

Agenda

City Council

Council Chambers, City Hall 6911 No. 3 Road Tuesday, October 13, 2015 7:00 p.m.

Pg. # ITEM

MINUTES

1. Motion to adopt the minutes of the Regular Council meeting held on September 28, 2015. (distributed previously)

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

- 2. Motion to resolve into Committee of the Whole to hear delegations on agenda items.
- 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 – ITEM NO. 17.

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
- Sanitary Dump for Recreational Vehicles
- Bylaw No. 9271 Permissive Exemption (2016) Bylaw
- Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272
- Amendments to the 5 Year Financial Plan (2015-2019) Bylaw No. 9296
- Land use application for first reading (to be further considered at the Public Hearing on November 16, 2015):
 - 10551 No. 1 Road Rezone from RS1/E to RCH1 (0814948 BC Ltd. – applicant)
- Application by the City of Richmond for a Heritage Alteration Permit at 6540 Gilbert Road (Minoru Chapel)
- Land use applications for first reading (to be further considered at the <u>Special Public Hearing on November 24, 2015</u> at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 p.m.):
 - Establishment of Underlying Zoning and Early Termination of Land Use Contracts for Land Use Contracts that Include Single Family Properties (City of Richmond – applicant)
- Rules of Procedure for the Public Hearing on Land Use Contracts
- 5. Motion to adopt Items No. 6 through No. 14 by general consent.

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-23

Consent

Agenda Item

> (1) the Parks, Recreation and Cultural Services Committee meeting held on September 29, 2015;

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	CNCL-41		(2) the General Purposes Committee meeting held on October 5, 2015;
	CNCL-49		(3) the Finance Committee meeting held on October 5, 2015; and
	CNCL-52		(4) the Planning Committee meeting held on October 6, 2015;
			be received for information.
Consent Agenda Item		7.	SANITARY DUMP FOR RECREATIONAL VEHICLES (File Ref. No. 10-6400-01) (REDMS No. 4611472)
	CNCL-81		See Page CNCL-81 for full report
			PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION
			(1) That the staff report titled "Sanitary Dump for Recreational Vehicles," dated September 1, 2015, from the Director, Public Works, be received for information; and
			(2) That a letter be sent to Metro Vancouver requesting further consideration of establishing a regional sanitary dump for recreational vehicles.
Consent Agenda Item		8.	BYLAW NO. 9271 – PERMISSIVE EXEMPTION (2016) BYLAW (File Ref. No. 12-8060-20-009271) (REDMS No. 4649529)
	CNCL-84		See Page CNCL-84 for full report
			FINANCE COMMITTEE RECOMMENDATION
			That Permissive Exemption (2016) Bylaw No. 9271 be introduced and given first, second, and third readings.
Consent Agenda Item		9.	CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9272 (File Ref. No. 12-8060-20-009272) (REDMS No. 4649789)
	CNCL-126	5	See Page CNCL-126 for full report
		•	FINANCE COMMITTEE RECOMMENDATION
			That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272 be introduced and given first, second and third readings.

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Consent Agenda Item		10.	AMENDMENTS TO THE 5 YEAR FINANCIAL PLAN (2015-2019) BYLAW NO. 9296 (File Ref. No. 12-8060-20-009296) (REDMS No. 4724953 v. 13)
	CNCL-170		See Page CNCL-170 for full report
			FINANCE COMMITTEE RECOMMENDATION
			That the 5 Year Financial Plan (2015-2019) Bylaw No. 9220, Amendment Bylaw No. 9296, which would incorporate and put into effect changes previously approved by Council and changes to the 2015 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.
Consent Agenda Item		11.	APPLICATION BY 0814948 BC LTD. FOR REZONING AT 10551 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1) (File Ref. No. 12-8060-20-009287; RZ 14-670779) (REDMS No. 4691916)
	CNCL-190		See Page CNCL-190 for full report
			PLANNING COMMITTEE RECOMMENDATION
			That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, for the rezoning of 10551 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.
Consent Agenda Item		12.	APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 6540 GILBERT ROAD (MINORU CHAPEL) (File Ref. No. HA 15-702073) (REDMS No. 4732704)
	CNCL-210		See Page CNCL-210 for full report
			PLANNING COMMITTEE RECOMMENDATION
			That a Heritage Alteration Permit be issued to authorize interior and exterior modifications to Minoru Chapel, a heritage designated building at 6540 Gilbert Road and undertake landscape modifications in the area on the north side of the building, as outlined in the staff report dated September 22, 2015 from the Director of Development.

Consent Agenda Item 13. ESTABLISHMENT OF UNDERLYING ZONING AND EARLY TERMINATION OF LAND USE CONTRACTS FOR LAND USE CONTRACTS THAT INCLUDE SINGLE FAMILY PROPERTIES (File Ref. No. 12-8060-20-009300 to 009485; 08-4430-03-11) (REDMS No. 4713081)

See Report, LUC Summaries & Bylaws

PLANNING COMMITTEE RECOMMENDATION

- (1) In relation to the properties developed under Land Use Contract 002:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 002 Early Termination Bylaw No. 9301 be introduced and given first reading;
- (2) In relation to the properties developed under Land Use Contract 003:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 003 Early Termination Bylaw No. 9303 be introduced and given first reading;
- (3) In relation to the properties developed under Land Use Contract 006:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 006 Early Termination Bylaw No. 9305 be introduced and given first reading;
- (4) In relation to the properties developed under Land Use Contract 007:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 007 Early Termination Bylaw No. 9307 be introduced and given first reading;
- (5) In relation to the properties developed under Land Use Contract 009:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 009 Early Termination Bylaw No. 9309 be introduced and given first reading;
- (6) In relation to the properties developed under Land Use Contract 010:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 010 Early Termination Bylaw No. 9311 be introduced and given first reading;

- (7) In relation to the properties developed under Land Use Contract 011:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 011 Early Termination Bylaw No. 9313 be introduced and given first reading;
- (8) In relation to the properties developed under Land Use Contract 012:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 012 Early Termination Bylaw No. 9315 be introduced and given first reading;
- (9) In relation to the properties developed under Land Use Contract 014:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 014 Early Termination Bylaw No. 9317 be introduced and given first reading;
- (10) In relation to the properties developed under Land Use Contract 015:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 015 Early Termination Bylaw No. 9319 be introduced and given first reading;
- (11) In relation to the properties developed under Land Use Contract 018:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 018 Early Termination Bylaw No. 9321 be introduced and given first reading;
- (12) In relation to the properties developed under Land Use Contract 020:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 020 Early Termination Bylaw No. 9323 be introduced and given first reading;
- (13) In relation to the properties developed under Land Use Contract 023:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 023 Early Termination Bylaw No. 9325 be introduced and given first reading;

- (14) In relation to the properties developed under Land Use Contract 027:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 027 Early Termination Bylaw No. 9327 be introduced and given first reading;
- (15) In relation to the properties developed under Land Use Contract 030:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 030 Early Termination Bylaw No. 9329 be introduced and given first reading;
- (16) In relation to the properties developed under Land Use Contract 031:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 031 Early Termination Bylaw No. 9331 be introduced and given first reading;
- (17) In relation to the properties developed under Land Use Contract 032:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 032 Early Termination Bylaw No. 9333 be introduced and given first reading;
- (18) In relation to the properties developed under Land Use Contract 033:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 033 Early Termination Bylaw No. 9335 be introduced and given first reading;
- (19) In relation to the properties developed under Land Use Contract 036:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 036 Early Termination Bylaw No. 9337 be introduced and given first reading.
- (20) In relation to the properties developed under Land Use Contract 037:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 037 Early Termination Bylaw No. 9339 be introduced and given first reading;

- (21) In relation to the properties developed under Land Use Contract 041:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 041 Early Termination Bylaw No. 9341 be introduced and given first reading;
- (22) In relation to the properties developed under Land Use Contract 042:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 042 Early Termination Bylaw No. 9343 be introduced and given first reading;
- (23) In relation to the properties developed under Land Use Contract 043:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 043 Early Termination Bylaw No. 9345 be introduced and given first reading;
- (24) In relation to the properties developed under Land Use Contract 044:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 044 Early Termination Bylaw No. 9347 be introduced and given first reading;
- (25) In relation to the properties developed under Land Use Contract 048:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 048 Early Termination Bylaw No. 9349 be introduced and given first reading;
- (26) In relation to the properties developed under Land Use Contract 049:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 049 Early Termination Bylaw No. 9351 be introduced and given first reading;
- (27) In relation to the properties developed under Land Use Contract 050:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 050 Early Termination Bylaw No. 9353 be introduced and given first reading;

- (28) In relation to the properties developed under Land Use Contract 052:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 052 Early Termination Bylaw No. 9355 be introduced and given first reading;
- (29) In relation to the properties developed under Land Use Contract 053:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 053 Early Termination Bylaw No. 9357 be introduced and given first reading;
- (30) In relation to the properties developed under Land Use Contract 054:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 054 Early Termination Bylaw No. 9359 be introduced and given first reading;
- (31) In relation to the properties developed under Land Use Contract 057:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 057 Early Termination Bylaw No. 9361 be introduced and given first reading;
- (32) In relation to the properties developed under Land Use Contract 058:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 058 Early Termination Bylaw No. 9363 be introduced and given first reading;
- (33) In relation to the properties developed under Land Use Contract 060:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 060 Early Termination Bylaw No. 9365 be introduced and given first reading;
- (34) In relation to the properties developed under Land Use Contract 063:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 063 Early Termination Bylaw No. 9367 be introduced and given first reading;

- (35) In relation to the properties developed under Land Use Contract 065:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 065 Early Termination Bylaw No. 9369 be introduced and given first reading;
- (36) In relation to the properties developed under Land Use Contract 066:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 066 Early Termination Bylaw No. 9371 be introduced and given first reading;
- (37) In relation to the properties developed under Land Use Contract 069:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 069 Early Termination Bylaw No. 9373 be introduced and given first reading;
- (38) In relation to the properties developed under Land Use Contract 071:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 071 Early Termination Bylaw No. 9375 be introduced and given first reading;
- (39) In relation to the properties developed under Land Use Contract 072:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 072 Early Termination Bylaw No. 9377 be introduced and given first reading;
- (40) In relation to the properties developed under Land Use Contract 074:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 074 Early Termination Bylaw No. 9379 be introduced and given first reading;
- (41) In relation to the properties developed under Land Use Contract 077:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 077 Early Termination Bylaw No. 9381 be introduced and given first reading;

- (42) In relation to the properties developed under Land Use Contract 081:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 081 Early Termination Bylaw No. 9383 be introduced and given first reading;
- (43) In relation to the properties developed under Land Use Contract 083:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 083 Early Termination Bylaw No. 9385 be introduced and given first reading;
- (44) In relation to the properties developed under Land Use Contract 084:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 084 Early Termination Bylaw No. 9387 be introduced and given first reading;
- (45) In relation to the properties developed under Land Use Contract 088:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 088 Early Termination Bylaw No. 9389 be introduced and given first reading;
- (46) In relation to the properties developed under Land Use Contract 089:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 089 Early Termination Bylaw No. 9391 be introduced and given first reading;
- (47) In relation to the properties developed under Land Use Contract 090:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 090 Early Termination Bylaw No. 9393 be introduced and given first reading;
- (48) In relation to the properties developed under Land Use Contract 093:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 093 Early Termination Bylaw No. 9395 be introduced and given first reading;

- (49) In relation to the properties developed under Land Use Contract 095:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 095 Early Termination Bylaw No. 9397 be introduced and given first reading;
- (50) In relation to the properties developed under Land Use Contract 098:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 098 Early Termination Bylaw No. 9399 be introduced and given first reading;
- (51) In relation to the properties developed under Land Use Contract 099:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 099 Early Termination Bylaw No. 9401 be introduced and given first reading;
- (52) In relation to the properties developed under Land Use Contract 101:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 101 Early Termination Bylaw No. 9403 be introduced and given first reading;
- (53) In relation to the properties developed under Land Use Contract 102:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 102 Early Termination Bylaw No. 9405 be introduced and given first reading;
- (54) In relation to the properties developed under Land Use Contract 105:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 105 Early Termination Bylaw No. 9407 be introduced and given first reading;
- (55) In relation to the properties developed under Land Use Contract 107:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 107 Early Termination Bylaw No. 9409 be introduced and given first reading;

- (56) In relation to the properties developed under Land Use Contract 109:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 109 Early Termination Bylaw No. 9411 be introduced and given first reading;
- (57) In relation to the properties developed under Land Use Contract 110:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 110 Early Termination Bylaw No. 9413 be introduced and given first reading;
- (58) In relation to the properties developed under Land Use Contract 111:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 111 Early Termination Bylaw No. 9415 be introduced and given first reading;
- (59) In relation to the properties developed under Land Use Contract 112:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 112 Early Termination Bylaw No. 9417 be introduced and given first reading;
- (60) In relation to the properties developed under Land Use Contract 113:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 113 Early Termination Bylaw No. 9419 be introduced and given first reading;
- (61) In relation to the properties developed under Land Use Contract 114:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 114 Early Termination Bylaw No. 9421 be introduced and given first reading;
- (62) In relation to the properties developed under Land Use Contract 116:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 116 Early Termination Bylaw No. 9423 be introduced and given first reading;

- (63) In relation to the properties developed under Land Use Contract 117:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 117 Early Termination Bylaw No. 9425 be introduced and given first reading;
- (64) In relation to the properties developed under Land Use Contract 120:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 120 Early Termination Bylaw No. 9427 be introduced and given first reading;
- (65) In relation to the properties developed under Land Use Contract 121:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 121 Early Termination Bylaw No. 9429 be introduced and given first reading;
- (66) In relation to the properties developed under Land Use Contract 123:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 123 Early Termination Bylaw No. 9431 be introduced and given first reading;
- (67) In relation to the properties developed under Land Use Contract 124:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 124 Early Termination Bylaw No. 9433 be introduced and given first reading;
- (68) In relation to the properties developed under Land Use Contract 125:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 125 Early Termination Bylaw No. 9435 be introduced and given first reading;
- (69) In relation to the properties developed under Land Use Contract 129:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 129 Early Termination Bylaw No. 9437 be introduced and given first reading;

- (70) In relation to the properties developed under Land Use Contract 130:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 130 Early Termination Bylaw No. 9439 be introduced and given first reading;
- (71) In relation to the properties developed under Land Use Contract 132:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 132 Early Termination Bylaw No. 9441 be introduced and given first reading;
- (72) In relation to the properties developed under Land Use Contract 133:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 133 Early Termination Bylaw No. 9443 be introduced and given first reading;
- (73) In relation to the properties developed under Land Use Contract 134:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 134 Early Termination Bylaw No. 9445 be introduced and given first reading;
- (74) In relation to the properties developed under Land Use Contract 135:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 135 Early Termination Bylaw No. 9447 be introduced and given first reading;
- (75) In relation to the properties developed under Land Use Contract 136:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 136 Early Termination Bylaw No. 9449 be introduced and given first reading;
- (76) In relation to the properties developed under Land Use Contract 137:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 137 Early Termination Bylaw No. 9451 be introduced and given first reading;

- (77) In relation to the properties developed under Land Use Contract 140:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 140 Early Termination Bylaw No. 9453 be introduced and given first reading;
- (78) In relation to the properties developed under Land Use Contract 141:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 141 Early Termination Bylaw No. 9455 be introduced and given first reading;
- (79) In relation to the properties developed under Land Use Contract 142:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 142 Early Termination Bylaw No. 9457 be introduced and given first reading;
- (80) In relation to the properties developed under Land Use Contract 143:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 143 Early Termination Bylaw No. 9459 be introduced and given first reading;
- (81) In relation to the properties developed under Land Use Contract 144:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 144 Early Termination Bylaw No. 9461 be introduced and given first reading;
- (82) In relation to the properties developed under Land Use Contract 145:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 145 Early Termination Bylaw No. 9463 be introduced and given first reading;
- (83) In relation to the properties developed under Land Use Contract 146:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 146 Early Termination Bylaw No. 9465 be introduced and given first reading;

(84) In relation to the properties developed under Land Use Contract 147:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 147 Early Termination Bylaw No. 9467 be introduced and given first reading;
- (85) In relation to the properties developed under Land Use Contract 148:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 148 Early Termination Bylaw No. 9469 be introduced and given first reading;
- (86) In relation to the properties developed under Land Use Contract 149:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 149 Early Termination Bylaw No. 9471 be introduced and given first reading;
- (87) In relation to the properties developed under Land Use Contract 152:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 152 Early Termination Bylaw No. 9473 be introduced and given first reading;
- (88) In relation to the properties developed under Land Use Contract 157:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 157 Early Termination Bylaw No. 9475 be introduced and given first reading;
- (89) In relation to the properties developed under Land Use Contract 159:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 159 Early Termination Bylaw No. 9477 be introduced and given first reading;
- (90) In relation to the properties developed under Land Use Contract 160:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 160 Early Termination Bylaw No. 9479 be introduced and given first reading;

Pg. #

ITEM

(91) In relation to the properties developed under Land Use Contract 161:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 161 Early Termination Bylaw No. 9481 be introduced and given first reading;
- (92) In relation to the properties developed under Land Use Contract 162:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 162 Early Termination Bylaw No. 9483 be introduced and given first reading;
- (93) In relation to the properties developed under Land Use Contract 164:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 164 Early Termination Bylaw No. 9485 be introduced and given first reading; and
- (94) That the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be referred to and considered at a (Special) Public Hearing to be held on Tuesday, November 24, 2015 at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 pm.

RULES OF PROCEDURE FOR THE PUBLIC HEARING ON LAND USE CONTRACTS (File Ref. No. 01-0105-06-01) (REDMS No. 4731959)

CNCL-233

Consent

Agenda

Item

See Page CNCL-233 for full report

PLANNING COMMITTEE RECOMMENDATION

That the procedural rules for Public Hearings as outlined in Council Policy 1312 be temporarily altered in response to the special circumstances surrounding the Land Use Contracts Public Hearing in order to:

- (1) provide a single five minute speaking opportunity for speakers;
- (2) provide for the use of a speaker's list; and

(3) provide for a brief description of written submissions received without reference to reading a summary of each individual submission or letter.

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE Mayor Malcolm D. Brodie, Chair

15. **RICHMOND DIGITAL STRATEGY** (File Ref. No. 04-1300-01) (REDMS No. 4731547 v. 7)

CNCL-241

CNCL-243

See Page CNCL-241 for memorandum

See Page CNCL-243 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Au

That the proposed Richmond Digital Strategy, attached to the staff report titled "Richmond Digital Strategy," dated September 15, 2015, from the Director, Information Technology, be adopted as a framework to guide strategic decisions regarding the City's digital services and infrastructure, in order to enhance the City's services and access for residents and strengthen Richmond's competitive advantage.

16. UPDATE ON GEORGE MASSEY TUNNEL REPLACEMENT PROJECT – HIGHWAY 99 WIDENING

(File Ref. No. 01-0150-20-THIG1/2015) (REDMS No. 4741518 v. 2)

CNCL-269

See Page CNCL-269 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. Loo

- That the staff report titled "Update on George Massey Tunnel Replacement Project – Highway 99 Widening," dated September 28, 2015, from the Director, Transportation, be forwarded to the Ministry of Transportation and Infrastructure's George Massey Tunnel Replacement project team for consideration in the development of the Project Definition Report;
- (2) That a letter be sent by Mayor Brodie, on behalf of Council, to the Agriculture Land Commission and the Minister of Transportation and Infrastructure, with copies to all Richmond MLA's, advising of the City's concerns with any potential widening of Highway 99 on the west side impacting existing established institutions and farming of their backlands, and reiterating the City's request for the early provision of the Project Definition Report and financing strategy; and
- (3) That a letter be sent to the Agriculture Land Commission confirming that the City wishes to be fully engaged in any discussions regarding the use of Agricultural Land Reserve lands for the George Massey Tunnel Replacement Project.

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

	Council Agenda – Tuesday, October 13, 2015
Pg. # ITEM	
	BYLAWS FOR ADOPTION
CNCL-277	Officer and General Manager Bylaw No. 8215, Amendment Bylaw No. 9217 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-279	Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9219 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-281	Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-282	Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9289 Opposed at 1 st /2 nd /3 rd Readings – None.
CNCL-283	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8826 (9500 Cambie Road, RZ 10-557519) Opposed at 1 st Reading – None.
	Opposed at $2^{nd}/3^{rd}$ Readings – None.
CNCL-285	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9182 (11760 Seaton Road, RZ 14-666216) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.

DEVELOPMENT PERMIT PANEL

17. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

CNCL-287

- (1) That the Chair's report for the Development Permit Panel meetings held on September 16, 2015, January 15, 2014 and September 11, 2013, be received for information; and
 - (2) That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 13-643519) issued for the property at 11100 Cambie Road; and
 - (3) That the recommendations of the Panel to authorize the issuance of:
 - (a) a Development Permit (DP 13-634111) for the property at 6511 Buswell Street; and
 - (b) a Development Permit (DP 10-557521) for the property at 9500 Cambie Road;

be endorsed, and the Permits so issued.

ADJOURNMENT



Minutes

Parks, Recreation and Cultural Services Committee

Date: Tuesday, September 29, 2015

Place: Anderson Room Richmond City Hall

Present:

Councillor Harold Steves, Chair Councillor Ken Johnston Councillor Carol Day Councillor Bill McNulty Councillor Linda McPhail Mayor Malcolm Brodie

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

AGENDA ADDITIONS

It was moved and seconded That the Council Community Initiatives Fund and the Garden City Lands be added to the agenda as Items No. 2A and 2B.

CARRIED

MINUTES

It was moved and seconded That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on July 23, 2015, be adopted as circulated.

CARRIED

1.

NEXT COMMITTEE MEETING DATE

October 27, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PRESENTATIONS

 (1) With the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1), Serena Lusk, Senior Manager, Recreation and Sport Services, accompanied by Charlene Phung, Research Planner, presented the Community Needs Assessment.

Mayor Brodie left the meeting (4:10 p.m.) and returned (4:13 p.m.).

In response to queries from Committee, Ms. Lusk and Ms. Phung provided the following additional information:

- statistical information was obtained through a study conducted in 2009 based on the census data at that time; however, statistics may shift once current census data is available;
- the sample respondents represented a good cross-section of Richmond's population;
- the Assessment did not specifically identify needs related to the lack of park or pool facilities; facility projections will be presented in a future staff report regarding the Facilities Strategic Plan;
- staff will be expanding neighbourhood programs such as the Art truck and programming at community schools, to reach specific population groups;
- on a scale from 1 to 5, with 5 being the most satisfied, respondents' average rating for heritage programming was 3.56; and
- a number of communication tools will be used to share the information with community associations.

Discussion ensued regarding the proposed 2016 Childcare Needs Study, the need for communication improvements, and heritage programming. Committee requested that a copy of the Community Needs Assessment presentation be distributed to Council.

(2) With the aid of a video presentation (copy on file, City Clerk's Office), Dee Bowley-Cowan, Britannia Site Supervisor, presented "A Caption of Memories, the Murakami Family."

In reply to a query from Committee, Ms. Bowley-Cowan advised that the video will be available on the City's YouTube, iBeacons, and website.

ENGINEERING AND PUBLIC WORKS DIVISION

SANITARY DUMP FOR RECREATIONAL VEHICLES (File Ref. No. 10-6400-01) (REDMS No. 4611472)

(FIIe Ref. No. 10-0400-01) (REDWS No. 4011472)

Discussion ensued regarding Metro Vancouver's rationale in not installing a public sanitary dump station at either Iona or Lulu Island treatment plants. As a result of the discussion the following motion was introduced:

It was moved and seconded

- (1) That the staff report titled "Sanitary Dump for Recreational Vehicles," dated September 1, 2015, from the Director, Public Works, be received for information; and
- (2) That a letter be sent to Metro Vancouver requesting further consideration of establishing a regional sanitary dump for recreational vehicles.

The question on the motion was not called as in response to queries from Committee, Romeo Bicego, Manager, Sewerage and Drainage, commented that the installation of a sanitary dump for recreational vehicles would cost approximately \$80,000, not including staff costs. Also, he noted that in past discussions, Metro Vancouver indicated that there were public safety concerns related to providing such service at either the Iona or Lulu Island treatment plants.

In reply to a query from Committee, Mike Redpath, Senior Manager, Parks, advised that, with regard to the referral made at the April 28, 2015 Parks, Recreation and Cultural Services Committee meeting for a proposed trailer park, staff is completing the site selection and analysis work and a staff report is forthcoming.

The question on the motion was then called and it was CARRIED.

2A. COUNCIL COMMUNITY INITIATIVES FUND (File Ref. No.)

Discussion ensued regarding proposed submissions for the Council Community Initiatives Fund (CCIF), such as (i) the restoration of the Britannia Phoenix Gillnet Loft for an art centre, (ii) the construction of twoapproach floats for use at the Imperial Landing pier at Garry Point Park, and (iii) the renovations at South Arm Community Centre. It was suggested that staff include the amount designated in the Fund in the 2016 budget as a contingency and that staff prepare a report identifying potential projects eligible for such funding, including those discussed.

3.

Parks, Recreation & Cultural Services Committee Tuesday, September 29, 2015

In reply to a query from Committee, Mr. Redpath commented that the structural assessment of the sub-structure at the Phoenix Gillnet Loft has been completed and Facility Services staff will be reporting to a future Britannia Building Committee meeting.

In response to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that the CCIF terms of reference would be distributed to Council along with further information regarding the October 2, 2015 submission deadline. Also, she noted that funding requests under the CCIF should occur concurrently with the City's budget process in order to ensure the information is captured in the City's five year financial plan bylaw.

2B. UPDATE ON THE GARDEN CITY LANDS

(File Ref. No.)

Mr. Redpath provided an update on the Garden City Lands noting that (i) the hydrology study has been completed and that the consultants' report will be submitted in the near future, (ii) the hydrology report is critical to the future design for the bog and mid-dyke areas currently underway, and (iii) a staff report on the detailed design of the perimeter trail as well as the construction of the water management system and dyke will be presented at a future General Purposes Committee meeting. He further noted that the business terms for the agreement for use of part of the Lands for agricultural purposed with Kwantlen Polytechnic University (KPU) have been endorsed. Mr. Redpath advised that a KPU soil sampling class has been granted permission to take core samples for analysis which will assist in determining the most appropriate area to be used for KPU's agricultural purposes.

Committee requested that staff investigate the status of the Committee referral related to the Garden City Lands Legacy Landscape Plan dated March 25, 2014.

In reply to a query from Committee, Mr. Redpath commented that it is anticipated that construction of the perimeter trail will commence in early 2016. Also, he commented that advanced design and engineering costs, including draining and/or filling of the bog, will be provided in the upcoming staff report.

4.

3. MANAGER'S REPORT

Community Services Division Updates

Dave Ince, Manager, Community Recreation Services, commented on the City Centre Community Centre grand opening held on September 19, 2015 and the Harvest Moon Festival parade from Lang Park to the new Centre held on September 26, 2015. In addition, Mr. Ince commented that staff will be meeting with community associations to review their respective operating agreements.

Ted de Crom, Manager, Parks Operations, spoke of the damage to City Hall's north plaza turf due to a chafer beetle infestation and to the decline of a tree in the Plaza area. Mr. de Crom commented that Parks staff were able to save the majority of the City trees throughout the drought season; however, a significant number of shrubs will need to be replaced.

Committee thanked Parks staff for their efforts to use recycled water when irrigating City trees.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:54 p.m.).*

CARRIED

5.

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, September 29, 2015.

Councillor Harold Steves Chair Heather Howey Legislative Services Coordinator

Schedule 1 to the Minutes of the Parks, Recreation & Cultural Services Committee meeting of Richmond City Council held on Tuesday, September 29, 2015.

September 29, 2015

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Why It Was Needed

- PRCS Master Plan (2005 to 2015)
- Previously completed in 2009
- Exceptional job of providing facilities, programs, and services
- High levels of satisfaction
- Shift to Community Services Division
- Growth across the City
- 2009 approx. 190,000, 2015 approx. 207,000 1
- City Centre growth rate 5%
- Population shifts
- Increase in percentage of those aged 55+, 25% of population by 2041
- Increased immigration

2

Richmond

Purpose

Research study to systematically collect information from residents

- Participation
- Meeting Needs
- Challenges
 - Benefits

Richmond



Proportionally representative telephone survey Primary Data

- 815 respondents
- Convenience sample
- 257 Online and hardcopy surveys
- Focus Groups and interviews
- Community stakeholders, youth, immigrants, and parents
- · Secondary Data
- Review of administrative data, literature review, document review 1. Conception of

Richmond

Sample Population

- Ages 18 to 85
- 61% not born in Canada
- 51% of Chinese decent
- 47% Male, 53 % Female
- 51% households with children living at home
- 10% adult only households

Richmond

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Findings: Participation

- 97% visited a facility or park
- Parks and Trails (82%)
 - Libraries (80%)
- Community Centres (62%)
- Arts Facilities (54%)
- Aquatic (52%)
- Use does not decrease with age
- 90% of those aged 75 to 84 Years old
- 84% took a class, attended a special event, or used drop-in programming 0

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Findings: Meeting Needs

Doing a good job of meeting needs

– >3 out out of 5

Program	Average
Special events and festivals in Richmond	(scale from 1 to 5) 3.94
Casual physical activities	4.02
Fitness facilities at community centre or Watermania	90 80 80 80 80 80 80 80 80 80 80 80 80 80
Swimming or skating lessons	4.00
Sports such as volleyball, youth basketball	7000
Fitness, wellness, or health programs	3.81
Heritage programs or drop-ins such as exhibitions, talks	S S S
Nature or outdoor programs or drop-ins	3.67
Performing arts program such as dance classes, musical, theatre	3.75 5
Instructional programs such as computer classes,	4.01
photography, first aid Visual arts or crafts program such as drawing and painting,	5 10 10
weaving Use a dog park	3.97
Camps (summer, spring break, winter)	404
Licensed pre-school or out of school-care	

Richmond

Sources
nformation.
L N O N O S O S O S S O S

2015

- 51% City of Richmond
 website
- 22% Local newspaper
 - 20% The Parks,
 Recreation, and
- Culture Guide - 17% Internet
- 11% Staff at facilities
 - 10% ask a friend or
 ⁸ relative

2009

- 58% City of Richmond website
- 58% Local newspaper
- 61% The Parks,
- Recreation, and Culture Guide
- 54% Staff at a facility
- 55% Ask a friend or relative



Findings: Perceived Benefits To Participation

- Improve health or get in shape
- Meet new people/socializing
- Opportunity to do something
- Enjoyable, doing something of interest
- Learn something new/improve skills or abilities
- · Get involved in community
- Improve sense of well-being
- Spend time together with family and friends
- Increase understanding of other people

CNCL - 36

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Richmond

Findings: Childcare

Childcare interviews

- High satisfaction with current childcare programming
- Important service for parents
- Socializing
- Parental support
- Learning
- Location preference close to residence a restation of

Richmond

6

Findings: Perceived Challenges to Participation

Overall Population

- 35% not enough time
- 14% don't know what is offered
- 11% personal health or age issues
- 10% fees are too high
- Focus Group Results
- Youth and seniors identified transportation challenges as a barrier to participation
- Youth and immigrants provided suggestions of alternative methods of communication

Richmond

Findings: Overview

What we are doing well

- High levels of usage of facilities
- High levels of participation in programs
- City is meeting the needs of the community
- · Areas to focus on
- Improving our communications
- Understanding the needs of hard to reach populations
 - Understanding childcare needs

2

Richmond

Considerations

Communications

- Increase use of technology
- Explore other communication tools
- Utilize connections from community service providers
- Programming and Services
- Create more neighborhood or satellite programming
- Consider more drop-in or no-commitment opportunities
- Evaluate Community Services Fee-Subsidy program
- Research
- Childcare needs study in 2016
- Hard to reach populations study

Richmond



Minutes

General Purposes Committee

Date: Monday, October 5, 2015

Place: Anderson Room Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair Councillor Chak Au Councillor Derek Dang Councillor Carol Day Councillor Ken Johnston Councillor Alexa Loo Councillor Bill McNulty Councillor Linda McPhail Councillor Harold Steves

Call to Order:

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

MINUTES

It was moved and seconded That the minutes of the meeting of the General Purposes Committee held on September 21, 2015, be adopted as circulated.

CARRIED

DELEGATION

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Ed Gavsie, Executive Director, and Pat Watson, Chair, Richmond Cares, Richmond Gives, commented on the collaboration between Volunteer Richmond Information Services and the Richmond Community Foundation and the following information was highlighted:

 Richmond Cares, Richmond Gives' mission is to encourage local philanthropy and to support the charitable sector so that it can better respond to community needs;

- the Child Care Resource and Referral Centre is a positive resource for parents and provides a wide-range of services such as a lending library, and referral information;
- Youth Now is a program that helps post-secondary students develop their leadership skills, along with their understanding of the roles that boards of directors fill and the benefits of being involved as a community leader;
- the Richmond Christmas Fund supports approximately 700 low income families annually by providing grocery vouchers and toys to families in need;
- in partnership with the Richmond Community Foundation over the course of 25 years, approximately \$1 million has been awarded in grants and scholarships;
- Seniors Community Support Services offers seniors services that allow them to stay independent longer; for instance, trained community volunteers provide grocery shopping assistance so that seniors may remain in their own homes longer;
- as the lead agency in Richmond, Volunteer Richmond offers transportation, friendly visiting and light housekeeping services to seniors through the Better at Home program, which is funded by the Government of British Columbia and managed through the United Way of the Lower Mainland; and
- the Information and Volunteer Centre aims to increase volunteerism in the community; also, the volunteer database allows non-profit organizations to post their volunteer opportunities – http://volunteer.rcrg.org/.

In reply to queries from Committee, Mr. Gavsie commented on an upcoming change in the management of Child Care Resource Centres across British Columbia, and advised that Volunteer Richmond will be attending upcoming input sessions. Committee requested that Mr. Gavsie keep Council apprised of the matter.

Also, Mr. Gavsie spoke to the Better at Home program, noting that the program has been renewed until July 1, 2016.

FINANCE AND CORPORATE SERVICES DIVISION

1. RICHMOND DIGITAL STRATEGY

(File Ref. No. 04-1300-01) (REDMS No. 4731547 v. 7)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Grant Fengstad, Director, Information Technology, spoke to the proposed Richmond Digital Strategy, highlighting that it will enable a transition from a service-centric model to a citizen-centric environment. He stated that the proposed Strategy aims to optimize and integrate existing business processes to enable new capabilities.

Mr. Fengstad provided a hypothetical example of how the implementation of the proposed Strategy would allow Richmond residents to carry out an array of local government business needs, from registering for recreational classes to paying property taxes, through one portal. He stated that the implementation of the proposed Strategy will extend the reach of all City online services resulting in improved customer convenience as services, such as bill payments, inquiries, licensing and development related applications will be available on demand, 24 hours a day, 7 days a week.

In reply to queries from Committee, Mr. Fengstad advised that the implementation of the proposed Strategy is estimated to be \$5.5 million over the next three years.

Discussion took place on the protection of information collected and ensuring that privacy is maintained. Mr. Fengstad advised that as segments of the proposed Strategy are implemented, staff would examine best practices to ensure that the best and most secure technology is utilized. Also, he remarked that at the core of the proposed Strategy is the City's ability to be innovative and to provide new services or capabilities.

Mr. Fengstad spoke to the implementation of the proposed Strategy, noting that Council will have the opportunity to review and understand each stage of the transition as initiatives will be brought forward for Council's consideration.

Discussion further ensued regarding the protection of information collected and ensuring that privacy is maintained, and it was suggested that the proposed Strategy include a sixth key area on the matter. In response to Committee's discussion, Mr. Fengstad remarked that the protection of information and privacy is fundamental to all information technology services.

As a result of the discussion, the Chair directed staff to incorporate a paragraph emphasizing the protection of information and privacy in the proposed Strategy.

It was moved and seconded

That the proposed Richmond Digital Strategy, attached to the staff report titled "Richmond Digital Strategy," dated September 15, 2015, from the Director, Information Technology, be adopted as a framework to guide strategic decisions regarding the City's digital services and infrastructure, in order to enhance the City's services and access for residents and strengthen Richmond's competitive advantage.

The question on the motion was not called as discussion took place on the most suitable manner to highlight the protection of information and privacy as part of the proposed Strategy.

The question on the motion was then called and it was **CARRIED** with Cllr. Au opposed.

COMMUNITY SERVICES DIVISION

2.

REQUEST FOR PROPOSAL 5540P GARDEN CITY LANDS LEGACY LANDSCAPE PLAN IMPLEMENTATION: DESIGN AND CONSTRUCTION SERVICES

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 4732316 v. 2)

Mike Redpath, Senior Manager, Parks, provided background information and, in reply to queries from Committee, advised that the disparity in proposals received may be attributed to some companies not offering their services in specific areas such as the protection of the bog.

Discussion took place and Committee expressed concern with regard to the large disparity between costs for the design and construction services for the Garden City Lands Legacy Landscape Plan Implementation. Committee requested that detailed proposal information from each proponent be provided to Council.

George Duncan, Chief Administrative Officer, spoke to the difference between a Request for Proposal and a Call for Tender, noting that with the former, parameters are given however proponents are free to submit proposals.

Councillor Steves spoke to past Committee discussions regarding the Garden City Lands Legacy Landscape Plan and circulated his comments regarding the Plan (attached to and forming part of these Minutes as Schedule 1).

Discussion ensued and Committee expressed concern regarding the lack of detailed information regarding the proposal submitted. As a result of the discussion, the following **referral** was introduced:

General Purposes Committee Monday, October 5, 2015

It was moved and seconded

That the staff report titled "Request for Proposal 5540P Garden City Lands Legacy Landscape Plan Implementation: Design and Construction Services" dated September 22, 2015 from the Senior Manager, Parks be referred back to staff to provide more information on the proposals submitted and on the Garden City Lands Legacy Landscape Plan.

The question on the referral was not called as discussion took place on past comments made by Council that appear to not have been considered as part of staff's analysis. For instance, the referral made at the March 25, 2014 Parks, Recreation and Cultural Services Committee meeting stated that the Garden City Lands Legacy Landscape Plan be forwarded to several advisory committees and stakeholder groups for comments. Also, it was noted that black organic soil is not easily farmed on and instead requires expertise.

The question on the referral was then called and it was CARRIED.

