2</sup> of fine textured mineral fill, underlain by native peat soil
- Area 4: 790 m<sup>2</sup> of disturbed peat and mineral fill
- Area 5: 715 m<sup>2</sup> of native peat soil.

Overall, the soil fill used in the Areas 3 and 4 contains no appreciable amounts of foreign matter. Areas 1 and 2 comprise house and yard and are unlikely to be used for crop production. Areas 3, 4 and 5 have potential for crop production, given improvements are undertaken to provide fertility, manage water, and increase soil organic matter.

The unimproved soils are in Classes 5 to 7, improvable to Classes 2 to 4 with limitations related to wetness, undesirable soil structure, and low nutrient content (see Appendix A).

### 1.2 Summary of the Hydrological Investigation

This investigation was undertaken by Dr. Stephen Ramsey of Inform Pipeline Services Ltd. The hydrological investigation indicates that the inherent hydrologic concerns in the area are related to storm water and irrigation water management. At the site, however, there is no evidence of any adverse erosion or hydrological issues related to stormwater management and "... it can be concluded that the existing and proposed fill has a negligible effect on regional drainage and that infiltration can continue to be the operative process for storm water management. In summary, the placed soil ... will have no adverse effects on the subject property on adjacent properties." (see Appendix B).

### 1.3 Summary of the Geotechnical Investigation

This investigation was undertaken by Dr. Stephen Ramsey of Inform Pipeline Services Ltd. The geotechnical investigation indicates that the inherent geotechnical concerns in the area are related to effect of the fill on load bearing. The report notes that "(T)here will be some limited settlement of the placed soil layer due to consolidation of the underlying silty clay layer however, this will have no effect beyond the area of the placed soil and a narrow region at the edges extending less than 1m. A 1.5 m buffer surrounding the placed soil will provide adequate

spatial separation from any settlement effects. In summary, the placed soil ... will have no adverse effects on the subject property on adjacent properties.” (see Appendix C).

#### 1.4 Implications for the Farm Plan

Based on the soils, hydrological and geotechnical findings, it is anticipated that soils remedial work needs to occur on site to optimize the potential for field agriculture. In particular, these remediations include:

- Excavating 30 cm of native soil out Field 5, moving the native soil to Area 3, and refilling with mineral soil from Areas 3 and 4, as required to meet grade
- Leaving a 3.5 m wide filled farm access road along the south boundary of the property in Area 3 and extending the farm road to the SW corner of the property, then along the west boundary to the NW corner, to provide all-weather access to a shed to be built in the NW corner for farm tractor, tools, and equipment.
- Salvage the peat soil in Area 4 prior to moving a portion of the mineral soil in Area 4 as base for Areas 4 and 5.
- Re-applying native and peat soils salvaged from Areas 4 and 5 to Areas 3, 4, and 5 to create a homogeneous field for crop production.

### 2.0 Reclamation of the Field

Remediation of the field for agriculture is anticipated to require the following:

- Relocation of previously imported mineral soil.
- Relocation of native topsoil on site.
- Drainage under the farm road to the south boundary drain, connected to the No. 5 Road ditch.

### 3.0 The Farm Plan

Discussions with the property owner indicated that he wants to establish agricultural production on the property. In terms of the suitability of the field for crops, it is noted:

- Creating suitable growing conditions for any crop is going to require attention to drainage, irrigation, and fertility management.
- Annual vegetable crops are likely to require more management than the owner is presently able to offer.
- A perennial crop would reduce the management component and also provide a more compatible agricultural land use with adjacent property owners.
- Blueberry crops do well under similar conditions in adjacent fields, i.e., high water table.

#### 3.1 Land Use on the Property

The total area of the property is 4,994 m<sup>2</sup> (53,735 sq. ft. or 1.234 acre)

- Area 1: residence, front landscaping, and driveway = 1,719 m<sup>2</sup>.
- Area 2: backyard and lawn = 795 m<sup>2</sup>.
- Area 3: fill site = 975 m<sup>2</sup>.
- Area 4: fill site with some topsoil = 790 m<sup>2</sup>.
- Area 5: native soil = 715 m<sup>2</sup>.



Areas 1 and 2 (2,514 m<sup>2</sup>) will remain as non-farming uses. Areas 3, 4 and 5 (will be reclaimed for field agriculture (2,480 m<sup>2</sup>).

### 3.2 Areas Required for Setbacks, Roads, and Shed

The owner has indicated that a farm access road will be required along the south boundary of the property and extending along the west boundary. The road will be set back 1.5 m from the property line and a swale will be created along the south property line to direct surface drainage to No. 5 Road. A shed for farm equipment will be erected in the NW corner of the property having a pad print of 82 m<sup>2</sup> (including 4.5 m setback from the north property boundary).

- The total area required for setbacks, road and shed in Areas 3, 4, and 5 is estimated at 935 m<sup>2</sup>.
- The net area available for crop production is 1,545 m<sup>2</sup> (16,621 sq. ft. or 0.382 ac).

### 3.3 Reclamation of Areas for Farming

The net area available for crop production is not currently field ready and filled areas need to be reclaimed. Areas 3, 4 and 5 each exhibit substantial existing soil variability that would make field management difficult if remediation is not undertaken. Moreover, a portion of the farmable area possesses no topsoil at present and would not be arable without soil remediation. Essentially, the reclamation plan would create a similar subsoil and topsoil profile in all areas of the field.

Specifically, the soil reclamation plan should consist of the following:

- Salvage the topsoil in Area 4 and 30 cm of peaty topsoil in Area 5 and stockpile on Area 2.
- Area 4 is slightly higher in elevation than Area 3 and 10 cm will be scooped off to be used to fill the depression created by peat soil salvage in Area 5 and to provide the base for the farm road in Area 5.
- Area 3 does not have topsoil and 20 cm of mineral soil should be scooped off to replace the salvaged peat in Area 5, fill depressions in Area 3, and provide the base for the farm road in Area 5.
- The above steps will result in a mineral base on which 20 cm of topsoil will be applied.
- Poultry manure and/or compost should be applied and worked into the soil after the topsoil is spread out to provide organic matter and increase fertility.

Table 1 indicates the estimated volume of material involved in the salvage, stripping, and spreading operations.



Figure 1: Location of Farm Access Road, Shed, and Areas Referred to in the Report

### 3.4 Field Preparation

An estimate was made of the quantity of materials needing to be moved on the property in order to create the field of production. Table 1 indicates that a total of 1,307 m<sup>3</sup> would have to be moved:

- The amount of stripped mineral soil matches the amount needing to be spread.
- The amount of salvaged peat and topsoil matches the amount salvaged on site.

**Table 1: Volume of Soil Associated with Soil Remediation for Farming**

Operation	Area 3	Area 4	Area 5	Total
	Cubic meters			
Strip mineral soil	145	127	0	272
Spread mineral soil	41	0	236	277
Salvage topsoil/peat	30	158	193	381
Spread topsoil/peat	165	127	85	377
Total				1,307
Spread gravel	29	14	22	65

At a rate of \$10/m<sup>3</sup>, the total cost of field reclamation including farm access road construction and a 0.1 m topping of gravel on the farm access road and shed site is estimated at about \$13,000.

### 3.5 Blueberry Budget

#### 3.5.1 Blueberry Establishment

The costs of blueberry establishment have risen significantly in the past 3 years due plant supply shortages (Table 2).

**Table 2: Per Acre Blueberry Establishment Costs**

Cost Item	2022 \$
Field preparation	\$1,900
Plants	\$12,000
Planting labour	\$1,300
Irrigation	\$2,500
Sawdust	\$1,600
Total	\$19,300

#### 3.5.2 Cost of Bringing the Crop to Maturity

Table 3 presents a per acre budget showing costs of installing the orchard and bringing the crop to maturity. In general, blueberries attain maturity about 10 years after planting. Yields are highly dependent on management with yields ranging between low (<10,000 lbs/ac) to high (>16,000 lbs/ac). For budgeting purposes, a low estimate of crop yield has been used.



Pricing is dependent on marketing plan. The property owner indicates that he will run a U-pick operation. This approach could work and pricing could be in the range of \$2.50/lb. However, it is anticipated that it would be difficult to market the whole crop in this fashion and that about 20% would be left in the field, unless discounted U-picking could be employed to complete the harvest. The prospect of machine harvesting is considered remote, given the small acreage involved and difficulty in attracting custom harvesting.

**Table 3: Per Acre Contribution Margins Associated with New Crop Establishment**

Year	Year from 2022	Replant Maturation Schedule	Yield (lbs./ac)	Gross Revenues	Direct Expenses	Expected Contribution Margin
2023	1	Plant	0	\$0	\$0	\$0
2024	2	No Production	0	\$0	\$1,215	-\$1,215
2025	3	No Production	0	\$0	\$5,236	-\$5,236
2026	4	Immature Production	538	\$1,185	\$6,932	-\$5,747
2027	5	Immature Production	2,615	\$5,754	\$7,597	-\$1,843
2028	6	Immature Production	4,769	\$10,492	\$8,161	\$2,331
2029	7	Immature Production	6,346	\$13,962	\$8,550	\$5,412
2030	8	Immature Production	8,077	\$17,769	\$9,000	\$8,769
2031	9	Immature Production	9,231	\$20,308	\$9,450	\$10,858
2032	10	Full Production	10,000	\$22,000	\$9,450	\$12,550

### 3.5.3 Putting it All Together

A grower needs to incur various costs prior to realizing a return on investment. The costs in the first years of production are soil reclamation and crop establishment. Yields and revenues will start about Year 4 and increase to maturity in Year 10. Table 4 indicates the value of costs and revenues over this period and the number of years until the grower can realize a return on investment.

**Table 4: Estimated Per Acre Costs and Returns Associated with Blueberry Production**

Year	Replant Maturation Schedule	Plant Establishment	Contribution Margin	Annual Loss/Return	Cumulative Position (nominal \$)
2023	Plant	\$19,300	\$0	-\$19,300	-19,300
2024	No Production		-\$1,215	-\$1,215	-20,515
2025	No Production		-\$5,236	-\$5,236	-25,751
2026	Immature Production		-\$5,747	-\$5,747	-31,498
2027	Immature Production		-\$1,843	-\$1,843	-33,341
2028	Immature Production		\$2,331	\$2,331	-31,010
2029	Immature Production		\$5,412	\$5,412	-25,598
2030	Immature Production		\$8,769	\$8,769	-16,829
2031	Immature Production		\$10,858	\$10,858	-5,971
2032	Full Production		\$12,550	\$12,550	6,579

As Table 4 indicates, the farm will start generating a positive contribution margin<sup>1</sup> in 2028. By 2032, when mature yields may be expected, the farm development costs will have been paid off (not including interest costs if the money is borrowed). Thereafter, the crop would be anticipated to be capable of generating an annual return of about \$12,550 under good management.

### 3.5.4 Establishing Blueberries on the Garcha Property

The productive area of the Garcha property has been estimated at 0.382 acres. Table 5 shows that schedule of costs and returns associated with that field size. The field will begin to generate a positive contribution margin in 2028. However, soil reclamation costs will not be paid off until about 2035 and thereafter, the field will generate a contribution margin of about \$4,800 per year.

**Table 5: Estimated Costs and Returns Associated with Blueberry Production on the Garcha Property**

Year	Replant Maturation Schedule	Soil Reclamation	Plant Establishment	Contribution Margin	Annual Loss/Return	Cumulative Position (nominal \$)
2022	Soil Reclamation	\$13,000			-\$13,000	-\$13,000
2023	Plant		\$7,373	\$0	-\$20,373	-\$20,373
2024	No Production			-\$464	-\$20,837	-\$20,837
2025	No Production			-\$2,000	-\$22,837	-\$22,837
2026	Immature Production			-\$2,195	-\$25,032	-\$25,032
2027	Immature Production			-\$704	-\$25,736	-\$25,736
2028	Immature Production			\$890	-\$24,846	-\$24,846
2029	Immature Production			\$2,067	-\$22,778	-\$22,778
2030	Immature Production			\$3,350	-\$19,429	-\$19,429
2031	Immature Production			\$4,148	-\$15,281	-\$15,281
2032	Full Production			\$4,794	-\$10,487	-\$10,487

## 4.0 Field Improvements

Blueberry production will require fertility, drainage, and irrigation improvements to the field

### 4.1 Soil Fertility

The salvaged peat/topsoil from the property is low in nutrients. Soil testing should be employed to ensure that soil fertility is suitable for blueberries, especially with respect to pH (ideally less than 6.0) and salt content.

If compost application is considered, the chemical characteristics of the compost should be known before deciding how much compost to apply. Manure composts tend to have low carbon-to-nitrogen ratio (C:N<12) and high salt, nitrogen (N), and potassium (K) content, which

<sup>1</sup> Contribution margin is gross revenues minus direct costs of production and does not include returns to management or depreciation.

make them generally unsuitable for blueberries. The compost should be spread on the field and worked into the subsoil prior to field preparation for planting.

Sawdust is spread as a thick mulch on the hilled rows after planting to suppress weeds, keep roots moist in summer, and provide an organic layer that feeds the plants as it decomposes over time.

#### 4.2 Drainage

At this time, it appears that the amount of mineral soil on the site is just adequate to meet the mineral soil needs for reclamation of the land. The amount of salvaged peat/topsoil is also just adequate to meet the topsoil needs. However, the final elevation of the reclaimed field within the confines of the farm access road may be slightly lower than the farm access road.<sup>2</sup> It is advisable to install drains under the farm access road to allow the flow of surface stormwater to the swale along the south boundary and out to the No. 5 Road municipal ditch.

The water table on the property is also high. Blueberry rows should be hilled prior to planting to provide a rooting zone above the water table.

#### 4.3 Irrigation

The blueberry establishment budget provides for the installation of drip irrigation to the plants. The water supply would be from the municipal water system.

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<sup>2</sup> The peaty soil will decompose when exposed to air and the field will subside over time.



## Appendices

- Appendix A: Soils Investigation
- Appendix B: Hydrology Investigation
- Appendix C: Geotechnical Investigation

## Agrologists Report

8251 No 5 Rd, Richmond BC



April 26, 2022

Prepared by:

G Hughes-Games, PAg Soil Specialist / Senior Agrologist  
Abbotsford, BC

Prepared For:

Mr Harry Garcha  
8521 No 5 Road  
Richmond BC V#X #x#

## Summary

Geoff Hughes-Games was requested by Darrell Zbeetnoff, Zbeetnoff Agro-Environmental Inc. on behalf of Mr. Harry Garcha to investigate and prepare an soils and agricultural capability assessment for 8251 No 5 Road, Richmond, BC. This report highlights the mapped soils and agricultural capability. It provides a summary of the findings of a site visit on March 10, 2022. That site visit included examination of soils, landscape and inventory of current activities on the property. It also included discussions with landowner regarding proposed or potential agricultural activities.

A review of those findings is presented in relation soil and non-soil bound agricultural use, including some suggestion soil management activities related to water and nutrients.

The report is intended to assistance in resolving the City of Richmond/BC Agricultural Land Commission (ALC) concerns related to the unauthorized placement of fill, as such there are some suggested actions provided.

The total parcel area is approximately 0.5 ha of which rough 50% is available for crop production. The remaining 50% is covered by residential footprint. With the possible cropping area three distinct native soil/fill areas are present. ~0.07 ha of peat soil remains relatively undisturbed. ~ 0.18 ha of land is covered with fill to a maximum depth of 0.75 m. Total fill volume is estimated at 1065 m<sup>2</sup> of mineral material and 240 m<sup>3</sup> of peat. The filled areas could be cropped with inputs of organic matter, nutrients and water management system.

## Limitations

This report was prepared by Geoff Hughes-Games, PAg. I am a Professional Agrologist registered with the BC Institute of Agrologists (member #616). My areas of expertise include soil science, including classification and management as well as agriculture environmental risk assessment. I am not trained as a climatologist, biologist or land use planner and as such, any comments in this report related what maybe defined as climatology, vegetation, land use planning are restricted solely to my expertise in soil classification and management for agricultural purposes.

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## Subject Property

CIVIC ADDRESS:	8521 No. 5 Road, Richmond, BC
LEGAL:	LOT 25 SEC 24 BLK 4N RG 6W PL NWP41716 Lot 25, Block 4N, Plan NWP41716, Section 24, Range 6W, New Westminster Land District
PID:	003-898-741
Size:	4,994 m <sup>2</sup> (1.23 Ac)
Zoning:	AG1
ALR:	Yes

## Scope

The site visit and review of available mapping resources was intended to investigate soil and drainage conditions at the **subject property**. The report was to include a desktop review of available soil, agricultural capability and landscape mapping and available historic aerial imagery. Including review of zoning and bylaws related to agricultural land use of the subject property.

The on-site investigation of existing soils on the property to be based on ALC P-10 Policy (Criteria for Agricultural Capability Assessments<sup>1</sup>). This was to include a review of areas that are “undisturbed” and areas that have been disturbed by human activity. The criteria require soil pit and auger hole descriptions as well as general landscape descriptions. The investigation was to primarily focus on soil-based agricultural activities. Soil samples were to be taken from areas that could be used for soil based agriculture for fertility analysis.

A review of the agricultural capability and soil/landscape drainage was to be completed. The report was to provide recommendation for drainage and capability improvements related to soil based agriculture.

A review of any rationale to support improvements for soil (or non-based) agriculture. General comments on agricultural-environmental risks on the property will be included as appropriate.

## Active Regulatory Items

The above noted property is the subject of enforcement action by the City of Richmond related to unauthorized placement of soil fill. Reference: [CD 130242 \(ALC C & E file: 52424\) - CoR Soil deposit application requirements - 8251 No. 5 Rd – Correspondence January 21, 2022, Mike Morin, CoR Soil Bylaw Officer to Mr. H. Garcha.](#)

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<sup>1</sup> ALC - CRITERIA FOR AGRICULTURAL CAPABILITY ASSESSMENTS Policy P-10 October 2017  
[https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc\\_-\\_policy\\_p-10\\_-\\_criteria\\_for\\_agricultural\\_capability\\_assessments.pdf](https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf)

## Desktop Assessment

A desk top assessment of available soil, agricultural capability, terrain and climate and zoning information was completed for the property. The results of that assessment are summarized in the following sections.

## Soils Mapping

The following available soil mapping was reviewed:

- **British Columbia Soil Information Finder Tool (BC SIFT)<sup>2</sup>**
- Report reference from **Soils of the Langley-Vancouver Map Area, BC Soil Survey Report 15, 1980 (RAB Bulletin 18) Volumes 2, 3 and 6.<sup>3</sup>**

This mapping (Figure 1) indicated the presence of two soil series (Lumbum (L), and Triggs (T). on the assessed parcel. These are primarily developed on nearly level deep organic deposits at least 160 cm thick over moderately fine to fine textured Fraser River and deltaic deposits. A summary of the mapped soils series is provided below.



Figure 1 Mapped soil polygons

<sup>2</sup> <https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder>

<sup>3</sup> <https://sis.agr.gc.ca/cansis/publications/surveys/bc/bc15/index.html>



Table 1 Mapped Soil Series

Soil Series name (% of map polygon)	Classification	Description	Map Label
Lumbum (LM) 70%	Typic Mesisol	These soils developed on deep partially decomposed organic material between 0.4 and 2 m in depth overlying moderately fine-textured deltaic mineral deposits. Upper layers are often humic as a result of cultivation while lower layers range from fibric to mesic. The soil is poorly drained, has a high water and nutrient-holding capacity and is relatively infertile and acidic in its natural state. Decomposition and subsidence will be accelerated by drainage and cultivation. Nearly level to very gently undulating slopes (less than 2% slopes). Developed under a range of plants including birch, share pine, western red cedar, western hemlock, red alder, Labrador tea, salal, sedges and mosses.	<u><b>LM - TR</b></u> <b>a</b>
Triggs (TR) 30%	Orthic Humo-ferric Podzol	These soils have developed on deep undecomposed organic deposits at least 2 meters thick. Mainly sphagnum and other mosses. The underlying mineral deposits are usually medium or moderately fine textured Fraser River deltaic or floodplain sediments. These soils are very poorly drained with water tables at or near the surface except when influenced by drainage activities. These soils are typically extremely acidic. Slopes are nearly level except where either depressions of domes have formed from peat vegetation growth and decay. Gradients are usually under 2%. Developed mainly under birch, stunted lodgepole pine, hardhack, Labrador tea, blueberry, cranberry, bracken and with sphagnum and other mosses on the ground surface.	
Landform:	Organic deposits over moderately fine to fine textured Fraser River deltaic or floodplain deposits		
Topography:	<b>a</b> = nearly level complex slopes ranging up to 0.5%		
<b>Data source:</b> BC SIFT and Soil Survey Report 15 Volume 3			

### Climatic Data

The property lies within the Moist Maritime Coastal Douglas-fir biogeoclimatic subzone (CDFmm<sup>4</sup>). This a warm summer oceanic climate zone. Characterized by mild wet winters and moderate dry summers. The annual precipitation is just under 1200 mm with over 70% of this falling primarily as rain during November and March. Mean annual temperature is 10.4 °C with winter temperatures averaging above 3 °C and summer temperatures averaging below 18 °C. A long frost free period and high growing degree days make for favourable growing conditions. Heavy winter rains and dry summers lead to the need for water management systems that include drainage infrastructure for winter and irrigation for summer months.