PLANNING AND DEVELOPMENT DIVISION

3. UPDATE ON GEORGE MASSEY TUNNEL REPLACEMENT PROJECT – HIGHWAY 99 WIDENING

(File Ref. No. 01-0150-20-THIG1/2015) (REDMS No. 4741518 v. 2)

In reply to queries from Committee, Victor Wei, Director, Transportation, spoke to the proposed 15-metre Riparian Management Areas (RMA) on the west and east side of the Highway 99 corridor, noting that staff would work to ensure that any widening that effects RMA would be compensated to the satisfaction of the City.

Discussion took place on the October 1, 2015 Legislative Assembly session where during the question period, MLA Lana Popham queried the Honourable Norm Letnick, Minister of Agriculture, on port development on Richmond's Agricultural Land Reserve lands and Premier Christy Clark's response to Ms. Popham's query.

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

It was moved and seconded

(1) That the staff report titled "Update on George Massey Tunnel Replacement Project – Highway 99 Widening," dated September 28, 2015, from the Director, Transportation, be forwarded to the Ministry of Transportation and Infrastructure's George Massey Tunnel Replacement project team for consideration in the development of the Project Definition Report;

General Purposes Committee Monday, October 5, 2015

- (2) That a letter be sent by Mayor Brodie, on behalf of Council, to the Agriculture Land Commission and the Minister of Transportation and Infrastructure, with copies to all Richmond MLA's, advising of the City's concerns with any potential widening of Highway 99 on the west side impacting existing established institutions and farming of their backlands, and reiterating the City's request for the early provision of the Project Definition Report and financing strategy; and
- (3) That a letter be sent to the Agriculture Land Commission confirming that the City wishes to be fully engaged in any discussions regarding the use of Agricultural Land Reserve lands for the George Massey Tunnel Replacement Project.

The question on the motion was not called as discussion took place on the potential to meet with the Agriculture Land Commission (ALC) to discuss the City's plans for the No. 5 Road backlands. It was noted that a staff referral regarding the overall vision for the No. 5 Road backlands is outstanding; however, following Council consideration of the forthcoming report on the No. 5 Road backlands, it would be appropriate for staff to meet with the ALC to convey Council's vision.

The question on the motion was then called and it was **CARRIED**.

The Chair directed staff to circulate to Council the video clip and transcript of the October 1, 2015 Legislative Assembly question period regarding port development on Richmond's Agricultural Land Reserve lands, and to prepare a response to the Premier's comments.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:12 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, October 5, 2015.

Mayor Malcolm D. Brodie Chair Hanieh Berg Legislative Services Coordinator

CNCL - 46

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, October 5, 2015.

Date: October 5, 2015

To: Mayor and Council

From: Councillor Harold Steves

Re: "Garden City Lands Legacy Landscape Plan"

Awarding an \$881,442 contract for "Design and Construction Services" for the implementation of the plan may be premature.

On March, 2014 staff recommended that the "Garden City Lands Legacy Landscape Plan" be **adopted to guide** the future detailed planning and development of the garden City Lands."

There was a considerable amount of discussion that the plan was not ready to be adopted. The recommendation was amended to read that the "Garden City Lands Legacy Landscape Plan "be **endorsed as a guide** for future detailed planning and development of the Garden City Lands."

Subsequently a referral was made to elicit further input and comments prior to finalizing the plan.

It was moved and seconded

"That the Garden City Lands Legacy Landscape Plan be referred back to staff to consider the **comments of committee members** including:

- (1) Forwarding the plan to the Agricultural Advisory Committee, the Advisory Committee on the Environment, Kwantlen Polytechnic University, and other stakeholders for comments:
- (2) Revising the Plan to reflect a north/south grid orientation; and
- (3) Investigating the need for the wetland and the expansion of the bog. CARRIED

The plan was subsequently revised to reflect a north/south grid orientation. On May27, 2014, the amended version that the plan **be endorsed** (not adopted) **as a guide for future detailed planning** was approved.

To date it would appear that there has been no request to ACE, the AAC or Kwantlen Polytechnic University, or other stakeholders such as the Garden City Conservation Society for comments on the detailed design of the overall plan.

Furthermore, there has been no report back on the need for the wetland and expanding the bog.

Therefore assigning this contract is premature until the consultations and investigations have been done.

Finally the \$881,442 cost requires much greater detail and analysis.

CNCL - 47

My Comments on the Garden City Lands Legacy Landscape Plan;

- The perimeter dyke and trail should be straightened to include a laneway for farm equipment and a drainage and irrigation pumping system. Rather than widening the trail into the bog, ditch diggings that have been overcast along the bog edge can be used to improve and elevate the soil in the agricultural area. The only trees should be native Shore Pine.
- 2) The Sanctuary can be part of the bog as shown on the plan or included as part of the farmland. With climate change its' long term use will likely be for urban agriculture.
- 3) The wetland should be included as farmland. A wet area prone to invasive Reed Canary Grass is not an asset and it would be better if the soil was improved for cultivation. A ditch or winding "slough" could be used for drainage from the bog. If drainage occurs through the community hub drainage through the wet area may not e necessary.
- 4) The community hub needs further study, including area reduction, as to any damage to the future agricultural use of that site.
- 5) The orchard should be relocated to higher land, perhaps the Mound. Fruit trees do not like to have their feet wet.
- 6) The mound should be levelled to the same height as the rest of the farmable land.
- 7) Top quality Richmond soil should be mixed with the black organic soil of the farmable area. This will increase height above the water table, improve soil quality similar to what people are accustomed to growing gardens on elsewhere. While crop production can be rewarding it takes special skill to grow crops on Richmonds' organic soils. Soil from the Mound is ideal for this purpose. So is the artificial hill left over from dredging the slough at Terra



Finance Committee

Date: Monday, October 5, 2015

Place: Anderson Room Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair Councillor Chak Au Councillor Derek Dang Councillor Carol Day Councillor Ken Johnston Councillor Alexa Loo Councillor Bill McNulty Councillor Linda McPhail Councillor Harold Steves

Call to Order:

The Chair called the meeting to order at 5:13 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on September 21, 2015, be adopted as circulated.

CARRIED

Minutes

FINANCE AND CORPORATE SERVICES DIVISION

1. BYLAW NO. 9271 – PERMISSIVE EXEMPTION (2016) BYLAW (File Ref. No. 12-8060-20-009271) (REDMS No. 4649529)

It was moved and seconded

That Permissive Exemption (2016) Bylaw No. 9271 be introduced and given first, second, and third readings.

CARRIED

2. CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9272

(File Ref. No. 12-8060-20-009272) (REDMS No. 4649789)

It was moved and seconded

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272 be introduced and given first, second and third readings.

CARRIED

In reply to queries from Committee, Ivy Wong, Manager, Revenue, commented on permissive exemption of City-owned properties and comfort letters. Also, Joe Erceg, General Manager, Planning and Development, spoke of a forthcoming staff report regarding the City's demolition permit fees and the recycling of demolition materials.

3. AMENDMENTS TO THE 5 YEAR FINANCIAL PLAN (2015-2019) BYLAW 9296

(File Ref. No. 12-8060-20-009296) (REDMS No. 4724953 v. 13)

It was moved and seconded

That the 5 Year Financial Plan (2015-2019) Bylaw 9220, Amendment Bylaw 9296, which would incorporate and put into effect changes previously approved by Council and changes to the 2015 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to a query from Committee, Jerry Chong, Director, Finance, advised that unexpended funds from existing projects will be reallocated to fund the Steveston Town Square Park concept plan.

The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:19 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, October 5, 2015.

Mayor Malcolm D. Brodie Chair Hanieh Berg Legislative Services Coordinator



Planning Committee

Date: Tuesday, October 6, 2015

Place: Anderson Room Richmond City Hall

Present:

Councillor Linda McPhail, Chair Councillor Bill McNulty Councillor Chak Au Councillor Carol Day Councillor Harold Steves Mayor Malcolm Brodie

Also Present: Councillor Alexa Loo (entered at 4:05 p.m.)

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 September 22, 2015, be adopted as circulated.

CARRIED

1.

NEXT COMMITTEE MEETING DATE

October 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Minutes

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY 0814948 BC LTD. FOR REZONING AT 10551 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)

(File Ref. No. 12-8060-20-009287; RZ 14-670779) (REDMS No. 4691916)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that there are Coach House lots north and south of the site.

In reply to queries from Committee, Mr. Craig advised that the applicant will provide a contribution towards frontage improvements along No. 1 Road and that should the application proceed to a Public Hearing, mail notification to properties within 50 metres of the site would be sent prior to Public Hearing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, for the rezoning of 10551 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)," be introduced and given first reading.

CARRIED

2. APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 6540 GILBERT ROAD (MINORU CHAPEL)

(File Ref. No. HA 15-702073) (REDMS No. 4732704)

Mr. Craig briefed Committee on the proposed application, noting that the proposed application would be for exterior renovations and site landscape changes associated with providing wheelchair access.

It was moved and seconded

That a Heritage Alteration Permit be issued to authorize interior and exterior modifications to Minoru Chapel, a heritage designated building at 6540 Gilbert Road and undertake landscape modifications in the area on the north side of the building, as outlined in the staff report dated September 22, 2015 from the Director of Development.

CARRIED

3. ESTABLISHMENT OF UNDERLYING ZONING AND EARLY TERMINATION OF LAND USE CONTRACTS FOR LAND USE CONTRACTS THAT INCLUDE SINGLE FAMILY PROPERTIES (File Ref. No. 12-8060-20-009300 to 9485; 08-4430-03-11) (REDMS No. 4713081)

Councillor Loo entered the meeting (4:05 p.m.).

Mr. Craig distributed Land Use Contract (LUC) maps and photographs of property examples (attached to and forming part of these minutes as Schedule 1) and provided background information on the proposed establishment of underlying zoning and early termination of LUCs, highlighting that:

- LUCs were established in the 1970s and were used to regulate land use and development;
- LUCs created land use regulation similar to zoning, however; LUCs could traditionally only be amended or discharged with agreement of the property owner and the City, and as a result, LUC regulations have remained the same while the City zoning regulations have evolved over time;
- in 2014, the Provincial Government amended the *Local Government Act* to provide for the termination of all LUCs by the sunset date of June 30, 2024 and required that local government adopt underlying zoning for all properties affected by LUCs by June 30, 2022;
- the legislation established a process under which the local government can undertake the early termination of LUCs prior to the sunset date;
- the proposed bylaws would bring underlying zoning in all areas affected by LUCs that cover single family lots and would bring forward optional LUC early termination bylaws for each of the subject LUCs;
- the proposed underlying zoning is consistent with the current use of the property and the current zoning regulations that govern that type of use throughout the city;
- the RS1 zone, including the 10 sub-zones, is the most commonly used zone for single-family lots in the city and would be the recommended underlying zoning for the majority of the subject LUCs;
- a new ZS24 zone was created for semi-detached dwellings and a new ZS25 zone was created for small lot subdivision on Yoshida Court;
- new underlying zoning was created for commercial and health services;
- the newly created school/institutional zone would be applied to school and park sites;
- the proposed early termination is pursued for 93 LUCs that affect single-family lots in the city;
- the proposed early termination bylaws would be effective one year after adoption and could be extended at Council's discretion;
- the Board of Variance (BOV) would be permitted to hear appeal applications related to the early termination of a LUC and could extend the grandfather period until the ultimate sunset date of June 30, 2024; and

- the BOV ruling are specific to the property owner applying for the variance ruling; and
- any request for appeal must be made within six months after adoption of the proposed early termination bylaws.

The Chair wished to thank staff for work done on the proposed underlying zoning and the early termination of Land Use Contracts.

In reply to queries from Committee, Mr. Craig noted that (i) the effective date of the proposed early termination bylaws must be a least one year after adoption, (ii) if commercial and industrial sites are included, there are a total of 139 LUCs in the city, (iii) there are 93 single-family LUC sites in the city, (iv) comparative information of the proposed underlying zones are available in the staff report, (v) the BOV decisions on extensions of the LUC are binding, (vi) affected property owners will be mailed a Public Hearing notification booklet advising of the proposed bylaws prior to the Public Hearing, (vii) the City has created a webpage with information on the LUC early termination process.

Discussion ensued with regard to providing information to residents regarding the proposed underlying zoning and the early termination of LUCs.

In reply to queries from Committee, Mr. Craig advised that (i) property owners may build on-site under the existing LUC during the one year period prior to the effective early termination date, (ii) once the proposed underlying zones are in effect, property owners may apply for rezoning, and (iii) the proposed underlying zoning could be amended under Council's discretion.

Discussion ensued with regard to the process to appeal the proposed early termination bylaws and the criteria for applicants to claim hardship. The Chair noted that the BOV would have to develop guidelines to determine whether the applicant's claim of hardship is valid.

Discussion then took place with respect to the province giving local government the role to develop BOV guidelines.

Discussion further ensued with respect to the proposed underlying commercial zones and in reply to queries from Committee, John Hopkins, Planner 3, noted that the proposed underlying zones would emulate what was in the original LUC and allow the same uses.

In reply to queries from Committee, Mr. Craig advised that (i) it is possible to assemble and modify the use of lots following early termination of the LUC, (ii) the proposed underlying zoning must be adopted prior to the early termination of the LUC, and (iii) should proposed early termination bylaws be adopted, the BOV would have the authority to extend the LUC termination date up to the sunset date.

In reply to queries from Committee, Mr. Hopkins noted that other municipalities in the province have examined the early termination of LUCs. He added that the City of Surrey has initiated the process to terminate LUCs.

Discussion ensued regarding the criteria for applicants to claim hardship and in reply to queries from Committee, Mr. Craig advised that it is difficult to speculate the reasons that applicants may claim for hardship. He added that should Council proceed with the early termination of LUCs, the Provincial legislation indicates there is no financial compensation for the early termination of a LUC.

In reply to queries from Committee, Mr. Craig noted that a potential benefit to terminate LUCs would be that secondary suites would be permissible under the proposed underlying zoning. He added that staff have not examined other additional uses such as coach houses within the proposed underlying zoning, however, such uses can be examined at a later date.

In response to queries from Committee regarding awareness of the proposed early termination of LUCs, Mr. Craig noted that frontline staff will be able to provide information and can direct the public to the City website. He added that information on the City website related to the early termination of LUCs will be continually updated.

Discussion then ensued with respect to potential limited construction timelines during the one year period following adoption of proposed early termination bylaws.

Discussion further ensued with respect to the Real Estate Board being advised of the one year period following the adoption of proposed early termination bylaws where development on a LUC site can take place under the existing LUC.

Lynda Terborg, 5860 Sandpiper Court, expressed concern with respect to (i) the proposed underlying zoning for LUC 157, (ii) the information provided to residents regarding the early termination of LUCs and proposed underlying zoning, and (iii) the City examining other municipalities and their processes to terminate LUCs.

In reply to queries from Committee regarding information about LUCs in real estate listings, Ms. Terborg noted that she includes LUC information in her listings to provide prospective buyers with information about the property.

Discussion took place with regard to the proposed underlying zoning in LUC 157 and in reply to queries from Committee, Mr. Craig advised that there was no intent to create special zoning for LUC 157. Also, he noted that the proposed underlying RS1 sub-zones are consistent with zoning in place in the immediate area.

In reply to queries from Committee, Mr. Craig advised that residents can contact staff via telephone or email should they have questions regarding the early termination of LUCs. He added that the Public Hearing notification booklet that will be mailed to affected residents will include information identifying the LUC area and the proposed underlying zoning.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that comparative information regarding the early termination bylaws, maps and the proposed underlying zoning is available for residents. He added that detailed information on the matter is available via the City website and that residents may contact staff for additional information.

Discussion ensued with respect to potential customization of the proposed underlying zoning and in reply to queries from Committee, Mr. Erceg advised that examining customized zoning would take an extended period of time and potential development on LUC sites would continue during the time the City examines customized zoning.

In reply to queries from Committee, Mr. Craig noted that the Public Hearing notification booklet provided to residents will be organized under the LUC number.

Discussion ensued with regard to the City hosting information meetings regarding LUCs prior to the Public Hearing and in response to queries from Committee, Mr. Craig noted that there are no scheduled information meetings, however; a meeting can be scheduled prior to the Public Hearing.

In reply to queries from Committee regarding customized zoning and the proposed ZS25 zone, Mr. Craig noted that the dimensions of the lots in the Yoshida Court area would merit the customized ZS25 zone.

In reply to queries from Committee, Mr. Craig noted that the City's process to extinguish LUCs follow provincial requirements.

It was moved and seconded

- (1) In relation to the properties developed under Land Use Contract 002:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 002 Early Termination Bylaw No. 9301 be introduced and given first reading;
- (2) In relation to the properties developed under Land Use Contract 003:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 003 Early Termination Bylaw No. 9303 be introduced and given first reading;
- (3) In relation to the properties developed under Land Use Contract 006:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 006 Early Termination Bylaw No. 9305 be introduced and given first reading;
- (4) In relation to the properties developed under Land Use Contract 007:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 007 Early Termination Bylaw No. 9307 be introduced and given first reading;
- (5) In relation to the properties developed under Land Use Contract 009:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 009 Early Termination Bylaw No. 9309 be introduced and given first reading;
- (6) In relation to the properties developed under Land Use Contract 010:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 010 Early Termination Bylaw No. 9311 be introduced and given first reading;
- (7) In relation to the properties developed under Land Use Contract 011:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 011 Early Termination Bylaw No. 9313 be introduced and given first reading;
- (8) In relation to the properties developed under Land Use Contract 012:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 012 Early Termination Bylaw No. 9315 be introduced and given first reading;
- (9) In relation to the properties developed under Land Use Contract 014:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 014 Early Termination Bylaw No. 9317 be introduced and given first reading;
- (10) In relation to the properties developed under Land Use Contract 015:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 015 Early Termination Bylaw No. 9319 be introduced and given first reading;
- (11) In relation to the properties developed under Land Use Contract 018:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 018 Early Termination Bylaw No. 9321 be introduced and given first reading;
- (12) In relation to the properties developed under Land Use Contract 020:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 020 Early Termination Bylaw No. 9323 be introduced and given first reading;
- (13) In relation to the properties developed under Land Use Contract 023:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 023 Early Termination Bylaw No. 9325 be introduced and given first reading;
- (14) In relation to the properties developed under Land Use Contract 027:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 027 Early Termination Bylaw No. 9327 be introduced and given first reading;
- (15) In relation to the properties developed under Land Use Contract 030:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 030 Early Termination Bylaw No. 9329 be introduced and given first reading;
- (16) In relation to the properties developed under Land Use Contract 031:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 031 Early Termination Bylaw No. 9331 be introduced and given first reading;
- (17) In relation to the properties developed under Land Use Contract 032:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 032 Early Termination Bylaw No. 9333 be introduced and given first reading;
- (18) In relation to the properties developed under Land Use Contract 033:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 033 Early Termination Bylaw No. 9335 be introduced and given first reading;
- (19) In relation to the properties developed under Land Use Contract 036:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 036 Early Termination Bylaw No. 9337 be introduced and given first reading.
- (20) In relation to the properties developed under Land Use Contract 037:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 037 Early Termination Bylaw No. 9339 be introduced and given first reading;
- (21) In relation to the properties developed under Land Use Contract 041:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 041 Early Termination Bylaw No. 9341 be introduced and given first reading;
- (22) In relation to the properties developed under Land Use Contract 042:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 042 Early Termination Bylaw No. 9343 be introduced and given first reading;
- (23) In relation to the properties developed under Land Use Contract 043:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 043 Early Termination Bylaw No. 9345 be introduced and given first reading;
- (24) In relation to the properties developed under Land Use Contract 044:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 044 Early Termination Bylaw No. 9347 be introduced and given first reading;
- (25) In relation to the properties developed under Land Use Contract 048:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 048 Early Termination Bylaw No. 9349 be introduced and given first reading.
- (26) In relation to the properties developed under Land Use Contract 049:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 049 Early Termination Bylaw No. 9351 be introduced and given first reading.
- (27) In relation to the properties developed under Land Use Contract 050:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 050 Early Termination Bylaw No. 9353 be introduced and given first reading;
- (28) In relation to the properties developed under Land Use Contract 052:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 052 Early Termination Bylaw No. 9355 be introduced and given first reading;
- (29) In relation to the properties developed under Land Use Contract 053:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 053 Early Termination Bylaw No. 9357 be introduced and given first reading;
- (30) In relation to the properties developed under Land Use Contract 054:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 054 Early Termination Bylaw No. 9359 be introduced and given first reading;
- (31) In relation to the properties developed under Land Use Contract 057:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 057 Early Termination Bylaw No. 9361 be introduced and given first reading;
- (32) In relation to the properties developed under Land Use Contract 058:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 058 Early Termination Bylaw No. 9363 be introduced and given first reading;
- (33) In relation to the properties developed under Land Use Contract 060:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 060 Early Termination Bylaw No. 9365 be introduced and given first reading.
- (34) In relation to the properties developed under Land Use Contract 063:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 063 Early Termination Bylaw No. 9367 be introduced and given first reading.
- (35) In relation to the properties developed under Land Use Contract 065:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 065 Early Termination Bylaw No. 9369 be introduced and given first reading;
- (36) In relation to the properties developed under Land Use Contract 066:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 066 Early Termination Bylaw No. 9371 be introduced and given first reading;
- (37) In relation to the properties developed under Land Use Contract 069:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 069 Early Termination Bylaw No. 9373 be introduced and given first reading;
- (38) In relation to the properties developed under Land Use Contract 071:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 071 Early Termination Bylaw No. 9375 be introduced and given first reading;
- (39) In relation to the properties developed under Land Use Contract 072:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 072 Early Termination Bylaw No. 9377 be introduced and given first reading;
- (40) In relation to the properties developed under Land Use Contract 074:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 074 Early Termination Bylaw No. 9379 be introduced and given first reading;
- (41) In relation to the properties developed under Land Use Contract 077:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 077 Early Termination Bylaw No. 9381 be introduced and given first reading;
- (42) In relation to the properties developed under Land Use Contract 081:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 081 Early Termination Bylaw No. 9383 be introduced and given first reading;
- (43) In relation to the properties developed under Land Use Contract 083:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 083 Early Termination Bylaw No. 9385 be introduced and given first reading;
- (44) In relation to the properties developed under Land Use Contract 084:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 084 Early Termination Bylaw No. 9387 be introduced and given first reading;
- (45) In relation to the properties developed under Land Use Contract 088:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 088 Early Termination Bylaw No. 9389 be introduced and given first reading;
- (46) In relation to the properties developed under Land Use Contract 089:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 089 Early Termination Bylaw No. 9391 be introduced and given first reading;
- (47) In relation to the properties developed under Land Use Contract 090:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 090 Early Termination Bylaw No. 9393 be introduced and given first reading.
- (48) In relation to the properties developed under Land Use Contract 093:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 093 Early Termination Bylaw No. 9395 be introduced and given first reading;
- (49) In relation to the properties developed under Land Use Contract 095:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 095 Early Termination Bylaw No. 9397 be introduced and given first reading;
- (50) In relation to the properties developed under Land Use Contract 098:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 098 Early Termination Bylaw No. 9399 be introduced and given first reading;
- (51) In relation to the properties developed under Land Use Contract 099:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 099 Early Termination Bylaw No. 9401 be introduced and given first reading;
- (52) In relation to the properties developed under Land Use Contract 101:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 101 Early Termination Bylaw No. 9403 be introduced and given first reading;
- (53) In relation to the properties developed under Land Use Contract 102:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 102 Early Termination Bylaw No. 9405 be introduced and given first reading;
- (54) In relation to the properties developed under Land Use Contract 105:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 105 Early Termination Bylaw No. 9407 be introduced and given first reading;
- (55) In relation to the properties developed under Land Use Contract 107:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 107 Early Termination Bylaw No. 9409 be introduced and given first reading;
- (56) In relation to the properties developed under Land Use Contract 109:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 109 Early Termination Bylaw No. 9411 be introduced and given first reading;
- (57) In relation to the properties developed under Land Use Contract 110:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 110 Early Termination Bylaw No. 9413 be introduced and given first reading;
- (58) In relation to the properties developed under Land Use Contract 111:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 111 Early Termination Bylaw No. 9415 be introduced and given first reading;
- (59) In relation to the properties developed under Land Use Contract 112:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 112 Early Termination Bylaw No. 9417 be introduced and given first reading;
- (60) In relation to the properties developed under Land Use Contract 113:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 113 Early Termination Bylaw No. 9419 be introduced and given first reading;
- (61) In relation to the properties developed under Land Use Contract 114:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 114 Early Termination Bylaw No. 9421 be introduced and given first reading;
- (62) In relation to the properties developed under Land Use Contract 116:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 116 Early Termination Bylaw No. 9423 be introduced and given first reading;
- (63) In relation to the properties developed under Land Use Contract 117:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 117 Early Termination Bylaw No. 9425 be introduced and given first reading;
- (64) In relation to the properties developed under Land Use Contract 120:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 120 Early Termination Bylaw No. 9427 be introduced and given first reading;
- (65) In relation to the properties developed under Land Use Contract 121:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 121 Early Termination Bylaw No. 9429 be introduced and given first reading;
- (66) In relation to the properties developed under Land Use Contract 123:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 123 Early Termination Bylaw No. 9431 be introduced and given first reading;
- (67) In relation to the properties developed under Land Use Contract 124:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 124 Early Termination Bylaw No. 9433 be introduced and given first reading;
- (68) In relation to the properties developed under Land Use Contract 125:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 125 Early Termination Bylaw No. 9435 be introduced and given first reading;
- (69) In relation to the properties developed under Land Use Contract 129:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 129 Early Termination Bylaw No. 9437 be introduced and given first reading;
- (70) In relation to the properties developed under Land Use Contract 130:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 130 Early Termination Bylaw No. 9439 be introduced and given first reading;
- (71) In relation to the properties developed under Land Use Contract 132:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 132 Early Termination Bylaw No. 9441 be introduced and given first reading;
- (72) In relation to the properties developed under Land Use Contract 133:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 133 Early Termination Bylaw No. 9443 be introduced and given first reading;
- (73) In relation to the properties developed under Land Use Contract 134:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 134 Early Termination Bylaw No. 9445 be introduced and given first reading;
- (74) In relation to the properties developed under Land Use Contract 135:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 135 Early Termination Bylaw No. 9447 be introduced and given first reading.
- (75) In relation to the properties developed under Land Use Contract 136:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 136 Early Termination Bylaw No. 9449 be introduced and given first reading;
- (76) In relation to the properties developed under Land Use Contract 137:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 137 Early Termination Bylaw No. 9451 be introduced and given first reading;
- (77) In relation to the properties developed under Land Use Contract 140:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 140 Early Termination Bylaw No. 9453 be introduced and given first reading;
- (78) In relation to the properties developed under Land Use Contract 141:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 141 Early Termination Bylaw No. 9455 be introduced and given first reading;
- (79) In relation to the properties developed under Land Use Contract 142:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 142 Early Termination Bylaw No. 9457 be introduced and given first reading;
- (80) In relation to the properties developed under Land Use Contract 143:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 143 Early Termination Bylaw No. 9459 be introduced and given first reading;
- (81) In relation to the properties developed under Land Use Contract 144:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 144 Early Termination Bylaw No. 9461 be introduced and given first reading;
- (82) In relation to the properties developed under Land Use Contract 145:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 145 Early Termination Bylaw No. 9463 be introduced and given first reading;
- (83) In relation to the properties developed under Land Use Contract 146:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 146 Early Termination Bylaw No. 9465 be introduced and given first reading;
- (84) In relation to the properties developed under Land Use Contract 147:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 147 Early Termination Bylaw No. 9467 be introduced and given first reading;
- (85) In relation to the properties developed under Land Use Contract 148:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 148 Early Termination Bylaw No. 9469 be introduced and given first reading;
- (86) In relation to the properties developed under Land Use Contract 149:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 149 Early Termination Bylaw No. 9471 be introduced and given first reading;
- (87) In relation to the properties developed under Land Use Contract 152:

- (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472 be introduced and given first reading; and
- (b) that Richmond Land Use Contract 152 Early Termination Bylaw No. 9473 be introduced and given first reading.
- (88) In relation to the properties developed under Land Use Contract 157:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 157 Early Termination Bylaw No. 9475 be introduced and given first reading;
- (89) In relation to the properties developed under Land Use Contract 159:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 159 Early Termination Bylaw No. 9477 be introduced and given first reading;
- (90) In relation to the properties developed under Land Use Contract 160:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 160 Early Termination Bylaw No. 9479 be introduced and given first reading;
- (91) In relation to the properties developed under Land Use Contract 161:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 161 Early Termination Bylaw No. 9481 be introduced and given first reading.
- (92) In relation to the properties developed under Land Use Contract 162:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 162 Early Termination Bylaw No. 9483 be introduced and given first reading;
- (93) In relation to the properties developed under Land Use Contract 164:
 - (a) that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 be introduced and given first reading; and
 - (b) that Richmond Land Use Contract 164 Early Termination Bylaw No. 9485 be introduced and given first reading; and

(94) That the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be referred to and considered at a (Special) Public Hearing to be held on Tuesday, November 24, 2015 at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 pm.

The question on the motion was not called as discussion ensued with regard to scheduling a potential public information session regarding the early termination of LUCs.

As a result of the discussion, staff were directed to schedule an information session exclusively for the public regarding the proposed underlying zoning and the early termination of Land Use Contracts prior to the Special Public Hearing scheduled on November 24, 2015.

In reply to queries from Committee, Mr. Craig advised that the Public Hearing notification booklet will contain staff contact information and would be mailed to residents prior to the Public Hearing.

Discussion then took place with regard to the Public Hearing notification, and in reply to queries from Committee, David Weber, Director City Clerk's Office, noted that the Public Hearing booklet that will be mailed to residents is the Public Hearing notice and must include specific elements in accordance with legislation. He added that should the termination bylaws be adopted, a subsequent written notice must then be mailed to property owners with information related to the BOV appeal process.

As a result of the discussion, staff were directed to inform residents that staff are available to receive inquiries regarding the proposed underlying zoning and the early termination of Land Use Contracts and include contact information in the Public Hearing notification booklet and newspaper advertisement.

The question on the motion was then called and it was CARRIED.

FINANCE AND CORPORATE SERVICES DIVISION

4. RULES OF PROCEDURE FOR THE PUBLIC HEARING ON LAND USE CONTRACTS

(File Ref. No. 01-0105-06-01) (REDMS No. 4731959)

It was moved and seconded

That the procedural rules for Public Hearings as outlined in Council Policy 1312 be temporarily altered in response to the special circumstances surrounding the Land Use Contracts Public Hearing in order to:

- (1) provide a single five minute speaking opportunity for speakers;
- (2) provide for the use of a speaker's list; and
- (3) provide for a brief description of written submissions received without reference to reading a summary of each individual submission or letter.

CARRIED

5. MANAGER'S REPORT

Tina Atva, Senior Planning Coordinator

Terry Crowe, Manager, Policy Planning, introduced Tina Atva as the Senior Planning Coordinator.

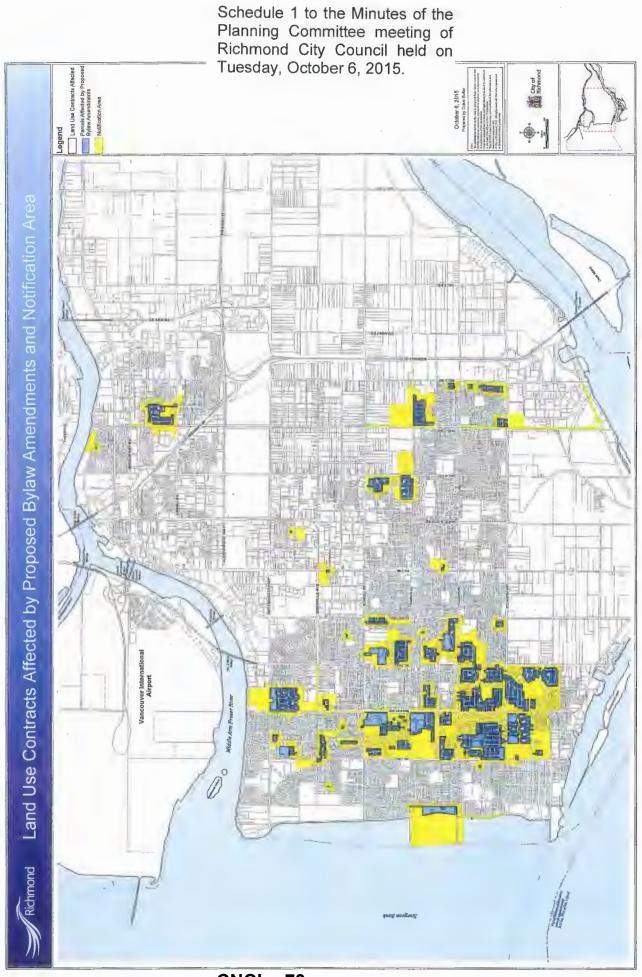
ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:01 p.m.).*

CARRIED

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, October 6, 2015.

Councillor Linda McPhail Chair Evangel Biason Auxiliary Committee Clerk



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10200 Addison Street (LUC011)

CNCL - 75



6311 Goldsmith Drive (LUC011)



3171 Williams Road (LUC003)

CNCL - 77



4531 Windjammer Drive (LUC015)

CNCL - 78



CNCL - 79



Richmond

Proposed Amendments to Single Family Zoning in Bylaw 8500 STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS

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BUILDABLE ENVELOPE IN RESIDENTIAL ZONING

RECENTLY COMPLETED HOUSE UNDER LUC REGULATION

9m MAXIMUM BUILDING HEIGHT

45°



Report to Committee

То:	Parks, Recreation & Cultural Services Committee	Date:	September 1, 2015
From:	Tom Stewart, Director, Public Works	File:	10-6400-01/2015-Vol 01
Re:	Sanitary Dump for Recreational Vehicles		

Staff Recommendation

That the "Sanitary Dump for Recreational Vehicles" report from the Director, Public Works be received for information.

Tom Stewart, AScT. Director, Public Works (604-233-3301)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

At the April 28th Parks, Recreation and Cultural Services Committee meeting, the following referral was made:

That staff investigate and report back to Committee on the feasibility and options for a sanitary water dump for recreational vehicles in Richmond including but not limited to a site at the sewage treatment plant on the south arm of the Fraser River or at other commercial operations.

Background

Currently, there are no public sanitary dump stations in the City. Existing facilities located at the Shell gas station at Garden City/Lansdowne Road and the Richmond Tourism site at Hwy 99 just north of the tunnel were both closed around 2009. As well, the sanitary dump located at the Delta Town and Country Inn, just south of the tunnel on Hwy 99 in Delta, closed around 2008.

On October 22, 2012, Council adopted the resolution for staff to issue an Expression of Interest for a Sanitary Dump Station with the City contributing up to \$10,000 to assist with the installations of utility services and report back with recommendations based on the results. The Request for Expressions of Interest – 4753 EOI Supply and Installation and Operation of a Sanitary Dump Station was published on BC Bid as well as local newspapers and the City's website in December 2012. Staff contacted several potential sites, however, there was no interest in the market and no vendors responded to the request.

Analysis

The closures of public sanitary dump stations over the years have been mostly due to low returns on investment and abuse and mistreatment of the system; thus resulting in additional costly repairs. From discussions with the operators, we were advised that the majority of the abuse comes from commercial vehicles dumping chemicals and other noncompliant liquids into the holding tanks or conveyance systems. The operators also mentioned that recreational vehicle owners were not cleaning up after using the facility, which required extra staff time.

On June 3, 2015, City staff met with Metro Vancouver to discuss the possibility of installing a sanitary dump at either Iona or Lulu Island treatment plants in Richmond. Metro Vancouver concluded that they were not interested in installing a public sanitary dump station at either of these locations at this time given the additional infrastructure and staff costs.

Staff have also investigated the feasibility of a City operated sanitary dump station at the former Minoru sewage treatment plant. The Minoru sanitary pump station is located in the parking lot at the back of Gateway Theatre. The site is constrained by the Richmond Hospital to the north, Gateway Theatre to the south, Gilbert Road to the west, and Minoru Park to the east. Staff have concluded that operating a sanitary dump station at this location is not feasible due to limited space. Also, there is limited access into the parking lot of Gateway Theatre and recreational vehicles would have trouble entering and exiting this area.

An alternative approach would be to advise owners of recreational vehicles to empty their holding tanks before returning to Richmond. Sanidump.com identifies the locations of sanitary dump stations and within a 30 km radius outside Richmond Staff found nine active Sani Dump Stations which are privately owned and operated in Delta, Surrey, Coquitlam, Burnaby and North Vancouver.

Financial Impact

None.

Conclusion

Staff have determined that connecting a sanitary dump station to the City's Sewage Treatment Plant and/or operating a sanitary dump station at the former Minoru sewage treatment plant are not feasible options at this time. The lack of responses for the Request for Expression of Interest in late 2012 confirmed that there is no interest for this type of operation in the commercial sector. Due to an absence of functional space, proven low return on investment and the labour-intensive nature of this type of operation, staff recommend that the City does not operate a City-owned dump station. An alternative option is to advise owners of recreational vehicles to empty their holding tanks before returning to Richmond.

MBaced

Romeo Bicego Manager, Sewerage and Drainage (604-244-1209)

RB



Report to Committee

То:	Finance Committee	Date:	August 31, 2015
From:	Jerry Chong Director, Finance	File:	03-0925-02-01/2015- Vol 01
Re:	Bylaw No. 9271 - Permissive Exemption (2016) B	ylaw	

Staff Recommendation

That Permissive Exemption (2016) Bylaw No. 9271 be introduced and given first, second, and third readings.

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Jerry Chong Director, Finance (604-276-4064)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

Permissive exemptions are provided to various properties in accordance with Sections 220 and 224 of the *Community Charter* and Council Policy 3561.01. The exemption bylaw must be adopted by October 31st each year to be effective for the following year.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

Maintain the City's strong financial position through effective budget processes, the efficient and effective use of financial resources, and the prudent leveraging of economic and financial opportunities to increase current and long-term financial sustainability.

- 7.1. Relevant and effective budget processes and policies.
- 7.2. Well-informed and sustainable financial decision making.
- 7.3. Transparent financial decisions that are appropriately communicated to the public.

Analysis

Owners of exempted properties in 2015 were contacted and verified of their eligibility for exemptions in the coming year. Changes to the 2016 bylaw are listed in Appendix 1.