<sup>4</sup>[https://www.for.gov.bc.ca/ftp/HRE/external!/publish/becmaps/PaperMaps/field/DCK\\_ChilliwackResourceDistrict\\_SouthCoastRegion\\_field.pdf](https://www.for.gov.bc.ca/ftp/HRE/external!/publish/becmaps/PaperMaps/field/DCK_ChilliwackResourceDistrict_SouthCoastRegion_field.pdf) and <https://www.for.gov.bc.ca/hfd/pubs/Docs/Lmh/Lmh28/Lmh28-01.pdf>

Weather data is available a station at Vancouver International Airport, (Environment and Climate Change Canada (ECCC)) approximately 7.5 km northwest and ~1 m higher in elevation.

Table 2 Climate Normal Information

Climate Normal 1981-2010 (source: ECCC)														
STATION NAME: Vancouver International Airport <sup>5</sup>							CLIMATE ID: 1108447							
LATITUDE		49°11'42.000"N			LONGITUDE		123°10'55.000" W				ELEVATION		4.3 m	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	
Temperature (°C)														
Daily Average	4.1	4.9	6.9	9.4	12.8	15.7	18.0	18.0	14.9	10.3	6.3	3.6	10.4	
Daily Maximum	6.9	8.2	10.3	13.2	16.7	19.6	22.2	22.2	18.9	13.5	9.2	6.3	13.9	
Daily Minimum	1.4	1.6	3.4	5.6	8.8	11.7	13.7	13.8	10.8	7.09	3.5	0.8	6.8	
Precipitation														
Rainfall (mm)	157.5	98.9	111.8	88.1	65.0	53.8	35.6	36.7	50.9	120.7	185.8	148.3	1152.8	
Snowfall (cm)	11.1	6.3	2.3	0.3	0	0	0	0	0	0.1	3.2	14.8	38.1	
Precipitation (mm)	168.4	104.6	113.9	88.5	65.0	53.8	35.6	36.7	50.9	120.8	188.9	161.9	1189.0	
Climate Normal (source: BC SIFT)														
Frost free period (days)							247							
Degree days above 5 °C (days)							2273							

### Projected Changes in Climate

Some insights as to the projected changes in climate and the impacts of those changes. The source is the data and modelling completed by the Pacific Climate Consortium. The table below summarizes the potential changes to temperature and precipitation in the Greater Vancouver Region. Overall (for the period 2010 to 2039) temperatures and growing degree days are expected to increase while annual precipitation, winter snowfall and heating degree days will decline.

These changes in precipitation and temperature may result in moderate changes to the types of crops that can be grown and the availability of water for late season irrigation. Reductions in annual precipitation will not reduce the need for a drainage system as winter precipitation is expected to stay the same with the risk of more intense rainfall events. Drier and warmer summers will result in a greater need for irrigation or careful soil water management such as the judicious use of mulch and cover crops. Variability and number of extreme weather events will likely occur, and this will drive the need for more careful management of soil cover to reduce soil and nutrient run-off losses.

<sup>5</sup> [Canadian Climate Normals 1981-2010 Station Data - Climate - Environment and Climate Change Canada \(weather.gc.ca\)](#)

Table 3 Projected Climate Change Impacts

Climate Variable	Season	Projected Change from 1961-1990 Baseline for period 2010-2039	
		Median Greater Vancouver	Range (10 <sup>th</sup> to 90 <sup>th</sup> percentile)
Temperature* (°C)	Annual	+1.6 °C	+1.2 °C to +2.1 °C
Precipitation (%)	Annual	-2.0%	-4.9% to +1.4%
	Summer	-12.0%	-30% to +0.38%
	Winter	+0.22%	-4.5% to +7.3%
Snowfall* (%)	Annual	-56%	-64% to -43%
	Winter	-56%	-68% to -42%
	Spring	-36%	-63% to -13%
Growing Degree-Days* (degree days) >5 °C	Annual	+436 degree days	+289 to +568 degree-days
Heating Degree-Days* (degree days) >18 °C	Annual	-515 degree days	-687 to -411 degree-days
Frost-Free Days* (days)	Annual	+29 days	+23 to +35 days
Pacific Climate Consortium – projected changes in temperature and precipitation PLAN2ADAPT – 2020s (2010 to 2039) <a href="https://services.pacificclimate.org/plan2adapt/app/">https://services.pacificclimate.org/plan2adapt/app/</a> * These values are derived from temperature and/or precipitation.			

### Agricultural Capability

Table 4 provides an indication of the mapped agricultural capability ratings for the subject property. There is one capability polygon covering the property. It has two ratings which relate directly to the two mapped soil series. The lower capability classifications are linked to the Triggs soil series.

Table 4 Mapped Agricultural Capability

Mapped Agriculture Capability (source: BCSIFT)	
<b>Capability Class (CC) Label</b>	7:O4W~3:O5WF
<b>Class</b>	<p><b>Class O4</b> = land has more severe limitations that require reduce the range of crops and require special management practices or inputs</p> <p><b>Class O5</b> = land has limitations that restrict its capability to producing only perennial forage crops or other specially adapted crops</p>
<b>Improved Class (IC) Label</b>	[7:O2W~3:O3LWF]
<b>Class</b>	<p><b>Class O2</b> = land has minor limitations that would require on going management practices in order to achieve good crop growth for a range of crops</p> <p><b>Class O3</b> = land has limitations that require moderately intensive management practises or moderately restrict the range of crops, or both</p>
<b>Limitations (subclass):</b>	<p><b>W</b> = excess soil moisture due to highwater table or seepage/runoff (improvable with drainage)</p> <p><b>F</b> = low fertility due to soil characteristics (acidic and low cation exchange capacity)</p> <p><b>L</b> = degree of decomposition affects the movement of water into, through and out of the soil layers</p>



*Figure 2 Agricultural Capability Classification (unimproved and [improved])*

### Site Visit Results

A site visit was carried out on March 10<sup>th</sup>, 2022. Weather conditions on that day were ideal for soil pit installation, with a mix of sun and cloud, light winds and temperatures around 5°C. Precipitation in the preceding 5 days (~0.3 mm) and preceding 10 days (~8.7 mm). The preceding month of February ~60 mm of precipitation had fallen.

This low level of rainfall would not have contributed to the level of high soil moisture on the site. However, it would provide an indication for the potential drainage issues.

### Overall Site Observations

The subject parcel is approximately 1.5 acres (0.5 ha). Site observations and a review of most recent aerial imagery (Google Earth) indicated the presence of various structures including, a single family house, U shaped driveway, lawns and other residential landscape features on the eastern half of the parcel. The eastern half of the parcel also appears to have a different soil (based on vegetation, elevation and colour) than the vegetated area in the rear half of the parcel. This is portion was likely filled by previous landowners as the home site was developed. The current owner indicated a septic tank and field were located in the leveled lawn area west of the house.

Images from 2004 and 2009 (Google Earth), as well as observations made on March 10<sup>th</sup>, provided some indication that the western half of the parcel had been previously cleared and may have been historically used for blueberry farming. Figure 3 shows two cropped areas on west half (outlined in green and yellow). There was little evidence of this crop other than possible mowed root wads in the most westerly part of the parcel at the time of the site visit.



Figure 3 March 2004 – previous crop areas, residence structures and historic fill on east half

#### Site conditions March 10<sup>th</sup>, 2022

As noted above the site had variable levels of moisture due to rainfall, soils and topography. Water was ponded in a couple of locations, but for the most part the surface was 'dry'. Water was present in the soil profile – see soil pit descriptions.

At the time of the site visit the following structures or items were observed. These are noted in Figure 4 as an overlay on the 2021 Google Earth Image.

Parcel boundary (PID) outlined in red.

Area	Outline colour	Description	Size (m <sup>2</sup> )
1		house/driveway - historic fill/solid surface – based on historic aerial imagery	1,720
2	black	back yard/lawn/septic field – historic mineral fill – based on surface observation	795
3	pale green	mineral fill mainly glacial till - mixed silts and some gravels and underlain by native peat	975
4	yellow	disturbed fibrous peat over sandy gravelly fill	790
5	pale blue	native peat	715
Total			4,995





Figure 4 Delineated areas of disturbance

#### *Discussion of Observed Site Conditions/Structures*

**Area 1** – House and driveway – based on elevation in relation to 5 Road and rear of property (as well as old topographic survey supplied by landowner) this appears has a historic fill pad present. Covers approximately 1,720 m<sup>2</sup>.

**Area 2** – Lawn/Septic field. This area was elevated above what appeared to be the original site elevation (preconstruction). Area slopes west and south away from house. Exposed soil patches indicate it is mineral soil. Covers about 795 m<sup>2</sup> of parcel.

**Area 3** – Mineral Fill. Moderately fine to fine textured mineral fill covering approximately 975 m<sup>2</sup> ranging in depth from 20 to 75 cm. Dense compacted soil with little if any vegetation. Rare evidence of construction debris (less than 1%) including small pieces of brick and glass. No evidence of other foreign matter. Some coarse fragments ranging from gravel to small stones on surface (less than 1%). Generally, level with abrupt edges on fill pad. Underlain by relatively undisturbed native peat soil.

**Area 4** – Disturbed peat/Mineral Fill. This area contains disturbed peat placed over mineral fill covering approximately 790 m<sup>2</sup>. Peat ranged in depth from 15 to 40 cm. Underlying mineral soil was coarse to moderately fine textured with some coarse fragments. No evidence of foreign matter. Very little vegetation with some remnants of roots, likely from vegetation at source of peat. Slightly hummocky surface but generally level. Abrupt edge on southern boundary of area and adjoins filled/disturbed soils on adjacent farm to north. Some ponded water in area separating Area 3 and Area 4.



**Area 5** – Native peat soil. This area is relatively undisturbed native peat soil. Area was about 715 m<sup>2</sup>. Recently mowed (brushed) vegetative cover. Remnants of birch, hard hack, fireweed, blackberry and blueberry vegetation as well as moss and woody chip residue on surface. Level area except thin slivers on north and south of Area 3, which were hummocky due to disturbance from older soil movement. No standing water evident and this soil appears to extend west and south into adjacent properties with slight difference in elevation (less than 20 cm) resulting from different soil management on each parcel.

Source(s) of fill materials was unknown. Mineral materials appeared to glacial marine and glacial fluvial till based on colours, texture, and size/shape of coarse fragments.

#### *Surrounding Land Uses*

The adjacent parcels have a variety of agricultural land uses. Most area mixture of residential with soil bound crop production of various forms.

East (across No. 5 Road) – mixed educational/religious with portions of land used for market gardens

South – residential, with underutilized garden/some unpruned blueberries (Note: some evidence of filling prior to 2014). The second lot south is an active blueberry farm with a fill farm road on its northern parcel boundary.

West – blueberry planting, very old plants, with grass cover between rows, low intensity management

North – residential with mixed use, small portion covered with landscape construct materials/machines, larger area of young blueberry plants – actively managed and remainder as residential home plate. (Note Google Earth historic Imagery indicates this parcel was completely covered in fill beginning around 2008 and completed in 2012.)

#### *Soils*

Three soil pits were installed, one with the assistance of a bobcat loader the other two were shovel/auger dug.

Details of field observations for each location are indicated in Appendix 1.

#### **Soil Pit 1 west**

Shovel/auger pit located on a level area at the western end of the parcel in mowed brush. A thick root matt contained well decomposed Humic materials overlying less decomposed peat. Three distinct layers were noted within 100 cm of the surface. No coarse fragments or apparent mineral lenses were observed. Shallow groundwater at about 20 cm depth. No surface ponding was observed in the immediate are of the soil pit however there was some limited ponding on other areas that did not have fill placed. Abundant roots in upper layers.

#### **Soil Pit 2 center south**

Pit located in near the center and what appear to be highest point of the mineral fill pad. Upper 60 cm excavated with Bobcat loader and remainder dug with shovel. Upper 75 cm contained at least two distinct layers of mineral fill. The upper 35 cm was a silty glacial or glacial marine till with about 25% fine gravelly coarse fragments (CF). Lower 40 cm was more of mix of till and gravelly outwash materials. This

layer contained greater than 40% CF ranging up to rounded or subrounded small cobbles (< 15 cm). This second layer was very wet, with a water table at about 70 cm. The native peat soils underlay this mineral fill at about 75 cm depth. The fill layer tapered to less than 20 cm at its outer extent.

### **Soil Pit 3 center north**

Pit located in the center of the fill pad area on the norther part of the parcel. This area had loose disturbed peat spread over mineral fill. The source of peat was unknown although it appeared to be similar to the deeper peat layers in Pit 1. The peat layer was observed to be about 40 cm in thickness. This over lay greater than 75 cm of mineral fill. The upper 20 cm of mineral soil was sandy gravelly and loose material with about 30% CF ranging up to rounded small cobbles (~15 cm). The lower mineral layer was sandy loam with some fine gravels (10% CF) less than 5 cm. No water table was observed although the moisture level at 120 cm was near saturation.

### **Review of Soil Survey and Agricultural Capability Assessment**

As noted above, the soil survey mapping indicated the potential presence of two soil series. From the pit observations it appears only one series was present prior to the fill placement. In addition, two anthropogenic soils are present on the property. Pit 1 (west) appeared to fit the Lumbum (LM) soil series. Pit 2 (center south) was primarily mineral fill derived from glacial till and outwash over native peat. Pit 3 (center north) was disturbed peat overlying sandy gravelly outwash fill.

The pits 1 and 2 indicated poor or very poor drainage with high water tables. Pit 1 had a water table within 20 cm of the surface. In Pit 2 the lower 15 cm of mineral fill was fully saturated although the free water table was observed to settle at about 5 cm above the mineral – peat interface. There was no observed water table with the upper 120 cm of Pit 3 although the soil was very moist.

Mapping indicates the subject property is primarily Class 4 due to excessive moisture. It is improvable to primarily Class 2 with adequate subsurface drainage control. Again, with limitations due to excess moisture. Minor areas with limitations due to lower fertility and degree of decomposition of the peat are mapped. These were observed in Pit 1. Excess water limitations can generally be overcome by 'standard' water management activities such drainage or use of raised planting beds.

These Classes and limitations were confirmed in Pit 1 based on presence of water table. Pits 2 exhibited low CE and low organic matter in topsoil, these along with marginal nutrient levels would indicate a fertility (F) limitation. Pit 2 was a dense mineral soil with coarse fragments and limited rooting – indicating undesirable soil structure limitations.

Suggestions on the range of suited crops and how these soils series can be managed are detailed in the Soil Management Handbook for the Fraser Valley. Excerpts pretraining to these soils can be found in Appendix 5. There are no well suited crops, however, there are a wide range of suited crops. Inputs such as lime, fertilizer, water management and organic matter incorporation are recommended.

### **Review of Soil Nutrient Test Results**

Grab samples of topsoil and subsoil from each of the three pits were collected for analysis. Lab results are found in Appendix 4 and summarized below. In general, topsoil layers are deficient in macro

nutrients (N, P, K) and optimal for most micronutrients. Soil pH in the topsoil of pits 1 and 3 were 5.2 or lower – indicating very acidic conditions typical of organic soils of the region. The mineral soil of pit 2 was slightly acidic as well. Organic matter contents were above 80% in pit 1 indicating a true organic soil. Pit 2 had very low organic matter and very low Cation exchange capacity (CEC) 9.8 meq/100g in topsoil layer indicating it was likely a subsoil. The soils are non-saline (EC less than 1 dS/m). Lab test of pit 2 confirmed the surface texture as loam (51% sand, 34% silt 15% clay).

Table 5 Table 6 Summary of Soil Test Results

Parameter	Location	Pit 1 – West		Pit 2 – Center		Pit 3 – East	
		topsoil	subsoil	'topsoil'	subsoil	topsoil	subsoil
		peat	peat	mineral	mineral	peat	mineral
Sample # 79668 - Report # 2727 -		-51	-52	-53	-54	-55	-56
		-591	-600	-592	-601	-593	-602
pH		5.2	4.3	6.6	6.4	4.9	6.0
EC	dS/m	0.2	0.29	0.2	0.26	0.1	0.2
OM	%	81.9	82.1	2.1	0.9	45.6	5.1
Nitrate-Nitrogen (N)	ppm	<2	<2	<2	<2	<2	<2
Phosphorus (P)	ppm	7	<5	11	25	11	14
Potassium (K)	ppm	58	30	57	82	<25	52
Sulfate-Sulfur (S)	ppm	20	27	18	46	10	14
Calcium (Ca)	ppm	1690	385	1080	580	695	948
Magnesium (Mg)	ppm	163	104	202	73	101	185
Iron (Fe)	ppm	198	53.3	112	31	139	275
Copper (Cu)	ppm	11	1	2.0	0.5	2	1.6
Zinc (Zn)	ppm	28	<5	1	<0.5	2	1
Boron (B)	ppm	1	<1	0.3	0.1	<1	0.3
Manganese (Mn)	ppm	13	2.3	7.2	23.5	11	26.8
Chlorine (Cl)	ppm	13	16	7.1	6.6	503	8.9
CEC	meq/110g	70.6	133	9.8	3.9	62.5	19.3

Deficient	Marginal	Optimum	Excess
-----------	----------	---------	--------

Note: Colour codes are based on nutrient levels on lab results.

Although the lab results indicate optimal soil nutrient levels for most secondary nutrients in the upper soil layers, all pits indicated a deficiency in N, P and K. Pit 2 indicates deficiency of most nutrients, an acidic pH and very low organic matter – a very infertile soil.

### Mapped Vs Observed Capability

Only the portion of the parcel that might be farmed and is impacted by recent fill will be reviewed.

Area	Mapped Capability	Observed/Proposed Capability	Improvable to
3 – Mineral Fill	7:O4W~3:O5WF	3DWF	3DW
4 – Disturbed peat over mineral fill	7:O4W~3:O5WF	3FP	2F
5 Native Peat	7:O4W~3:O5WF	O4W	O4WF

### Drainage

A topographic survey was not conducted as part of the agrologist site visit. General observations were:

- Buried pipe inlet near southwest corner of back lawn (Area 2) which owner understood was connected to storm drainage on No 5 Rd. (See Figure 5)
- Shallow swale/partially filled ditch on southern parcel boundary and no other drainage channels elsewhere on parcel (see Figures 6 and 7)
- Slight differences in elevation between subject property and adjacent lands to west and south (likely caused by historic land/soil management) but did not appear to be likely to impact water flow on or off the parcel
- Parcel to north was elevated by at least 30 cm (appears to be fill – historic imagery/observation from parcel)
- Some minor surface ponding on water between Areas 3 and 4 (water could be trapped between the two fill pads)
- No subsurface drainage infrastructure (like Big-O) was observed or reported in Areas 3, 4 and 5.

Landscape and soil conditions would generally indicate that the parcel should be considered to be poorly drained.



*Figure 5 Surface Inlet to storm drain (looking west along southern parcel boundary at SW corner of Lawn area)*





*Figure 6 South Parcel boundary looking east*



*Figure 7 West property boundary looking north*

### Fill Character Summary

The table below summarizes the type, quality, volume and usefulness of the pre existing soils, and pre existing fill.

Area	3- Mineral Fill	4- Disturbed Peat/Mineral Fill	5- Native Peat
Area (m <sup>2</sup> )	975	790	715
Depth range (cm)	20 to 75	Peat 20 to 40 Mineral up to 75	> 90
Volume estimate (m <sup>3</sup> )	~465	Peat ~240 Mineral ~600	N/A
Source	Unknown – local geologic overburden glacial marine/glacial fluvial till	Unknown – local well decomposed peat and local geologic overburden glacial fluvial till	In situ – native peat
Quality	Poor – moderate fine gravely, loam matrix, low organic matter, imperfect to poor drainage, dense and compacted	Moderate – well decomposed acidic peat over sandy gravelly till, moderately well drained	Moderate – well decomposed, poorly drained
Usefulness for crop production	Low capability due to texture, low organic matter and compaction	Moderate capability	Low capability

### Options to Improve Possible Cropping Areas.

Table below provides options for improve potential for cropping the three defined areas observed during the March 10<sup>th</sup> site visit.

Area	3- Mineral Fill	4- Disturbed Peat/Mineral Fill	5- Native Peat
Required amendments of practices	Requires incorporation of organic matter, pH modification and nutrient application as well as appropriate tillage, drainage and irrigation practices	Requires cover cropping and possibly irrigation to prevent subsidence of peat. Will require nutrient application.	Requires water control (drainage and irrigation) – limited range of crops. Careful nutrient application and cover cropping to maintain peat soils.
Additional fill or other soil materials required	Yes - as above, addition and incorporation of organic matter  Existing mineral fill should be regraded to extend and square off south edge within 4 m of to parcel boundary allowing for gradual slope and drainage swale running east to storm drain inlet. West could be squared off as outlined in purple on Figure 8 No additional fill would be required.	Yes, some additional peat may be required at the west end to create a uniform layer at a similar depth the remainder of this area (~ 25 m <sup>3</sup> )	No, unless this remnant area is filled to level it with Areas 3 and 4. Some of peat could be salvaged for incorporation into the previously imported fill. Volume of mineral soil required ~300 m <sup>3</sup> . (Outlined in orange on Figure 8)