New applications for Council consideration are:

1. Canadian Sport Institute Pacific Society (CSI Pacific)

CSI Pacific is a non-profit tenant at the Richmond Oval. This organization provides world-leading Olympic and Paralympic daily training environments to elite athletes and coaches in BC. Its programs are designed to identify, develop, and support the next generation of Canadian athletic and coaching/leadership talent. Support of local athletes and coaches comes in the form of Sport Science and Sport Medicine Services.

CSI Pacific at 6111 River Road qualifies for permissive exemption under Council Policy 3561 as a City owned property leased to a non-profit organization.

2. The Ismaili Jamatkhana and Centre

Owner of the property requested a permissive exemption based on its status as a religious organization. The organization has held services at the leased location of 7900 Alderbridge Way for over 20 years and has moved to 4000 May Drive in September 2015.

Staff conducted a joint site visit of the 4.17 acre property with BC Assessment. Majority of the building qualifies as a place of worship and BC assessment will be providing a

statutory exemption for that portion. Through the permissive exemption process, the City will exempt the remaining hall areas and a portion of their parking facilities.

3. Western Recovery Foundation (Turning Point)

The owner of the property requests a permissive exemption for the property at 10411 Odlin Road based on its status as a community care facility licensed under the Community Care Act. The organization provides health and medical services and selfsufficiency training to recovering patients.

Property qualifies for an exemption under Council Policy 3561 as an organization meeting section 224(2)(a) - a charitable philanthropic or other not for profit corporation and 224(2)(j) - a licensed community care facility under the Community Care and Assisted Living Act.

New applications not qualifying for a 2015 permissive exemption:

1. Buddhist Compassion Relief Tzu Chi Foundation of Canada (2160-8788 McKim Way)

The owner of this property requested a permissive exemption based on its status as a religious and charitable organization under the <u>Income Tax Act</u>. The property is used predominately as meeting spaces for their Richmond chapter. BC Assessment has rejected their request for a religious exemption because there are no areas on the site that is set aside specifically for worship. Since the property was not given a statutory exemption by BC Assessment, the property will not qualify for a permissive exemption for religious use. In addition, the property is not a qualifying non-profit organization ("NPO") under Council Policy 3561 and therefore cannot be given a permissive exemption as a NPO.

Amendments to Bylaw 9271:

1. Ismaili Council for British Columbia - 7900 Alderbridge Way

With the organization's move to 4000 May Drive, the leased facility at 7900 Alderbridge Way will no longer qualify for a permissive exemption starting January 2016 and the property must be removed from the bylaw.

As part of the review, staff ensured that the No. 5 Road backlands met farming requirements. There were no significant changes to the farming activity on these properties since the prior year.

Financial Impact

Property tax exemptions impact the City's finances by reducing the total assessed value of properties subject to taxation. This results in the City recovering the shortfall through tax increases to general taxpayers.

Church properties represent the largest number of permissively exempted properties and accounts for approximately \$604,399 in direct municipal taxes waived in 2015. Exempted non-

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City owned properties account for approximately \$118,186 in waived taxes and City owned or leased properties account for approximately \$2,371,110.

Conclusion

Permissive exemptions are granted by Council annually to qualifying organizations that provide social benefit to the Community. Bylaw 9271 will provide tax exemptions in accordance with Provincial legislation and the Council Policy.

Ivy Wong) Manager, Revenue (604-276-4046)

IW:gjn

Att. 1: Appendix 1 2: Permissive Exemption (2016) Bylaw No. 9271

Appendix 1

ROLL NO	ORGANIZATION NAME	CIVIC ADDRESS	ADDITIONS
057-902-804	Canadian Sport Institute Pacific Society	2005 – 6111 River Road	To Schedule I
084-310-003	Aga Khan Foundation Canada	4000 May Drive	To Schedule B
	(The Ismaili Jamatkhana and Centre)		
084-988-041	Western Recovery Foundation	10411 Odlin Road	To Schedule F

ROLL NOORGANIZATION NAMECIVIC ADDRESSDELETIONS57-573-004Ismaili Council for British Columbia7900 Alderbridge WayFrom Schedule D	O ORGANIZATION NAME OT NO AUXION OF AUXION Ismaili Council for British Columbia 7900 Alderbridge Way	1	
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Permissive Exemption (2016) Bylaw No. 9271

The Council of the City of Richmond enacts as follows:

1. This Bylaw is cited as "Permissive Exemption (2016) Bylaw No. 9271".

PART ONE: RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- 1.1 Pursuant to Section 224(2)(f) of the Community Charter, the religious halls and the whole of the parcels of land surrounding the religious halls shown on Schedule A are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2016 year.
- **1.2** Pursuant to Section 224(2)(f) of the Community Charter, the portions of the parcels of land and improvements surrounding the religious halls shown on Schedule B are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2016 year.
- 1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the Community Charter.

PART TWO: SCHOOL AND TENANTED RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

- **2.1** Pursuant to Section 224(2)(h) of the Community Charter, the whole or portions of the parcels of land surrounding buildings set apart and in use as an institution of learning, and wholly in use for the purpose of furnishing the instruction accepted as equivalent to that funded in a public school, shown on Schedule C are hereby exempt from taxation for the 2016 year.
- **2.2** Notwithstanding Section 2.1 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(h) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(l) of the Community Charter.
- **2.3** Pursuant to Section 224(2)(g) of the Community Charter, the portions of land and improvements shown on Schedule D are hereby exempt from taxation for the 2016 year.

PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

- **3.1** Pursuant to Section 224(2)(a) of the Community Charter, the whole of the parcels of land shown on Schedule E are hereby exempt from taxation for the 2016 year.
- **3.2** Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the Community Charter.
- **3.3** Pursuant to Section 224(2)(a) and Section 224(2)(j) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2016 year.
- **3.4** Pursuant to Section 224(2)(a) and Section 224(2)(k) of the Community Charter, the whole of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2016 year.
- **3.5** Pursuant to Section 224(2)(a) of the Community Charter, the whole or portions of the parcels of land and improvements shown on Schedule H are hereby exempt from taxation for the 2016 year.
- **3.6** Pursuant to Section 224(2)(i) of the Community Charter, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2016 year.
- **3.7** Pursuant to Section 224(2)(d) of the Community Charter, the whole or portions of land and improvements shown on Schedule J are hereby exempt from taxation for the 2016 year.

PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1 Schedules A through J inclusive, which are attached hereto, form a part of this bylaw.
- 4.2 Permissive Exemption Bylaw 9158 is here by repealed in its entirety.
- 4.3 This Bylaw is cited as "Permissive Exemption (2016) Bylaw No. 9271".

FIRST READING	 CITY OF RICHMOND
SECOND READING	 APPROVED for content by originating dept.
THIRD READING	M
ADOPTED	 APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

Bylaw 9291 PLACE OF PUBLIC WORSHIP PROPER & HALL	1	Page 3
	SCHEDULE A to BYLAW 9271	
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Bakerview Gospel Chapel (067-375-002) 8991 Francis Road	PID 009-294-902 Lot 135 Except: Parcel B (Bylaw Plan 87226) Section 21 Block 4 North Range 6 West New Westminster District Plan 23737	Bakerview Gospel Chapel 10260 Algonquin Drive Richmond, B.C. V7A 3A4
Beth Tikvah Congregation and Centre Association (099-358-999) 9711 Geal Road	PID 003-644-391 Lot 1 Except: Firstly: Part Subdivided by Plan 44537 Secondly: Part Subdivided by Plan LMP47252 Section 26 Block 4 North Range 7 West New Westminster District Plan 17824	Beth Tikvah Congregation and Centre Association 9711 Geal Road Richmond, B.C. V7E 1R4
Dighouse United Church Hall 664-046-009) 151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	Congregation of the United Church of BC 8151 Bennett Road Richmond, B.C. V6Y 1N4
Ganadian Martyrs Parish (094-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8
Christian and Missionary Alliance (082-148-009) 3360 Sexsmith Road	PID 003-469-247 Lot 23 Except: Firstly: the East 414.3 Feet Secondly: the South 66 Feet, and Thirdly: Part Subdivided by Plan 33481 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404	North Richmond Alliance Church 3360 Sexsmith Road Richmond, B. C. V6X 2H8
Christian Reformed Church of Richmond (072-496-000) 9280 No. 2 Road	PID 018-262-767 Lot 2 of Section 30 Block 4 North Range 6 West New Westminster District Plan LMP9785	Christian Reformed Church of Richmond 9280 No. 2 Road Richmond, B.C. V7E 2C8

Bylaw 9291 Place of public worship proper & Hall

SCHEDULE A to BYLAW 9271

	SCHEDULE A to BYLAW 92/1	
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	Church in Richmond 4460 Brown Road Richmond BC V6X 2E8
Conference of The United Mennonite Churches of B.C. (080-792-000) 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of Mennonites in B.C. c/o Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
Convention of Baptist Churches of B.C. (071-191-006) 940 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	Convention of Baptist Churches of B.C. 8140 Saunders Road Richmond, B.C. V7A 2A5
Romanuel Christian Community Society 10351 No. 1 Road	PID 011-908-106 Lot 13 Block A Section 34 Block 4 North Range 7 West Except Plan 53407 New Westminster District Plan 710	Emmanuel Christian Community Society 10351 No. 1 Road Richmond, B.C. V7E 1S1
Fujian Evangelical Church (025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	Fujian Evangelical Church 12200 Blundell Road Richmond, B.C. V6W 1B3
Gilmore Park United Church (097-837-001) 8060 No. 1 Road	PID 024-570-541 Strata Lot 1 Section 23 Block 4 North Range 7 West New Westminster District Strata Plan LMS3968	Congregation of the Gilmore Park United Church 8060 No. 1 Road Richmond, B.C. V7C 1T9
I Kuan Tao (Fayi Chungder) Association (084-144-013) 8866 Odlin Crescent	PID 025-418-645 Lot 30 Section 33 Block 5 North Range 6 West new Westminster District Plan LMP54149	I Kuan Tao (Fayi Chungder) Association #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2

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	PROPER & HALL
Bylaw 9291	PLACE OF PUBLIC WORSH

SCHEDULE A to BYLAW 9271

	SCREPULE A W DILAW 32/1	
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Immanuel Christian Reformed Church (062-719-724) 7600 No. 4 Road	PID 003-486-486 Parcel One Section 14 Block 4 North Range 6 West New Westminster District Reference Plan 71292	Immanuel Christian Reformed Church 7600 No. 4 Road Richmond, B.C. V6Y 2T5
Johrei Fellowship (084-786-000) 10380 Odlin Road	PID 003-485 757 East Half of Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West, New Westminster District Plan 5164	Johrei Fellowship Inc. 10380 Odlin Road Richmond, B.C. V6X 1E2
Lansdowne Congregation Jehovah's Witnesses 061-569-073) 014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	Trustees of the Lansdowne Congregation Jehovah's Witnesses c/o Doug Ginter 43-8120 General Currie Road Richmond, B.C. V6Y 3V8
Butheran Church Hall (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond BC 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Mecting Room (025-166-010) 8020 No. 5 Road Property owner registered as Gabe Csanyi, Jonathan Csanyi, Wayne Coleman, Bruce Anstey	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	Meeting Room Attn: Jonathan Csanyi 9034 187 Street Surrey, BC V4N 3N4
North Richmond Alliance Church (063-418-009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	North Richmond Alliance Church 9140 Granville Avenue Richmond, B.C. V6Y 1P8
Our Saviour Lutheran Church of Richmond (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B.C. V6Y 2S9

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Bylaw 9291 PLACE OF PUBLIC WORSHIP PROPER & HALL	L SCHEDULE A to BYLAW 9271	Page 6
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
The Public School of Vancouver Archdiocese (067-043-063) 8251 St. Albans Road	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly: Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2
Richmond (Bethel) Mennonite Church (030-869-001) 10160 No. 5 Road	PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312	B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road Richmond, B.C. V7A 4E5
Nichmond Chinese Evangelical Free Zhurch 25-162-005) 8040 No 5 Road	PID 004-332-695 South 100 feet West Half Lot 1 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Richmond Chinese Evangelical Free Church Inc. 8040 No. 5 Road Richmond, B.C. V6Y 2V4
Kichmond Chinese Alliance Church (102-369-073) 10100 No. 1 Road	PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799	Christian and Missionary Alliance (Canadian Pacific District) 107 – 7585 132 nd Street Surrey, B.C. V2W 1K5
Richmond Faith Fellowship (085-780-002) 11960 Montego Street	PID 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	Northwest Canada Conference Evangelical Church 11960 Montego Street Richmond, B.C. V6X 1H4
Richmond Gospel Hall (098-373-006) 5651 Francis Road	PID 008-825-025 Lot 45 Except: Parcel A (Statutory Right of Way Plan LMP11165) Section 24 Block 4 North Range 7 West New Westminster District Plan 25900	Congregation of the Richmond Gospel Hall 5651 Francis Road Richmond, B.C. V7C 1K2

	SCHEDULE A to BYLAW 9271	
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminster District Plan 48990	Pentecostal Assemblics of Canada 9300 Westminster Highway Richmond, B.C. V6X 1B1
Richmond Presbyterian Church (094-627-007) 7111 No. 2 Road	PID 009-213-244 Lot 110 of Section 13 Block 4 North Range 7 West New Westminster District Plan 24870	Trustees of Richmond Congregation of Presbyterian Church 7111 No. 2 Road Richmond, B.C. V7C 3L7
Richmond Sea Island United Church (082-454-062) 8511 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
The Salvation Army Richmond (666-497-000) 9280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	Governing Council of the Salvation Army Canada West 8280 Gilbert Road Richmond, B.C. V7C 3W7
South Arm United Church Hall (plus Annex - Pioneer Church) (047-431-056) 11051 No. 3 Road	PID 015-438-562 Parcel E (Explanatory Plan 21821) of Lots 1 and 2 of Parcel A Section 5 Block 3 North Range 6 West New Westminster District, Plan 4120 Except: Firstly; Part Subdivided by Plan 29159 AND Secondly: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V6X 1X3
St. Edward Anglican Church (081-318-001) 10111 Bird Road	PID 018-436-994 Parcel 1 Block B Section 26 Block 5 North Range 6 West New Westminster District Reference Plan LMP12276	Parish of St. Edward, Bridgeport 1410 Nanton Avenue Vancouver BC V6H 2E2

Bylaw 9291 PLACE OF PUBLIC WORSHIP PROPER & HALL

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NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Steveston Congregation of Jehovah's Witnesses (102-520-003) 4260 Williams Road	PID 006-274-382 Parcel "A" (Reference Plan 17189) Lot 1 of Section 35 Block 4 North Range 7 West New Westminster District Plan 10994	Steveston Congregation of Jehovah's Witnesses Attn: Richard Barton 3831 Barmond Avenue Richmond, B.C. V7E 1A5
Steveston United Church (087-640-000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	Trustees of Steveston Congregation of United Church of Canada 3720 Broadway Street Richmond, B.C. V7E 4Y8
Subramaniya Swamy Temple (025-161-000) \$940 No. 5 Road	PID 000-594-261 Parcel B (Explanatory Plan 10524) Lot 3 Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	Subramaniya Swamy Temple of B.C. 8840 No. 5 Road Richmond, B.C. V6Y 2V4
Trinity Pacific Church 676-082-008) 9011 No. 5 Road	PID 007-178-204 Lot 297 Except Parcel B (Bylaw Plan 79916) Section 36 Block 4 North Range 6 West New Westminster District Plan 35779	Trinity Pacific Church 10011 No. 5 Road Richmond, B.C. V7A 4E4
United Church Hall (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 of Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	Congregation of the Richmond United Church of Canada 8711 Cambie Road Richmond, B.C. V6X 1K2
Vancouver International Buddhist Progress Society (082-265-053) 6670 – 8181 Cambie Road	PID 018-553-532 Lot 53 Section 28 Block 5 North Range 6 West New Westminster District Plan LMS 1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9

Bylaw 9291 Place of Public worship proper & Hall

Page 9 SCHEDULE A to BYLAW 9271	N OF MAILING ADDRESS	2-734-756Holy Spirit Association For The Unification Ofof Blocks 25 and 26 Section 27 BlockWorld Christianityn Range 6 West New Westminster9291 Walford Streett Plan 2534Richmond, B.C. V6X 1P3
	LEGAL DESCRIPTION OF PROPERTY	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Bl 5 North Range 6 West New Westminster District Plan 2534
Bylaw 9291 PLACE OF PUBLIC WORSHIP PROPER & HALL	NAME, ROLL NO. & CIVIC ADDRESS	Walford Road Gospel Church (081-608-000) 9291 Walford Street

		SCHEDULE B to BYLAW 9271)271			
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) (084-310-003) 4000 May Drive	PID 029-176-263 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP32741	Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) 4000 May Drive Richmond, B.C.	100% of footprint of building 25,000 sq. ft. for parking	Remainder of land not exempted	100%	0%
Assumption of the Assumption of the Extrainian Catholic Church (998-394-005) Manse Manse	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A "and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	Ukrainian Catholic Episcopal Corp. of MB 5180 Cantrell Road Richmond, B.C. V7C 3G8	97.65% 2,031.18 m ²	2.35% 48.82 m ²	75.6% of Manse Building 302.59 m ² 100% of Religious Hall	24.4% of Manse Building 97.64 m ²
Bethany Baptist Church (000-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	Bethany Baptist Church 22680 Westminster Highway Richmond, B.C. V6V 1B7	42% 8,999.7 m ² 2.224 acres	58% 12,427.9 m ² 3.071 acres	100%	%0

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		SCHEDULE B to BYLAW 9271	9271			
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
BC Muslim Association (025-243-080) 12300 Blundell Road (Site Area 4.78 Acres)	PID 011 053 569 Lot 5 Except: Part Subdivided by Plan 33568; Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	BC Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3	43.6% 8,440 m ² 2.086 acres	56.4% 10,903.97 m ² 2.694 acres	100%	0%0
Canadian Martyrs Barish 094-145-000) 5771 Granville &venue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	Roman Catholic Archbishop of Vancouver 5771 Granville Avenue Richmond, B.C. V7C 1E8	93% 9,034.3 m ² 2.23 acres	7% 680 m ² 0.17 acres	100%	0%0
Church of Latter Day Saints (074-575-000) 8440 Williams Road (Site Area 2.202 acres)	PID 009 210 890 Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922	Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-Day Saints c/o LDS Church Tax Division #502 - 7136 50 E. North Temple Street Salt Lake City, Utah, 84150- 2201	90.8% 8,093.7 m ² 2.00 acres	9.2% 817.5 m ² 0.202 acres	100%	%0

Bylaw 9271 portions of land & improvements for place of public worship

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	PROPORTION OF IMPROVEMENT TAXABLE	%0	28.2% 286.33 m ²	%0
	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	100%	71.8% 729.75 m ²	100%
	PROPORTION OF LAND TAXABLE	90% 46,426.6 m ²	65.2% 6,333 m ² 1.565 acres	28.3% 3,180.3 m ² 0.794 acres
9271	PROPORTION OF LAND EXEMPTED FROM TAXATION	10% 5,158.4 m ²	34.8% 3,384 m ² 0.836 acres	71.7% 8,077 m ² 1.996 acres
SCHEDULE B to BYLAW 9271	MAILING ADDRESS	Cornerstone Evangelical Baptist Church of Vancouver 7890 No. 5 Road Richmond, B.C. V6Y 2V2	Dharma Drum Mountain Buddhist Association 8240 No. 5 Road Richmond, B.C. V6Y 2V4	BC Conference of the Mennonite Brethren Churches 11295 Mellis Drive Richmond, B.C. V5X 4K2
	LEGAL DESCRIPTION OF PARCEL	PID 002-555-310 South Half of South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan 87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735	PID 003-740-315 Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080	PID 000 471 780 That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633
	NAME, ROLL NO. & CIVIC ADDRESS	Cornerstone Evangelical Baptist Church (024-279-000) 12011 Blundell Road Church Parking - TJJJ	Marma Drum Mountain Buddhist Association (025-222-030) 8240 No. 5 Road Manse	Fraserview Mennonite Brethren (080-623-027) 11295 Mellis Drive (Site Area 2.79 Acres)

Bylaw 9271 Portions of land & improvements for place of public worship

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		SCHEDULE B to BYLAW 9271	271 PBODOTION	NOLLAVAG	PD/DD/DT1/0N OF	NOLLAUGUGA
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	FROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	FKOPOKIJON OF IMPROVEMENTS EXEMPTED FROM TAXATION	PKOFORLION OF IMPROVEMENT TAXABLE
India Cultural Centre of Canada (024-908-040) 8600 No 5 Road Manse & Parking	PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	India Cultural Centre of Canada 8600 No 5 Road Richmond, B.C. V6Y 2V4	43.9% 21,778.93 m ²	56.1% 27,828.07 m ²	Remaining portion of Building	100% of Manse 103.87 m ²
International Buddhist Society 246-195-007) 60 Steveston Highway Manse An and under the taxable improvements situated on this property shall also be assessed as taxable.	PID 026-438-160 Section 3 Block 3 North Range 6 West New Westminster District Plan BCP19994 Parcel 1	International Buddhist Society 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m ²	63.5% 28,622.31 m ²	83.2% of remaining hall 3,132.4 m ² 0% of farm buildings	 16.8% of hall used for used for Manse and dining 632.0 m² 100% of farm buildings
Ling Yen Mountain Temple (030-901-000) 10060 No. 5 Road (Site Area 4.916 Acres) Manse	PID 025-566-806 Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987	Ling Yen Mountain Temple 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m ² 1.36 acres	72.3% 14,391.7 m ² 3.556 acres	50.6% 1,199.3 m ²	49.4% 1,171.8 m ²

Bylaw 9271 Portions of land & improvements for place of public worship

Bylaw 9271 Portions of land & improvements for place of public worship	APROVEMENTS VORSHIP					Page 14
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	SCHEDULE B to BYLAW 9271 MAILING ADDRESS PRO EX	9271 PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Nanaksar- Gurdwara- Gursikh Temple (002-822-001) 18691 Westminster Highway (Site Area 14.88 Acres) Mánse	PID 023 751 878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	Nanaksar-Gurdwara- Gursikh Temple 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m ² 2.377 acres	84% 50,597.7 m ² 12.503 acres	86.9% of Manse 2,925.05 m ² 100% of Religious Hall	13.1% of Manse 441.29 m ²
Arish of St. Alban's Richmond) (064-132-000) Zoto St. Alban's Road Manse	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	Parish of St. Alban's (Richmond) 7260 St. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m ²	8.4% 406.9 m ²	0% of Manse 100% of Religious Hall	100% of Manse 83.6 m ²
Parish of St. Anne's - Steveston, B.C. (097-615-002) 4071 Francis Road Religious Hall Commercial Use	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	Parish of St. Anne's 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m ²	0.8% 24.14 m ²	97.8% 1,090.66 m ²	2.2% 24.14 m²
Peace Evangelical Church (025-231-041) 8280 No. 5 Road Manse	PID004-099-303 Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan	Peace Evangelical Church 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m ² 0.893 acres	65.6% 6,892.7 m ² 1.703 acres	100% of Religious Hall 0% of Manse	100% Manse

Bylaw 9271 Portions of land & improvements for place of public worship	MPROVEMENTS WORSHIP					Page 15
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS PRC 0 EX	92/1 PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Alliance Church (047-535-044) 11371 No. 3 Road (Site Area 2.5 acres)	PID 004 113 331 South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120	Christian and Missionary Alliance (Canadian Pacific District) 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m ² 1.996 acres	20% 2,030.5 m ² 0.504 acres	100%	0%0
Richmond Baptist Church 565-972-089) 560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m ²	43% 868.6 m ²	0% of Manse	100% of Manse 106.84 m ²
Kichmond Baptist Church (066-062-000) 6560 Blundell Road Manse and Parking	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	Richmond Baptist Church 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	Pentecostal Assemblies of Canada 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m ²	70% Non- parking area 1,521.8 m ²	0%0	100%

Richmond PID 024-957-828 Domtocostal Church I of 107 Section 10 Block		FROM TAXATION	OF LAND TAXABLE	IMPROVEMENTS EXEMPTED FROM TAXATION	OF IMPROVEMENT TAXABLE
	Pentecostal Assemblies ofkCanada9300 Westminster HighwayctRichmond, B.C. V6X 1B1	58.7% 8,093.7 m ² 2 acres	51.3% 5,690.3 m ² 1.4 acres	100%	0%0

SCHEDULE B to BYLAW 9271

Bylaw 9271 Portions of Land & Improvements for place of public worship

OF LAND & IMPROVEMENTS OF PUBLIC WORSHIP	SCHEDULE B to BYLAW 92/1ROLL NO.LEGAL DESCRIPTIONMAILING ADDRESSPROPORTIONPROPORTIONPROPORTIONC ADDRESSOF LANDPROPORTIONOF LANDPROPORTIONOFC ADDRESSOF LANDFROMTAXABLETAXABLEOFTAXABLEFROMTAXABLETAXABLETAXABLETAXABLE	and ofPID015-725-871Science of Spirituality50%50%50%0%lity Eco2860 Section 2 Block 39100 Van Horne Way385 m²385 m²385 m²0%c098)North Range 6 West NewRichmond, B.C. VGX 1W3385 m²385 m²385 m²0%c098)North Range 6 West NewRichmond, B.C. VGX 1W3385 m²385 m²385 m²0%c098)North Range 6 West NewRichmond, B.C. VGX 1W3385 m²385 m²385 m²0%adRoad on Plan LMP4152Richmond, B.C. VGX 1W3S85 m²385 m²385 m²0%adRoad on Plan LMP4152Richmond, B.C. VGX 1W3North Easterly 5 and 1/5 m²385 m²385 m²0%North Easterly 5 and 1/5 mNorth Easterly 5 and 1/5 m²Richmond, B.C. VGX 1W3100103-082-56 m²Block 3 North Range 6West New WestminsterDistrict Except: PartDistrict Except: PartDistrict Except: PartDistrict Except: PartDistrict Except: PartDistrict Except: PartParcel D (ExplanatoryParcel D (ExplanatoryParcel D (ExplanatoryPartel D (ExplanatoryPin0015-02-3800Parcel D (ExplanatoryPartel D (ExplanatoryPin10015-02-3800Parcel D (ExplanatoryPartel D (ExplanatoryPin2070Section 2Block 3 North Range 6West New Vest
Bylaw 9271 Portions of Land & For place of public	NAME, ROLL NO. & CIVIC ADDRESS	The Science of Spirituality Eco Centre (045-488-098) Civic address: 11011 Shell Road Farm Land 501 - TJU

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Bylaw 9271 Portions of Land & Improvements for place of public worship	MPROVEMENTS WORSHIP	SCHEDULE B to BYLAW 9271	9271			Page 18
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
The Shia Muslim Community of British Columbia (024-941-069) 8580 No. 5 Road (Site Area 9.8 acres)	PID 004-884-850 Lot 20 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	The Shia Muslim Community of British Columbia 8580 No. 5 Road Richmond, B.C. V6Y 2V4	38.1% 15,117.2 m ² 3.736 acres	61.9% 24,512.8 m ² 6.064 acres	100%	0%0
South Arm United Phurch (A7-431-056) B051 No. 3 Road (Site Area 6.42 acres)	PID 015 438 562 Parcel "E" (Explanatory Plan 21821) of Lots 1 and 2 of Parcel "A" Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 EXCEPT: FIRSTLY: Part Subdivided by Plan 29159 AND SECONDLY: Parcel "D" (Bylaw Plan 79687)	Congregation of the South Arm United Church of Canada 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m ² 2 acres	68.4% 17,496.3 m ² 4.42 acres	100%	0%0
St. Gregory Armenian Apostolic Church of BC (018-330-000) 13780 Westminster Highway	PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m ²	5% 131.85 m ²	100%	%0

FOR PLACE OF PUBLIC WORSHIP	WORSHIP	SCHEDULE B to BYLAW 9271	271			
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
St. Joseph The Worker Parish (099-300-034) 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres	PID 010 887 725 Parcel "C" (Explanatory Plan 8670) of Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	Roman Catholic Archbishop of Vancouver St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% (School portion exempted under Schedule C) 9,397.07 m ² 2.32 acres	61.2% 14,838.13 m ² 3.67 acres	60% 635.4 m ²	, 40% 423.6 m ²
Annica's Parish At0-800-004) 2011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	Roman Catholic Archbishop of Vancouver St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m ² 1.17 acres	Note: The land under the manse is exempt; the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m ² 0.43 acres 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m ²
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	Catholic Independent Schools of Vancouver Archdiocese St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	52.5% 10,112.8 m ² 2.5 acres	47.5% 9,133.2 m ² 2.27 acres	100%	%0

Bylaw 9271 portions of land & improvements for place of public worship

		SCHEDULE B to BYLAW 9271	9271			
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Steveston Buddhist Temple (087-401-000) 4360 Garry Street (Site Area 4.53 acres)	PID 001 235 265 Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449	Steveston Buddhist Temple 4360 Garry Street Richmond, B.C. V7E 2V2	44.15% 8,093.7 m ² 2 acres	55.85% 10,238.56 m ² 2.53 acres	100%	%0
Arrangu Monastery Association (025-193-000) Hanse	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	0% of land beneath the dormitory 59.55% 11,421.8 m ² 2.82 acres	100% of land beneath the dormitory 40.45% $7,759.2 \text{ m}^2$ 1.92 acres	76.3% 2,060.1 m ²	23.7% 639 m ²
Thrangu Monastery Association (025-193-000) & (025-202-011) - Combined 8140/8160 No. 5 Road	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	Thrangu Monastery Association 8140 No. 5 Road Richmond, B.C. V6Y 2V4	59.55% 11,421.8 m ² 2.82 acres	40.45% 7,759.2 m ² 1.92 acres	100% of the shed used to store religious artefacts	%0

Bylaw 9271 Portions of Land & Improvements for place of public worship

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Bylaw 9271 portions of land & improvements for place of public worship	IPROVEMENTS VORSHIP	SCHEDULE B to BYLAW 9271	271			Page 21
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Towers Baptist Church (070-101-000) 10311 Albion Road (Site Area 2.148 acres) Manse	PID 000 565 318 Parcel "A" Except Part on Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468	New Wineskins Society 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m ² 1.73 acres	21.1% 1,872.6 m ² 0.418 acres	0% of Manse 100% of Religious Hall	100% Manse 162.6 m ²
Frinity Lutheran Zhurch Hall (100 Granville Venue Sanse and Hall	PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	Trinity Lutheran Church – Richmond 7100 Granville Avenue Richmond, B.C. V6Y 1N8	87.09% 6,012.32	12.91% Manse 891.68 m ²	0% of Manse 100% of Religious Hall	100% of Manse 142.5 m ² 0% of Religious Hall
Vancouver International Buddhist Progress Society (082-304-006) 8271 Cambie Road (Site Area 0.757 acres)	PID 00-316-002 9 Section 28 Block 5 North Range 6 West Plan 7532	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	76% 2,322.58 m ²	24% 740.42 m ²	N/A	N/A

		SCHEDULE B to BYLAW 9271	9271			
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Vancouver International Buddhist Progress Society (082-265-059) 6680 – 8181 Cambie Road Manse	PID 018-553-591 Strata Lot 59 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	89.45% 1,182.05 m ²	11.55% 139.4 m ²	0% of Manse Remaining Religious Hall	100% Manse 139.4 m ²
Ancouver Mernational Buddhist Progress Seciety (082-265-060) 6690 – 8181 Cambie Road	PID 018-553-605 Strata Lot 60 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	Vancouver International Buddhist Progress Society 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation
Vedic Cultural Society of BC (025-212-021) 8200 No 5 Road	PID 011-053-551 South Half Lot 3 Block A Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	Vedic Cultural Society of BC 8200 No 5 Road Richmond, B.C. V6Y 2V4	88% 8,883.6 m ²	12% 1,211.4 m ²	99.1% 2,144.6 m ²	0.9% 18.9 m ²

Bylaw 9271 Portions of Land & Improvements for place of public worship

		SCHEDULE C to BYLAW 9271		
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
Choice School For Gifted Children (001-870-000) 20451 Westminster Highway (Site area: 0.35 ha (0.862 acres))	PID 003-934-268 Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593	Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B1	100% 3,552 m ² 0.862 acres	0%0
Choice School For Gifted Children (001-871-004) 22411 Westminster Delway	PID 003-937-160 Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593	Choice School For Gifted Children 20451 Westminster Highway Richmond, B.C. V6V 1B3	100% 3,422 m ² 0.846 acres	0%0
Cornerstone Christian Asademy School (024-279-000) 12011 Blundell Road (Site area: 11,104 square feet)	PID 002-555-310 South Half of the South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except Firstly: Part Dedicated Road on Plan NWP87640 Secondly: Parcel E (Bylaw LMP4874) Thirdly: Parcel F (Bylaw Plan MP12615) Fourthly: Part on SRW Plan 21735	Cornerstone Evangelical Baptist Church of Vancouver 2642 45th Avenue East Vancouver, B.C. V5R 3C1	100% (School portion: 2% of total property) 1,031.6 m ²	

Bylaw 9271 SCHOOLS

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	PROPORTION OF LAND TAXABLE	0%	%0	52.6% 11,755.5 m ² 2.904 acres
	PROPORTION OF LAND EXEMPTED FROM TAXATION	100% (56.4% of total property) 10,903.97 m ² 2.694 acres	100% 9,751 m ² 2.4 acres	47.4% 10,598.5 m ² 2.616 acres
SCHEDULE C to BYLAW 9271	MAILING ADDRESS	B.C. Muslim Association 12300 Blundell Road Richmond, B.C. V6W 1B3	Richmond Christian School Association 5240 Woodwards Road Richmond, B.C. V7E 1H1	Richmond Christian School Association 10260 No. 5 Road Richmond, B.C. V7A 4E5
	LEGAL DESCRIPTION OF PROPERTY	PID 011-053-569 Lot 5, Except: Part Subdivided by Plan 33568, Block "A" Section 19 Block 4 North Range 5 West New Westminster District, Plan 4090	PID 002-145-057 Lot 137 Except: Part Subdivided by Plan 70297 Section 25 Block 4 North Range 7 West New Westminster District Plan 56073	PID 027-072-657 Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 30119
	NAME, ROLL NO. & CIVIC ADDRESS	Muslim School of B.C. (025-243-080) 12300 Blundell Road (Site area: 1.09 ha (2.69 acres))	Richmond Christian School 209-076-081) 240 Woodwards Road (Site area: 0.971 ha (2.4 arres))	Richmond Christian School (030-887-000) 10260 No. 5 Road (Site area: 2.23 ha (5.52 acres))

Bylaw 9271 SCHOOLS

SUDUCES		SCHEDULE C to BYLAW 9271		
NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE
Richmond Jewish Day School (025-151-060) 8760 No. 5 Road (Site area: 0.95 ha (2.349 acres))	PID 000-676-811 Lot 3 Except: Firstly, Parcel "A" (Reference Plan 8809) Secondly; Parcel "B" (Explanatory Plan 10524), Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	Richmond Jewish Day School Society of B.C. Inc. 8760 No. 5 Road Richmond, B.C. V6Y 2V4	56.8% 5,396.7 m ² 1.334 acres	43.2% 4,104.3 m ² 1.015 acres
 Joseph the Worker Joseph the Worker Lago 1 <li< th=""><th>PID 010-887-725 Parcel "C" (Explanatory Plan 8670) Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139</th><th>Roman Catholic Archbishop of Vancouver St. Joseph's Parish 4451 Williams Road Richmond, B.C. V7E 1J7</th><th>100% (additional to Schedule B) 9,198.8 m² 2.27 acres</th><th>0% (Fully exempt for school portion)</th></li<>	PID 010-887-725 Parcel "C" (Explanatory Plan 8670) Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	Roman Catholic Archbishop of Vancouver St. Joseph's Parish 4451 Williams Road Richmond, B.C. V7E 1J7	100% (additional to Schedule B) 9,198.8 m ² 2.27 acres	0% (Fully exempt for school portion)

Bylaw 9271 SCHOOLS

Bylaw 9271 Religious properties

SCHEDULE D to BYLAW 9271

ROLL NO. & CTVICLEGAL DESCRIPTIOADDRESSPROPERTY(057-614-000)PID 007-501-129(057-614-000)PID 007-501-129200 - 7451 Elmbridge WayLot 87 Section 5 Block 4200 - 7451 Elmbridge WayRange 6 West New Distri369642009-025-103(136-467-527)PID 009-025-1033211 Grant McConachieLot 58 Sections 14, 15, 16, 21, 23 and 29 Block 5 NorthWay7 West New Westminster	IN OFPORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATIONTENANTS MAILING ADD4 NorthIMPROVEMENT EXEMPTED FROM TAXATIONTENANTS MAILING ADD4 NorthOccupied by occupied by the RichmondRichmond Emmanuel Church4 NorthOccupied by occupied by the RichmondRichmond Emmanuel Church17, 20, th RangeThat portion of the property Richmond, B.C. V6X 1B8, 17, 20, th RangeThat portion of the property Box 32362DistrictDinestic Terminal RPO Richmond, B.C. V7B 1W2	TENANTS MAILING ADDRESS Richmond Emmanuel Church 200 – 7451 Elmbridge Way Richmond, B.C. V6X 1B8 Vancouver Airport Chaplaincy Box 32362 Domestic Terminal RPO Richmond, B.C. V7B 1W2
Flan 29409		

Bylaw 9271
CHARITABLE, PHILANTROPIC & OTHER
NOT-FOR-PROFIT – ELDERLY CITIZENS HOUSING
(PROVINCIAL ASSISTANCE)

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71	OWNER/HOLDER'S MAILING ADDRESS	Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue Vancouver, B.C. V5T 4L2
SCHEDULE E to BYLAW 9271	LEGAL DESCRIPTION OF PROPERTY	PID 001 431 030Anavets Senior Citizens HLot 2 Section 2 Block 3 North Range 7#200 - 951 East 8th AvenueWest NWD Plan 69234Vancouver, B.C. V5T 4L2
	ROLL NO. & CIVIC ADDRESS	(086-938-001) 11820 No. 1 Road

Bylaw 9271 charitable, philantropic & other not-for-profit – community care or assisted living		Page 28
ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(058-885-000) 6531 Azure Road	PID 003 680 100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	Development Disabilities Association 100–3851 Shell Road Richmond, B.C. V6X 2W2
(067-321-001) 8400 Robinson Road	PID 009 826 386 Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(009-371-000) 2011 Williams Road	PID 004 864 077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	Greater Vancouver Community Service Society 500 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(0 80-622-000) 51 331 Mellis Drive	PID 004 107 292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	Pinegrove Place Mennonite Care Home Society of Richmond 11331 Mellis Drive Richmond, B.C. V6X 1L8
(082-199-000) 9020 Bridgeport	PID 002-672-855 Block 5 North Range 6 West New Westminster District Plan 60997 Parcel B, Section 27/28, REF 60997	0952590 BC Ltd. Richmond Lion's Manor 400 – 13450 102 nd Avenue Surrey BC V3T 0H1
(099-561-000) 9580 Pendleton Road	PID 003 751 678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