*Figure 8 Fill areas requiring alteration (grading and/or more fill)*

# Appendix 1 – Field Notes and Soil Pit Descriptions from Site Visit March 10, 2022

Depth	Horizon	Texture	Apparent Parent material	Colour	Structure	Roots	Coarse Fragments	CF (%)	Description
<b>Pit 1 West (49.153334 N, 123.093997 W)</b>									
2 - 0	LFH		Forest floor			abundant	Stone free		Woody residue, brushed stumps of birch, hardhack, blueberry, black berry. Fireweed and moss.
0 - 35	Oh	Von post 6/7	peat	black	Fibrous	many	Stone free		Water table present at about 20 cm.
35 - 90	Om	Von post 3/4	peat	red brown	Very fibrous	few	Stone free		Moderately well decomposed
90+	Oh	Von post 1/2	peat	dark brown	Mushy	very few	Stone free		Weakly decomposed
<b>Pit 2 center south (49.153345 N, -123.093561 W)</b>									
0 - 35	C <sub>1</sub>	Loam	glacial-marine	Layer with colours of 10YR3/3 – 10YR4/1 – 10YR 2/1	Massive to SBK	Very few	Fine gravels	<25%	Mixed layers – upper 12 cm sandy, 12- 25 silty clay, 25- 35 silty with some humic materials. Layers not separated as other faces of pit where highly variable in relation to described face. Very firm consistence. Little if any vegetation.
35 - 75	C <sub>2</sub>	Loam	glacial-fluvial	10YR 4/1	Massive to SBK	none	gravelly	~40 %	Saturated in lower 5 cm) Very firm consistence.
75 +	Oh	Von post 4/5	peat	red brown		none	Stone free		Water table rising above this layer – water weak tea colour when undisturbed.
<b>Pit 3 center north (49.1535 N, -123.09346 W)</b>									
0 - 40	Oh	Von post 6/7	peat	red brown/black - mixed		few	Stone free		Few seedling weeds. Remnant roots. Hummocky surface – machine spread peat. No ponded

Depth	Horizon	Texture	Apparent Parent material	Colour	Structure	Roots	Coarse Fragments	CF (%)	Description
40 - 60	C <sub>1</sub>	Sandy loam	glacial-fluvial	10YR4/4	SBK	none	gravelly	<40%	surface water CF up to 25 cm most less than 2.5 cm
60 - >115	C <sub>2</sub>	Loamy sand	glacial-fluvial	510YR2/1	Single grained - SBK	none	Slightly gravelly	<10%	No water table although higher moisture level nearing saturation at 115 cm

## Appendix 2 – Photos of Soil Pits and Adjacent Landscapes



*Figure 9 Soil Pit 1 West*



*Figure 10 Oh (topsoil) horizon Pit 1*





*Figure 11 Pit 1 - landscape looking east*



Figure 12 Pit 2 center south



Figure 13 Landscape - Pit 2 looking east





*Figure 14 Pit 3 Center north*



*Figure 15 Pit 3 - mineral fill (left) in contrast with peat fill (right)*





Figure 16 Landscape looking north towards pit 3

## LUMBUM SOIL MANAGEMENT GROUP

### **General Characteristics**

This group occupies 12,700 ha on the lowlands of Delta, Richmond and Surrey Municipalities, in the Big Bend area of Burnaby, in Glen Valley, Matsqui Prairie and in the Pitt Meadows, Pitt Polder and Port Coquitlam areas. The soil is partially to well decomposed organic material between 0.4 and 2 m in depth overlying moderately fine-textured mineral deposits. The group is poorly drained, has a high water and nutrient-holding capacity and is relatively infertile and acidic in its natural state. Decomposition and subsidence will be accelerated by drainage and cultivation. Refer to the Alouette Soil Management Group if the organic layer has been reduced to 40 cm or less in depth.

**Soil Series:** Annacis, Banford, Gibson, Goudy, Judson, Lulu, Lumbum, Richmond, Widgeon

### **Dominant Soil Limitations:**

- Soils are very poorly drained.
- Soils are naturally infertile and acidic.
- The bulk density of the soil is low.
- The root zone is restricted where the depth of the organic layer is reduced to less than 40 cm due to subsidence.

**Well Suited Crops:** None

**Suited Crops:** Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables.

### **Management Inputs:**

**Water Management System:** A close drainage spacing of 12 m is recommended. With adequate water table control, these soils are highly productive and are used mainly for intensive vegetable production.

**Cover Cropping:** When dry, soils are subject to wind erosion and a cover crop is recommended following harvest to maintain infiltration.

**Subsidence:** Refer to section 4.4, Management of Peat and Muck Soils, on controls of subsidence in peat soils.

**Lime and/or Fertilizer Application:** In their natural state, these soils have limitations that require high levels of fertilizer and lime inputs, but most are presently under intensive management and these limitations have been eliminated.

**Unsuited Crops:** Nursery and christmas trees, raspberries, strawberries and tree fruits.

**Reasons:** It is difficult to adequately drain these soils to prevent winter injury due to a high water table.



## TRIGGS SOIL MANAGEMENT GROUP

### **General Characteristics**

This group occupies 4,800 ha in the lowlands of Delta (Burn's Bog), Glen Valley, Richmond and Pitt Meadows. There are small areas along the Fraser River in Surrey and Langley. The soil has developed in deep, undecomposed organic deposits, which are poorly drained. The fibric (undecomposed) nature of the soil results in a very low bearing capacity. Soils are very infertile and extremely acid.

**Soil Series:** Glen Valley, Triggs

### **Dominant Soil Limitations:**

- Soils are very poorly drained.
- Infertility: In their natural state, these soils are very acidic and low in many essential plant nutrients.
- Low Bulk Density: These soils have undergone very little decomposition and the soil is basically peat moss. When cultivated, the soil becomes very loose and fluffy making for a poor seedbed and rooting medium.

### ***Management Inputs and Crop Groups:***

The Triggs soil group is either in production of blueberries and/or cranberries. Where these crops are not being grown, the peat soils have been mined out. The balance of this soil group is being used as either an industrial or construction landfill.



12294 272 Street  
Maple Ridge, BC. V2W1C2

April 21, 2022

Agro-Environmental Inc.  
15787 Buena Vista Avenue  
White Rock, BC  
V4B 1Z9

Attn: Darrell Zbeetnoff

**Re: Water Management – 8251 No. 5 Road, Richmond, B.C.**

Dear Darrell,

This report describes a water management assessment including potential adverse effects associated with the placement of soil fill at the above captioned property which is the subject of a Soil Deposit Application to the City of Richmond and the Agricultural Land Commission (ALC).

The subject property is located at 8251 No. 5 Road, Richmond.

The property is rectangular with an area of approximately 0.5ha and principal dimensions of approximately 145m in the east-west direction and 32.5m in the north-south direction.

The east end of the property has a single family dwelling (SFD) and surrounding pavement and landscaping.

The property is bounded to the east by No. 5 Road, to the north and south by similar properties with residential development and to the west by agricultural fields (see Attachment 2).

The property is relatively flat with elevations of approximately 1.25-1.75mASL slightly sloping (<0.3%) to the west (see Attachment 1).

The existing and proposed fill is described in the Farm Plan (see Attachment 1).

Site soil conditions and existing fill are described in general terms in the agrologist's report (see Attachment 3).

This review is limited to a consideration of water management implications of soil placement. Agricultural implications of the soil placement are outside the scope of this study and dealt with in the Farm Plan.



!

The principal water management issues are related to storm water and irrigation water management and surface permeability changes caused by the fill.

The regional drainage is limited to the east by No. 5 Road which provides an effective barrier to surface water.

The City of Richmond storm drain infrastructure in the vicinity of the subject property is shown in Attachment 4. This consists of a storm sewer flowing to the north.

There is a connection from the SFD in the central part of the east property boundary and connections at the south and north property lines.

Areas 1 (House/Driveway) and 2 (Lawn/Septic) are assumed to be adequately served by the existing SFD storm sewer connect. No evidence of water management issues were observed during a site visit during a period of intense rain.

In the absence of the residential development along No. 5 Road and indeed, No. 5 Road itself, the natural drainage would be exclusively by infiltration into the surficial soils and dissipation as groundwater in indeterminate direction(s).

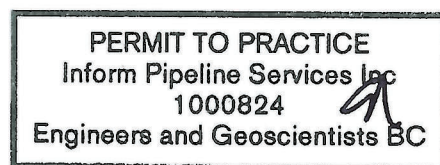
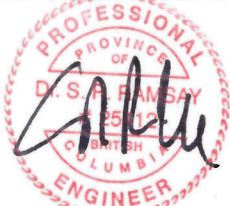
The Area 1 and 2 elevations provide an effective barrier to eastward water movement from Areas 3 and 4.

As there is no evidence of any adverse effects erosion or hydrological issues on the subject property or the adjacent properties it can be concluded that the existing and proposed fill has a negligible effect on regional drainage and infiltration can continue to be the operative process for storm water management.

In summary, the placed soil described in the Farm Plan will have no adverse effects on the subject property or on adjacent properties.

Yours truly,

**INFORM PIPELINE SERVICES INC.**



Dr. Stephen Ramsay P.Eng.

APR 25 2022



12294 272 Street  
Maple Ridge, BC. V2W1C2

April 21, 2022

Agro-Environmental Inc.  
15787 Buena Vista Avenue  
White Rock, BC  
V4B 1Z9

Attn: Darrell Zbeetnoff

**Re: Geotechnical Assessment – 8251 No. 5 Road, Richmond, B.C.**

Dear Darrell,

This report describes a geotechnical assessment of potential adverse effects associated with the placement of soil fill at the above captioned property which is the subject of a Soil Deposit Application to the City of Richmond and the Agricultural Land Commission (ALC).

The subject property is located at 8251 No. 5 Road, Richmond.

The property is rectangular with an area of approximately 0.5ha and principal dimensions of approximately 145m in the east-west direction and 32.5m in the north-south direction.

The east end of the property has a single family dwelling (SFD) and surrounding pavement and landscaping.

The property is bounded to the east by No. 5 Road, to the north and south by similar properties with residential development and to the west by agricultural fields (see Attachment 2).

The property is relatively flat with elevations of approximately 1.25-1.75mASL slightly sloping (<0.3%) to the west (see Attachment 1).

The existing and proposed fill is described in the Farm Plan (see Attachment 1).

Surficial geology of the area is shown in Geological Survey of Canada (GSC) Map 1486A Vancouver (Armstrong 1980). The surficial soils are SAb Bog, swamp and shallow lake deposits – lowland peat up to 8m thick overlying Fc Fraser River Sediments-overbank silty to silt clay normally less than 2m thick overlying 15m or more of Fd – deltaic and distributary channel till 10 to 25m interbedded fine to medium sand and minor silt beds.

Site soil conditions are described in general terms in the agrologist's report (see Attachment 3).



This review is limited to a consideration of geotechnical implications of soil placement. Agricultural implications of the soil placement are outside the scope of this study and dealt with in the Farm Plan.

This assessment does not consider the Area 1 and Area 2 of the property (see Attachment 3) which are assumed to be part of the pre-existing residential development.

The depth of the existing fill (Areas 3 and 4) and the proposed depth of placed soil is 50-75cm. Assuming a soil density of approximately 1500kg/m<sup>3</sup> this implies a bearing pressure of approximately 7-11 kPa). Assuming a very pessimistic bearing capacity for the underlying silty clay layer there is adequate margin to avoid any bearing failure.

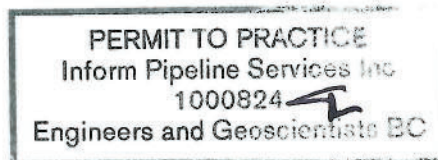
There will be some limited settlement of the placed soil layer due to consolidation of the underlying silty clay layer however this will have no effect beyond the area of the placed soil and a narrow region at the edges extending less than 1m. A 1.5m buffer surrounding the placed soil will provide adequate spatial separation from any settlement effects.

In summary, the placed soil described in the Farm Plan will have no adverse effects on the subject property or on adjacent properties.

Yours truly,  
**INFORM PIPELINE SERVICES INC.**



Dr. Stephen Ramsay P.Eng.



#### Attachments

- 1 8251 No. 5 Road, Richmond, BC Topographic plan
- 2 8251 No. 5 Road, Richmond, BC Aerial photograph
- 3 Agrologist Field Notes



November 14, 2022

Agro-Environmental Inc.  
15787 Buena Vista Avenue  
White Rock, BC  
V4B 1Z9

Attn: Darrell Zbeetnoff

**Re: Drainage – 8251 No. 5 Road, Richmond, B.C. - ADDENDUM**

Dear Darrell,

This letter is an addendum to a previous submission describing a drainage system for the above captioned property related to a soil deposit permit.

This addendum considers drainage from the entire site including the area at the east end of the property occupied by a single family dwelling (SFD) and parts of the site that are not part of the proposed fill area.

This report describes a water management assessment including potential adverse effects associated with the placement of soil fill at the above captioned property which is the subject of a Soil Deposit Application to the City of Richmond and the Agricultural Land Commission (ALC).

Site Description

The subject property is located at 8251 No. 5 Road, Richmond.

The property is rectangular with an area of approximately 0.5ha and principal dimensions of approximately 145m in the west-west direction and 32.5m in the north-south direction.

The east end of the property has a single family dwelling (SFD) and surrounding pavement and landscaping.

The property is bounded to the east by No. 5 Road, to the north and south by similar properties with residential development and to the west by agricultural fields (see Attachment 2).

The property is relatively flat with elevations of approximately 1.25-1.75mASL slightly sloping (<0.3%) to the west (see Attachment 1).

### Rational Method Calculation

Section 3.2 indicates that the Rational Method can be used for development <10 ha.

$$Q = \text{RAIN} = (0.1)(0.75)(3.2)(0.00278) = 0.000667 \text{ m}^3/\text{s}$$

For the fill area, the runoff coefficient R is chosen as 0.1. Richmond shows a range of runoff coefficient from 0.1 to 0.25. The lower value is appropriate for a deep layer of soil with infiltration drainage as proposed.

For the impermeable roof area of the SFD a runoff coefficient of 0.95 is used.

For the structural fill area, excluding the SFD, a runoff coefficient of 0.70 is used.

For the balance of area outside the areas listed above, a runoff coefficient of 0.25 is used.

The rainfall intensity based on a 10 year return period 24 hour storm event is 3.2 mm/hr. The coefficient N is given by Richmond as 0.00278.

Details of the calculation of runoff from agricultural land can be found in many authoritative references (see, for example, material from Purdue University, Department of Agricultural and Biological Engineering course ABE 325 Soil and Water Engineering).

Areas 1 (House/Driveway) and 2 (Lawn/Septic) are assumed to be adequately served by the existing SFD storm sewer connect. No evidence of water management issues were observed during a site visit during a period of intense rain.

### Peak Flows - Area 1, 2

The calculated peak flow from Area 1 is 0.0015 m<sup>3</sup>/s.

The calculated peak flow from Area 2 is 0.0005 m<sup>3</sup>/s.

The combined peak flow is 0.002 m<sup>3</sup>/s.

This flow is assumed to enter the City of Richmond storm drainage infrastructure on No. 5 Road.

### Area 3

The calculated peak flow from Area 3 (fill) is 0.0006 m<sup>3</sup>/s.

This flow will drain to the south and combine with natural infiltration in Areas 4 and 5.



## Attachments

- 1 8251 No. 5 Road, Richmond, BC Topographic plan
- 2 8251 No. 5 Road, Richmond, BC Aerial photograph
- 3 Agrologist Field Notes
- 4 Richmond storm drainage in vicinity of 8251 No. 5 Road

## Brief Notes Harry Garcha Property – Agrologist Site Visit March 10, 2022

Prepared by Geoff Hughes-Garnes, PAg

April 19, 2022

### Subject Property

CIVIC ADDRESS:	8521 No. 5 Road, Richmond, BC
LEGAL:	LOT 25 SEC 24 BLK 4N RG 6W PL NWP41716 Lot 25, Block 4N, Plan NWP41716, Section 24, Range 6W, New Westminster Land District
PID:	003-898-741
Size:	4,994 m <sup>2</sup> (1.23 Ac)
Zoning:	AG1
ALR:	Yes

#8251 No. 5 ROAD,  
RICHMOND, B.C.  
P.I.D. 003-898-744



**NOTE:**  
Elevations shown are based on  
City of Richmond HPI  
Benchmark network.  
Benchmark: HPI #130  
Control Monument: 9441624  
Elevation: 2,353m  
Benchmark: HPI #191  
Control Monument: 0212453  
Elevation: 1,654m

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.



# Richmond Interactive Map (RIM)



PRESENT WILD BUSHES , TALL GRASS AND DITCHES ON THE  
PROPERTY, WE WANT TO PLANT NEW BLUBERRY PLANTS  
PLEASE HELP US IMPROVE OUR PROPERTY





Figure 1 Delineated areas



Area	Soil Color	Description	Area (m <sup>2</sup> )
1		house/driveway - historic fill/solid surface – based on historic aerial imagery	1,720
2	black	back yard/lawn/septic field – historic mineral fill – based on surface observation	795
3	pale green	mineral fill mainly glacial till - mixed silts and some gravels and underlain by native peat	975
4	yellow	disturbed fibrous peat over sandy gravelly fill	790
5	pale blue	native peat	715
Total			4,995

#### *Discussion of Observed Site Conditions/Structures*

**Area 1 – House and driveway front yard landscaping –** based on elevation in relation to 5 Road and rear of property (as well as old topographic survey supplied by landowner ) this appears to be a historic fill pad. Covers approximately 1,720 m<sup>2</sup> of parcel.

**Area 2 – Lawn/Septic field.** This area was elevated above what appeared to be the original site elevation (preconstruction). Slopes westward and southward away from house. Exposed soil patches indicate it is mineral soil. Covers about 795 m<sup>2</sup> of parcel.

**Area 3 – Mineral Fill.** Moderately fine to fine textured mineral fill covering approximately 975 m<sup>2</sup> ranging in depth from 20 to 75 cm. Dense compacted soil with little if any vegetation. Rare evidence of construction debris (less than 1%) including brick and glass. No evidence of other foreign matter. Some coarse fragments (ranging from gravel to small stones on surface (less than 1%). Generally, level with abrupt edges on fill pad. Underlain by relatively undisturbed native peat soil.

**Area 4 – Disturbed peat/Mineral Fill.** This area contains disturbed peat placed over mineral fill covering approximately 790 m<sup>2</sup>. Peat ranged in depth from 15 to 40 cm. Underlying mineral soil was coarse to moderately fine textured with some coarse fragments. No evidence of foreign matter. Very little vegetation with some remnants of roots, likely from vegetation at source of peat. Slightly hummocky surface but generally level. Abrupt edge on southern boundary of area and adjoins filled/disturbed soils on adjacent farm to north. Some ponded water in area separating Area 3 and Area 4.

**Area 5 – Native peat soil.** This area is relatively undisturbed native peat soil. Area was about 715 m<sup>2</sup>. Recently mowed (brushed) vegetative cover. Remnants of birch, hard hack, fireweed, blackberry and blueberry vegetation as well as moss and woody chip residue on surface. Level area except thin slivers on north and south of Area 3, which were hummocky due to disturbance from older soil movement. No standing water evident and this soil appears to extend west and south into adjacent properties with slight difference in elevation (less than 20 cm) resulting from different soil management on each parcel.

### Drainage

A topographic survey was not conducted as part of the agrologist site visit. General observations were:

- Buried pipe inlet near southwest corner of back lawn (Area 2) which owner understood was connected to storm drainage on No 5 Rd.
- Shallow swale/partially filled ditch on southern parcel boundary and no other drainage channels elsewhere on parcel
- Slight differences in elevation between subject property and adjacent lands to west and south (likely caused by historic land/soil management) but did not appear to be likely to impact water flow on or off the parcel
- Parcel to north was elevated by at least 30 cm (appears to be fill – historic imagery/observation from parcel)
- Some minor surface ponding on water between Areas 3 and 4 (water could be trapped between the two fill pads)
- No subsurface drainage infrastructure (like Big-O) was observed or reported in Areas 3, 4 and 5.

### Surrounding Land Uses

The adjacent parcels have a variety of agricultural land uses. Most area mixture of residential with soil bound crop production of various forms.

East (across No. 5 Road) – mixed educational/religious with portions of land used for market gardens

South – residential, with underutilized garden/some unpruned blueberries, second lot south – active blueberry farm

West – blueberry planting, very old plants, with grass cover between rows, low intensity management

North – residential with mixed use, small portion covered with landscape construct materials/machines, larger area of young blueberry plants – actively managed and remainder as residential home plate

### Soil

Three soil pits were installed, one with the assistance of a bobcat loader the other two were shovel/auger dug.

#### Soil pit 1 west

Shovel/auger pit located on a level area at the western end of the parcel in mowed brush. A thick root matt contained well decomposed Humic materials overlying less decomposed peat. Three distinct layers were noted within 100 cm of the surface. No coarse fragments or apparent mineral lenses were observed. Shallow groundwater at about 20 cm depth. No surface ponding was observed in the immediate are of the soil pit however there was some limited ponding on other areas that did not have fill placed. Abundant roots in upper layers.