Bylaw 9271 Charitable, philantropic & other Not-for-profit – community care or assisted living		Page 29
	SCHEDULE F to BYLAW 9271	71
ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(087-058-109) 9 – 11020 No. 1 Road	PID 013-396-901 Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952	Richmond Society for Community Living 170–7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(103-370-125) 5635 Steveston Highway	PID 004-866-029 Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866	Richmond Society for Community Living 170–7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
60 97-575-028) 51 33 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(1)0-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	Riverside Children's Centre Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(065-571-000) 6260 Blundell Road	PID 005 146 135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	Rosewood Manor Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	Treehouse Learning Centre Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

Bylaw 9271 CHARITABLE, PHILANTROPIC & OTHER NOT-FOR-PROFIT – COMMUNITY CARE OR ASSISTED LIVING

SCHEDULE F to BYLAW 9271

10		
	OWNER/HOLDER'S MAILING ADDRESS	Western Recovery Foundation Turning Point Recovery Society 10411 Odlin Road Richmond BC V6X 1E3
	LEGAL DESCRIPTION OF PROPERTY	PID 017-418-780Western Recovery FoundationLot 141 Section 35 Block 5 North Range 6Turning Point Recovery SocietyWest New Westminster District Plan10411 Odlin RoadLMP942
1. 111 al la tradición de la constante en la constante en la constante de la constante de la constante de la constante en la constante e	ROLL NO. & CIVIC ADDRESS	084-988-041 10411 Odlin Road

Bylaw 9271 charitable, philantropic & other not-for-profit – elderly citizens housing

SCHEDULE G to BYLAW 9271

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(094-282-297) 7251 Langton Road	PID 003 460 525Richmond Legion SeniorLot 319 Section 13 Block 4 North Range 7#800 - 7251 Langton Road.West NWD Plan 49467Richmond, B.C. V7C 4R6	Richmond Legion Senior Citizen Society #800 – 7251 Langton Road. Richmond, B.C. V7C 4R6

Bylaw 9271 CHARITABLE, PHILANTROPIC & OTHER NOT-FOR-PROFIT	THER		Page 32
	SCHEDUL	SCHEDULE H to BYLAW 9271	ſ
ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(056-610-001) 8911 Westminster Highway	PID 017 240 107 Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP 00069	100%	Canadian Mental Health Association 7351 Elmbridge Way Richmond, B.C. V6X 1B8
(059-905-125) 8300 Cook Road TOUD	PID 023-800-496 Strata Lot 125 Section 9 Block 4 North Range 6 West new Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	100% that is occupied by Society of Richmond Children's Centres	Cook Road Children's Centre Society of Richmond Children's Centres 110–6100 Bowling Green Road Richmond, B.C. V6Y 4G2
8 11-892-000) 23591 Westminster Highway	Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Richmond Children's Centres	Cranberry Children's Centre Society of Richmond Children's Centres 23591 Westminster Highway Richmond BC
(094-391-000) 7611 Langton Road	PID 004 700 368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	Development Disabilities Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(064-810-001) 7000 Minoru Boulevard	PID 018 489 613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100%	Richmond Caring Place 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

		EDULE H to BYLAW 9271	
ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	FORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-572-000) Unit 100 – 5671 No. 3 Road	PID 003-698-009 Lot 34 Section 5 Block 4 North Range 6 West Plan 32827	That portion of the property occupied by the Richmond Centre for Disabilities	Richmond Centre for Disabilities 100 – 5671 No. 3 Road Richmond, B.C. V6X 2C7
(067-813-000) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	Richmond Family Place 8660 Ash Street Richmond, B.C. V6Y 2S3
11 Blanshard Drive	PID 019-052-685 Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283	100% that is occupied by Society of Richmond Children's Centres	Terra Nova Children's Centre Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(084-195-000) 4033 Stolberg Street	PID 028-745-540 Section 34 Block 4 North Range 6 West New Westminster District Plan BCP49848 Air Space Parcel 3	100% that is occupied by Society of Richmond Children's Centres	West Cambie Child Care Centre Society of Richmond Children's Centres 110–6100 Bowling Green Road Richmond, B.C. V6Y 4G2

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Bylaw 9271 Charitable, philantropic & other Not-for-profit

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-902-804) 2005 – 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West New Westminster District Plan BCP30383	That portion of the property occupied by Canadian Sport Institute Pacific Society	Canadian Sport Institute Pacific Society 2005 – 6111 River Road Richmond, BC V7C 0A2
(097-842-000) 4780 Blundell Road	PID 001-145-801 Lot 2 Block 4 North Range 7 West New Westminster District Plan 3892	That portion of the property occupied by Girl Guides of Canada	Girl Guides of Canada 4780 Blundell Road Richmond, B.C. V7C 1G9
(05 ≵ 521-010) 11 \$ \$1 Dyke Road -	PID 014-924-781 Dedicated Park Plan 565772		Girl Guides of Canada 1476 West 8th Avenue Vancouver, BC V6H 1E1
(08 83 465-000) 7411 River Road	PID 007 206 518 Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)	That portion of the property occupied by Navy League of Canada National Council	Navy League of Canada National Council c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(059-477-003) 6133 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	Richmond Lawn Bowling Club 7321 Westminster Highway Richmond, B.C. V6X 1A3

SCHEDULE I to BYLAW 9271

Bylaw 9271 ATHLETIC & RECREATIONAL

-4649734

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	Richmond Rod and Gun Club P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 68 2 Gilbert Road	PID 017 844 525 Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323	That portion of the property occupied by Richmond Tennis Club	Richmond Tennis Club 6820 Gilbert Road Richmond, B.C. V7C 3V4
(0 쟋 5 90-001) 55 40 Hollybridge Way	PID 007 250 983 Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115	That portion of the property occupied by Richmond Winter Club	Richmond Winter Club 5540 Hollybridge Way Richmond, B.C. V7C 4N3
(088-500-046) 2220 Chatham Street	PID 004-276-159 Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045	That portion of the property occupied by Scotch Pond Heritage Cooperative	Scotch Pond Heritage Cooperative 3811 Moncton Street Richmond, B.C. V7E 3A0

4649734

SCHEDULE I to BYLAW 9271

Bylaw 9271 ATHLETIC & RECREATIONAL

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	Richmond Public Library Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	Richmond Public Library Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(03 2 968-086) 14 🕰 Triangle Road 1	PID 023-510-692 Lot 2 Section 33 Block 4 North Range 5 West NWD Plan LMP29486	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(03 A9 69-003) 14300 Entertainment Boulevard	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-902-800) 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383	That portion of the property occupied by Richmond Oval Corporation	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000- 05-021	That portion of the property occupied by Richmond Animal Protection Society	City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1

SCHEDULE J to BYLAW 9271

Bylaw 9271 CITY HELD PROPERTIES

	PROPERTIES
Bylaw 9271	CITY HELD

SCHEDULE J to BYLAW 9271

Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912



Report to Committee

Re:	Consolidated Fees Bylaw No. 8636, Amendment	: Bylaw I	No. 9272
From:	Jerry Chong Director, Finance	File:	12-8060-20- 009272/Vol 01
То:	Finance Committee	Date:	August 28, 2015

Staff Recommendation

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272 be introduced and given first, second and third readings.

Jerry Chong Director, Finance (604-276-4064)

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CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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INITIALS:	APPROVED BY CAO
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	Concurrence

Staff Report

Origin

As part of the City's Long Term Financial Management Strategy Policy 3707, fees and charges are adjusted annually based on projected Vancouver Consumer Price Index increases.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

- 7.1. Relevant and effective budget processes and policies.
- 7.2. Well-informed and sustainable financial decision making.
- 7.3. Transparent financial decisions that are appropriately communicated to the public.
- 7.4. Strategic financial opportunities are optimized.

Analysis

The Vancouver Consumer Price Index ("CPI") increase for 2016 is projected to be 2.2%. In the original bylaw, all adjusted fees greater than \$100 are rounded up to the nearest \$1, adjusted fees less than \$100 are rounded up to the nearest \$0.25, and adjusted fees less than \$1 are rounded up to the nearest \$0.05. This minimizes the number of transactions requiring small coinage.

All rates in the attached Amendment Bylaw No. 9272 are effective January 1, 2016 and have been adjusted for the proposed 2.2% increase, with the following changes to the schedules at the request of the respective stakeholders:

- Schedule Archives & Records
 - Photocopying and microfilm printing fees remain unchanged at \$0.35 per page for black and white copies and \$0.50 per page for colour copies. This ensures that charges do not become unaffordable for the general public.
 - "Use Fees" are eliminated starting 2016. The City currently charges "Use Fees" for publishing, posting, or exhibiting City of Richmond Archives records or photographs. Since the City is digitizing the collection of photographs and records, it will be very difficult, if not impossible to track and charge for the use of the digital collection on-line.

Eliminating the "Use Fee" will act to promote the use of photographs in our holdings and will promote the City of Richmond Archives since users will be asked to agree to the conditions of use. The agreement conditions include giving credit for any published City of Richmond Archives photographs.

 Commercial Research Service Fees of \$45/hour is added to the schedule -This fee will be charged to commercial researchers who request Archives staff to conduct detailed research into the content of records in connection with trade, business, profession, or other for-profit ventures. This new fee will compensate for the additional services provided by Archives staff.

- Schedule Community Bylaws Documentation Fees
 - A new fee of \$56.00 (plus GST) per address or unit is added for Comfort Letters requested by external clients. Prior to 2012, all comfort letter requests were handled and billed by one central department responsible for collecting the data from various City departments. Since 2012, comfort letter requests are handled directly by each department responsible. Each department would set their own fees to recover the cost of responding to a specific request. Current comfort letter fees charged by the City are:

Business Licence -	\$59.25 per property
Fire Protection -	\$68.00 per property
Planning Division -	\$69.25 per property

- Schedule Development Applications Fees
 - Under Section 1.2.1(b) for the Zoning Amendments, the statement reading "plus all associated public notification costs" was added to the fees for the Zoning Bylaw Designation Amendment for Single Detached (RS) requiring a new or amended Lot Size Policy. The rationale for this change is that introducing a new lot size policy or amending an existing lot size policy requires direct mail notification by the City to all property owners within the specific lot size policy area. The proposed bylaw change ensures that the mailing costs for the notification process are borne by the applicant.
- Schedule Employment and Payroll Records
 - A new schedule is added to address the numerous requests from external solicitors for employment information necessary for loss of wage claims with insurance companies and other legal cases.
- Schedule Playing Field User Fees
 - New user fees are added for various groups wishing to use baseball diamonds with artificial turf.
- Schedule Property Tax Billing Information
 - Instead of a 2.2% CPI increase on fees charged to mortgage companies for tax information, it is proposed that this fee be adjusted from \$5.25 to \$10 per folio starting in 2016.

A recent survey of all municipalities in the Lower Mainland revealed that Richmond charges the least for this service. All other municipalities charge fees ranging from \$10 to \$25 per folio to provide tax information to mortgage companies. Adjusting the rate to \$10 will bring our fee in line with other municipalities. Schedule – Visiting Delegation, Study Tour and City Hall Tour
 All fees under this schedule remain unchanged as the fees were instituted in 2014.

Financial Impact

The fee increases assist in offsetting rising costs, which otherwise will be recovered through increases to taxation revenue. It is estimated that an increase of 2.2% will generate approximately \$170,000 in additional revenue.

Conclusion

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272 be introduced and given first, second and third readings.

Ivy Wong Manager, Revenue (604-276-4046)

IW:gjn

Att. 1: Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272



Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272

The Council of the City of Richmond enacts as follows:

- 1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by deleting, in their entirety, the schedules attached to Bylaw No. 8636, as amended, and substituting the schedules attached to and forming part of this Bylaw.
- 2. This Bylaw comes into force and effect on January 1, 2016.
- 3. This Bylaw is cited as "Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9272".

FIRST READING	 CITY OF RICHMOND
SECOND READING	 APPROVED for content by originating dept.
THIRD READING	W
ADOPTED	APPROVED for legality by Solicitor
	LB

MAYOR

CORPORATE OFFICER

SCHEDULE – ANIMAL CONTROL REGULATION

Animal Control Regulation Bylaw No. 7932 Cat Breeding Permit Fee Section 2.2

Description	Fee
Cat breeding permit for three years	\$39.50

Animal Control Regulation Bylaw No. 7932 Impoundment Fees

Section 8

Description	Fee
1st time in any calendar year	
Neutered male or spayed female dog	\$45.75
Non-neutered male or unspayed female dog	\$137.00
Dangerous Dog*	\$564.00
2nd time in any calendar year	
Neutered male or spayed female dog	\$90.25
Non-neutered male or unspayed female dog	\$284.00
Dangerous Dog*	\$1,124.00
3rd time and subsequent times in any calendar year	
Neutered male or spayed female dog	\$284.00
Non-neutered male or unspayed female dog	\$564.00
Dangerous dog*	\$1,124.00
Bird	\$6.50
Domestic farm animal	\$67.75
Impoundment fee also subject to transportation costs	
Other animal	\$34.25
Impoundment fee also subject to transportation costs	

*Subject always to the power set out in Section 8.3.12 of Animal Control Regulation Bylaw No. 7932 to apply for an order that a dog be destroyed.

Note: In addition to the fees payable above (if applicable), a licence fee will be charged where a dog is not currently licenced.

Animal Control Regulation Bylaw No. 7932 Maintenance Fees Section 8

Description	Fee
Dog	\$14.00
Cat	\$14.00
Bird	\$3.50
Domestic farm animal	\$34.25
Other animal	\$11.50

Note: For all of the Animal Control Regulation Maintenance Fees, a charge is issued for each day or portion of the day per animal.

SCHEDULE – ARCHIVES AND RECORDS

Archives and Records Image Reproduction Fees

Description	Fee	Units
Records		
Photocopying and printing of files/bylaw (First 4 pages free)	\$0.35	per b+w page
per page	\$0.50	per colour page
Microfilm printing	\$0.35	
per page		
Photograph Reproductions		
Scanned image (each)	\$17.75	
CD	\$6.50	
5" x 7"	\$14.00	
8" x 10"	\$17.75	
11" x 14"	\$26.25	
16" x 20"	\$36.50	
20" x 24"	\$45.75	

Archives Tax Searches Fees

Description	Fee
Tax Searches and Printing of Tax Records	
Searches ranging from 1 to 5 years	\$29.00
Each year greater than 5 years	\$6.50

Archives and Records Preliminary Site Investigation

Description	Fee
Active Records Check Survey (per civic address searched)	\$227.00

Archives Mail Orders

Description	Fee
Mail orders	\$6.50

Archives Research Service Fee

Description	Fee	Unit
Commercial Research Service Fee	\$45.00	per hour

Note: Rush orders available at additional cost; discounts on reproduction fees available to students, seniors, and members of the Friends of the Richmond Archives (publication and commercial fees still apply).

<u>SCHEDULE – BILLING AND RECEIVABLES</u>

Billing and Receivables Receivables Fees

Description	Fee
Administrative charges for receivable projects undertaken for arm's length	(20% of actual cost)
third parties	
Non-Sufficient Fund (NSF) charges	\$33.75

SCHEDULE – BOARD OF VARIANCE

Board of Variance Bylaw No. 9259 Application Fees Section 3.1.2(c), 3.2.3

Description	Fee
Application for order under section 901 of Local Government Act	\$650.00
[Variance or exemption to relieve hardship]	
Application for order under section 901.1 of Local Government Act	\$650.00
[Exemption to relieve hardship from early termination of land use contract]	
Application for order under section 902 of Local Government Act	\$650.00
[Extent of damage preventing reconstruction as non-conforming use]	
Fee for notice of new hearing due to adjournment by applicant	\$150.00

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SCHEDULE – BOULEVARD AND ROADWAY PROTECTION AND REGULATION

Boulevard and Roadway Protection and Regulation Bylaw No. 6366

Inspection Charges

Section 11

Description	Fee
Additions & Accessory Buildings Single or Two Family Dwellings	\$171.00
over 10 m2 in size; In-ground Swimming Pools & Demolitions	
Move-Offs; Single or Two Family Dwelling Construction	\$171.00
Combined Demolition & Single or Two Family Dwelling Construction	\$171.00
Commercial; Industrial; Multi-Family; Institutional; Government	\$227.00
Construction	
Combined Demolition & Commercial; Industrial; Multi-family;	\$227.00
Institutional or Government Construction	
Each additional inspection as required	\$85.00

SCHEDULE – BUILDING REGULATION

Building Regulation Bylaw No. 7230 Plan Processing Fees Section 5.13

Description		Fee
For a new one family dwelling		\$620.00
For other than a new one family dwelling	(a)	\$71.00
or (b) 50% to the nearest dollar of the estimated building		
permit fee specified in the applicable Building Permit Fees		
in Subsection 5.13.6 and other Building Types to a maximum		
of \$10,000.00		
-whichever is greater of (a) or (b)		
For a sewage holding tank		\$143.00

Building Regulation Bylaw No. 7230

Building Permit Fees for those buildings referred to in Subsection 5.13.6 Sections 5.2, 5.5, 5.6, 7.2

Description		Fee
Nil to \$1,000.00 (minimum fee)		\$71.00
Exceeding \$1,000.00 up to \$100,000.00		\$71.00
*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00	*Plus	\$11.00
Exceeding \$100,000.00 to \$300,000.00 **per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00	**Plus	\$1,160.00 \$10.50
Exceeding \$300,000.00 ***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00	***Plus	\$3,260.00 \$8.50

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Building Regulation Bylaw No. 7230 Building Permit Fees for all Other Building Types Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Nil to \$1,000.00 (minimum fee)		\$71.00
Exceeding \$1,000.00 up to \$100,000.00		\$71.00
*per \$1,000.00 of construction value or fraction	*Plus	\$11.25
of construction exceeding \$1,000.00		
Exceeding \$100,000.00 up to \$300,000.00		\$1,184.75
**per \$1,000.00 of construction value or fraction	**Plus	\$10.75
of construction exceeding \$100,000.00		
Exceeding \$300,000.00		\$3,334.75
***per \$1,000.00 of construction value or fraction	***Plus	\$8.75
of construction exceeding \$300,000.00		

Note: The building permit fee is doubled where construction commenced before the building inspector issued a building permit.

Despite any other provision of the Building Regulation Bylaw No. 7230, the "construction value" of a:

- (a) one-family dwelling or two-family dwelling
- (b) garage, deck, porch, interior finishing or addition to a one-family dwelling or two-family dwelling is assessed by total floor area and deemed to be the following:

Description	Fee	Units
(i) new construction of first storey	\$1,190.00	per m2
(ii) new construction of second storey	\$1,096.00	per m2
(iii) garage	\$609.00	per m2
(iv) decks or porches	\$502.00	per m2
(v) interior finishing on existing buildings	\$562.00	per m2
(vi) additions	\$1,190.00	per m2

Building Permit Fees for all Other Building Types (cont.)

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description		Fee
Building Design Modification Fee		
Plan Review (per hour or portion thereof)		\$127.00
Building Permit Fee for Temporary Building for Occupancy		\$564.00
Re-inspection Fees		
(a) for the third inspection		\$85.00
(b) for the fourth inspection		\$116.00
(c) for the fifth inspection		\$227.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection		
Special Inspection Fees:		
(a) during the City's normal business hours		\$127.00
(b) outside the City's normal business hours		\$496.00
*for each hour or part thereof after the first	*Plus	\$127.00
four hours		
Building Permit Transfer or Assignment Fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Permit Extension Fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		
building permit fee		
- whichever is greater of (a) or (b)		
Building Move Inspection Fee:		· · · · · · · · · · · · · · · · · · ·
(a) within the City boundaries		\$127.00
(b) outside the City boundaries when travel is by City vehicle		\$127.00
** per km travelled	**Plus	\$2.50

Note: Where the building inspector is required to use overnight accommodation, aircraft or ferry transportation in order to make a building move inspection, the actual costs of accommodation, meals and transportation are payable in addition to other applicable fees including salary cost greater than 1 hour.

Building Permit Fees for all Other Building Types (cont.)

Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10

Description	Fee
Provisional Occupancy Inspection Fee (per building permit inspection	\$284.00
visit)	
Provisional Occupancy Notice Extension Fee	\$451.00
Building Demolition Inspection Fee for each building over 50 m ²	\$444.00
in floor area	
Sewage Holding Tank Permit Fee	\$284.00
Use of Equivalents Fees:	······································
(a) each report containing a maximum of two separate equivalents	\$619.00
(b) for each equivalent greater than two contained in the same report	\$254.00
(c) for an amendment to an original report after the acceptance or	\$127.00
rejection of the report	
(d) for Air Space Parcels (treating buildings as one building)	\$2,210.00

Building Regulation Bylaw No. 7230

Gas Permit Fees

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description		Fee	Units
Domestic Installation - one family dwelling	(a)	\$71.00	
- whichever is greater (a) or (b)	(b)	\$26.25	per
Domestic/Commercial/Industrial Installations – two family			appliance
dwellings, multiple unit residential buildings, including townhouse	units)		
(a) appliance input up to 29 kW		\$71.00	
(b) appliance input exceeding 29 kW		\$116.00	
Special Inspection Fees:	· ·		
(a) during the City's normal business hours		\$127.00	
(b) outside the City's normal business hours		\$496.00	
*for each hour or part thereof after the first four hours	*Plus	\$127.00	

Gas Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.9, 12.10

Description		Fee
Re-Inspection Fee:		
(a) for the third inspection		\$85.00
(b) for the fourth inspection		\$116.00
(c) for the fifth inspection		\$227.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection		
For a vent and/or gas valve or furnace plenum (no appliance)		\$71.00
Piping alteration – for existing appliances		
First 30 metres of piping		\$71.00
Each additional 30 metres or part thereof		\$26.25
Gas permit transfer of assignment fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		
gas permit fee		
- whichever is greater of (a) or (b)		
Gas permit extension fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		
gas permit fee		
- whichever is greater of (a) or (b)	-	

Building Regulation Bylaw No. 7230

Plumbing Permit Fees

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description		Fee	Units
Plumbing			
(a) installation of each plumbing fixture		\$26.25	
(b) minimum plumbing fee		\$71.00	
(c) connection of City water supply to any hydraulic equipment	t	\$71.00	
Sprinkler & Standpipes			
(a) installation of any sprinkler system		\$71.00	
*per additional head	*Plus	\$3.00	
(b) installation of each hydrant, standpipe, hose station,	(c)	\$71.00	
hose valve, or hose cabinet used for fire fighting	(d)	\$26.25	per item
-whichever is greater of (c) or (d)			

Plumbing Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description		Fee	Units
Water Service			
(a) for the first 30 metres of water supply service pipe to a		\$71.00	
building or structure			
(b) for each additional 30 metres of water supply service pipe		\$26.25	
to a building and structure			
Sanitary & Storm Sewers: Building Drains & Water Distribution			
(a) for the first 30 metres of a sanitary sewer, and/or		\$71.00	
storm sewer, and/or building drain, or part thereof			
(b) for each additional 30 metres of a sanitary sewer, and/or		\$26.25	
storm sewer, and/or building drain, or part thereof			
(c) for the first 30 metres of a rough-in installation for a water		\$71.00	
distribution system in a multiple unit non-residential building			
for future occupancy, or part thereof			
(d) for each additional 30 metres of a rough-in installation for a		\$26.25	
water distribution system in a multiple unit non-residential			,
building for future occupancy, or part thereof			
(e) for the installation of any neutralizing tank, catch basin,	(f)	\$71.00	
sump, or manhole	(g)	\$26.25	per item
- whichever is greater of (f) or (g)			
Special Inspections			
(a) during the City's normal business hours		\$127.00	
(b) outside the City's normal business hours or each hour		\$496.00	
*for part thereof exceeding the first four hours *P	lus	\$127.00	
Design Modification Fees			
Plan review	\$127.00	per hour	
Applicable to Plumbing, Sprinkler & Standpipes, Water			
Service, and Sanitary & Storm Sewers; Building Drains &			
Water Distributions			

Plumbing Permit Fees (cont.)

Sections 5.2, 5.5, 5.6, 5.9, 5.11, 12.5, 12.7, 12.9, 12.10

Description		Fee
Plumbing Re-Inspection Fee		
(a) for the third inspection		\$85.00
(b) for the fourth inspection		\$116.00
(c) for the fifth inspection		\$227.00
Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection		
Plumbing Permit Transfer or Assignment Fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		
plumbing permit fee		
- whichever is greater of (a) or (b)		
Plumbing Permit Extension Fee	(a)	\$71.00
or (b) a fee of 10% to the nearest dollar of the original		-
plumbing permit fee		
- whichever is greater of (a) or (b)		
Provisional Plumbing Compliance Inspection Fee (per permit visit)		\$143.00
Provisional Plumbing Compliance Notice Extension Fee		\$227.00
Potable Water Backflow Preventer Test Report Decal		\$23.00

SCHEDULE – BUSINESS LICENCE

Business Licence Bylaw No. 7360 Assembly Use Group 1

Group 1 – Business Licence Fee	assessed by total floor area		
Except Food Caterers which are assessed a fee in accordance with Group 3			
Square Metres (m ²)	(Square Feet) (ft²)	Fee	
0.0 to 93.0	(0 to 1000)	\$164.00	
93.1 to 232.5	(1001 to 2500)	\$249.00	
232.6 to 465.0	(2501 to 5000)	\$430.00	
465.1 to 930.0	(5001 to 10000)	\$685.00	
930.1 to 1860.1	(10001 to 20000)	\$1,214.00	
1860.2 to 2790.1	(20001 to 30000)	\$1,738.00	
2790.2 to 3720.2	(30001 to 40000)	\$2,267.00	
3720.3 to 4650.2	(40001 to 50000)	\$2,789.00	
4650.3 to 5580.3	(50001 to 60000)	\$3,317.00	
5580.4 and over	(60001 and over)	\$3,760.00	
Food Primary Liquor Licence Fee		\$342.00	
Mobile Vendors (Food) Fee (per	vehicle)	\$79.75	

Business Licence Bylaw No. 7360 Assembly Use Group 2

Group 2 – Business Licence Fee assessed by Number of Seats		
Seats	Fee	
0 to 30	\$518.00	
31 to 60	\$1,030.00	
61 to 90	\$1,545.00	
91 to 120	\$2,061.00	
121 to 150	\$2,571.00	
151 to 180	\$3,085.00	
181 to 210	\$3,596.00	
211 and over	\$3,760.00	

Business Licence Bylaw No. 7360 Assembly Use Group 3

Group 3 – Business Licence Fee assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$133.00
6 to 10	\$222.00
11 to 15	\$319.00
16 to 25	\$474.00
26 to 50	\$685.00
51 to 100	\$990.00
101 to 200	\$1,396.00
201 to 500	\$2,014.00
501 to 1000	\$3,043.00
1001 and over	\$3,760.00

*For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.

Business Licence Bylaw No. 7360 Residential Use

Residential Use – Business Licence Fee assessed by Number of Rental Units	
Units	Fee
0 to 5	\$158.00
6 to 10	\$244.00
11 to 25	\$416.00
26 to 50	\$675.00
51 to 100	\$1,189.00
101 to 200	\$1,701.00
201 to 300	\$2,215.00
301 to 400	\$2,724.00
401 to 500	\$3,232.00
501 and over	\$3,760.00

Business Licence Bylaw No. 7360 Service Use

Service Use - Business Licence Fee assessed by Number of Employees (including owners)*	
Employees	Fee
0 to 5	\$133.00
6 to 10	\$228.00
11 to 15	\$333.00
16 to 25	\$489.00
26 to 50	\$700.00
51 to 100	\$1,017.00
101 to 200	\$1,427.00
201 to 500	\$2,066.00
501 to 1000	\$3,110.00
1001 and over	\$3,760.00

*For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.

Business Licence Bylaw No. 7360 Mercantile Use

Mercantile Use – Business Licence Fee assessed by total floor area		
Square Metres (m ²)	(Square Feet) (ft ²)	Fee
0.0 to 93.0	(0 to 1000)	\$133.00
93.1 to 232.5	(1001 to 2500)	\$210.00
232.6 to 465.0	(2501 to 5000)	\$385.00
465.1 to 930.0	(5001 to 10000)	\$648.00
930.1 to 1860.1	(10001 to 20000)	\$1,172.00
1860.2 to 2790.1	(20001 to 30000)	\$1,702.00
2790.2 to 3720.2	(30001 to 40000)	\$2,223.00
3720.3 to 4650.2	(40001 to 50000)	\$2,746.00
4650.3 to 5580.3	(50001 to 60000)	\$3,272.00
5580.4 and over	(60001 and over)	\$3,760.00

Business Licence Bylaw No. 7360 Industrial/Manufacturing Use

Industrial/Manufacturing Use – Business Licence Fee assessed by Number of Employees		
(including owners)*		
Employees	Fee	
0 to 5	\$158.00	
6 to 10	\$261.00	
11 to 15	\$365.00	
16 to 25	\$518.00	
26 to 50	\$727.00	
51 to 100	\$1,030.00	
101 to 200	\$1,442.00	
201 to 500	\$2,054.00	
501 to 1000	\$3,079.00	
1001 and over	\$3,760.00	

*For the purpose of assessing a licence fee, two part-time employees are counted as one full-time employee.

Business Licence Bylaw No. 7360 Vehicle for Hire Businesses

Description	Fee
Vehicle for Hire Business Fee	
Each Vehicle for Hire applicant must pay (1) and (2)*:	
(1) Vehicle for Hire office fee	\$133.00
(2) Per vehicle licence fee*	
based on the number of vehicles	
CLASS "A" Taxicab	\$123.00
CLASS "B" Limousine	\$79.75
CLASS "C" Sightseeing Taxicab	\$123.00
CLASS "D" Airport Taxicab	\$123.00
CLASS "E" Private Bus	\$123.00
CLASS "I" Charter Minibus	\$123.00
CLASS "J" Rental Vehicle	
Group 1	\$15.50
Group 2	\$79.75
CLASS "K" Driver Training Vehicle	\$59.50
CLASS "M" Tow-Truck	\$123.00
CLASS "N" Taxicab for Persons with Disabilities	\$123.00
CLASS "P" Pedicab	\$123.00

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Business Licence Bylaw No. 7360 Vehicle for Hire Businesses (cont.)

Description	Fee
*Notwithstanding the per-vehicle licence fees stipulated in	\$3,760.00
Section 2, the maximum licence fee for any Vehicle for	
Hire business	
Transferring a Vehicle for Hire Licence within any calendar year	\$46.00
Replacing a Vehicle for Hire Licence plate or decal	\$13.50

Business Licence Bylaw No. 7360 Vending Machine Uses

Description	Fee
Vending Machine Business Licence Fee	
Group 1 (per machine)	\$29.75
Group 2 (per machine)	\$41.50
Group 3 (per machine)	\$9.25
Banking Machine licence fee (per machine)	\$128.00
Amusement Machine licence fee (per machine)	\$29.75

Business Licence Bylaw No. 7360 Adult Orientated Uses

Description	Fee
Adult entertainment establishment licence	\$3,760.00
Casino	\$5,949.00
Body-painting studio	
Studio licence	\$3,760.00
Each body-painting employee	\$133.00
Body-rub studio	
Studio licence	\$3,760.00
Each body-rub employee \$133.00	
Escort Service	
Escort service licence	\$3,760.00
Each escort employee	\$133.00

Business Licence Bylaw No. 7360 Farmer's Market

Description	Fee
Farmer's market licence	\$133.00

Business Licence Bylaw No. 7360 Licence Transfers, Changes and Reprints

Description	Fee	
Requests for comfort letters		\$59.25
(includes GST) per address/business		
Transferring a licence from one person to another, or for issuing a	\$46.00	
new licence because of a change in information on the face of such		
licence, except a change between licence categories or subcategories		
Changing the category or subcategory of a licence (a)		\$46.00
or (b) the difference between the existing licence fee		
and the fee for the proposed category or subcategory		
- whichever is greater of (a) or (b)		
Licence reprint		\$11.25

Business Licence Bylaw No. 7360 Off-Leash Permits

Description	Fee
Annual permit	\$113.00

SCHEDULE – COMMUNITY BYLAWS DOCUMENTATION FEES

Community Bylaws Documentation Fees

Description	Fee
Requests for Comfort Letters	\$56.00
(+ GST) per civic address & per unit	

SCHEDULE – DEVELOPMENT APPLICATION FEES

Zoning Amendments

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$1,742.00	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) No lot size policy applicable Requiring a new or amended lot size policy *plus all associated public notification costs	\$2,214.00 \$2,766.00	Not Applicable Not Applicable
Section 1.2.1	Zoning Bylaw Designation Amendment for 'site specific zones'	\$3,318.00	For residential portion of development: - \$42.00 per dwelling unit for first 20 dwelling units and \$21.50 per dwelling unit for each subsequent dwelling unit For non-residential building area: - \$26.75 per 100 m ² of building area for the first 1,000 m ² and \$16.50 per 100 m ² thereafter
Section 1.2.3	Zoning Bylaw Designation Amendment for all other zoning districts Additional Public Hearing for Zoning Bylaws	\$2,214.00	For residential portion of development: - \$21.50 per dwelling unit for first 20 dwelling units and \$11.25 per dwelling unit for each subsequent dwelling unit For non-residential building area: - \$16.50 per 100 m ² of building area for the first 1,000 m ² and \$6.25 per 100 m ² thereafter \$834.00 for each
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$834.00	\$834.00 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,110.00	Not Applicable

Official Community Plan Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without	\$3,318.00	Not Applicable
	an associated Zoning Bylaw Amendment		
Section 1.3.2	Additional Public Hearing for Official	\$834.00	\$834.00 for each
	Community Plan Amendment		subsequent Public
	for second public hearing		Hearing required

Development Permits

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a	\$1,662.00	\$552.00 for the first
	Development Permit referred to in Sections		464.5 m ² of gross floor
	1.4.2 and 1.4.3 of the Development		area plus:
	Application Fees No. 8951		- \$113.00 for each
			additional 92.9 m ² or
			portion of 92.9 m ² of
			gross floor area up to
			9,290 m², plus
			- \$22.00 for each
			additional 92.9 m ² or
			portion of 92.9 m ² of
			gross floor area over
			9,290 m ²
Section 1.4.2	Development Permit for Coach House or	\$1,062.00	Not Applicable
	Granny Flat		
Section 1.4.3	Development Permit, which includes property:	\$1,662.00	Not Applicable
	(a) designated as an Environmentally		
	Sensitive Area (ESA); or		
	(b) located within, or adjacent to the		
	Agricultural Land Reserve (ALR)		
Section 1.4.4	General Compliance Ruling for an issued	\$559.00	Not Applicable
	Development Permit		
Section 1.4.5	Expedited Timetable for a Development	\$1,110.00	Not Applicable
	Permit (Fast Track Development Permit)		

Development Variance Permits

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	\$1,662.00	Not Applicable

Temporary Use Permits

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	\$2,214.00	Not Applicable
	Temporary Use Permit Renewal	\$1,110.00	Not Applicable

Land Use Contract Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.7.1	Land Use Contract Amendment	\$1,062.00	Not Applicable

Liquor-Related Permits

Section	Description	Base Fee	Incremental Fee
Section 1.8.2	Licence to serve liquor under the Liquor	\$559.00	Not Applicable
	Control and Licensing Act and Regulations;		
(a)	or change to existing license to serve liquor		
Section 1.8.5	Temporary changes to existing liquor licence	\$294.00	Not Applicable
(b)			

Subdivision and Consolidation of Property

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include	\$834.00	\$113.00 for the second
	an air space subdivision or the consolidation		and each additional
	of property		parcel
Section 1.9.2	Extension or amendment to a preliminary	\$283.00	\$283.00 for each
	approval of subdivision letter		additional extension
			or amendment
Section 1.9.3	Road closure or road exchange	\$834.00	(In addition to the
			application fee for
			the subdivision)
Section 1.9.4	Air Space Subdivision	\$6,501.00	\$159.00 for each air
		r	space parcel created
Section 1.9.5	Consolidation of property without a	\$113.00	Not Applicable
	subdivision application		

Strata Title Conversion of Existing Building

Section	Description	Base Fee	Incremental Fee
Section 1.10.1	Strata Title Conversion of existing two-family	\$2,214.00	Not Applicable
(a)	dwelling		
Section 1.10.1	Strata Title Conversion of existing multi-family	\$3,318.00	Not Applicable
(b)	dwelling, commercial buildings and		
	industrial buildings		

Phased Strata Title Subdivisions

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	\$559.00 for	\$559.00 for each
		first phase	additional phase

Servicing Agreements and Latecomer Fees

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing	Subject to Section 1.12.2
		fee of	of Development
		\$1,110.00	Application Fees Bylaw
			No.8951, an inspection
			fee of 4% of the approved
			off-site works and
			services
Section 1.12.3	Latecomer Agreement	\$5,307.00	Not Applicable

Civic Address Changes

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the	\$283.00	Not Applicable
	subdivision or consolidation of property		
	Civic Address change associated with a new	\$283.00	Not Applicable
	building constructed on a corner lot		
	Civic Address change due to personal	\$1,110.00	Not Applicable
	preference		

Telecommunication Antenna Consultation and Siting Protocol

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and	\$2,214.00	Not Applicable
	Siting		

Heritage Applications

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Section	Description	Base Fee	Incremental Fee
Section 1.15.1	Heritage Alteration Permit		
(a)	No Development Permit or Rezoning application	\$241.00	Not Applicable
,	With Development Permit or Rezoning	(20% of the total	Not Applicable
	application	applicable	
		development	
		permit or rezoning	
		fee, whichever is	
		greater)	
Section 1.15.1	Heritage Revitalization Agreement		
(b)	No Development Permit or Rezoning application	\$241.00	Not Applicable
	With Development Permit or Rezoning	(20% of the total	Not Applicable
	application	applicable	
		development	
		permit or rezoning	
		fee, whichever is	
		greater)	

Administrative Fees

Section 1.16

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized	\$283.00	Not Applicable
	agent		
Section 1.16.2	Change in mailing address of owner, applicant	\$53.25	Not Applicable
	or authorized agent		
Section 1.16.3	Submission of new information that results in	\$283.00	Not Applicable
	any of the following changes:		
	(a) increase in proposed density; or		
	(b) addition or deletion of any property		
	associated with the application		
Section 1.16.4	Approving Officer legal plan signing or	\$59.00 per legal	Not Applicable
	re-signing fee	plan	
Section 1.16.5	Site Profile submission	\$59.00 per site	Not Applicable
		profile	
Section 1.16.6	Amendment To or Discharge of Legal	\$283.00 per legal	Not Applicable
	Agreement that does not require City Council	agreement	
	approval		
Section 1.16.7	Amendment To or Discharge of Legal	\$1,110.00 per	Not Applicable
	Agreement that requires City Council approval	legal agreement	
Section 1.16.8	Additional Landscape inspection because of	\$119.00 for	\$119.00 for each
	failure to comply with City requirements	second inspection	additional
			inspection required
Section 1.16.9	Preparation of Information Letter (Comfort	\$69.25 per	Not Applicable
	Letter) for general land use	property	
Section 1.16.10	Preparation of Information Letter (Comfort	\$69.25 per	Not Applicable
	Letter) for building issues	property	

SCHEDULE – DOG LICENCING

Dog Licencing Bylaw No. 7138

Sections 2.1, 2.3

Description	Fee
Dog – Not neutered or spayed	
Normal Fee	\$77.75
Prior to March 1 st of the year for which the application is made	\$55.75
Dog – Neutered or spayed	
Normal Fee	\$33.75
Prior to March 1 st of the year for which the application is made	\$22.50
For seniors who are 65 years of age or older that have paid	\$11.25
prior to March 1 st of the year for which the application is made	
Dangerous Dog – Not neutered or spayed	
Normal Fee	\$278.00
Prior to March 1 st of the year for which the application is made	\$223.00
Dangerous Dog – Neutered or spayed	
Normal Fee	\$223.00
Prior to March 1 st of the year for which the application is made	\$168.00
For seniors who are 65 years of age or older that have paid	\$83.75
prior to March 1 st of the year for which the application is made	
Replacement tag* *	\$6.25
*Fee for a replacement tag for each dog tag lost or stolen;	
or for each dog licence to replace a valid dog licence from another jurisdiction	

SCHEDULE – EMPLOYMENT AND PAYROLL RECORDS

Description	Fee
Fee per request	\$100.00
Photocopying fees additional	\$0.35 per page
	\$0.70 per page (double
	sided)

Note: Employment and/or payroll record requests from Solicitors where such disclosure is authorized.