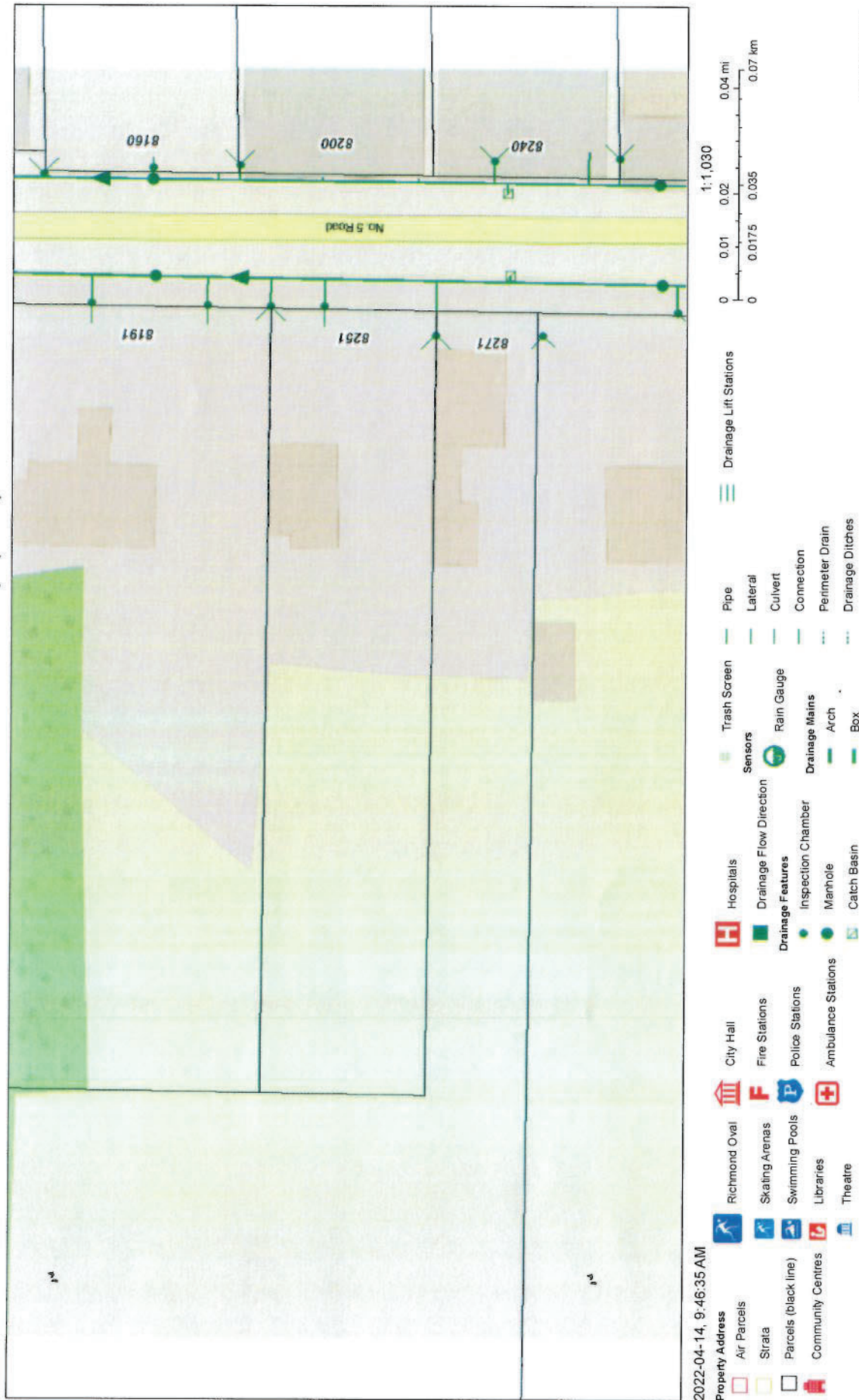
#### Soil pit 2 center south

Pit located in near the center and what appear to be highest point of the mineral fill pad. Upper 60 cm excavated with Bobcat loader and remainder dug with shovel. Upper 75 cm contained at least two distinct layers of mineral fill. The upper 35 cm was a silty glacial or glacial marine till with little or no coarse fragments (CF). Lower 40 cm was more of mix of till and gravelly outwash materials. This layer contained greater than 50% CF ranging up to rounded or subrounded small cobbles (< 15 cm). This second layer was very wet, with a water table at about 70 cm. The native peat soils underlay this mineral fill at about 75 cm depth. The fill layer tapered to less than 20 cm at its outer extent.

#### South pit 3 center north

Pit located in the center of the fill pad area on the norther part of the parcel. This area had loose disturbed peat spread over mineral fill. The source of peat was unknown although it appeared to be similar to the deeper peat layers in Pit 1. The peat layer was observed to be about 40 cm in thickness. This over lay greater than 75 cm of mineral fill. The upper 20 cm of mineral soil was sandy gravelly and loose material with about 25% CF ranging up to rounded small cobbles (~15 cm). The lower mineral layer was sandy loam with some fine gravels (10% CF) less than 5 cm. No water table was observed although the moisture level at 120 cm was near saturation.

# Richmond Interactive Map (RIM)







**Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429**

The Council of the City of Richmond enacts as follows:

1. Schedule "A", Schedule "B" and Schedule "C" which are attached and form part of this bylaw, are adopted as the Consolidated 5 Year Financial Plan (2023-2027).
2. Consolidated 5 Year Financial Plan (2022-2026) Bylaw No. 10327 and all associated amendments are repealed.
3. This Bylaw is cited as **"Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429"**.

FIRST READING

DEC 12 2022

SECOND READING

DEC 12 2022

THIRD READING

DEC 12 2022

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>MC</i>
APPROVED for legality by Solicitor <i>BB</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**SCHEDULE A:**

**CITY OF RICHMOND**  
**CONSOLIDATED 5 YEAR FINANCIAL PLAN (2023-2027)**  
**REVENUE AND EXPENSES**  
**(In \$000's)**

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
	<b>Budget</b>	<b>Plan</b>	<b>Plan</b>	<b>Plan</b>	<b>Plan</b>
<b>Revenue:</b>					
Taxation and Levies	287,052	305,455	322,929	342,371	362,527
Utility Fees	133,609	142,747	153,773	165,859	179,544
Sales of Services	48,817	49,979	51,056	52,105	53,097
Other Revenue	16,464	15,977	16,276	17,914	18,062
Payments In Lieu of Taxes	14,650	15,138	15,586	16,062	16,552
Gaming Revenue	14,500	14,500	14,500	14,500	14,500
Investment Income	14,323	14,882	15,320	15,813	16,371
Licenses and Permits	12,195	12,473	12,712	12,967	13,227
Provincial and Federal Grants	11,656	11,002	11,214	11,435	11,663
Developer Contributed Assets	48,745	74,526	48,745	48,745	48,745
Development Cost Charges	20,323	18,961	15,303	10,869	11,387
Other Capital Funding Sources	16,953	19,130	33,338	15,821	15,404
	<b>\$639,287</b>	<b>\$694,770</b>	<b>\$710,752</b>	<b>\$724,461</b>	<b>\$761,079</b>
<b>Expenses:</b>					
Community Safety	141,537	147,047	153,465	159,767	166,094
Community Services	76,202	72,605	74,319	76,203	78,047
Engineering and Public Works	69,235	68,698	69,243	70,755	72,243
Planning and Development Services	33,080	27,943	28,591	29,295	29,987
Finance and Corporate Services	28,361	27,665	28,362	29,125	29,868
Fiscal	28,337	26,502	29,079	30,602	31,819
Debt Interest	5,603	4,765	3,926	3,926	3,926
Corporate Administration	10,741	10,432	10,728	11,050	11,363
Law and Legislative Services	4,794	4,531	4,668	4,818	4,964
Utility Budget					
Water Utility	50,256	53,799	58,548	64,287	70,798
Sanitary Sewer Utility	44,092	47,915	52,722	58,577	65,245
Sanitation and Recycling	24,532	24,606	25,175	25,773	26,386
Flood Protection	16,561	17,561	18,606	18,818	19,037
Richmond Public Library	11,368	11,646	11,930	12,217	12,513
Richmond Olympic Oval Corporation	18,788	19,042	19,351	19,667	19,989
	<b>\$563,487</b>	<b>\$564,757</b>	<b>\$588,713</b>	<b>\$614,880</b>	<b>\$642,279</b>
<b>Annual Surplus</b>	<b>\$75,800</b>	<b>\$130,013</b>	<b>\$122,039</b>	<b>\$109,581</b>	<b>\$118,800</b>

**SCHEDULE A (CONT'D):**

**CITY OF RICHMOND**  
**CONSOLIDATED 5 YEAR FINANCIAL PLAN (2023-2027)**  
**TRANSFERS**  
**(In \$000's)**

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
	<b>Budget</b>	<b>Plan</b>	<b>Plan</b>	<b>Plan</b>	<b>Plan</b>
<b>Transfers:</b>					
Debt Principal	9,187	9,538	3,636	3,764	3,895
Transfer To Reserves	81,863	85,259	88,312	91,539	94,958
Transfer from Reserves to fund Operating Reserve Programs:					
Bylaw 8206	(400)	(400)	(400)	(400)	(400)
Bylaw 8877	(210)	(210)	(210)	(210)	(210)
Bylaw 7812 S. 1.1.1 (a)	(525)	(525)	(525)	(525)	(525)
Bylaw 7812 S. 1.1.1 (d)	(50)	(50)	(50)	(50)	(50)
Bylaw 7812 S. 1.1.1 (j)	(170)	(150)	(150)	(150)	(150)
Operating Reserves Funding - Prior Years	(7,036)	-	-	-	-
Transfer To (From) Surplus	(7,225)	10,944	21,047	27,187	32,752
Capital Expenditures - Current Year	131,516	124,615	145,091	123,861	111,963
Capital Expenditures - Prior Years	220,276	248,674	247,297	256,293	258,919
Capital Expenditures - Developer					
Contributed Assets	48,745	74,526	48,745	48,745	48,745
Capital Expenditures - Richmond Public Library	1,050	610	610	610	610
Capital Funding	(401,221)	(422,818)	(431,364)	(441,083)	(431,707)
<b>Transfers/Amortization offset:</b>	<b>\$75,800</b>	<b>\$130,013</b>	<b>\$122,039</b>	<b>\$109,581</b>	<b>\$118,800</b>
<b>Balanced Budget</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Tax Increase</b>	<b>5.89%</b>	<b>5.37%</b>	<b>4.68%</b>	<b>5.00%</b>	<b>4.92%</b>



**SCHEDULE B:**  
**CITY OF RICHMOND**  
**5 YEAR FINANCIAL PLAN**  
**CAPITAL FUNDING SOURCES (2023-2027)**  
**(In \$000's)**

<b>DCC Reserves</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Park Development DCC	3,292	941	1,552	1,223	1,646
Park Land Acquisition DCC	5,964	5,964	3,762	3,762	3,762
Roads DCC	11,067	9,827	7,766	5,885	5,979
Water DCC	-	2,229	2,224	-	-
<b>Total DCC</b>	<b>\$ 20,323</b>	<b>\$ 18,961</b>	<b>\$ 15,304</b>	<b>\$ 10,870</b>	<b>\$ 11,387</b>
<b>Statutory Reserves</b>					
Capital Building and Infrastructure	20,657	20,400	36,500	32,450	18,050
Capital Reserve	15,001	15,000	14,860	14,981	14,973
Drainage Improvement	18,932	16,833	14,161	15,677	18,096
Equipment Replacement	4,222	4,515	3,071	3,845	5,650
Sanitary Sewer	6,535	5,771	5,775	7,722	5,820
Steveston Road Ends	119	-	-	-	-
Watermain Replacement	9,909	11,205	9,591	9,466	9,555
<b>Total Statutory Reserves</b>	<b>\$ 75,375</b>	<b>\$ 73,724</b>	<b>\$ 83,958</b>	<b>\$ 84,141</b>	<b>\$ 72,144</b>
<b>Other Sources</b>					
Enterprise Fund	650	550	550	205	205
Grant and Developer Contribution	16,953	19,130	33,338	15,820	15,404
Other Sources	15,472	9,119	9,397	10,225	10,564
Rate Stabilization	-	800	-	-	-
Sewer Levy	555	450	712	36	191
Solid Waste and Recycling	300	300	300	300	300
Water Levy	1,888	1,581	1,532	2,264	1,768
<b>Total Other Sources</b>	<b>\$ 35,818</b>	<b>\$ 31,930</b>	<b>\$ 45,829</b>	<b>\$ 28,850</b>	<b>\$ 28,432</b>
<b>Total Capital Program</b>	<b>\$ 131,516</b>	<b>\$ 124,615</b>	<b>\$ 145,091</b>	<b>\$ 123,861</b>	<b>\$ 111,963</b>

**SCHEDULE C:**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2023-2027)  
STATEMENT OF POLICIES AND OBJECTIVES**

**Revenue Proportions By Funding Source**

Property taxes are the largest portion of revenue for any municipality. Taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as community safety, general government, libraries and park maintenance.