SCHEDULE – FILMING APPLICATION AND FEES

Filming Application and Fees Bylaw No. 8172 Administration Fees Section 3

Description	Fee
Application for Filming Agreement	\$107.00
Film Production Business Licence	\$127.00
Street Use Fee (100 feet/day)	\$53.25

Filming Application and Fees Bylaw No. 8172 City Parks & Heritage Sites

Section 3

Description	Fee	Units
Major Park		
Per day	\$797.00	
Per $\frac{1}{2}$ day	\$532.00	
Neighbourhood Park		
Per day	\$532.00	
Per $\frac{1}{2}$ day	\$319.00	
Britannia Shipyard		
Filming	\$2,123.00	per day
Preparation & Wrap	\$1,062.00	per day
Per Holding Day	\$532.00	per day
City Employee		
Per regular working hour	\$37.50	
Per hour after 8 hours	\$56.00	
Minoru Chapel		
Filming		
October through June	\$2,654.00	per day
July through September	\$3,185.00	per day
Preparation & Wrap	\$1,062.00	per day
Per Holding Day	\$532.00	per day
City Employee		
Per regular working hour	\$37.50	
Per hour after 8 hours	\$56.00	

Filming Application and Fees Bylaw No. 8172 City Parks & Heritage Sites (cont.) Section 3

Description	Fee	Units
Nature Park		
Filming	\$1,062.00	per day
Preparation & Wrap	\$532.00	per day
City Employee		
Per regular working hour	\$21.50	
Per hour after 8 hours	\$32.25	
Gateway Theatre		
Filming	\$2,654.00	per day
Preparation & Wrap	\$1,062.00	per day
City Employee		
Per regular working hour	\$35.50	
Per hour after 8 hours	\$53.25	
City Hall		
Filming on regular business days	\$2,123.00	per day
Filming on weekends or statutory holidays	\$1,062.00	per day
Preparation & Wrap	\$1,062.00	per day
City Employee		
Per regular working hour	\$21.50	
Per hour after 8 hours	\$32.25	

Filming Application and Fees Bylaw No. 8172 Other Fees Section 3

Description	Fee	Units
RCMP (4-hour minimum)		
Per person	\$109.00	per hour
Fire Rescue (4-hour minimum)		
Fire Engine	\$137.00	per hour
Fire Captain	\$94.50	per hour
Firefighter (minimum 3 firefighters)	\$77.50	per hour,
		per person
Use of special effects	\$107.00	per day
Use of Fire Hydrant		
First day	\$208.00	
Each additional day	\$69.25	

<u>SCHEDULE – FIRE PROTECTION AND LIFE SAFETY</u>

Fire Protection and Life Safety Bylaw No. 8306

Fees & Cost Recovery

Description	Section	Fee	Units
Permit	4.1	\$23.00	
Permit Inspection, first hour	4.3	\$90.25	
Permit Inspection, subsequent hours or	4.3	\$56.75	
part thereof			
Attendance - open air burning without permit	4.5.1	\$472.00	per vehicle
first hour			
Attendance - open air burning without permit	4.5.1	\$238.00	per vehicle
subsequent half-hour or part thereof			
Attendance - open air burning in contravention	4.5.3	\$472.00	per vehicle
of permit conditions			
first hour or part thereof			
Attendance – open air burning in contravention	4.5.3	\$238.00	per vehicle
of permit conditions			
subsequent half-hour or part thereof			
Attendance – false alarm – by Fire-Rescue -	6.1.4 (b)	\$472.00	per vehicle
standby fee – contact person not arriving			
within 30 minutes after alarm			
per hour or portion of hour Fire Dept sta	anding by		
Vacant premises – securing premises	9.7.4	Actu	al cost
Vacant premises – Richmond Fire-	9.7.5(a)	\$472.00	per vehicle
Rescue response			
Vacant premises – additional personnel,	9.7.5(b)	Actu	al cost
consumables and damage to equipment			
Vacant premises – demolition, clean-up,	9.7.5(c)	Actu	al cost
etc.			
Damaged building – securing premises	9.8.1	Actu	al cost
Display permit application fee, fireworks	9.14.6	\$116.00	
Work done to effect compliance with order			al cost
in default of owner			
			per person
Fire Extinguisher Training	15.1.1	\$25.75	for profit
			groups
Fire Records (Research, Copying or Letter)	15.1.1	\$68.00	per address

Fire Protection and Life Safety Bylaw No. 8306 Fees & Cost Recovery (cont.)

Description	Section	Fee
Review – Fire Safety Plan any building	15.1.1 (b)	
Any building < 600 m ² area		\$116.00
Any building > 600 m ² area		\$171.00
High building, institutional		\$227.00
Revisions (per occurrence)		\$56.75
Inspection	15.2.1 (a)	
4 stories or less and less than 914 m ² per flo	oor	\$227.00
4 stories or less and between 914 and 1524	m ² per floor	\$340.00
5 stories or more and between 914 and 152	4 m ² per floor	\$564.00
5 stories or more and over 1524 m ² per floo	or	\$787.00
Inspection or follow-up to an order	15.2.1 (b)	\$90.25
first hour		
Re-inspection or follow-up to an order	15.2.1 (b)	\$56.75
subsequent hours or part of hour		
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of	15.4.2	Actual cost
dangerous goods		
Attendance – False alarm		
No false alarm reduction program in place	15.5.1	\$340.00
False alarm reduction program in place	15.5.5	No charge
and participation		
Attendance – false alarm – by bylaw, polic	e 15.5.6	\$113.00
or health officers where the intentional or		
unintentional activation of a security alarm	l	
system causes the unnecessary response		
of an inspector		
Caused by security alarm system	15.6.1	\$227.00
Monitoring agency not notified	15.7.1	\$227.00
Alternate solution report or application review	General	\$171.00

SCHEDULE – NEWSPAPER DISTRIBUTION REGULATION

Newspaper Distribution Regulation Bylaw No. 7954

Section	Application Type	Fee
Section 2.1.3	Each compartment within a multiple publication news	\$160.00, plus applicable
	rack (MPN) for paid or free newspaper	taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$79.75, plus applicable
		taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$107.00, plus applicable
		taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free	\$266.00, plus applicable
	newspaper	taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$107.00, plus applicable
		taxes, per year

SCHEDULE – PLAYING FIELD USER FEES

Playing Field User Fees Natural Turf Field Fees

Description	Fee	Units
Sand Turf (With Lights)		
Commercial (all ages)		
Full size	\$37.00	per hour
Mini field	\$18.75	per hour
Private or Non-resident (all ages)		
Full size	\$30.00	per hour
Mini field	\$15.50	per hour
Richmond Youth Groups*		
Full size	\$10.50	per hour
Mini field	\$5.50	per hour
Richmond Adult Groups*		
Full size	\$22.25	per hour
Mini field	\$11.25	per hour
Sand Turf (No Lights)		
Commercial (all ages)		
Full size	\$26.75	per hour
Private or Non-resident (all ages)		
Full size	\$21.50	per hour
Richmond Youth Groups*		
Full size	\$7.75	per hour
Richmond Adult Groups*		
Full size	\$16.50	per hour

Playing Field User Fees Natural Turf Field Fees (cont.)

Description	Fee	Units
Soil Turf (No Lights)		
Commercial (all ages)		
Full size	\$9.25	per hour
Mini field	\$4.75	per hour
Private or Non-resident (all ages)		
Full size	\$7.50	per hour
Mini field	\$4.00	per hour
Richmond Youth Groups*		
Full size	\$3.00	per hour
Mini field	\$1.75	per hour
Richmond Adult Groups*		
Full size	\$5.50	per hour
Mini field	\$3.00	per hour

*As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.

Playing Field User Fees Artificial Turf Fees

Description	Fee	Units
Richmond Youth Groups*		
Full size	\$22.50	per hour
Mini field	\$11.25	per hour
Richmond Adult Groups*		
Full size	\$37.75	per hour
Mini field	\$19.25	per hour
Commercial/Non-residents (all ages)		
Full size	\$55.50	per hour
Mini field	\$28.00	per hour

*As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.

Playing Field User Fees Ball Diamonds

Description	Fee	Units
Sand Turf (With Lights)		
Commercial (all ages)		
Full size	\$23.75	per hour
Private or Non-resident (all ages)		_
Full size	\$19.00	per hour
Richmond Youth Groups*		-
Full size	\$6.75	per hour
Richmond Adult Groups*		_
Full size	\$14.50	per hour
Sand Turf (No Lights)		
Commercial (all ages)		· · ·
Full size	\$21.50	per hour
Private or Non-resident (all ages)		
Full size	\$17.50	per hour
Richmond Youth Groups*		_
Full size	\$6.25	per hour
Richmond Adult Groups*		
Full size	\$13.25	per hour
Soil Turf (No Lights)		
Commercial (all ages)		
Full size	\$6.50	per hour
Private or Non-resident (all ages)		
Full size	\$5.25	per hour
Richmond Youth Groups*		
Full size	\$2.25	per hour
Richmond Adult Groups*		
Full size	\$4.25	per hour
Artificial Turf (With Lights)		
Commercial (all ages)		
Full size	\$59.13	per hour
Private or Non-resident (all ages)		
Full size	\$59.13	per hour
Richmond Youth Groups*		
Full size	\$23.56	per hour
Richmond Adult Groups*		
Full size	\$40.40	per hour

*As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.

Playing Field User Fees Track and Field Fees and Charges (Facilities at Minoru Park)

Description	Fee	Units
Training Fee – all ages Track and Field Club	\$773.00	per year
Richmond Youth Meets*	\$143.00	per meet
Richmond Adult Meets*	\$225.00	per meet
Private Group Track Meets or Special Events	\$563.00	per day
Private Group Track Meets or Special Events	\$47.50	per hour

*As per City of Richmond Policy 8701 groups must have a minimum of 60% Richmond residents to receive this rate. Groups may be asked to provide proof of residency.

<u>SCHEDULE – PROPERTY TAX CERTIFICATES FEES</u>

Property Tax Certificate Fees

Description	Fee
Requested in person at City Hall	\$40.00
Requested through BC Online	\$34.75

SCHEDULE – PROPERTY TAX BILLING INFORMATION

Description	Fee
Tax Apportionment – per child folio	\$34.25
Mortgage Company Tax Information Request – per folio	\$10.00
Additional Tax and/or Utility Bill reprints – per folio/account	\$5.50

SCHEDULE – PUBLICATION FEES

Publication Fees

Description	Fee
Computer Sections Maps, 24" x 24"	
Individual	\$6.00
CD	\$82.75
Custom Mapping (per hour)	\$66.5
Design Specifications (contents only)	\$104.00
Drafting Standards	\$104.00
Drawing Prints (As-Builts)	
A-1 Size, 24" x 36"	\$6.00
B Size, 18" x 24"	\$4.25
GIS Data Requests	
Service fee	\$116.00
First layer*	\$164.00
Each additional layer*	\$56.75
CD or DVD of GIS layers of Municipal works of City of Richmond	\$6,726.00
Single-Family Lot Size Policy, March 1990	\$23.00
Supplemental Specifications and Detail Drawings (contents only)	\$104.00
Street Maps	
Large, 36" x 57"	\$8.75
Small, 22" x 34"	\$6.00
Utility Section Maps, 15" x 24"	
Individual	\$4.25
CD	\$82.75

*Fees are multiplied by the number of sections requested.

SCHEDULE – RCMP DOCUMENTATION FEES

RCMP Documentation Fees

Description		Fee	Units
Criminal Record Checks		\$61.50	
Volunteer Criminal Record Checks - Volunteering outside		\$26.25	
the City of Richmond			
Volunteer Criminal Record Checks - Volunteering within		No Charge	
the City of Richmond			
Police Certificate (including prints)		\$61.50	
Fingerprints		\$61.50	
Record of Suspension / Local Records Checks		\$61.50	
Name Change Applications		\$61.50	
Collision Analyst Report		\$576.00	
Field Drawing Reproduction		\$41.50	
Scale Drawing		\$119.00	
Mechanical Inspection Report		\$246.00	
Police Report and Passport Letter		\$61.50	
Insurance Claim Letter		\$61.50	
Court Ordered File Disclosure		\$61.50	
* per page	*Plus	\$1.75	per page
**Shipping cost	**Plus	\$8.25	
Photos 4" x 6" (per photo)		\$3.25	per photo
***Shipping cost	***Plus	\$8.25	
Photos		\$2.25	each laser
Photos – Burn CD		\$19.50	
Video Reproduction		\$47.25	
Audio Tape Reproduction		\$45.00	

SCHEDULE - RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION

Residential Lot (Vehicular) Access Regulation Bylaw No. 7222

Administration Fees Section 2.3

Description	Fee
Driveway Crossing Application	
Administration/Inspection Fee	\$85.00

SCHEDULE – SIGN REGULATION

Sign Regulation Bylaw No. 5560 Sign Permit Fees

Description	Fee
Application processing fee*	\$51.25
Up to 5 m ²	\$51.25
5.01 m^2 to 15 m^2	\$67.75
15.01 m^2 to 25 m^2	\$101.00
25.01 m^2 to 45 m^2	\$137.00
45.01 m ² to 65 m ²	\$182.00
65.01 m ² or more	\$227.00
Permit to alter a sign or relocate a sign on the same lot	\$51.25

*Each applicant for a sign permit shall submit the processing fee together with his application. Upon approval of the application, this fee will be a credit towards the appropriate permit fee levied as set out in this Schedule. In cases of rejection of an application, the processing fee will not be refunded.

SCHEDULE – TREE PROTECTION

Tree Protection Bylaw No. 8057 Permit Fees Sections 4.2, 4.6

Description	Fee
Permit application fee	
To remove a hazard tree	No Fee
One (1) tree per parcel during a 12 month period	No Fee
Two (2) or more trees	\$56.75
Renewal, extension or modification of a permit	\$56.75

SCHEDULE – VEHICLE FOR HIRE REGULATION

Vehicle For Hire Regulation Bylaw No. 6900 Permit & Inspection Fees

Sections 3.7, 6.3

Description	Fee	Units
Transporting of trunks	\$6.50	per trunk
Towing permit	\$56.75	
Inspection fee for each inspection after the second inspection	\$29.00	

SCHEDULE - VISITING DELEGATION, STUDY TOUR AND CITY HALL TOUR

Visiting Delegation,	Study To	ur and City	y Hall Tou	r Bylaw	No.	9068
Section 2.1						

Description		Fee	
City Hall Tour		\$250.00 plus room rental fee	
Visiting Delegation or Study Tour	Up to 2 hours 2 to 4 hours	\$250.00 plus room rental fee \$500.00	
	More than 4 hours	plus room rental fee \$1000.00 plus room rental fee	

SCHEDULE – WATER USE RESTRICTION

Water Use Restriction Bylaw No. 7784 Permit Fees

Section 3.1

Description	Fee
Permit application fee for new lawns or landscaping (s.3.1.1(a))	\$34.25
Permit application fee for nematode applications for European Chafer	\$34.25
Beetle control, where property does not have water meter service (s.3.1.1(b))	
Permit application fee for nematode applications for European Chafer	NIL
Beetle control, where property has water meter service (s.3.1.1(b))	

SCHEDULE – WATERCOURSE PROTECTION AND CROSSING

Watercourse Protection and Crossing Bylaw No. 8441 Application Fees

Description	Fee
Culvert	
Application Fee	\$334.00
City Design Option	\$1,106.00
Inspection Fee *	\$22.50
*Per linear metre of culvert	
Bridge	
Application Fee	\$113.00
Inspection Fee	\$223.00

Note: There is no City Design Option for bridges



Report to Committee

Re:	Amendments to the 5 Year Financial Plan (2015-2019) Bylaw 9296		
From:	Andrew Nazareth General Manager, Finance and Corporate Services	rne:	Vol 01
_		File:	99-BUDGETS/2015-
То:	Finance Committee	Date:	September 21, 2015

Staff Recommendation

That the 5 Year Financial Plan (2015-2019) Bylaw 9220, Amendment Bylaw 9296, which would incorporate and put into effect changes previously approved by Council and changes to the 2015 Capital, Utility and Operating Budgets, be introduced and given first, second and third readings.

Au

Andrew Nazareth General Manager, Finance and Corporate Services (604-276-4095)

Att. 3

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL Manager			
Administration and Compliance					
Affordable Housing	\bowtie	A-			
Arts, Culture & Heritage	\bowtie				
City Clerk	\boxtimes				
Development Applications	\mathbf{X}				
District Utility	X				
Engineering	X				
Fire and Rescue Services	\boxtimes				
Human Resources	\mathbf{X}				
Infrastructure Replacement	\boxtimes				
Law	X				
Law and Community Safety	X				
Parks	X				
Project Development	X				
Public Works	\mathbf{X}				
Real Estate Services	X				
Recreation and Sport Services	\triangleleft				
Risk Management					
Sanitation and Recycling	X				
Sustainability	X				
Transportation					
Reviewed by Staff Report /	INITIALS:	APPROVED BY CAO			
Agenda Review Subcommittee	m	Xm Din			
	L O				

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Staff Report

Origin

The 5 Year Financial Plan (2015-2019) Bylaw 9220 was adopted on April 13, 2015. Included in the 5 Year Financial Plan (5YFP) are the 2015 Capital, Utility and Operating Budgets.

Subsection 165(2) of the *Community Charter* allows for amendments of the financial plan by bylaw and Section 137(1) (b) directs that the power to amend or repeal must be exercised by bylaw and is subject to the same approval and other requirements, if any, as the power to adopt a new bylaw under that authority. Section 166 states that a council must undertake a process of public consultation regarding the proposed financial plan before it is adopted.

Analysis

Subsequent to the adoption of the 5YFP, additional opportunities and projects have emerged. Individual staff reports detailing these amendments have been presented to Council for approval.

Also, amendments resulting from additional grant funding and contributions, re-classification of costs or unexpected expenditures are presented in accordance with Policy 3001 - Budget Amendments.

Highlights of the amendments include:

- The Land Acquisition Strategy, including use of the Legacy Reserve as a funding source, which was approved by Council subsequent to the adoption of the financial plan bylaw.
- Affordable Housing contributions for Storeys and Kiwanis were previously approved by Council; however, the funding to make these contributions was not yet received into the Affordable Housing Reserve and the timing of payment was not known as it is based on construction milestones.
- Phase 4 of the Alexandra District Energy Utility was originally budgeted in 2016; however, due to changes in the project schedule and project requirements, Phase 4 has been advanced to commence in 2015.

The current expenditure bylaw does not include these amounts and staff recommend that these amendments to the 5YFP be approved. There is **no tax impact** for any of these amendments.

The Council approved changes to the 2015 5YFP presented in order of Council meeting dates, are:

1. a. At the Council meeting on March 9, 2015, Council approved the following:

That an amendment to the City's Five Year Financial Plan (2015-2019) to include capital costs of \$17,000 in 2015 with funding from the Enterprise Fund provision be approved for this pilot project.

The 2015 Capital Budget will be increased by \$17,000 with funding from the Enterprise

CNCL - 172

Fund Provision for capital costs to upgrade electrical infrastructure as required to implement the 2015 joint BC Hydro – City of Richmond LED Street Light and Adaptive Controls Trial Program.

b. At the Closed Council meeting on April 27, 2015, Council approved that one-time expenditures of up to \$558,280 and funding from the Rate Stabilization Account be included as an amendment to the 5-Year Financial Plan (2015-2019) for the optional early termination of Land Use Contracts.

The following three amendments are required to the Operating Budget pertaining to the optional early termination of Land Use Contracts:

- i. The City Clerks budget will be increased by \$380,280 for administration costs for staffing and administrative costs for the Board of Variance, statutory notification costs for the Public Hearing, hard costs for facility rentals and other expenses for the Public Hearing.
- ii. The Development Applications budget will be increased by \$150,000 for a Temporary Full-Time Planner.
- iii. The Law budget will be increased by \$28,000 for legal fees and other expenses.
- c. At the Council meeting on May 25, 2015, Council approved the following:

That an amendment to the City's Five Year Financial Plan (2015 - 2019) to include capital costs of \$2.6 million with \$2.3 million funding from the City's General Solid Waste and Recycling Provision and \$300,000 from the City's General Utility Surplus, be approved.

The 2015 Capital Budget will be increased by \$2,600,000 for the capital costs associated with acquiring and delivering carts to residents. Part of the funding, \$2,300,000, will come from the General Solid Waste and Recycling Provision and the remaining \$300,000 will initially be funded by the General Utility Surplus and be repaid by the General Solid Waste and Recycling Provision which is expected to generate a surplus in 2015 due to the implementation of the Multi-Material BC program.

d. At the Council meeting on May 25, 2015, Council approved the following:

That funding of up to \$7.6 million through borrowing from the Utility General Surplus be approved for capital expenditure for design, construction and commissioning of the Phase 4 expansion of the Alexandra District Energy Utility and that the Five Year Financial Plan (2015-2019) be amended accordingly.

The 2015 Capital Budget will be increased by \$7,600,000 through internal borrowing from the General Utility Surplus for the Phase 4 expansion of the Alexandra District Energy Utility.

e. At the Council meeting on June 8, 2015, Council approved the following:

That the City's 5 Year Financial Plan (2015-2019), as outlined in the staff report titled "King George Park Rugby Field Upgrades," dated May 7, 2015, from the Senior Manager, Parks, be amended to include \$115,000 for rugby field improvements at King George Park to be funded from the Sports Fund within Capital Building Infrastructure Reserve.

The 2015 Capital Budget will be increased by \$115,000 for rugby field improvements at King George Park funded by the Capital Building Infrastructure Reserve.

f. At the Closed Council meeting on June 8, 2015, Council approved the following:

- i. Utilize \$16,600,000 from the Legacy Reserve for Strategic Land Acquisitions.
- ii. Transfer \$15,500,000 from General Surplus to the Industrial Use Reserve.

The 2015 Capital Budget will be amended by \$35,550,000 for strategic land acquisitions with \$16,600,000 funding from the Legacy Reserve, \$15,500,000 from the Industrial Use Reserve, and \$3,450,000 from Developer Contributions. Acquisitions will be subject to Council's approval.

g. At the Closed Council meeting on July 13, 2015, Council approved the following:

That the Five-Year Financial Plan (2015-2019) be amended to include an additional \$17,848,868 (from the Affordable Housing Reserve Fund) for the City's contribution to the Development, which is up to a maximum of \$19,861,021.

Council approved a total contribution of \$19,861,021 toward the Storey's Development with approved funding sources from the Affordable Housing Reserve, which received Affordable Housing Value Transfers and \$3,000,000 from the gaming provision. The remaining balance of \$2,012,153 is available in previously approved Affordable Housing projects. The 2015 Capital Budget will be increased by \$17,848,868.

h. At the Council meeting on July 13, 2015, Council approved the following:

That \$250,000 from the following completed projects, McLennan South (\$23,000), McLennan North (\$119,000), and Woodwards School (\$55,000), and Parks General Development (\$53,000) be transferred to fund the Steveston Town Square Park Concept Plan project and that this project be included in the 5 Year Financial Plan (2015–2019) amendment.

The 2015 Capital Budget will be amended to include this additional project of \$250,000 for the Steveston Town Square Park Concept Plan funded by the balances of various capital projects listed as above which consist of \$172,000 from Parks Development Reserves and \$78,000 from Developers' contributions.

i. At the Council meeting on July 13, 2015, Council approved the following:

That an amendment to the City's Five Year Financial Plan (2015-2019) to include \$59,897 for the cost of the artwork with funding coming from the Oris Development's contribution as part of the rezoning application to the Public Art Reserve Fund be brought forward for Council's consideration.

The 2015 Capital Budget will be increased by \$59,897 for the Public Art Program funded by the Public Art Reserve Fund through a contribution from Oris Development.

- j. At the Closed Council meeting on July 27, 2015, Council approved that the 2015 Capital Budget be increased by \$1,180,000 for a capital project of tenant improvements at 7400 River Road for Recreation and Sport purposes to be funded by the Leisure Reserve Fund.
- k. At the Council meeting on September 14, 2015, Council approved the following:

That the Five-Year Financial Plan (2015-2019) Bylaw be amended to include an additional \$3,961,556 (from the Affordable Housing Reserve Fund) for the City's contribution.

The 2015 Capital Budget will be increased by \$3,961,556 for the 3rd disbursement payable to Kiwanis Senior Citizens Housing Society to be funded by the Affordable Housing Reserve.

During the year, the 5 Year Financial Plan Bylaw may require amendments due to external contributions being received, re-classification of expenditure budgets or unexpected expenditures funded by provisions or reserves. The amendments are as follows:

2. a. Increase the scope of existing programs and projects by a total of \$2,970,209 from additional external funding received from various sources including ICBC, the Province of BC, developers, TransLink, Corix Utilities, etc. The Capital Budget is amended as follows:

Table 1 Various Grants and External Sources	(in \$000's)
Capital Programs	Amounts
Roads	\$1,591
Major Parks/Streetscapes	895
District Energy Utility	280
Building Program	120
Minor Parks	<u>81</u>
Total	\$2,970

b. The 2015 Capital Budget will be increased by \$1,860,778 for the 4th disbursement payable to Kiwanis Senior Citizens Housing Society as approved by Council on July 16, 2012. Contributions to the Affordable Housing Reserve are expected to be received, which will

provide the funding for this disbursement.

- c. Increase the 2015 Capital Budget by \$215,000 for the replacement of 32 street light poles and luminaires on the No.2 Road Bridge funded by the MRN Rehabilitation Provision.
- d. Increase the 2015 Capital budget by \$40,000 for Laneway Improvements funded by the Uninsured Provision.
- e. Transfer \$40,000 from the Fire and Rescue Services operating budget to the 2015 Capital Budget for the costs of the flashover simulator required for the live fire burn building as part of the training site development.
- 3. Budget Amendment Policy 3001 states that changes to salaries be reported to the Committee. The following amendments will result in no net increase to the 2015 Operating Budget:
 - a. Reallocate \$1,286,326 within the Law and Community Services Division due to Fire retro pay settlement and rate adjustments for 2012-2013.
 - b. Reallocate \$313,000 of salary budget resources within Richmond Fire Rescue to general operating expenses for emergency vehicle repairs and other operating expenditures.
 - c. Reallocate \$127,324 of salary budget resources within Engineering Design and Construction for the provision of pre-construction services for Roads DCC Cost Estimates and consulting services.
 - d. Transfer \$115,000 of salary budget resources from the Fire Suppression operating budget to the 2015 Capital Budget for the replacement of Fire Pumper equipment.
 - e. Transfer \$55,000 from the Finance department to Engineering Design and Construction for a Temporary Full-Time Project Manager for the Roads DCC Program Update. This funding was previously approved by Council as part of a 2015 one-time expenditure.
 - f. Transfer \$45,000 from the Finance department to Transportation Planning for an auxiliary staff (\$27,710) and consultant (\$17,290) for the Roads DCC Program Update. This funding was previously approved by Council as part of a 2015 one-time expenditure.
 - g. Transfer \$32,260 from the Finance department to Clerk's Office to provide funding for the Temporary Full-Time Freedom of Information Specialist position.
- 4. The Operating and Utility Budgets include estimates for work expected to be funded by User Fee Revenue. The following adjustments align the budget to projected levels of activity within each section. The following adjustments have no tax impact:
 - a. Increase the Engineering and Public Works expenditure budget by \$855,857 including a \$677,385 adjustment to the Roads and Construction section and \$178,472 to Storm Drainage section to offset the receivable income which is projected to exceed original

budget estimates.

- b. Increase the Water Utility expenditure budget by \$669,551 to offset receivable income which is projected to exceed original budget estimates.
- c. Increase the Traffic expenditure budget by \$100,000 to offset receivable income which is projected to exceed original budget estimates.
- 5. The following amendments to the Operating and Utility Budget are funded by external grants, transfer of existing budget resources, or funding from Provisions or Reserves.
 - a. Increase the Administration and Compliance expenditure budget by \$275,000 for the Corporate Performance Measurement Program funded by the Corporate Provision. Funding for this program was appropriated from the 2014 Operating Surplus; however, the expenditure was not included in the Financial Plan.
 - b. Increase the Human Resource expenditure budget by \$150,000 for arbitration and legal expenditures funded by the Arbitration Provision.
 - c. Increase the Major Events expenditure budget by \$123,339 funded by the Major Events Provision:
 - i. The Richmond Maritime Festival received sponsorship funding in 2014 that was appropriated for the 2015 event (\$63,339).
 - ii. Council approved funding for the 2015 and 2016 Richmond Children's Arts Festival but only one year was included in the 2015-2019 financial plan. Since this event takes place in February 2016, planning begins in the Fall; therefore, starting with the 2015 budget amendment, the funding is budgeted one year in advance with any unspent funding carried forward into the 2016 budget (\$60,000).
 - d. Transfer \$100,000 from the Finance department to Administration and Compliance to address the language on signs Council referral.
 - e. Increase the Community Social Development expenditure budget by \$100,000 for professional fees funded by the Legal Provision.
 - f. Increase the Energy Management expenditure budget by \$64,000 for energy assessment work for the Minoru Complex funded by the Energy Operating Provision.
 - g. Increase the Parks expenditure budget by \$225,000 for tree planting activities funded by developer contributions.
 - h. Increase the Major Road Network (MRN) expenditure budget by \$136,000 which will be funded by TransLink for the MRN program.

- i. Increase the Major Events and Film expenditure budget by \$80,000 for the 2015 Torch Relay (Toronto-Richmond, BC) which will be funded by contributions received from the Government of Canada.
- j. Increase the Infrastructure Replacement expenditure budget by \$70,000 to complete the front entrance upgrades of Steveston Net Shed, which will be funded by the LEED Green Association.
- k. Increase the General Waste-Environmental expenditure budget by \$11,300 with \$6,400 from the TD Friends of Environment Grant and \$4,900 from the Richmond Invasive Plant Management grant.
- 1. Increase the Risk Management expenditure budget by \$7,000 for new initiatives to reduce liability claims, which will be funded by the Municipal Insurance Association of BC grant.
- m. Increase the Major Events and Film expenditure budget by \$5,000 for the Provincial Launch of Culture Days funded by the Province.
- n. Increase the Records and Information expenditure budget by \$3,900 for the Photograph Description and Indexing Project funded by the Friends of the Richmond Archives Trust.
- o. Increase the Fitness Wellness Services expenditure budget by \$2,818 for funding received from the Province related to the Shapedown program.

Financial Impact

The proposed 2015 budget amendments have **no tax impact**. Overall, there is an increase of \$74,173,308 to the 2015 Capital Budget and \$3,282,045 to the 2015 Operating and Utility Budget. Each of these annual budgets combines to form part of the 2015-2019 5YFP. The 2015-2019 5YFP schedule and funding sources can be found in Attachments 1 - 3.

Table	2 Capital Budget - Summary of Changes (in \$000's)			
Item	Description	Ref		Amount
Capit	al Budget as at April 13, 2015			\$93,041
1	LED Street Light Trial Program	1.a	17	
2	Bi-weekly Garbage Collection	1.c	2,600	
3	Alexandra District Energy Utility Expansion Phase 4	1.d	7,600	
4	King George Park Rugby Field Upgrades	1.e	115	
5	Land Strategy Funding	1.f	35,550	
6	Advancement of the Storeys Development	1.g	17,849	
7	Steveston Town Square Park Concept Plan	1.h	-	
8	Donation of Public Artwork	1.i	60	
9	Recreation and Sport Tenant Improvements	1.j	1,180	
10	Kiwanis Disbursement #3	1.k	3,961	

Item	Description	Ref		Amount
11	Various Grants & External Sources	2.a	2,970	
12	Kiwanis Disbursement #4	2.b	1,861	
13	No. 2 Rd Bridge Street Light Pole Replacement	2.c	215	
14	Laneway Improvements	2.d	40	
15	Flashover Simulator Project	2.e	40	
16	Fire Pumper Replacement	3.d	115	
	Total Amendments			74,173
Total	Amended 2015 Capital Budget			\$167,214

Table	3 Operating and Utility Expenditure Budget –	Summary of Cha	nges (in \$000's)	
Item	Description	Ref	Amou	int
Opera	ting and Utility Budget as at April 13, 2015		\$438,3	31
1	Early Termination of Land Use Contracts	1.b	558	
2	Flashover Simulator Project	2.e	(40)	
3	Fire Retro Pay Settlement	3.a	-	
4	Fire Rescue Salary Reallocation	3.b	-	
5	Engineering Consulting Services	3.c	-	
6	Fire Pumper Replacement	3.d	(115)	
7	Roads DCC Program Update	3.e & f	-	
8	Freedom of Information Specialist Position	3.g	-	
9	Storm Drainage Receivable Increases	4.a	856	
10	Water Receivable Increases	4.b	670	
11	Traffic Receivable Increases	4.c	100	
12	Corporate Performance Measurement Program	5.a	275	
13	HR Arbitration	5.b	150	
14	Major Events Funding	5.c	123	
15	Sign Bylaw Project	5.d	-	
16	Community Social Development Legal Fees	5.e	100	
17	Minoru Complex Energy Assessment	5.f	64	
18	Tree Planting	5.g	225	
19	Major Road Network (MRN)	5.h	136	
20	2015 Torch Relay (Toronto-Richmond, BC)	5.i	80	
21	Steveston Net Shed Project	5.j	70	
22	General Waste-Environmental Grants	5.k	11	
23	Risk Management Grants	5.1	7	
24	Provincial Culture Days Grants	5.m	5	
25	Friends of the Richmond Archives Trust	5.n	4	
26	Shapedown Contract Contribution	5.0	3	
	Total Amendments		3,2	82
Total	Amended 2015 Operating and Utility Expendi	ture Budget	\$441,6	13

Items included in the above Summary of Changes with no amount represent offsetting adjustments due to transfers within the Operating and Utility Budget, resulting in no overall increase to the Operating and Utility Budget.

Conclusion

Staff recommend that Council approve the 2015 Capital, Operating and Utility Budget amendments to accommodate the expenditures within the 5 Year Financial Plan Bylaw. The proposed 2015 budget amendments will have no tax impact. Overall, there is an increase of \$74,173,308 to the 2015 Capital Budget and \$3,282,045 to the 2015 Operating and Utility Budget.

As required in Section 166 of the *Community Charter*, staff will conduct a process of public consultation prior to the final reading on October 26, 2015.

Jěrry Chong Director, Finance (604-276-4064)

Att. 1: 5 Year Amended Financial Plan (2015 - 2019) – Funding Sources/Transfers Att. 2: 5 Year Amended Financial Plan (2015 - 2019) – Expenditures/Transfers Att. 3: 5 Year Amended Financial Plan (2015 - 2019) – Capital Funding Sources

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CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015 - 2019) FUNDING SOURCES/TRANSFERS (In \$000's)

	2015 Amended	2016	2017	2018	2019
Operating and Utility Funding Sources					
Property Taxes	\$189,796	\$197,851	\$206,047	\$214,411	\$222,867
Utilities	100,642	103,814	107,852	111,491	115,308
Fees and Charges	34,432	32,982	33,160	33,643	34,122
Gaming Revenue	18,030	18,030	18,030	18,030	18,030
Investment Income	16,228	16,233	16,238	16,248	16,257
Payments in Lieu of Taxes	13,473	13,473	13,473	13,473	13,473
Grants	4,784	4,187	4,206	4,235	4,265
Penalties and Interest on Taxes	1,015	1,015	1,015	1,015	1,015
Total Operating and Utility Funding Sources	\$378,400	\$387,585	\$400,021	\$412,546	\$425,337
Capital Funding Sources	n awara that the state	nam a chan	r : This those is		Lington transfer
Transfer from DCC Reserve	\$23,828	a ser a ser de la ser		g an a' an Ann an '	a a sugar sugar
Transfer from Other Funds and Reserves	165,711	57,518	49,370	47,361	56,551
External Contributions	5,185	775	375	375	375
Carryforward Prior Years	259,175	222,637	181,352	131,575	116,122
Developer Contributed Assets	55,000	55,000	55,000	55,000	55,000
Total Capital Funding Sources	\$508,899	\$348,861	\$304,397	\$248,541	\$238,312
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Total Operating, Utility and Capital Funding Sources	\$887,299	\$736,446	\$704,418	\$661,087	\$663,649
Transfers		: • •			
Transfer from Capital Equity	\$49,416	\$48,463	\$52,349	\$56,928	\$57,052
Transfer from Surplus	13,837	2,133	1,966	1,896	1,901
Total Transfers	\$63,253	\$50,596	\$54,315	\$58,824	\$58,953
TOTAL FUNDING SOURCES AND TRANSFERS	\$950,552	\$787,042	\$758.733	\$719.911	\$722.602

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015 - 2019) EXPENDITURES/TRANSFERS (In \$000's)

	2015 Amended	2016	2017	2018	2019
Expenditures/Transfers					
Utility Budget	:				
Utilities	\$79,056	\$81,490	\$85,410	\$88,863	\$92,488
Transfer to Drainage Improvement Replacement Reserve	10,411	10,468	10,584	10,771	10,962
Transfer to Watermain Replacement Reserve	7,500	7,500	7,500	7,500	7,500
Transfer to Sanitary Sewer Reserve	4,256	4,256	4,256	4,256	4,256
Transfer to Equipment Replacement Reserve	100	100	100	100	100
Amortization	7,375	7,375	7,375	7,375	7,375
Total Utility Budget	\$108,698	\$111,189	\$115,225	\$118,865	\$122,681
Operating Budget					- Gint Li
Law and Community Safety	\$87,391	\$89,173	\$91,177	\$93,518	\$95,802
Transfer to Equipment Replacement Reserve	983	983	983	den en angener an	983
Amortization	2,620	2,620	2,620	2,620	2,620
Community Services	50,109	48,642	0.0000000000000000000000000000000000000	indiana and a state of the second sec	52,310
Richmond Public Library	8,768				
Transfer to Capital Building & Infrastructure Reserve	252	252	252	252	252
Amortization	5,056	4,104	7,990	12,569	12,693
Engineering and Public Works	40,520	37,836	38,532	39,491	40,419
Transfer to Equipment Replacement Reserve	1,675	1,675	1,675	1,675	1,675
Amortization	22,932	22,932	22,932	22,932	22,932
Finance and Corporate Services	24,395	22,598	22,845	23,242	23,645
Amortization	1,295	1,295	1,295	1,295	1,295
Planning and Development	12,792	12,485	12,709	12,967	13,249
Amortization	923	923	923	923	923
Corporate Administration	8,531	8,235	8,296	8,427	8,560
Fiscal	11,604	11,478	12,717	14,266	15,961
Municipal Debt Interest	1,678	1,678	1,678	1,678	1,678
Municipal Debt Principal	4,232	4,232	4,232	4,232	4,232
Transfer to Capital Building & Infrastructure Reserve	13,704	13,764	15,735	17,779	19,898
Transfer to Capital Reserve	12,990	12,990	12,990	12,990	12,990
Transfer Investment Income to Statutory Reserves	11,250	11,250	11,250	11,250	11,250
Amortization	9,215	9,215	9,215	9,215	9,215
Total Operating Budget	\$332,915	\$326,992	\$339,111	\$352,505	\$361,609
Capital Plan		:		· · ·	
Current Year Capital Expenditures	\$194,764	ann an	********************************	silan salin minis kili manasana	\$67,190
Carryforward Prior Years	259,175			ณุณาคณาณุณามาจักรณุสถานจะก	116,122
Developer Contributed Assets	55,000	55,000	55,000	55,000	55,000
Total Capital Plan	\$508,939	\$348,861	\$304,397	\$248,541	\$238,312
TOTAL EXPENDITURES/TRANSFERS	\$950,552	\$787,042	\$758,733	\$719,911	\$722,602
Proposed Property Tax Increase	1.89%	2.98%	2.98%	2.99%	2.96%

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015 - 2019) CAPITAL FUNDING SOURCES (In \$000's)

	2015 Amended	2016	2017	2018	2019
DCC Reserves					
Drainage	\$644	\$-	\$644	\$3,411	\$97
Parks Acquisition	9,527	3,762	3,762	3,762	3,762
Parks Development	5,250	2,680	2,649	1,364	1,787
Roads	4,855	4,969	10,045	3,634	3,633
Sanitary Sewer	2,648	724	613	1,354	-
Water	904	796	587	705	985
Total DCC Reserves	\$23,828	\$12,931	\$18,300	\$14,230	\$10,264
Statutory Reserves					
Affordable Housing Reserve Fund	\$24,830	\$750	\$750	\$605	\$-
Capital Building and Infrastructure Reserve Fund	115	600	-	-	1,800
Capital Reserve Fund	42,370	10,692	10,734	13,066	12,574
Child Care Development Reserve Fund	10	50	50	50	50
Drainage Improvement Reserve Fund	10,664	9,895	10,162	6,764	10,458
Equipment Replacement Reserve Fund	2,850	3,336	2,682	2,852	3,140
Legacy Reserve Fund	16,600	-	-		
Leisure Facilities Reserve Fund	1,180	-	-		•
Neighbourhood Improvement Reserve Fund	240	-	-	-	
Public Art Program Reserve Fund	408	100	100	100	100
Sanitary Sewer Reserve Fund	6,082	4,996	4,657	3,936	3,890
Waterfront Improvement Reserve Fund	500	250	-	250	
Watermain Replacement Reserve Fund	7,829	11,427	9,048	8,363	9,025
Total Statutory Reserves	\$113,678	\$42,096	\$38,183	\$35,986	\$41,037
Other Sources			- - -	-	
Appropriated Surplus	\$49,861	\$13,652	\$9,417	\$9,505	\$14,964
Enterprise	892	450	450	550	55(
Water Metering Provision	1,320	1,320	1,320	1,320	
Grant, Developer and Community Contributions	5,185	775	375	375	375
Total Other Sources	\$57,258	\$16,197	\$11,562	\$11,750	\$15,889
TOTAL CAPITAL FUNDING	\$194,764	\$71.224	\$68.045	\$61.066	\$67.100





5 Year Financial Plan (2015-2019) Bylaw 9220 Amendment Bylaw 9296

The Council of the City of Richmond enacts as follows:

- 1. Schedule "A", Schedule "B", and Schedule "C" of the 5 Year Financial Plan (2015-2019) Bylaw 9220, are deleted and replaced with Schedule "A", Schedule "B", and Schedule "C" attached to and forming part of this amendment bylaw.
- 2. This Bylaw is cited as "5 Year Financial Plan (2015-2019) Bylaw 9220, Amendment Bylaw 9296".

FIRST READING	 CITY OF RICHMOND
SECOND READING	 APPROVED for content by originating dept.
THIRD READING	
ADOPTED .	for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE A:

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015-2019) FUNDING SOURCES/TRANSFERS (In \$000's)

la contra c	2015 Amended	2016	2017	2018	2019
Operating and Utility Funding Sources					
Property Taxes	\$189,796	\$197,851	\$206,047	\$214,411	\$222,867
Utilities	100,642	103,814	107,852	111,491	115,308
Fees and Charges	34,432	32,982	33,160	33,643	34,122
Gaming Revenue	18,030	18,030	18,030	18,030	18,030
Investment Income	16,228	16,233	16,238	16,248	16,257
Payments in Lieu of Taxes	13,473	13,473	13,473	13,473	13,473
Grants	4,784	4,187	4,206	4,235	4,265
Penalties and Interest on Taxes	1,015	1,015	1,015	1,015	1,015
Total Operating and Utility Funding Sources	\$378,400	\$387,585	\$400,021	\$412,546	\$425,337
Capital Funding Sources					
Transfer from DCC Reserve	\$23,828	\$12,931	\$18,300	\$14,230	\$10,264
Transfer from Other Funds and Reserves	134,751			-	56,551
External Contributions	8,635	775	375	375	375
Carryforward Prior Years	259,175	222,637	181,352	131,575	116,122
Developer Contributed Assets	55,000	55,000	55,000	55,000	55,000
Total Capital Funding Sources	\$481,389	\$348,861	\$304,397	\$248,541	\$238,312
Total Operating, Utility and Capital Funding Sources	\$859,789	\$736,446	\$704,418	\$661,087	\$663,649
Transfers .					,
Transfer from Capital Equity	\$49,416	\$48,463	\$52,349	\$56,928	\$57,052
Transfer from Surplus	13,797	2,133	1,966	1,896	1,901
Total Transfers	\$63,213	\$50,596	\$54,315	\$58,824	\$58,953
TOTAL FUNDING SOURCES AND TRANSFERS	\$923,002	\$787,042	\$758,733	\$719,911	\$722,602

SCHEDULE A (CONT'D):

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015-2019) EXPENDITURES/TRANSFERS (In \$000's)

	2015 Amended	2016	2017	2018	2019
Expenditures/Transfers		-			
Utility Budget	•				
Utilities	\$79,056	\$81,490	\$85,410	\$88,863	\$92,488
Transfer to Drainage Improvement Replacement Reserve	10,411	10,468	10,584	10,771	10,962
Transfer to Watermain Replacement Reserve	7,500	7,500	7,500	7,500	7,500
Transfer to Sanitary Sewer Reserve	4,256	4,256	4,256	4,256	4,256
Transfer to Equipment Replacement Reserve	100	100	100	100	100
Amortization	7,375	7,375	7,375	7,375	7,375
Total Utility Budget	\$108,698	\$111,189	\$115,225	\$118,865	\$122,681
Operating Budget					
Law and Community Safety	\$87,391	\$89,173	\$91,177	\$93,518	\$95,802
Transfer to Equipment Replacement Reserve	983	983	983	983	983
Amortization	2,620	2,620	2,620	2,620	2,620
Community Services	50,109	48,642	50,338	51,325	52,310
Richmond Public Library	8,768	8,632	8,727	8,876	9,027
Transfer to Capital Building & Infrastructure Reserve	252	252	252	252	252
Amortization	5,056	4,104	7,990	12,569	12,693
Engineering and Public Works	40,520	37,836	38,532	39,491	40,419
Transfer to Equipment Replacement Reserve	1,675	1,675	1,675	1,675	1,675
Amortization	22,932	22,932	22,932	the balance of planets of the planets of the planets of the second second second second second second second se	22,932
Finance and Corporate Services	24,395	22,598	22,845	23,242	23,645
Amortization	1,295	1,295	1,295	1,295	1,295
Planning and Development	12,792	12,485	12,709	12,967	13,249
Amortization	923	923	923	923	923
Corporate Administration	8,531	8,235	8,296		8,560
Fiscal	11,604	and the second s	12,717	14,266	15,961
Municipal Debt Interest	1,678	1,678	1,678	1,678	A PROPERTY AND INCOME.
Municipal Debt Principal	4,232		4,232		4,232
Transfer to Capital Building & Infrastructure Reserve	13,704	and a second second with a second rate of	the second	Part Street Spread Street Stre	state or a second state of the second state
Transfer to Capital Reserve	12,990	The state of the s			
Transfer Investment Income to Statutory Reserves	11,250	Contraction of the second s	The second s	and a state of the	11,250
Amortization	9,215	the second s	9,215	9,215	9,215
Total Operating Budget	Contractive Contraction Contraction and the second s	\$326,992	\$339,111	and the second sec	
Capital Plan					
Current Year Capital Expenditures	\$167,214	\$71,224	\$68,045	\$61,966	\$67,190
Carryforward Prior Years	259,175	222,637	and the state of the second seco	CONTRACTOR IN CONTRACTOR	116,122
Developer Contributed Assets	55,000		55,000		55,000
Total Capital Plan	should be called on their shirt the analysis and the second beauty the	\$348,861	Contraction of the second s		
	<i><i><i>q</i> 101,007</i></i>				
TOTAL EXPENDITURES/TRANSFERS	\$923,002	\$787,042	\$758,733	\$719,911	\$722,602
Proposed Property Tax Increase	1.89%	2.98%	2.98%	2.99%	2.96%

SCHEDULE B:

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN CAPITAL FUNDING SOURCES (2015-2019) (In \$000's)

	2015 Amended	2016	2017	2018	2019
DCC Reserves					
Drainage	\$644	\$-	\$644	\$3,411	\$97
Parks Acquisition	9,527	3,762	3,762	3,762	3,762
Parks Development	5,250	2,680	2,649	1,364	1,787
Roads	4,855	4,969	10,045	3,634	3,633
Sanitary Sewer	. 2,648	724	613	1,354	-
Water	904	796	587	705	985
Total DCC Reserves	\$23,828	\$12,931	\$18,300	\$14,230	\$10,264
Statutory Reserves					
Affordable Housing Reserve Fund	\$24,830	\$750	\$750	\$605	\$-
Capital Building and Infrastructure Reserve Fund	115	600		-	1,800
Capital Reserve Fund	26,870	10,692	10,734	13,066	12,574
Child Care Development Reserve Fund	10	50	50	50	50
Drainage Improvement Reserve Fund	10,664	9,895	10,162	6,764	10,458
Equipment Replacement Reserve Fund	2,850	3,336	2,682	2,852	3,140
Legacy Reserve Fund	16,600	a ta'nahan falu is in	-	-	
Leisure Facilities Reserve Fund	1,180	_		-	up
Neighbourhood Improvement Reserve Fund	240	-	-		-
Public Art Program Reserve Fund	408	100	100	100	100
Sanitary Sewer Reserve Fund	6,082	4,996	4,657	3,936	3,890
Waterfront Improvement Reserve Fund	500	250	-	250	
Watermain Replacement Reserve Fund	7,829	11,427	9,048	8,363	9,025
Total Statutory Reserves	\$98,178	\$42,096	\$38,183	\$35,986	\$41,037
Other Sources			Mine 1 , phone 1 ,		
Appropriated Surplus	\$34,361	\$13,652	\$9,417	\$9,505	\$14,964
Enterprise	892	450	450	550	550
Water Metering Provision	1,320	1,320	1,320	1,320	-
Grant, Developer and Community Contributions	8,635	775	375	375	375
Total Other Sources	\$45,208	\$16,197	\$11,562	\$11,750	\$15,889
TOTAL CAPITAL FUNDING	\$167,214	\$71.224	\$68.045	\$61,966	\$67,190

SCHEDULE C:

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015-2019) 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 userpay 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 2015.

Table 1:	
Funding Source	% of Total Revenue
Property Taxes	50.2%
Utilities	26.6%
Fees and Charges	9.1%
Gaming Revenue	4.8%
Investment Income	4.3%
Payments in Lieu of Taxes	3.5%
Grants	1.2%
Penalties and Interest on Taxes	0.3%
Total Operating and Utility Funding Sources	100.0%

SCHEDULE C (CONT'D):

CITY OF RICHMOND 5 YEAR AMENDED FINANCIAL PLAN (2015-2019) STATEMENT OF POLICIES AND OBJECTIVES

Distribution of Property Taxes

Table 2 provides the estimated 2015 distribution of property tax revenue among the property classes.

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.
- Continue economic development initiatives to attract businesses to the City of Richmond.

Property Class	% of Tax Burden
Residential (1)	54.6%
Business (6)	35.5%
Light Industry (5)	8.2%
Others (2,4,8 & 9)	1.7%
Total	100.0%

 Table 2: (Estimated based on the 2015 Completed Roll figures)

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*.



Report to Committee

Planning and Development Division

To: Planning Committee

From: Wayne Craig Director of Development **Date:** September 24, 2015 **File:** RZ 14-670779

Re: Application by 0814948 BC Ltd. for Rezoning at 10551 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, for the rezoning of 10551 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

Wayne Craig

Director of Development

CL:blg Att.

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Affordable Housing		the Energy			

Staff Report

Origin

0814948 BC Ltd. has applied to the City of Richmond for permission to rezone the property at 10551 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3)

Surrounding Development

The subject site currently contains an older character single-family dwelling. Development immediately surrounding the subject site is as follows:

- To the North, are compact lots zoned "Coach Houses (RCH)", each containing a principal single-family dwelling and an accessory coach house building.
- To the East, directly across No. 1 Road, are single-family dwellings on lots under Land Use Contract 148.
- To the South, is a single-family dwelling on a lot zoned "Single Detached (RS1/E)".
- To the West, across the rear lane that parallels No. 1 Road, is a single-family dwelling on a lot zoned "Single Detached (RS1/E)" that fronts Sorrel Drive.

Related Policies & Studies

Official Community Plan (OCP) and Steveston Area Plan Designations

The OCP land use designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan designation for the subject site is "Single-Family" (Attachment 4). This redevelopment proposal is consistent with these designations.

Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

Staff has not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Analysis

Site Planning, Transportation Requirements and Architectural Character

The applicant's conceptual development plans are included in Attachment 5, which address the significant staff comments identified as part of the rezoning application review process.

The proposed site plan involves a principal dwelling on the east side and an accessory coach house above a detached garage on the west side of each lot proposed. Private open space is proposed in the rear yard in between the principal dwelling and the coach house on each lot proposed, which exceeds the minimum zoning requirement. Private open space for the exclusive use of the coach house is also proposed in the form of a balcony facing the existing rear lane.

Pedestrian access and circulation on-site is proposed to the main dwelling and coach house via a permeable pathway from No. 1 Road, as well as from the rear lane.

Vehicle access to the subject site is required to be from the rear lane only, with no access permitted to No. 1 Road in accordance with Bylaw 7222.

On-site parking is proposed in a garage in accordance with the Zoning Bylaw, and consists of two (2) parking spaces for the principal dwelling, provided in a tandem arrangement, along with one (1) parking space to the side for the coach house, with vehicle access to the site from the existing rear lane. Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on title to prohibit the conversion of the parking area in the garage into habitable space.

The proposed architectural elevation plans include articulation of the coach house building, differentiation of exterior cladding materials, and appropriate window placement, thereby avoiding blank facades, providing some visual interest, and minimizing overlook onto adjacent properties.

On-site garbage and recycling is proposed to be located in the rear yard, and is setback a minimum of 1.5 m from the rear lot line, in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions will be made to the conceptual plans included in Attachment 5. Furthermore, the applicant must register restrictive covenants on title to ensure that:

- The coach house cannot be stratified; and
- The Building Permit application and ensuing development at the site is generally consistent with the plans included in Attachment 5. The Building Permit application

process includes coordination between Building Approvals and Planning staff to ensure that the covenant is adhered to.

Trees and Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- Five (5) bylaw-sized trees on the subject property; and,
- Three (3) trees located on the neighbouring property to the south at 10571 No. 1 Road.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and provides the following comments:

- Three (3) trees on-site have all been severely topped, are visibly dying, and should be removed and replaced (Trees # 999, 1000, 1001).
- Two (2) trees on-site are both in good condition, however, are located within the building envelopes for the coach houses (Trees # 997 and 998).
- Off-site Trees A and B on the adjacent property to the south (10571 No. 1 Road) are required to be retained and protected.
- Off-site Tree C on the adjacent property to the south (10571 No. 1 Road) is in marginal condition and is recommended for removal due to its proximity the building on the proposed south lot at the subject site, subject to neighbouring property owner authorization via a Tree Removal Permit. If the neighbouring property owner authorization is not obtained, Tree C must be protected.

Tree Retention

A total of three (3) off-site trees are to be retained and protected on the adjacent site to the south at 10571 No. 1 Road, and all five (5) trees on the subject site are proposed for removal. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure protection of the off-site trees (Trees A, B, and C), the applicant must complete the following items prior to final adoption of the rezoning bylaw:

• Submit a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

All five (5) trees on-site are proposed to be removed and replaced. The OCP tree replacement ratio of 2:1 requires that 10 replacement trees be planted and maintained on the subject site. Due to the compact size of the proposed lots, staff recommends that a total of six (6) replacement trees be planted and maintained on the proposed lots at development stage, and that a cash-in-lieu contribution be submitted to the City's Tree Compensation Fund in the amount of \$2,000 for the balance of required replacement trees not planted (\$500/tree). The six (6) replacement trees must be of the following minimum sizes and be located as follows:

- Two (2) 6 cm deciduous or 3.5 m coniferous trees in the front yards.
- Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yards.
- Two (2) 5 m high conifer trees in the rear yards (with a minimum value of \$3,000 each). Suitable trees for the rear yards, as recommended by the project Arborist and the City's Tree Protection Department staff are Serbian Spruce.

To ensure that the required replacement trees are planted and maintained, and that the front and rear yards of the subject site are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect, along with a Security in the amount of 100% of a cost estimate for the works provided by the Landscape Architect. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and must comply with the landscaping requirements of the RCH1 zone. The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 90% after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the subject site for utilities. The applicant is aware that no encroachment into the SRW is permitted.

Affordable Housing Strategy

The Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of $1.00/\text{ft}^2$ of total building area toward the City's Affordable Housing Reserve Fund for single-family rezoning applications.

This proposal to permit a subdivision to create two (2) lots, each with a principal single detached dwelling and accessory coach house above a detached garage, conforms to the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. At subdivision and development stage, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.
- Submit a cash-in-lieu contribution for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the required servicing works and frontage improvements as described in Attachment 7.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this rezoning application is to rezone the property at 10551 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal single-detached dwelling and accessory coach house over a detached garage, with vehicle access to the existing rear lane.

This rezoning application complies with the land use designations and applicable policies contained within the OCP for the subject site.

The list of rezoning considerations associated with this application is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9287 be introduced and given first reading.

Cynthia Lussier Planning Technician (604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo Attachment 2: Site Survey and Proposed Subdivision Plan Attachment 3: Development Application Data Sheet Attachment 4: Steveston Area Plan Land Use Map Attachment 5: Conceptual Development Plans Attachment 6: Proposed Tree Management Drawing Attachment 7: Rezoning Considerations



City of

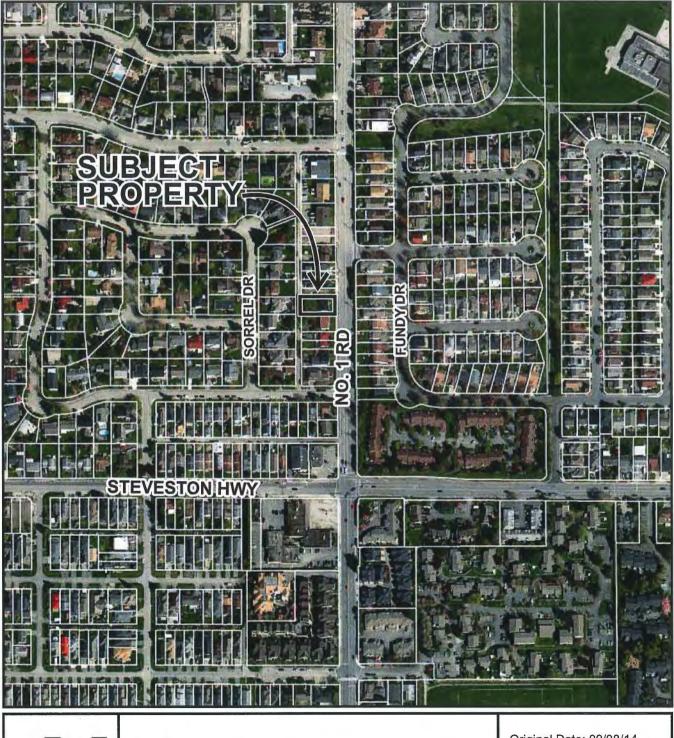


Revision Date:

Note: Dimensions are in METRES

RZ 14-670779



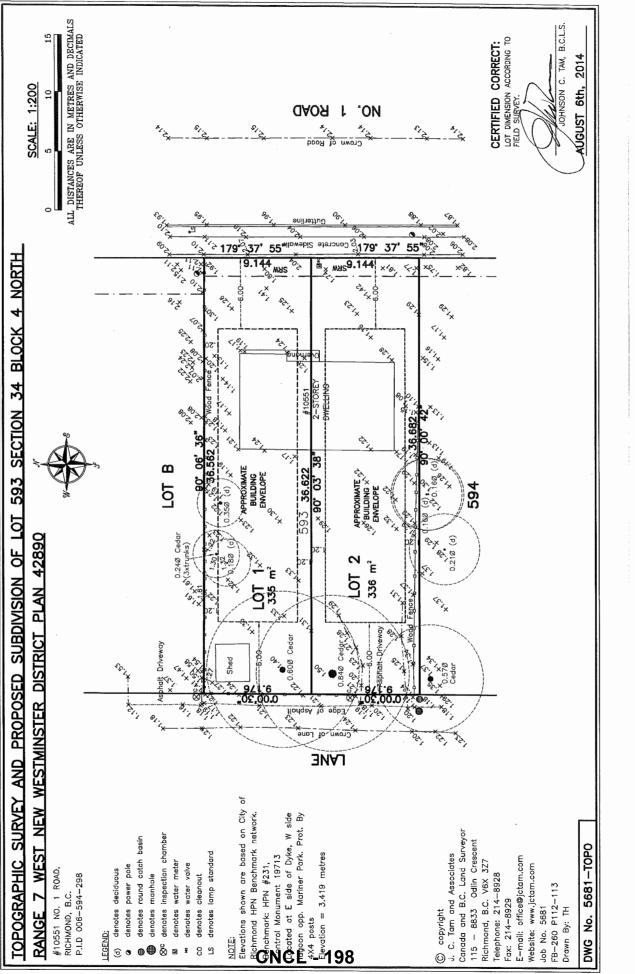


RZ 14-670779

Original Date: 09/08/14

Revision Date:

Note: Dimensions are in METRES



ATTACHMENT 2



Development Application Data Sheet

Development Applications Department

RZ 14-670779

Address: 10551 No. 1 Road

Applicant: 0814948 BC Ltd.

Planning Area(s): Steveston

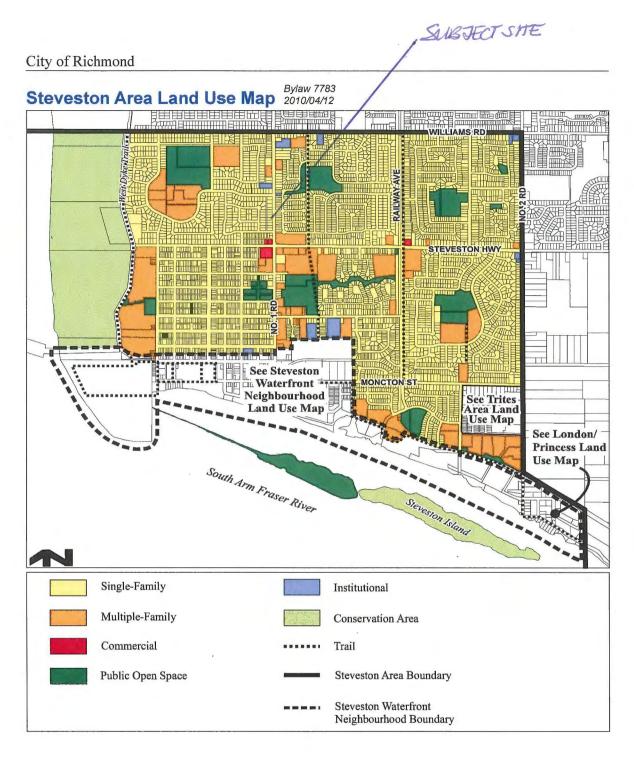
	Existing	Proposed
Owner:	Pami Vininder Singh Buttar Amandeep Amy Mander	To be determined
Site Size (m ²):	671 m²	North lot – 335 m ² South lot - 336 m ²
Land Uses:	Single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Area Plan Designation: Single-Family	
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to coach houses with lane access.	No change

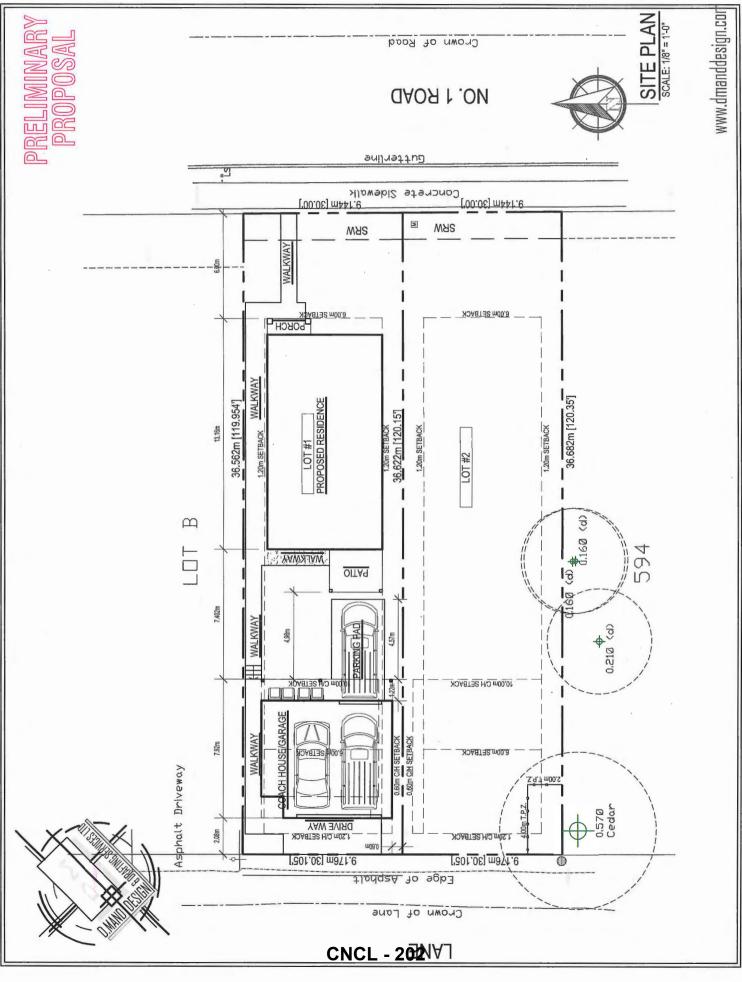
On Future Subdivided Lots	Bylaw Requirement		Prop	osed	Variance		
Floor Area Ratio:	Max. 0.60		Max. 0.60		Max.	0.60	none permitted
Lot Coverage – Building:	Max.	45%	Max.	45%	none		
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%		none		
Lot Coverage – Live Plant Material:	Min. 20% Min. 20%		Min. 20%		Min. 20%		none
Lot Size (min. dimensions):	315 m²		North lot - 335 m ² South lot - 336 m ²		none		
Principal Dwelling Setback – Front & Rear Yards (m):	Min.	6 m	Min.	6 m	none		
Principal Dwelling Setback – Side Yards (m):	Min. 1.2 m		Min.	1.2 m	none		
Coach House Building Setback – Rear Yard (m):	Min. 1.2 m		Min. 1.2 m		none		
Coach House Building	Ground floor	Min. 0.6 & 1.8 m	Ground floor	Min. 0.6 & 1.8 m	none		
Setback – Side Yards (m):	Second floor	Min. 1.2 m & 1.8 m	Second floor	Min. 1.2 m & 1.8 m	none		
Principal Dwelling Height (m):	Max. 2 ½ storeys		Max. 2 1	∕₂ storeys	none		

Attachment 3

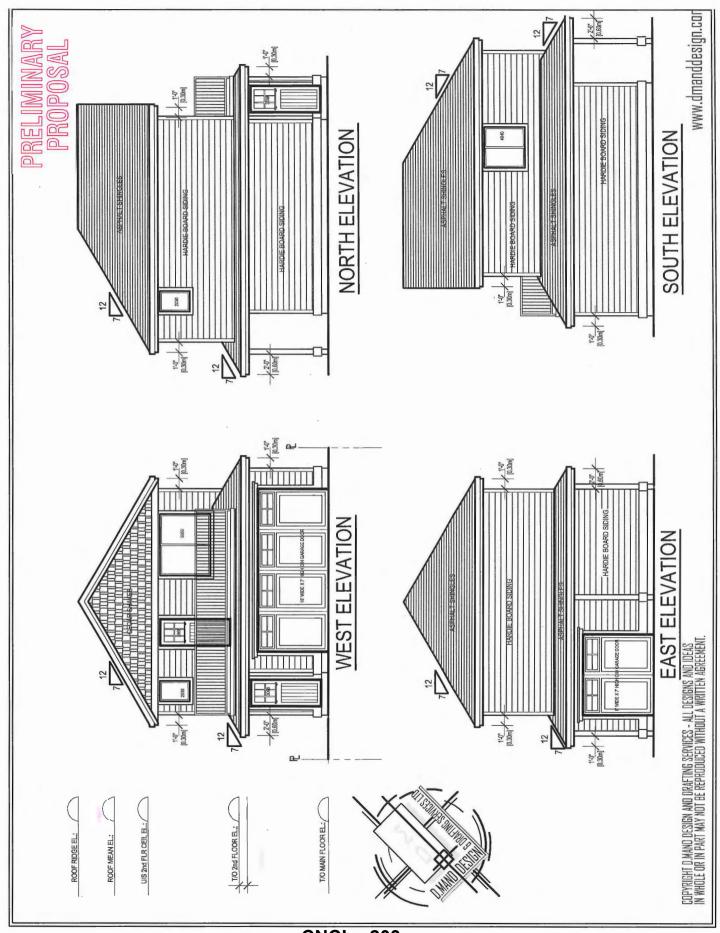
On Future Subdivided Lots	Bylaw Requirement		Proposed		Variance
Coach House Building Height (m):	Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		Max. 2 storeys or 6.0 m, whichever is less, as measured from the highest elevation of the crown of the lane		none
On-Site Parking Spaces – Principal Dwelling:	2		2		none
On-Site Parking Spaces – Coach House:	1			1	none
Tandem Parking Spaces:	permitted		2 for Princip	oal Dwelling	none
Amenity Space – Outdoor:	Principal Dwelling	30 m²	Principal Dwelling	30 m²	none
	Coach House	No minimum	Coach House	No minimum	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



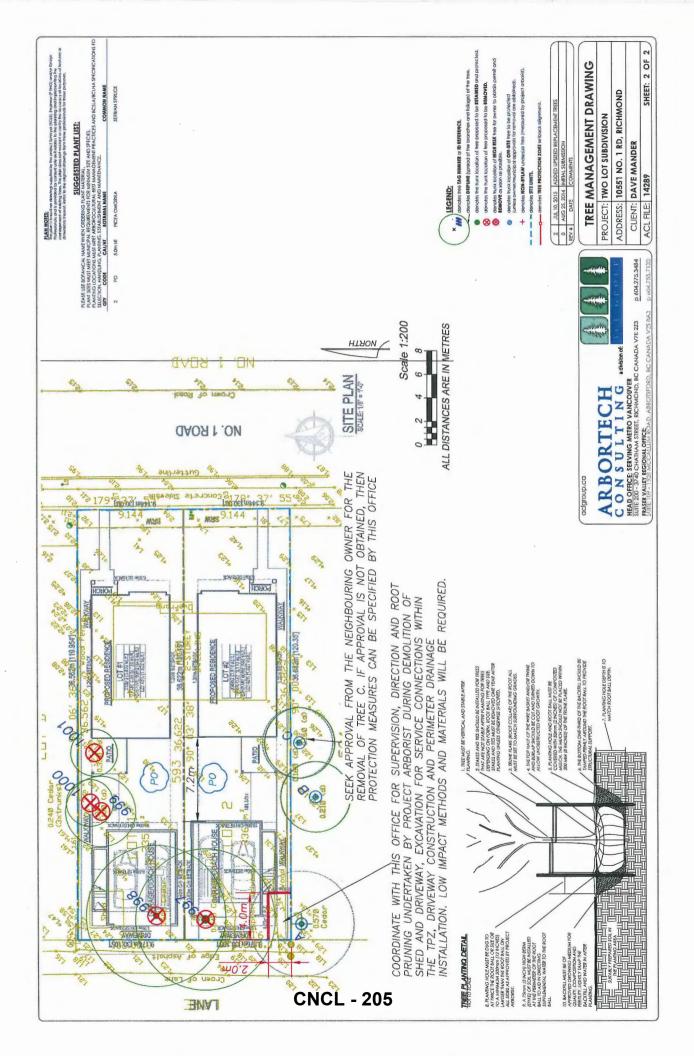


ATTACHMENT 5



CNCL - 203

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Rezoning Considerations

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10551 No. 1 Road

File No.: RZ 14-670779

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9287, the following items are required to be completed:

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of a cost estimate for the works provided by the Landscape Architect (including 10% contingency, fencing, required trees, all hard and soft landscaping, and installation). The Landscaping Security will be reduced by 90% after construction and landscaping on the subject site is completed and a landscaping inspection by City staff has been passed. The City will retain 10% of the Security for a one-year maintenance period to ensure that the landscaping survives. The Landscape Plan must respond to the guidelines of the Arterial Road Policy and comply with the landscaping requirements of the RCH1 zone, and must include the following six (6) replacement trees:
 - Two (2) 6 cm deciduous or 3.5 m coniferous trees in the front yards.
 - Two (2) 8 cm deciduous or 4 m high coniferous trees in the front yards.
 - Two (2) 5 m high conifer trees in the rear yards (with a minimum value of \$3,000 each). Suitable trees for the rear yards, as recommended by the project Arborist and the City's Tree Protection Department staff are Serbian Spruce.
- 2. Registration of a restrictive covenant on Title of the lot to ensure that the Building Permit application and ensuing development at the site is generally consistent with the plans included in Attachment 5 to this report.
- 3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees A, B, and C on the adjacent site to the south at 10571 No. 1 Road). The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 5. Registration of a flood indemnity covenant on Title.
- 6. Registration of a legal agreement on Title ensuring that the coach house cannot be stratified.
- 7. Registration of a legal agreement on title prohibiting the conversion of the parking area in the garage into habitable space.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

• Installation of appropriate tree protection fencing on-site around the trees to be retained (Trees A, B and C on the adjacent property to the south at 10571 No. 1 Road). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit* stage, the applicant must complete the following requirements:

• Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

CNCL - 206

- Submit a cash-in-lieu contribution for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb and gutter, and lighting).
- Complete the following required servicing works and frontage improvements:

Water Works

- Using the OCP Model, there is 396 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- At the applicant's cost, the City is to disconnect the existing 20mm water connection, and install two (2) new 25mm diameter water connections complete with meter boxes in the existing right-of-way.

Storm Sewer Works

At the applicant's cost, the City is to:

- Cut and cap the existing storm connection at the southwest corner of the property.
- Install a new storm sewer inspection chamber and two new service connections at the proposed common property line and tie-in to the existing manhole STMH5748 in the rear lane.

Sanitary Sewer Works

- No sanitary sewer upgrade is required.
- The applicant is required to retain and tie-in to the existing sanitary service connections in the rear lane.

Frontage Improvements

- No lane upgrade is required.
- The applicant is required to submit a cash-in-lieu contribution at subdivision stage for future lane improvements (e.g., full lane width asphalt pavement, lane drainage, roll curb & gutter, and lighting).