**Objective:**

- Maintain revenue proportion from property taxes at current level or lower

**Policies:**

- Tax increases will be at CPI + 1% for transfers to reserves
- Annually, review and increase user fee levels by consumer price index (CPI).
- Any increase in alternative revenues and economic development beyond all financial strategy targets can be utilized for increased levels of service or to reduce the tax rate.

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2023.

**Table 1:**

<b>Funding Source</b>	<b>% of Total Revenue</b>
Property Taxes	51.9%
User Fees	24.2%
Sales of Services	8.8%
Payments in Lieu of Taxes	2.6%
Gaming Revenue	2.6%
Investment Income	2.6%
Licenses and Permits	2.2%
Provincial and Federal Grants	2.1%
Other	3.0%
Total Operating and Utility Funding Sources	100.0%

**SCHEDULE C (CONT'D):**

**CITY OF RICHMOND  
CONSOLIDATED 5 YEAR FINANCIAL PLAN (2023-2027)  
STATEMENT OF POLICIES AND OBJECTIVES**

**Distribution of Property Taxes**

Table 2 provides the 2022 distribution of property tax revenue among the property classes. 2023 Revised Roll figures will be received in late March 2023.

**Objective:**

- Maintain the City's business to residential tax ratio in the middle in comparison to other municipalities. This will ensure that the City will remain competitive with other municipalities in attracting and retaining businesses.

**Policies:**

- Regularly review and compare the City's tax ratio between residential property owners and business property owners relative to other municipalities in Metro Vancouver.

**Table 2:** (Based on the 2022 Revised Roll figures)

Property Class	% of Tax Burden
Residential (1)	57.1%
Business (6)	32.9%
Light Industry (5)	8.0%
Others (2,3,4,8 & 9)	2.0%
Total	100.0%

**Permissive Tax Exemptions****Objective:**

- Council passes the annual permissive exemption bylaw to exempt certain properties from property tax in accordance with guidelines set out by Council Policy and the Community Charter. There is no legal obligation to grant exemptions.
- Permissive exemptions are evaluated with consideration to minimizing the tax burden to be shifted to the general taxpayer.

**Policy:**

- Exemptions are reviewed on an annual basis and are granted to those organizations meeting the requirements as set out under Council Policy 3561 and Sections 220 and 224 of the *Community Charter*.





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10369 (RZ 21-927633)  
7420/7440 Langton Road**

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. 003-488-721

West 138.4 Feet Lot 2 Except: Part Subdivided By Plan 45279; Section 13 Block 4 North  
Range 7 West New Westminster District Plan 10280

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10369"**.

FIRST READING

APR 11 2022

A PUBLIC HEARING WAS HELD ON

MAY 16 2022

SECOND READING

MAY 16 2022

THIRD READING

MAY 16 2022

OTHER CONDITIONS SATISFIED

JAN 16 2023

ADOPTED

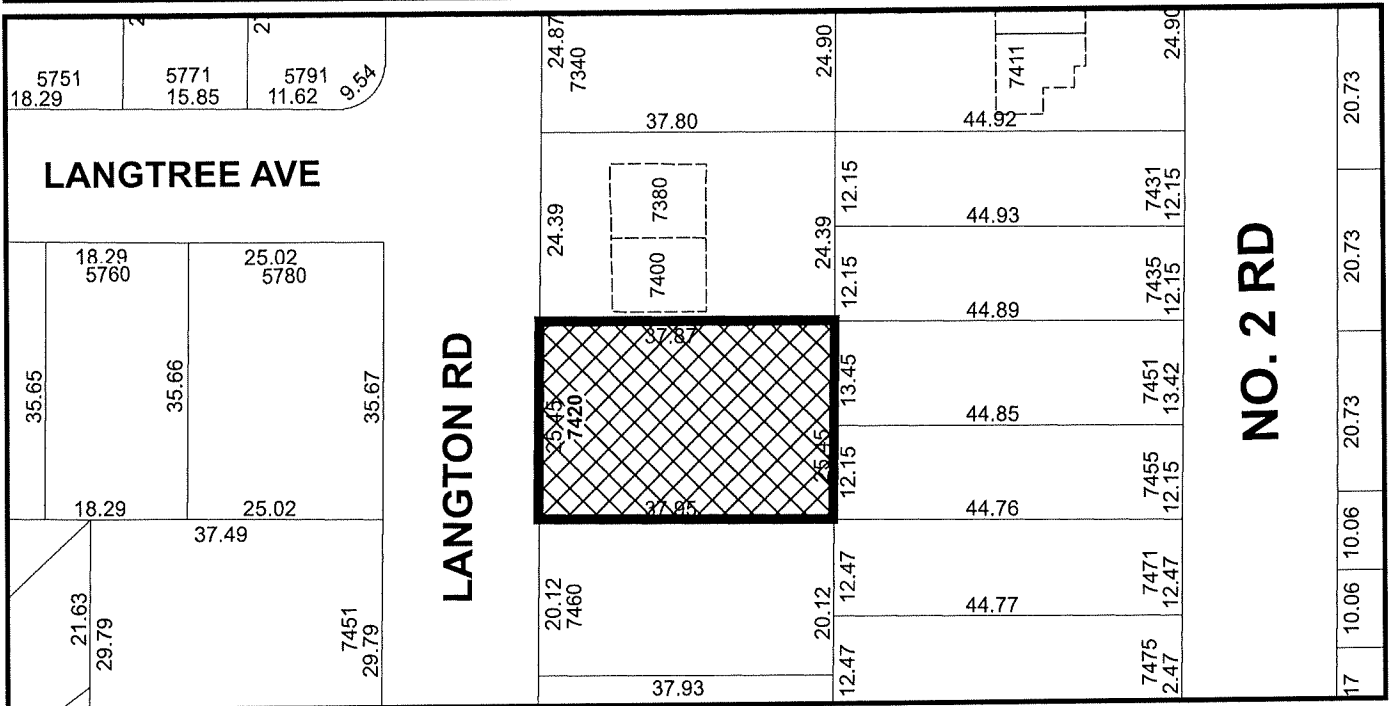
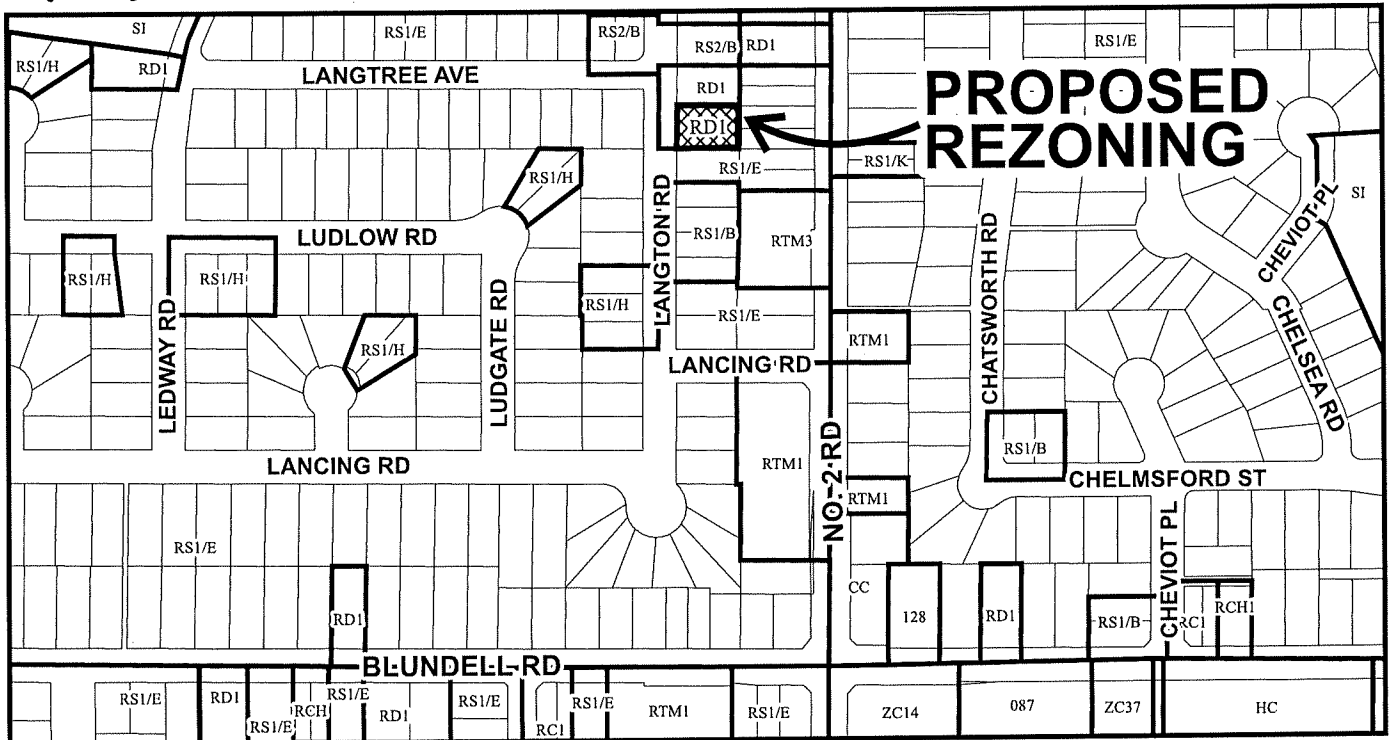


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



RZ 21-927633

Original Date: 03/11/21

Revision Date:

Note: Dimensions are in METRES