General Items

- Proposed driveway locations must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding perinits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed original on file)

Signed

Date

Bylaw 9287

CITY OF RICHMOND

APPROVED by

APPROVED by Director or Solicitor

hl



Richmond Zoning Bylaw 8500 Amendment Bylaw 9287 (RZ 14-670779) 10551 No. 1 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 "COACH HOUSES (RCH1)".

P.I.D. 006-594-298 Lot 593 Section 34 Block 4 North Range 7 West New Westminster District Plan 42890

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9287".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

.

ADOPTED

MAYOR

CORPORATE OFFICER



Planning and Development Division

To:Planning CommitteeDate:September 22, 2015From:Wayne Craig
Director, DevelopmentFile:HA 15-702073Re:Application by the City of Richmond for a Heritage Alteration Permit at
6540 Gilbert Road (Minoru Chapel)East and a second se

Staff Recommendation

That a Heritage Alteration Permit be issued to authorize interior and exterior modifications to Minoru Chapel, a heritage designated building at 6540 Gilbert Road and undertake landscape modifications in the area on the north side of the building, as outlined in the staff report dated September 22, 2015 from the Director of Development.

Wayne Craig

Director, Development

WC:ke

Att.

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Parks Services Project Development Arts Culture & Heritage Services	K K	- pre Enceg			

Staff Report

Origin

The City of Richmond has applied for a Heritage Alteration Permit (HAP) to undertake maintenance works to the Minoru Chapel building and alter the landscaping north of the Minoru Chapel located at 6540 Gilbert Road (Attachment 1). Minoru Chapel is a city owned protected heritage building that was designated under Heritage Designation Bylaw 3738 in 1979.

Findings of Fact

In October 2014, a separate Heritage Alteration Permit (HA 14-675087) was approved for Phase 1 of the Minoru Chapel works, which involved repairs to the roof structure and like for like replacement of the cedar shake roof. The current proposal under this HAP application is considered Phase 2 works for Minoru Chapel. If approved, works will be generally undertaken from November 2015 through to February 2016.

Surrounding Development

The Minoru Chapel building is located in Minoru Park.

- To the North: Existing landscaping followed by parking lot and service areas for the Gateway Theatre and hospital.
- To the South: Landscaped areas and pathways associated with Minoru Park.
- To the East: Formal garden area (Pierrefonds Gardens) and landscaping/pathways associated with Minoru Park.

To the West: Gateway Theatre and public parking lot.

Related Policies & Studies

Heritage Procedures Bylaw 8400

Minoru Chapel was designated a protected heritage building (Bylaw 3738) in 1979. Bylaw 3738 covers the Minoru Chapel building and front yard area to the immediate north of the Chapel. Under the City's Heritage Procedures Bylaw 8400, any alterations to a designated heritage building and/or land subject to a Heritage Designation Bylaw requires a Heritage Alteration Permit issued by Council prior to any building/site modifications.

Public Consultation – Richmond Heritage Commission

The HAP for the proposed Phase 2 works for Minoru Chapel was reviewed at the September 16, 2015 meeting of the Richmond Heritage Commission. Although there was no quorum for this Commission meeting, members supported the proposed maintenance works, revised access ramp and landscape modifications to Minoru Chapel and commented that it adhered with heritage preservation best practices. Please refer to Attachment 2 for an excerpt of discussion notes from the September 16, 2015 meeting.

- 3 -

Analysis

•

Proposed Scope of Works to the Building

For the interior of the building, the proposed works involve the following:

- Replace a portion of the existing wood floor (fir) with a new floor to match existing and undertake spot repairs to damaged areas.
- Repair and refurbish wood wainscoting.
- Replace washroom fixtures (toilet, sink, fixtures) and install new vinyl floor.
- Undertake structural upgrades to the crawlspace and sub-floor.

For the exterior of the building, the proposed works involve the following:

- Replace the existing accessible ramp at the north west corner of the building:
 - The new ramp will be concrete and graded to be compliant with BC Building Code. It will also include a secondary set of access stairs.
 - An existing wrought iron hand rail will be extended as needed for the new ramp and access stairs.
- Replace and repair portions of the exterior building cladding to match existing to address existing areas where rot and deterioration were observed.
- Replace exterior light fixtures with fixtures that are consistent with the heritage character of the building.

The architectural consultants have confirmed that all proposed works to the interior and exterior of Minoru Chapel are consistent with the conservation plan (Prepared by Don Luxton – Heritage Consultant) prepared for the building.

Proposed Works by Parks - New Pathway and Landscaping

Parks Department staff, in coordination with the Phase 2 maintenance works proposed for the Minoru Chapel building, proposes to alter the landscaping in the area to the north of the building (front entrance). Although the work proposed by the Parks Department are limited to landscaping and pathway development (with no physical works to the building), the Heritage Designation Bylaw 3738 references both the building and area north of the Chapel. As a result, the landscape work proposed by Parks are included in this HAP.

The following is a summary of the proposed landscaping works by the Parks Department staff.

- Install a new asphalt surface pathway, including low level lighting, that connects the new accessible ramp to the existing asphalt pathway to the entrance of the building.
- An existing conifer at the front of the building is proposed for removal.
- Perennials, shrubs and groundcovers will be planted to complement the pathway to provide variety and color year round.

The landscape plan proposed by Parks Department staff is intended to provide a complementary planting scheme in conjunction with the new pathway connection between the revised accessible ramp and main front entry to the building. The proposed removal of one conifer (approximately 10 m tall, 0.2 m diameter False Cypress tree) is proposed to visually open up the main front entrance elevation (north) of Minoru Chapel as it is currently concealed by the existing conifer. Parks will undertake tree replacement for the conifer proposed for removal at a 3 to 1 replacement ratio to ensure no net loss of trees in City Parks.

Site Servicing and Frontage Improvements

No off-site works or improvements will be required as part of the proposed works for Minoru Chapel.

Conclusion

This Heritage Alteration Permit application is for Phase 2 of proposed interior and exterior works to Minoru Chapel building and landscaping revisions in the area north of the building to complement a new accessible pathway. Repair and replacement works will be done to match existing cladding and materials used in the building. Any new works (i.e., accessible ramp) and new interior and exterior fixtures will be consistent with the heritage character of the building.

It is recommended that the Heritage Alteration Permit for the Minoru Chapel located at 6540 Gilbert Road be approved.

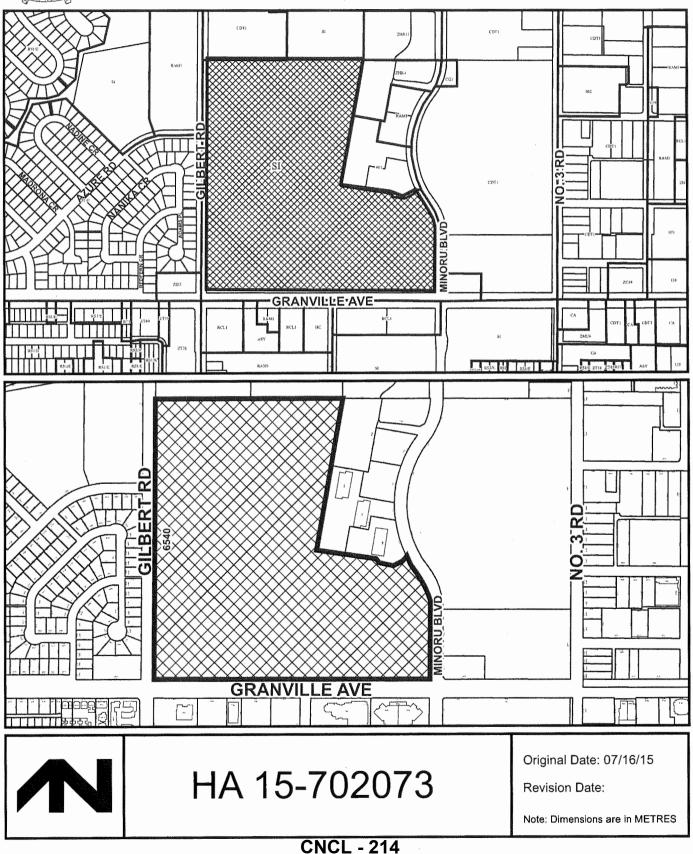
Kevin Eng

Revin Eng Planner 2

KE:cas

Attachment 1: Location Map Attachment 2: September 16, 2015 Richmond Heritage Commission meeting notes











HA 15-702073

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES

Excerpt of Discussion Notes Richmond Heritage Commission September 16, 2015

DEVELOPMENT PROPOSAL 6540 Gilbert Road (Minoru Chapel)

The Commission received a presentation on the Heritage Alteration Permit for Phase 2 restoration works to the Minoru Chapel to provide a universally accessible ramp, undertake interior and exterior repairs and restoration work and install complementary landscaping.

Greg and Wendy Andrews (Consultants) and Kevin Connery (Parks Department) joined the Commission to present on the plans for Phase 2. It was noted that Phase 1 of this project involved a roof replacement to the chapel. Phase 2 will work on replacing the existing non-compliant ramp on the west side of the building, replacing damaged flooring and wainscoting, renovating the washroom, updating the outdoor lighting fixtures and repairing exterior cladding.

It was noted that the replacement floorboards will also be fir and will match the current floorboards that do not need to be replaced. The washroom (which is not original to the church) will be updated with new fixtures and a new vinyl floor. The consultants noted that the objective of the works was to choose materials and fixtures in line with the heritage character of the building that are sized correctly, durable and consistent with the conservation plan for the Minoru Chapel.

Discussion ensued on the ramp which currently does not meet code, which will be revised to reduce the slope and connect to a new pathway developed at the front (north) side of the building. Discussion ensued on materials, grade, lighting, continuation of the wrought iron railing and landscaping involved. It was noted that the Heritage Alteration Permit will have to go to Council for consideration and approval.

Mr. Connery provided an update on the landscaping features and noted that they hope to remove a cypress tree to open up the pathway and entrance to the building and improve the front façade. Discussion ensued on landscaping elements that will be retained and changed. It was noted that this landscape area is separate from the heritage designated Pierrefonds Gardens to the east.

Commission members appreciated that this proposal is keeping with best practices and conservation for heritage in Richmond, and support this proposal moving forward. Staff will communicate the scope of this work to the absent members and request any additional comments to pass along to the consultants.



Heritage Alteration Permit

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 15-702073

To the Holder:	City of Richmond (c/o Michael Chan – Project Development)
Property Address:	6540 Gilbert Road – Minoru Chapel
Legal Description:	Lot A Section 8 Block 4 North Range 6 West Plan LMP5323

(s.972, Local Government Act)

- 1. (Reason for Permit) Designated Heritage Property (s.967)
 - □ Property Subject to Temporary Protection (s.965)
 - □ Property Subject to Heritage Revitalization Agreement (s.972)
 - □ Property in Heritage Conservation Area (s.971)
 - D Property Subject to s.219 Heritage Covenant
- 2. This Heritage Alteration Permit is issued to authorize the following scope of works as outlined in the drawings contained in Attachment 1:
 - a) Replace and repair portions of the fir wooden floor and wainscoting to match existing;
 - b) Replace fixtures and flooring in the accessible washroom;
 - c) Undertake structural upgrades to the building crawlspace;
 - d) Implement a new accessible ramp with railing and supporting stairs at the north west corner of the building;
 - e) Replace and repair portions of the exterior building cladding to match existing;
 - f) Replace existing exterior lights with new heritage character lighting fixtures; and
 - g) Modifications to the landscaping along the north elevation of the building to remove one coniferous tree and accompanying shrubs and groundcovers, install a paved walkway and complementary landscaping around the walkway and north side of the building.
- 3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.

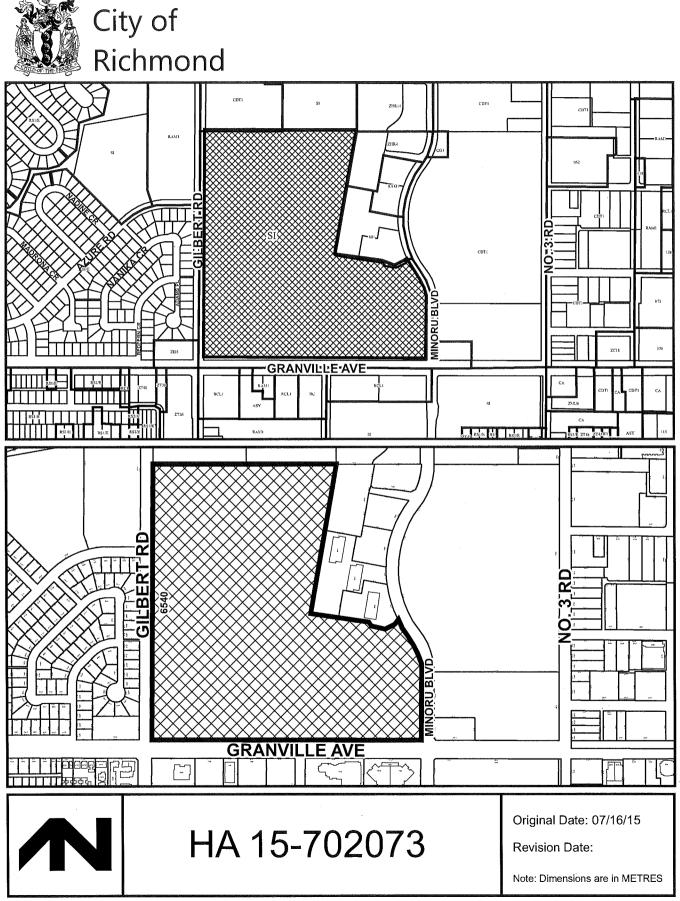
ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.









HA 15-702073

Original Date: 07/16/15

Revision Date:

Note: Dimensions are in METRES

GENERAL REQUIREMENTS

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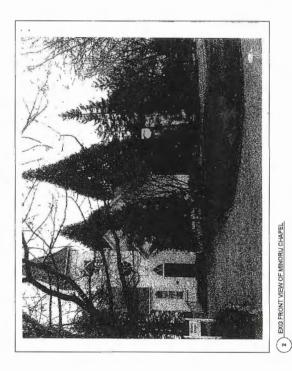
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Ð 1 CONTEXT PLAN



LIST OF	LIST OF CONSULTANTS	INTS
ARCHIT	ARCHITECTAL:	GREG OR WENDY ANDREWS THE ANDREWS ARCHTECTS INC. 3171 CHARMOND CRESCENT RICHMOND BC VTE 1MB RICHAROND BC VTE 1MB E graggmathwestudio.c. I wendy@andrewstu
STRUC	STRUCTURAL:	CLINTON YIU NUNON STRUCTURAL ENGINEERS INC. 7181 RANDOLPH AVENUE BURANAPY BC VSJ 44MS T: 604-255-7670 E: dittion@ennow.net
ELECTRICAL:	RICAL:	DARREN NEUMAN DARREN VIEUMAN 2009 WEST 4TH AVENUE 2009 WEST 4TH AVENUE 2009 WEST 4TH AVENUE 2004-762-2941 C: 804-40244 E: datrad@nemet.com
LANDSCAPE	CAPE:	KEVIN CONJERY FRAS DIV. COMMUNITY SERVICES DEPT CITY OF RICHMOND DIAC, RICHMOND BC V7C 5B2 T: BG4-247-4822 E: KConnery@richmend.ce
ARCHIT	ECTURAL D	ARCHITECTURAL DRAWING LIST
A-1.1	CONTEX	CONTEXT PLAN, GENERAL NOTES
A-2.2	PLAN - P	PLAN - PROPOSED CRAWL SPACE & DETAILS
A-2.2	PLAN - P	PLAN - PROPOSED MAIN FLOOR
A-3.1	ELEVATI	ELEVATIONS - PROPOSED WEST & NORTH
A-3.2	ELEVATI	ELEVATIONS - PROPOSED EAST & SOUTH
A-3.3	ELEVATI	ELEVATIONS - EXISTING (FOR REFERENCE)

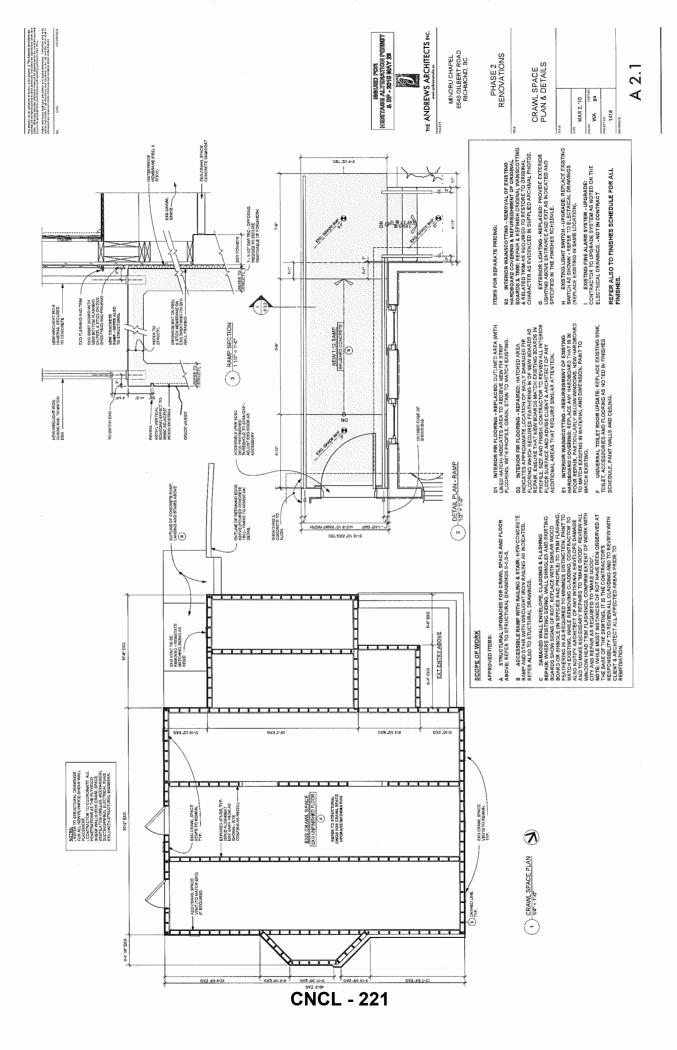
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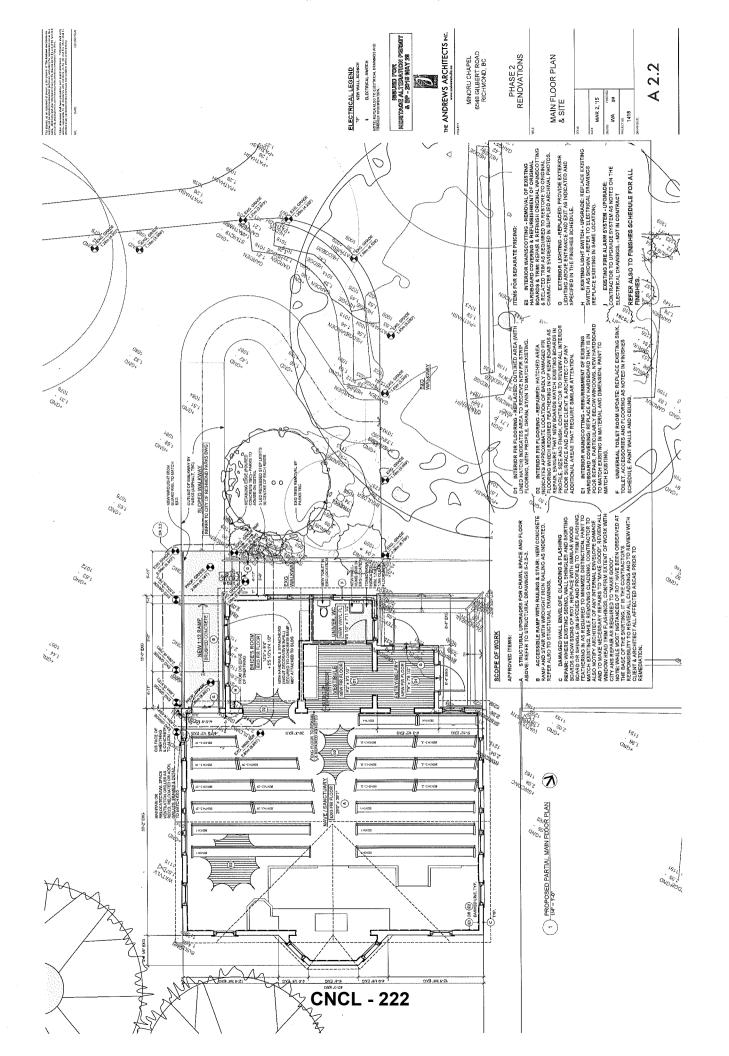
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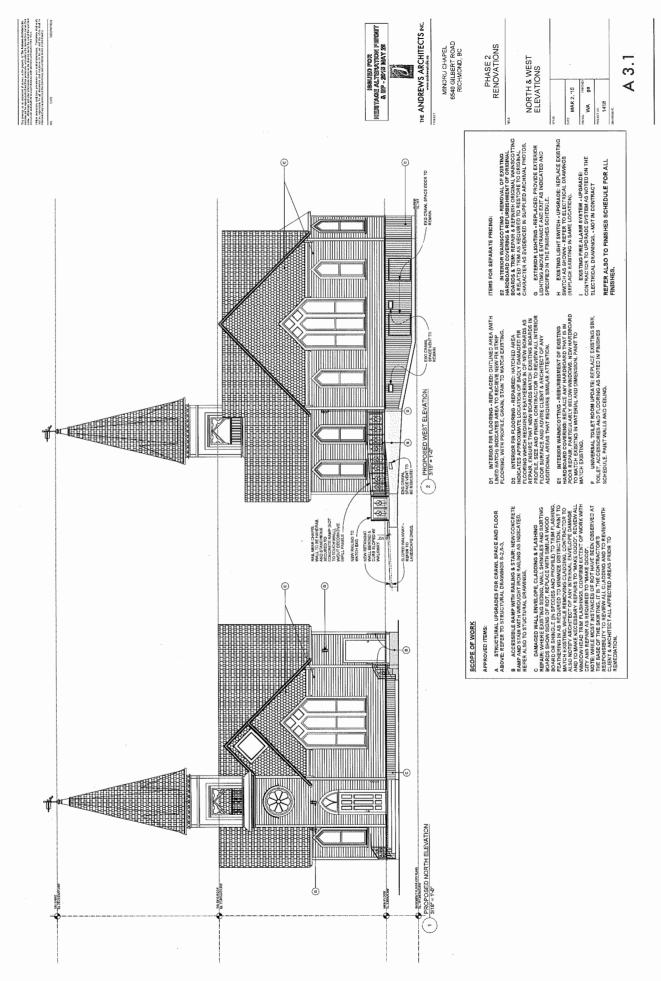
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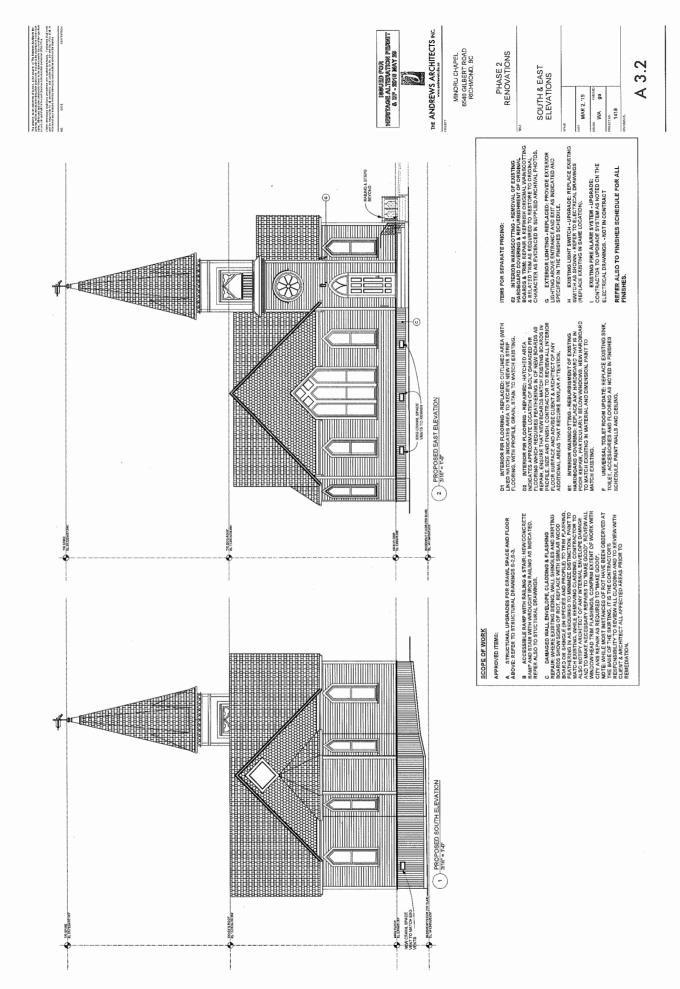
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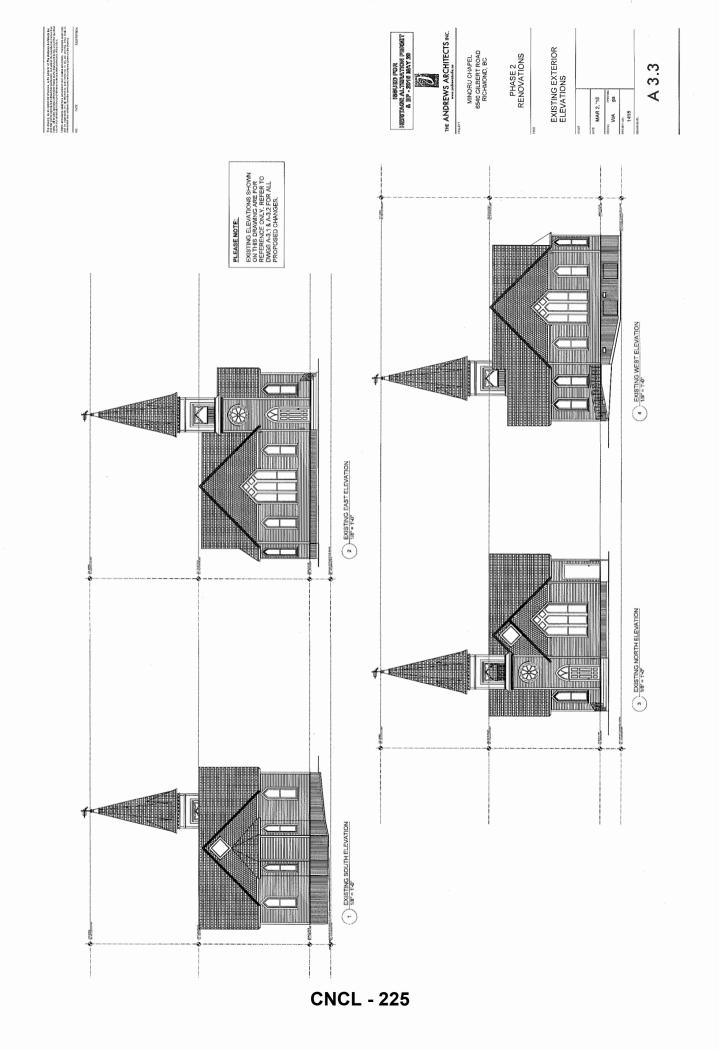
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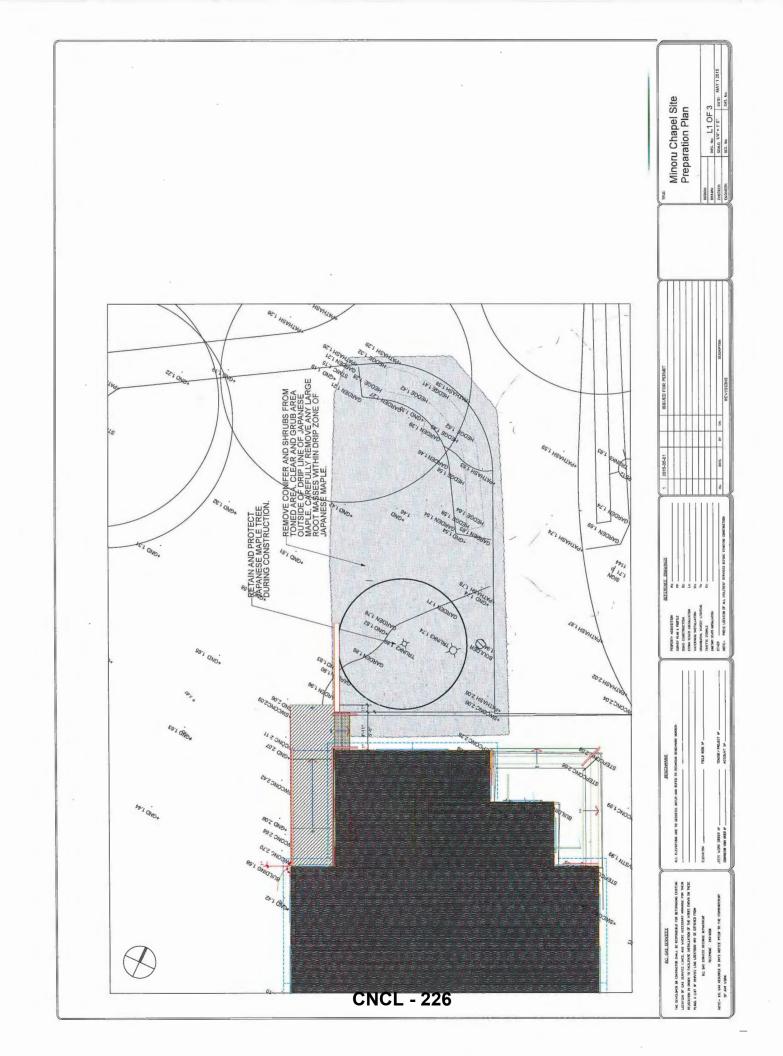


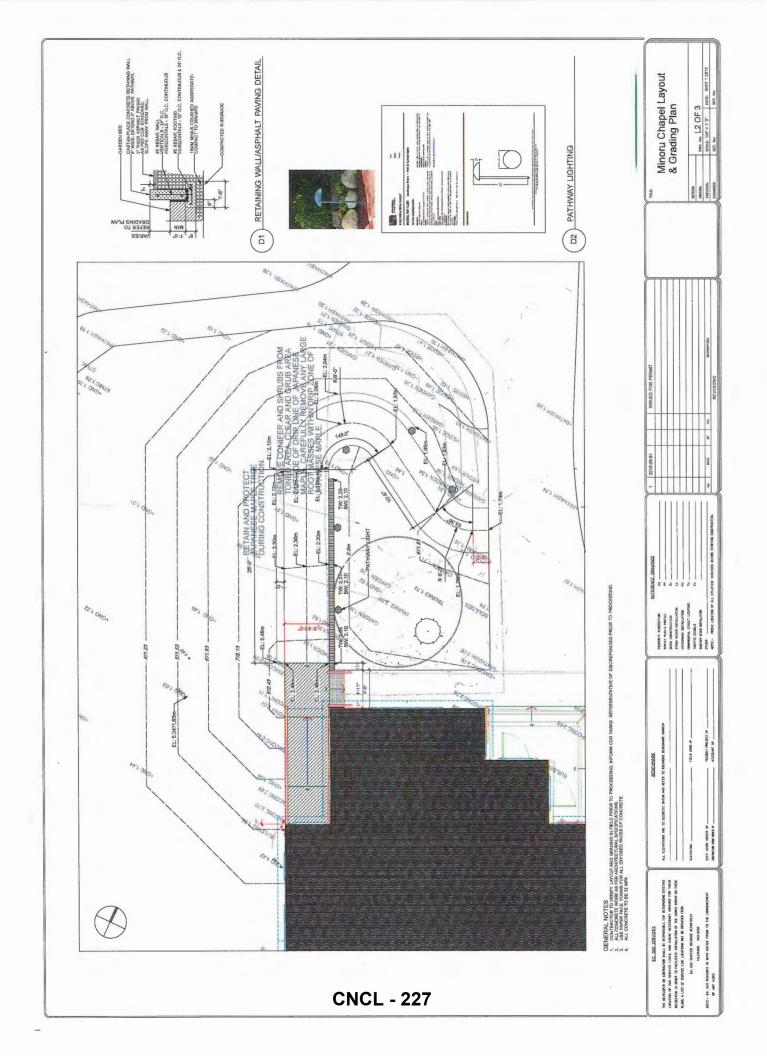


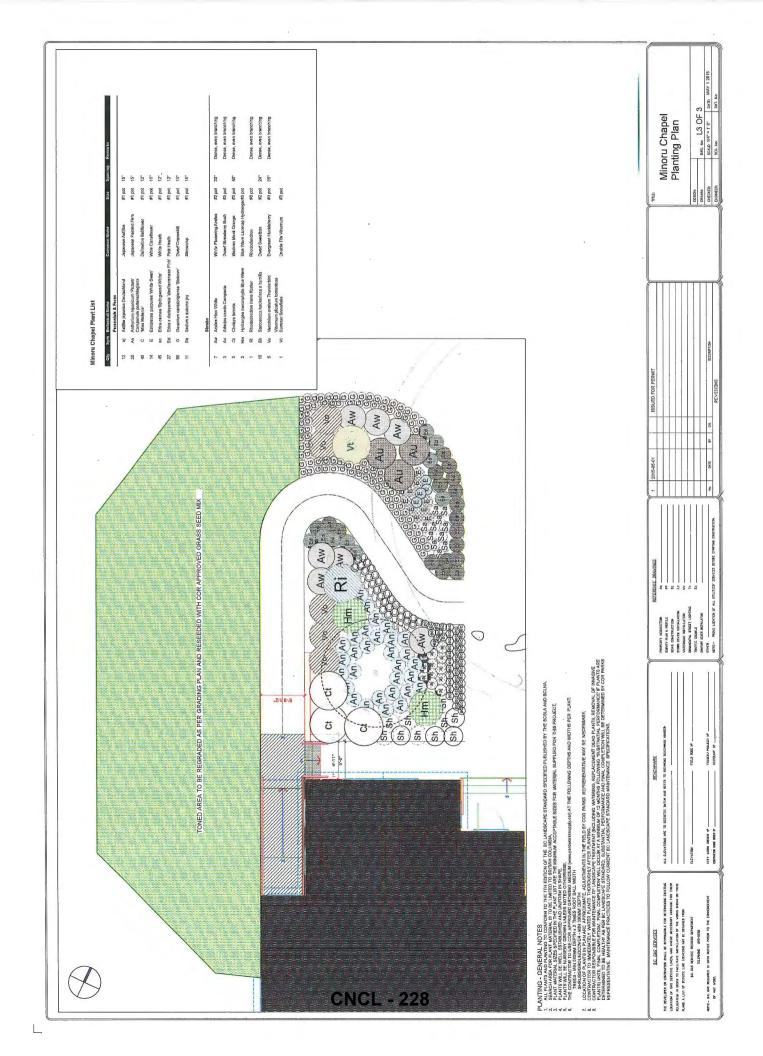














Minoru Chapel FINISHES SCHEDULE

Phase II Rehabilitation

 FINISHES SCHEDULE
 6540 Gilbert Road, Richmond, BC

 Notes: - (OP): Please provide Optional Pricing for these items. For CODES refer also to Scope of Work on Arch'l Drawings.

CODE	PRODUCT / LOC'N	MANUFACTURER	CONTACT	DETAILS	РНОТО
DIV 06 W	OOD, PLASTICS, COM	POSITES			
C	CARPENTRY - Siding Repair		Contractor	Repair to damaged Siding, Wall Shingles and Skirting Board as noted on Arch'l Plans - Profile, Material & Finish to Match Exg	
DIV 09 FI	INISHES				
D1	FLOORING - Exg Fir Flooring (Replaced)		Contractor	New/Recycled Fir Floor Boards to Match Exg in Profile, Grain & Stain to Match Exg - Refer to Arch'l Plans for Extent of Work	
D2	FLOORING - Exg Fir Flooring (Repaired)		Contractor	New/Recycled Fir Floor Boards to Match Exg in Profile, Grain & Stain to Match Exg - Refer to Arch'l Plans for Extent of Work	
E1	ARCH'L WOODWORK - Interior Wainscotting (Refurbishment of Existing Hardboard Covering)		Contractor	Replacement and Repair to Match Exisitng as required to "Make Good" particularly below windows	-0
E2 (OP)	Provide Optional Pricing for: ARCH'L WOODWORK - Interior Wainscotting (Removal of Exisitng Hardboard Covering & Refurbishment of Original Boards & Trim)		Contractor	Repair & Refinish Original Wainscotting & Related Trim as required to Restore Original Character	



Minoru Chapel **FINISHES SCHEDULE** Notes: - (OP): Please provide Optional Pricing for these items. For CODES refer also to Scope of Work on Arch'l Drawings.

Phase II Rehabilitation

6540 Gilbert Road, Richmond, BC

CODE	PRODUCT / LOC'N	MANUFACTURER	CONTACT	DETAILS	РНОТО
F1	FLOORING - Vinyl Flooring	Karndean Design Flooring	Tara Day Go Resilient Canada 604-678-2712 <u>tara.day@goresilient.</u> <u>ca</u>	12"x12" Vinyl Stone Tile Flooring, Italian Mosaic Collection, Michelangelo, MX98, Adriatic Blue - Contractor to allow for removal of exg floor finish and surface preparation for level application.	
F-2	WALL & CEILING FINISHES - Paint (Universal WC Walls & Ceiling)		Contractor	New Paint to Match Exg (WC only)	
DIV 10 S	PECIALTIES				
	INTERIOR SPECIALTIES - Mirror (Universal WC)			Exg to Remain	
DIV's 11	& 12 EQUIPMENT & FU	RNISHINGS			
	SOAP DISPENSER - (Universal WC)			Exg to Remain	
	GARBAGE - (Universal WC)			Exg to Remain	
	HAND DRYER - (Universal WC)			N/A	
	TOILET TISSUE HOLDER - (Universal WC)			Exg to Remain	
	NAPKIN DISPOSAL - Surface Mounted (Universal WC)			Exg to Remain	
	GRAB BAR - (Universal WC)			Exg to Remain	
DIV 21 F	IRE SUPPRESSION				
	SPRINKLERS			No Change	
DIV 22 P	LUMBING				
F3	WALL-MOUNTED SINK - (Universal WC)	American Standard		Murro Universal Design with Everclean, Vitreous China, 0954 004EC, 4" Centres, White	



Minoru Chapel FINISHES SCHEDULE

Phase II Rehabilitation

FINISHES SCHEDULE 6540 Gilbert Road, Richmond, BC Notes: - (OP): Please provide Optional Pricing for these items. For CODES refer also to Scope of Work on Arch'l Drawings.

CODE	PRODUCT / LOC'N	MANUFACTURER	CONTACT	DETAILS	рното
F4	SINK FAUCET - (Universal WC)	Delta		Leland Bath Collection 3 Hole 4" Centerset, 2575LF-RBMPU With Pop-up Drain, Venetian Bronze	T
F5	TOILET - (Universal WC)	Mirabelle	Jevons Tang, Kitchen & Bath Classics (Wolsely), 604-873-0004	Provincetown Collection 2-Pce High Efficiency, MIRPR240WH Elongated Bowl, White; MIRPR200WH Tank, White	
DIV 23 H	EATING VENTILATION	& AIR CONDITIONING			
	AIR DISTRIBUTION			No Change	
DIV 26 EI	LECTRICAL				
F6	LIGHTING - Under Cabinet - (Universal WC - 2 Under Cabinetry Above Sink)	Alico		LED Puck MLE-101-45 w/ Mounting Ring, Oil Rubbed Bronze	
Ga (OP)	Provide Optional Pricing for: EXTERIOR LIGHTING - (Over Entry/Exit Doors - Refer also to Electrical Dwgs)	Hinkley	Al Kuss, Norburn Lighting & Bath Centre, C: 604-649-7057	St. Moritz Series, 6U874, Black, White Linen Glass, 1 Med 100W Bulb, 12.5"Hx7.5"Wx7.75"D	
Gb (OP)	Provide Optional Pricing for: EXTERIOR LIGHTING - (Step Lights - Refer also to Electrical Dwgs)	WAC Lighting	Al Kuss, Norburn Lighting & Bath Centre, C: 604-649-7057	LEDme Step Light, WL-LED100-(AM Amber or C White TBC), BN Brushed Nickel (to blend w/ concrete steps), 5"Wx3"H Front Plate	
H (OP)	Provide Optional Pricing for: ELECTRICAL LIGHT SWITCH - (Bride's Room - Refer also to Electrical Dwgs)			See Electrical	
I (OP)	Provide Optional Pricing for: FIRE ALARM SYSTEM (Refer also to Electrical Dwgs)			See Electrical	



Minoru Chapel FINISHES SCHEDULE

Phase II Rehabilitation

6540 Gilbert Road, Richmond, BC ope of Work on Arch'l Drawings.

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coi	DE PRODUCT/LOC'N	MANUFACTURER	CONTACT	DETAILS	РНОТО
	Provide Optional Pricing for: Walkway Bollards			TBC - Refer to Landscape and Electrical Dwgs	



Report to Committee

Re:	Rules of Procedure for the Public Hearing on Land Use Contracts				
From:	David Weber Director City Clerk's Office	File:	01-0105-06-01/2015- Vol 01		
То:	Planning Committee	Date:	September 17, 2015		

Staff Recommendation

That the procedural rules for Public Hearings as outlined in Council Policy 1312 be temporarily altered in response to the special circumstances surrounding the Land Use Contracts Public Hearing in order to:

- a) provide a single five minute speaking opportunity for speakers;
- b) provide for the use of a speaker's list; and
- c) provide for a brief description of written submissions received without reference to reading a summary of each individual submission or letter.

mil Weles

David Weber Director City Clerk's Office (604-276-4098)

Att. 2

REPORT CONCURRENCE					
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER			
Law Development Applications		A			
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO			

Staff Report

Origin

On April 27, 2015, Council directed staff to bring forward bylaws for consideration which would establish underlying zoning for single family land use contract areas and to terminate (early) all land use contracts in place in those same areas. As part of the initiative, staff were also directed to make appropriate preparations for the holding of a public hearing and in conjunction with the public hearing:

That staff bring forward amendments to Policy 1312 – Public Hearings – Procedures for Conducting, to limit speakers to one five-minute presentation.

This report also supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.1. Understandable, timely, easily accessible public communication.

9.2. Effective engagement strategies and tools.

Analysis

Public Hearings are conducted in accordance with the requirements of the Local Government Act, the procedures outlined in the Council Procedure Bylaw and Council Policy 1312 – "Public Hearings – Procedures for Conducting" (Attachment 1). Together, these provide the procedural structure and guidance for the orderly conduct of a Public Hearing.

In addition to these established rules, section 890(3.1) of the Local Government Act also affords the chair of a public hearing the ability to establish procedural rules for the conduct of the hearing, subject to all persons who believe that their interests in property are affected by the proposed bylaw(s) being afforded a reasonable opportunity to be heard or to present written submissions. The latitude provided in the Local Government Act would allow for changes to the manner in which a typical hearing is conducted in response to special circumstances and situations. For example, for very large public hearings where many people are in attendance and wish to speak, a council may wish to use a speaker's list or to implement a time limit for speakers in order to provide a more orderly experience at the hearing and in order to allow the opportunity for more individuals to provide their opinions to Council during the course of a hearing.

The Public Hearing that will be held in relation to Land Use Contracts is unprecedented in Richmond in terms of the number of properties potentially affected and the number of notices that will be mailed to the public in accordance with the requirements of the Local Government Act. Specifically, where a typical Public Hearing usually relates to one or a handful of properties, the Land Use Contract Public Hearing relates to over 5,200 properties. Where a typical Public Hearing usually generates an average of approximately 130 mailed notices to property owners, tenants and area residents, the Land Use Contract Public Hearing will generate over 14,000 notices to property owners, tenants and area residents. Given this number of

affected properties and the number of mailed notices required, it is expected that a large number of people may wish to attend and speak at the Land Use Contract Public Hearing.

Speaking Time

Currently, Richmond's Public Hearing speaking time is set by Council Policy 1312 at ten minutes for a primary presentation and three minutes for a secondary presentation (on new information). This rule differs from the speaking time rule for delegations at a Regular Council meeting which provides for a time limit of five minutes for members of the public who wish to speak to an item that is on the agenda. In addition, non-agenda item delegations are subject to a five minute limit for presentations and the Council Procedure Bylaw imposes a five minute time limit on Council members who wish to speak to a motion during Council debate.

A survey of neighbouring municipalities shows that Richmond is within the typical to upper end of the range when comparing municipalities with time limits on primary presentations at a Public Hearing, in fact, a number of municipalities have a five minute time limit for speakers at Public Hearings as a regular rule.

Municipality	Primary Presentation Time Limit	Secondary Presentation Time Limit
Vancouver	5 minutes*	5 minutes
City of North Vancouver	10 minutes**	n/a
District of North Vancouver	5 minutes	5 minutes
Delta	5 minutes	n/a
New Westminster	5 minutes	n/a
Burnaby	no time limit	no time limit
Coquitlam	5 minutes	5 minutes
Surrey	no time limit	n/a

*if speakers are part of a group, 8 minutes total is permitted for the group (1 representative) **if speakers are part of a group, 10 minutes total is permitted for the group (1 representative)

Because it is anticipated that the Land Use Contract Public Hearing may attract a large number of speakers, staff recommend that the speaking time rule be temporarily modified to allow for a single five minute presentation by speakers. This proposed temporary change is reflected in the attached (temporarily) revised Public Hearing Opening Statement (Attachment 2 and 3).

By shortening the speaking time from ten minutes to a single five minute presentation, more members of the public will be able to express their views to Council at the Public Hearing during the course of the evening and members of the public will not have to wait as long for their turn to speak. A five minute speaking time is also consistent with what is expected at a Regular Council meeting where five minutes is permitted for delegations on agenda and non-agenda items and is the same rule that is in place in other neighbouring municipalities. A five minute speaking time

is also consistent with the time limit that applies to members of Richmond Council who wish to speak to a motion during Council debate. In all of these contexts, a five minute speaking time limit is viewed as a reasonable and workable rule.

Presentation of Written Submissions and Correspondence

As reflected in the Public Hearing Opening Statement attached to Council Policy 1312, the usual procedure at a Public Hearing in Richmond provides that, in addition to circulating copies of written submissions to Council members and making those submissions available to the public, that the essence of the written submissions received will be read out by the City Clerk at the Public Hearing. Due to the anticipated volume of written submissions for the Land Use Contracts Public Hearing, staff believe that summarizing each submission and reading these aloud would be impractical and would take away from the time that would be available for Council to hear from members of the members wishing to speak.

Instead, staff propose to provide a brief overall summary of the written submissions received without delving into the content of each individual piece of correspondence. As with all public hearing submissions, copies will be provided to Council members, and to members of the public on the City of Richmond website and using information binders at the Public Hearing itself.

Speaker's List

In order to facilitate an orderly Public Hearing experience, a speaker's list will be used at the meeting. The list will open one hour before the Public Hearing begins and speakers will be registered to speak on a first come, first served basis. Speakers must be present to register to speak.

Financial Impact

None.

Conclusion

The Local Government Act anticipates in section 890(3.1) that rules of order may be made at a Public Hearing provided that all persons are afforded a reasonable opportunity to be heard or to present written submissions. This section, together with the Council Procedure Bylaw, Council Policy 1312 as well as other relevant sections of the Local Government Act, governs the conduct and rules of procedure for Public Hearings.

The Land Use Contract Public Hearing presents special circumstances in that it is unprecedented in its scale and potential for large numbers of attendees and speakers. In order to provide a fair opportunity for all members of the public who may come to a Public Hearing on a particular evening with the expectation of speaking on that same evening, a reasonable time limit of five minutes per speaker is recommended.

A five minute speaking time is similar to the amount of time that other municipalities allow at Public Hearings and is the standard for public delegations and Council members at Regular

Council meetings. In addition, staff recommend that a speaker's list be utilized and that written submissions be well-circulated as per usual procedure and briefly and generally summarized at the Public Hearing. If Council is agreeable to this approach, staff will ensure that the proposed rules of procedure are included in the Public Hearing notice and on the City website so that all members of the public can be aware of how the Land Use Contracts Public Hearing will be conducted in advance of the meeting.

Davil Wiles

David Weber Director City Clerk's Office (604-276-4098)

Att. 1: Policy 1312 – Public Hearings – Procedures for Conducting

2: Temporary Proposed Public Hearing Opening Statement – Redline Version

3: Temporary Proposed Public Hearing Opening Statement – Final Version



City of Richmond

Policy Manual

 Page 1 of 2
 Adopted by Council: Sept. 8/97; Amended: November 9, 2009
 POLICY 1312

 File Ref: 0105-00
 PUBLIC HEARINGS – PROCEDURES FOR CONDUCTING

POLICY 1312:

It is Council policy that:

- 1. Public hearings are be conducted in accordance with the provisions of the *Local Government Act*, and in accordance with the Council Procedure Bylaw.
- 2. The establishment of a Speakers' List is at the discretion of the City Clerk.
- 3. Applicants and delegations at a public hearing may speak for ten minutes for a primary presentation and for a further three minutes for a secondary presentation on new information only.
- 4. The Chair will read the following "Opening Statement" which is attached hereto and forms a part of this policy, at the commencement of the Public Hearing proceedings.

OPENING STATEMENT TO BE READ BY THE CHAIR AT THE COMMENCEMENT OF THE PUBLIC HEARING PROCEEDINGS

This Council meeting is being convened in order to hold public hearings on land use matters.

At this hearing the public and anyone who believes that their interest in property is affected by the agenda items may speak or present written submissions to Council. on these matters.

Those of you who wish to speak should, after being recognized by the Chair, begin by clearly stating your name and address. If you also have a written submission, please make this known at the beginning of your presentation.

Everyone will be given a reasonable opportunity to be heard at this hearing, and no one should feel discouraged from making their views known. Any person who wishes to present a written submission to Council may do so. The essence of the submission will be read out by the City Clerk. All written submissions will be retained by the City Clerk and will form part of the record of the hearing.

Each speaker may address the hearing <u>once.</u> a maximum of twice. The length of your first presentation will be limited to <u>five</u> ten minutes, provided your comments are relevant and the hearing is not being obstructed. Any additional presentation, which must be on new information, will be limited to a maximum of three minutes.

Members of Council may ask questions of you following your presentation. However, the function of Council members during a public hearing is to listen to the views of the public, not to debate the merits of the matters with citizens. Any debate by members of Council will occur at the subsequent vote.

The order of proceedings for each item will normally be as follows:

- 1. the City Clerk will briefly describe the matter under consideration;
- the City staff applicant (or agent) will be invited to make a brief presentation of up to ten minutes;
- 3. the City Clerk will identify any written submissions received;
- 4. oral submissions from the public will be heard, and any further written submissions, if any, will be received;
- 5. the hearing will be closed and matters may be considered.

Please observe these rules and if you have any concerns with the manner in which the hearing is conducted, direct your comments to the Chair.

Proposed Public Hearing Opening Statement – "Redline Version"

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Members of Council may ask questions of you following your presentation. However, the function of Council members during a public hearing is to listen to the views of the public, not to debate the merits of the matters with citizens. Any debate by members of Council will occur at the subsequent vote.

The order of proceedings will be as follows:

- 1. the City Clerk will briefly describe the matter under consideration;
- 2. City staff will be invited to make a brief presentation;
- 3. the City Clerk will identify any written submissions received;
- 4. oral submissions from the public will be heard, and any further written submissions, if any, will be received;
- 5. the hearing will be closed and matters may be considered.

Please observe these rules and if you have any concerns with the manner in which the hearing is conducted, direct your comments to the Chair.

Proposed Public Hearing Opening Statement – Final Version

2573570



Re: Digital Strategy - Commitment to Security and Protection of Privacy			
From:	Grant Fengstad Director, Information Technology	File:	04-1300-01/2015-Vol 01
То:	Mayor and Councillors	Date:	October 7, 2015

As per the direction provided at the General Purposes Committee meeting of Monday, October 5th 2015, please reference the attached and updated page of Richmond's Digital Strategy, specifically the following paragraphs:

While this strategy will deliver a great experience for our customers, our commitment to ensuring the security and the protection of information will continue to be a fundamental obligation. Protection of privacy and personal information is mandated by Provincial legislation.

Extensive privacy impact assessments currently exist and are required for all new systems that contain personal information. The focus of these assessments is to ensure compliance with privacy protection legislation. Evolving best practices for data security will continue to be adopted to ensure protection of all of our systems.

I trust that this additional wording meets the intent expressed at Committee and gives comfort that the protection of privacy and the security of personal information is and will remain a fundamental priority for the City as it moves forward with the Digital Strategy.

Grant Fengstad

Director, Information Technology

GF:gf

pc: SMT



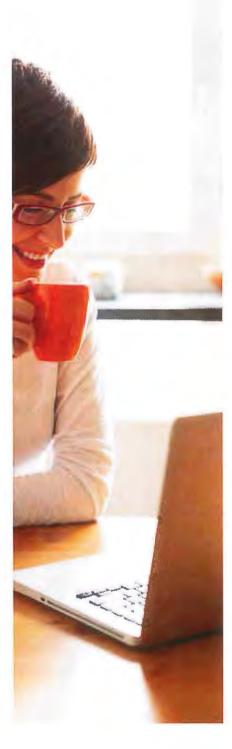
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WHY HAVE A DIGITAL STRATEGY?

The times are continuously changing for municipal governments. These statistics from the Canadian Internet Registry Association from 2012 set the stage for the drivers behind this new Digital Strategy:

- 87% of Canadians have Internet broadband access at home.
- 53% of Canadians have mobile Internet access (estimated at more than 70% in 2015).

Expectations of on-demand information and services—from shopping to finance to travel, etc.—are now 24 hours a day, seven days a week.

For the City to continue to effectively serve its constituents, it needs to align its services towards meeting the needs of this growing segment. Digital Strategy is more than simply 'putting services on the Web'. It is about rethinking how those services are defined and delivered, to ensure that our customers are at the forefront of all our efforts.

The objectives and desired outcomes of the Digital Strategy are:

- To fully integrate and enable all systems at the City to provide Web- and Mobile-enabled services to our citizens.
- To ensure citizens of Richmond have a cohesive, integrated customer experience.
- To delight our customers with an integrated business process approach.
- To provide a single eCommerce engine to simplify and streamline online customer transactions.
- To make better business decisions for the citizens of the City of Richmond by having improved data analysis and Business Intelligence.

While this strategy will deliver a great experience for our customers, our commitment to ensuring the security and the protection of information will continue to be a fundamental obligation. Protection of privacy and personal information is mandated by Provincial legislation.

Extensive privacy impact assessments currently exist and are required for all new systems that contain personal information. The focus of these assessments is to ensure compliance with privacy protection legislation. Evolving best practices for data security will continue to be adopted to ensure protection of all of our systems.



То:	General Purposes Committee	Date:	September 15, 2015
From:	Grant Fengstad Director, Information Technology	File:	04-1300-01/2015-Vol 01
Re:	Richmond Digital Strategy		

Staff Recommendation

That the proposed Richmond Digital Strategy attached to the staff report titled "Richmond Digital Strategy", dated September 15, 2015 from the Director, Information Technology, be adopted as a framework to guide strategic decisions regarding the City's digital services and infrastructure, in order to enhance the City's services and access for residents and strengthen Richmond's competitive advantage.

Grant Fengstad Director, Information Technology (604-276-4096)

Att. 1	

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Communications Economic Development Recreation Services Engineering Fire Rescue Transportation	व हा हा हा	A	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO	

Staff Report

Origin

A Digital Strategy is defined as the use of digital tools, such as AutoCAD which enables staff to electronically create and design plans, channels such as the use of email and social media to distribute information and products like Hansen, our work management system to achieve the goal of being more efficient and effective using technology. For the City of Richmond, it means transforming how the City is able to leverage these tools and technology to better serve our citizens and improve the efficiency and effectiveness of our employees. The CAO has directed Information Technology to take Richmond to the forefront in terms of utilizing technology to drive and support the effectiveness of Richmond's operations as a local Government'.

The vision of the Digital Strategy at the City of Richmond is:

• To optimize and integrate business processes which leverage technology innovation to deliver exceptional services.

Since 2013, the Digital Strategy at the City of Richmond has been directed by a Steering Committee comprised of stakeholders representing each division within the City. Led by Information Technology, the Committee has proposed a multi-year plan that will see the phased roll out of various technologies over the next few years. Each division stakeholder has brought his or her own insight and vision to the project, and has helped to create a broad-based, extensive strategy that will propel the City's current digital technology approach to one that is at the forefront of North American municipalities.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.

- 9.1. Understandable, timely, easily accessible public communication.
- 9.2. Effective engagement strategies and tools.

Analysis

The Richmond Digital Strategy identifies the opportunities and clarifies the needs, both within a service delivery model and in the customer-engagement platform. A customer-centric approach puts our customers (the citizens, business operators, visitors and partners of the City of Richmond) at the centre of everything we do by developing and improving our technology to provide them with a better customer experience.

Global technology use has shifted to become more mobile focused and self-serve. Many industries have been transformed by embracing new digital technologies to provide the best in customer service. The finance and travel industries, for example, have moved their previously paper-heavy and process-based businesses online.

The predominance of web-based organizations such as Amazon, Yahoo, Google, Facebook and others has shifted peoples' expectations of real time delivery and responsiveness. The unparalleled influx of information that people receive on a daily – often hourly basis has created a need for organizations to more strategically disseminate the information they are providing so it best meets their customers' needs. City of Richmond citizens will demand information from the City that is easy to access, customized and flexible.

As part of the Y2K transition, the City implemented a number of business oriented systems that were selected as providing the best services for each line of business. This resulted in a number of independent systems within the City, each with their own data and information isolated to each system. While we have served the community well in regards to providing specific services, we have somewhat limited our ability to really connect with our customer – the resident/citizen that chooses to live in the City, the business operator that chooses to run their business here or the developer that invests in the City.

Our planning systems have done an admirable job of managing development related applications, defining land uses and documenting the building and zoning assets throughout the City. The work management system has been successful in attending to repairs on infrastructure such as road work, documenting service requests coming from the community and scheduling preventative maintenance tasks on infrastructure such as pump stations.

Each system has a representation of our 'customer'. The information related to our customers is contained within each island. We cannot easily ascertain all services a specific customer utilizes within the City. This limits our ability to have that global perspective in terms of really planning and preparing the City for what services are most important to our customers.

The Internet globally has had a major impact on how customers expect to interact and engage with businesses and government. Customers expect to have information easily accessible to them at any time. Given that customers now have the ability to book travel, conduct their banking, make dinner reservations – all online at their convenience – this is now extending into an expectation in terms of how people wish to interact with their government.

This transformation in local government is inevitable and will be imposed by the progress local government is making. It is just a matter of time in terms of when Richmond will need to react to this change. We can choose to be pro-active which will enable reliable planning in terms of the initiatives and financial impacts versus being reactive which would result in having to catch up with the market and incurring financial impacts within a much lesser time frame.

With the introduction of smartphones and purpose-built applications, citizens now want to have information at their fingertips or be able to take a picture of a road pothole and send that to the City to have it addressed.

We have historically been very dependent on the capabilities of the software vendors and/or systems provided by these vendors. Our ability to innovate and provide new services or capabilities has been defined by the respective development roadmaps our vendors have.

The strategy calls upon the City to implement new technologies that integrates systems and also provides new innovative capabilities for both web and mobile-based applications. We will also

establish a customer-centric platform that will require a shift in our focus to move from being a service-centric to a customer-centric organization. The strategic direction is focused around five key areas:

1. Extending the Reach of City Online Services

Implementing the Digital Strategy at the City of Richmond will extend the reach of all of our online services. The benefits to the community will be as follows:

- **Improved convenience:** Government services, such as bill payments, inquiries, licensing and development related applications will be available on demand, 24 hours a day, 7 days a week.
- **Improved business processes:** The Strategy will focus on simplifying business processes and enhancing the ways we provide services to the community.

2. Expanding the Connected City Architecture

The increase in the desire of organizations and individuals to be connected to the Internet at all times, wherever and whenever they need, has resulted in a dramatic increase in the need for more bandwidth, speed and mobility. To mitigate this challenge and to provide the City of Richmond community with the access they need, the City is expanding the connected City architecture by focusing on the following:

- Increased reach of fibre optics and broadband infrastructure: City owned facilities are connected to a City owned municipal fibre network infrastructure that provides high bandwidth services to many of Community Centres and other public facilities.
- Increased Wi-Fi (wireless Internet) availability: One primary focus will be the introduction of more public spaces that are Wi-Fi enabled. Currently, the City of Richmond provides free Wi-Fi access for the public at City Hall premises. This is being expanded to all City owned Community Centres, select heritage sites and a number of parks.

3. Extending Mobility for Staff

In 2015, nearly 70% of Canadians own a smartphone. This number has been steadily increasing over the past decade and is projected to continue to rise over the next five years. Additionally, with the high rate of technological innovation and evolution in this area, smartphones are being upgraded on average, every two years.

We have an opportunity to become a leader in how mobile technologies are leveraged to enable business processes and empower employees – specifically those employees that work in the field rather than an office. The City of Richmond Digital Strategy is focusing on extending the mobility of our staff to further help them do their jobs in a more effective and efficient way. To extend the mobility of City employees, the City is developing a connective layer of technology that we have labeled our Digital Nervous Ecosystem. This technology integrates to many of our independent systems and enables innovative mobile and web services where these systems on their own were unable to do so. This mobile enablement means the work orders would be electronically assigned to work crews and individuals. Employees would access the work orders using a mobile application on their smartphone or tablet and provide real-time updates as the work is being done at the work site.

4. Integrating and Interconnecting City Infrastructure

Interconnectivity among systems is key to running effective organizations in the hyperconnected global world, and municipal governments are no different in their need for integration.

The City of Richmond Digital Strategy will be focused on integrating and interconnecting these systems to enable information and data to be shared easily from one system to another and one department to another.

- **Creation of a Digital Nervous Ecosystem:** The new City of Richmond Digital Nervous Ecosystem is a connecting layer of technology that sits on top of multiple systems.
- Integration of systems to the Digital Nervous Ecosystem: Currently there are multiple systems that operate independently with data and information isolated within that system. For example, in the City there are vehicle detectors that exist in roadways, traffic lights, pump stations and water metres. These sensors collect data points of information that are captured independently within their respective systems. Through the integration of systems, we will now be able to pro-actively act on key business events, such as the detection of a major traffic incident at an intersection. This event would have business rules defined that would notify staff, create a service request for work crews to inspect City infrastructure, send a notification to e-Comm and post an update to the City mobile app advising the community of the incident causing extraordinary traffic delays.

5. Promoting Open and Transparent Government

In the past few decades, open and transparent government has become more important than ever for North Americans. For municipalities, transparency around public meetings is especially important as citizens learn about policy decisions that affect their lives and see how their tax dollars are being spent.

Technology has enabled governments to be much more open and transparent. Streaming video of council meetings, social media websites, virtual town halls and mobile apps are making it easier than ever for the public to provide input to government and feel more connected and engaged.

Each of these strategic directions will be addressed, not by a series of individual actions and activities, but by an integrated technology approach that will bring together technology and business areas.

Components of the Digital Nervous Ecosystem include several new technologies that will be seamless to our customers (citizens, businesses, visitors, partners and employees), and will result in an improved mobile and web experience. The Digital Nervous Ecosystem will also provide the City with significantly improved data analysis, as it will include improved data warehousing and Business Intelligence. This will enable the City to obtain more information about usage of City services and customer experiences and preferences. Ultimately, this allows the City to provide improved services and offerings to its citizens, as employees and Council are able to make more informed decisions on how to spend taxpayers' money and resources. In addition, through this integrated approach, citizens will be more engaged as they can use social media and other digital tools to provide direct feedback to the City of Richmond. That feedback will be tracked and managed as part of the customer engagement process providing council and staff a real time view of the community on issues.

The Digital Strategy will be transformative for the City of Richmond and its citizens as the City continues to grow in population at a rapid rate. Over the next decade, the burgeoning population will create an increase in demand on City services. Implementing this strategy now will allow the City to be ahead of this growth curve and well prepared to meet the changing needs of the City.

The Digital Strategy provides a framework to guide strategic decisions regarding the City's digital services and infrastructure that enhance the City's services and access for residents. It identifies five key initiatives and associated projects and actions at various stages of development over the life of the strategy. In 2014, we implemented a pilot / prototype system which enabled both the Richmond BC mobile app and the Elections mobile app. The funding approved for this initiative was \$300,000. As part of the 2015 capital plan, \$1.8M was approved. Staff are presently developing and implementing some of the foundation pieces of the Digital Nervous Ecosystem. The CAO has asked for a complete plan outlining the full scope of the digital strategy to be implemented over the next three years within this council term.

Financial Impact

The remaining funding is estimated to be \$5.5 million over the next three years. Staff will develop project plans and funding strategies for Council consideration and prioritization as part of the regular budget and capital planning processes.

Conclusion

This Digital Strategy, with input from the organizational Steering Committee, addresses current opportunities and challenges and will equip Richmond with the tools to transform its current customer service approach from service-centric to customer-centric. The strategy outlines five strategic directions which act as a framework to guide actions and work plans. With leadership and support from the City, this Digital Strategy will move the City of Richmond to the forefront of innovation for municipal government across North America.

Adrienne Ash Systems Analyst (604-276-4213)

GF:ala

Att. 1: City of Richmond Digital Strategy document

RICHMOND'S DIGITAL STRATEGY SEPTEMBER 2015



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– John Chambers, chairman and CEO of Cisco

EXECUTIVE SUMMARY

The City of Richmond is undertaking the development and implementation of a new Digital Strategy that will support the City's vision of being "the most appealing, liveable, and well-managed community in Canada."

A "Digital Strategy" is defined as the use of digital tools, channels and products to achieve a goal or goals. For the City of Richmond, it means transforming how the City is able to leverage digital tools and technology to better serve our citizens and improve the workplace for our employees. The vision of the Digital Strategy at the City of Richmond is:

To optimize and integrate business processes which leverage technology innovation to deliver exceptional services.

The Digital Strategy at the City of Richmond is directed by a Steering Committee comprised of representatives and stakeholders from each division across the City. Led by Information Technology, the Committee has proposed a multi-year plan that will see the phased roll out of various technologies over the next three to five years. Each division stakeholder has brought his or her own insight and vision to the project, and has helped to create a broad-based, extensive strategy that will propel the City's current digital technology approach to one that is at the forefront of North American municipalities.

Over the past decade, the City of Richmond Information Technology department has set the foundation for the Digital Strategy by establishing a robust technology platform throughout the City that has served the citizens well to date. Various service-specific systems have been successfully utilized for many years to help the City's different departments execute on their mandates. These systems include:

- Work Order Management System
- Property Management System
- Program Registration System
- Finance and Human Resources System
- Tax Collection System
- Traffic Control Management System

While these systems have performed well and met the needs of the City and the community, the time has come to shift from a primarily service-centric approach to customer-centric. A customer-centric approach puts our customers (the citizens, business operators and partners of the City of Richmond) at the centre of everything we do by developing and improving our technology to provide them with a better customer experience.

Global technology use has shifted to become more mobile focused and self-serve. Many industries have been transformed by embracing new digital technologies to provide the best in customer service. The finance and travel industries, for example, have moved their previously paper-heavy and process-based businesses online.

The predominance of web-based organizations such as Amazon, Yahoo, Google, Facebook and others has shifted peoples' expectations of real time delivery and responsiveness. The unparalleled influx of information that people receive on a daily—often hourly—basis has created a need for organizations to more strategically disseminate the information they are providing so it best meets their customers' needs. City of Richmond citizens will demand information from the City that is easy to access, customized and flexible.

The Internet is becoming the town square for the global village of tomorrow.

- Bill Gates, founder, Microsoft

At the core, establishing the City of Richmond as customer-centric will require a shift in our digital strategic direction and the introduction of several new technologies. The strategic direction for the Digital Strategy is focused around five key areas:

- 1. Extending the reach of City online services
- 2. Expanding the connected City architecture
- 3. Extending mobility for staff
- 4. Integrating and interconnecting City infrastructure
- 5. Promoting open and transparent government

Each of these strategic directions will be addressed, not by a series of individual actions and activities, but by an integrated technology approach that will bring together technology and departments. The Digital Strategy will be focused around the development of a "Digital Nervous Ecosystem" (DNE), an integration system that will bring together the various business systems at the City of Richmond.

Components of the Digital Nervous Ecosystem include several new technologies that will be seamless to our customers (City citizens, businesses and employees), and will result in an improved mobile and web experience. The Digital Nervous Ecosystem will also provide the City with significantly improved data analysis, as it will include improved data warehousing and Business Intelligence. This will enable the City to obtain more information about usage of City services and customer experiences and preferences. Ultimately, this allows the City to provide significantly improved services and offerings to its citizens, as employees and Council are able to make more informed decisions on how to spend taxpayers' money and resources.

The Digital Strategy will be transformative for the City of Richmond and its citizens as the City continues to grow in population at a rapid rate. Over the next decade, the burgeoning population will create an increase in demand on City services. Implementing this strategy now will allow the City to be ahead of this growth curve and well prepared to meet the changing needs of the City.



Take Richmond to the forefront of technology in terms of Municipal Government.

- George Duncan, CAO, City of Richmond

INTRODUCTION

As the global marketplace evolves to being more digitally enhanced and mobile, so too are North America's municipalities moving towards a more digital approach. The City of Richmond has always been committed to providing its citizens with the most innovative technologies to best serve their needs. As technology evolves, so will the City of Richmond.

This document provides an overview of how the City of Richmond is leveraging today's digital technologies to transform its current customer service approach from being service-centric to customer-centric. It will show how the introduction of a multi-layered technology system called the "Digital Nervous Ecosystem" (DNE) will enable the City to capitalize on new technologies to evolve current business systems into mobile-enhanced and web-based technologies.

It will outline the strategic direction that the Digital Strategy will take, and it will highlight how a "Day in the Life' of different City of Richmond customers will improve through the Digital Strategy.

It will demonstrate how evolving technologies to a digital platform will help the City of Richmond realize its vision of being "the most appealing, liveable, and well-managed community in Canada."



THE PURPOSE

The only wrong move when it comes to Digital Transformation is not to make any move at all.

– Dider Bonnet, Senior VP CapGemini

Over the past few years, there has been a visible and dramatic transformation in how organizations (including municipalities) share information with individuals. The evolution of technology to web and mobile along with the introduction of Social Media has increased the amount of information that people receive and process. At the same time, the vehicle used to disseminate and share this information has shifted equally dramatically to predominately web-based and mobile-enhanced technologies that capture and share information on demand in a customizable and flexible way.

For the citizens, businesses and employees of the City of Richmond, this has had many different impacts—both professionally and personally. More and more businesses are available online, and many offer their goods and services over the Web or via mobile application.





WHY HAVE A DIGITAL STRATEGY?

The times are continuously changing for municipal governments. These statistics from the Canadian Internet Registry Association from 2012 set the stage for the drivers behind this new Digital Strategy:

- 87% of Canadians have Internet broadband access at home
- 53% of Canadians have mobile Internet access (estimated at more than 70% in 2015)

Expectations of on-demand information and services—from shopping to finance to travel, etc.—are now 24 hours a day, seven days a week.

For the City to continue to effectively serve its constituents, it needs to align its services towards meeting the needs of this growing segment. Digital Strategy is more than simply 'putting services on the Web'. It is about rethinking how those services are defined and delivered, to ensure that our customers are at the forefront of all our efforts.

The objectives and desired outcomes of the Digital Strategy are:

- To fully integrate and enable all systems at the City to provide Web- and Mobile-enabled services to our citizens.
- To ensure citizens of Richmond have a cohesive, integrated customer experience.
- To delight our customers with an integrated business process approach.
- To provide a single eCommerce engine to simplify and streamline online customer transactions.
- To make better business decisions for the citizens of the City of Richmond by having improved data analysis and Business Intelligence.

CURRENT STATE

The City of Richmond exists to serve the citizens and businesses of Richmond. There are dozens of business systems that the City uses to provide services to our customers and to keep the City operating.

Historically, systems at the City of Richmond were purchased and implemented to specifically address the needs of the service area for which they were responsible. These systems are best-in-class products for the service they deliver and are used by many municipalities in North America. At the time, there was no method of integrating the systems or the data stored within them. As a result there is duplication of data and no single representation of fact (no single source of truth for data).

This segregation of systems is typical of many organizations that embraced technology early. It also leads to the challenge of what to do with systems that are unable to support newer technologies such as Web-based access, self-service and mobile. Those systems that do provide online capability often require unique sign-on to each separate system, rather than a single sign-on which is more user friendly. Ultimately, disparate systems make it difficult for the City to have a holistic view of data and understand what the data is telling us.

When faced with aligning 2015 customer expectations and needs with current systems, the City of Richmond decided on a new Digital Strategy that would provide integration between systems and facilitate mobile enablement.

A committee with representation from each division in the City was struck to develop a strategy based on best practices from digital strategies of other municipalities infused with the innovative spirit and business strategy of the City of Richmond.



Mobile: The term 'mobile' in a Digital Strategy refers to anything relating to cellular phones, handheld computers, and similar technology.



Web enabled: Web enabled refers to a product or service that can be used through, or in conjunction with, the Internet or World Wide Web. A Web-enabled product may be accessed through a Web browser or be able to connect to other Web-based applications in order to synchronize data.



Digital Nervous Ecosystem (DNE): A connecting layer of technology that sits on top of multiple different systems and channels data from system to system. Much like the human body has a Central Nervous System whose function is to integrate information it receives from all parts of the body and then coordinate and influence the activity of the body parts, the Digital Nervous Ecosystem's function is to integrate information from multiple different systems.



Fibre optics: Fibre optics are cables that transmit information from computer to computer. Computers use fibre optics to provide broad access to the Internet.



Broadband: A high-capacity transmission technique using a wide range of frequencies, which enables a large number of messages to be communicated simultaneously.



Wi Fi: The term WiFi refers to wireless networks that allow computer systems to network and to speak to each other.

OPPORTUNITIES

The systems currently in place at the City of Richmond provide a solid foundation on which to build the Digital Strategy. By introducing several new layers of technology through the Digital Strategy, the City of Richmond has an opportunity to showcase itself as an innovator and leader in the concept of being a "Smart City".

Innovation has always been at the core of the City of Richmond's approaches to technology and other areas. Staying in line with—or ahead of—global trends in municipal government is key to advancing the City's infrastructures and services delivery for our citizens, business owners, visitors, partners and employees.

The implementation of the Digital Strategy will provide many opportunities for the City to move from a service-centric organization to a customer-centric organization and will leap the City forward to current technology trends in a cost effective and timely way. The following are examples of opportunities that inspire and shape the Digital Strategy:

- The demographic of the City of Richmond is continuing to shift in ethnic diversity with Chinese origin citizens approaching a majority of the average population (49%). As well, there is an increase in resident population in the 20-30 year range. These demographics are digitally savvy and will expect more of the City services to be web and mobile enhanced.
- Significant commercial and residential development in the City provides an opportunity for the City to leverage digital technology in City infrastructure that supports this development.
- Improvements in data analysis and Business Intelligence solutions allow the City to better understand how its citizens, business operators and visitors use the City's infrastructure.
- The trend towards mobile provides an enormous opportunity for the City of Richmond to better connect with more of its citizens and business owners and visitors. Mobile apps such as the City of Richmond app enable both the City and tourism partners to showcase their offerings in an easy to access, visually stimulating and easily navigable way. Feedback on the new app is a positive indicator of how big an opportunity the mobile story is for the City.

We have technology, finally, that for the first time in human history allows people to really maintain rich connections with much larger numbers of people.

- Pierre Omidyar, founder, eBay

TRENDS

The City of Richmond has always prided itself on staying not just aligned with global technology trends, but ahead of them. Over the past several years, the technology industry has clearly shifted to an on-demand, highly connectable, cloud and mobile industry, where customization and localization is integral to successful delivery.

MOBILE

According to the 2015 Internet Report released by Kleiner Perkins Caufield & Byers, a leading technology Venture Capital firm, the mobile story continues to be the single, largest trend that all organizations need to pay attention to. The report cites some interesting statistics:

- Mobile Internet use is growing faster than Internet usage in general. There are 2.8 billion Internet users, up 8 percent from 2014, and 2.1 billion mobile Internet users, an increase of 23 percent.
- Mobile data usage rose 69 percent last year, and 55 percent of mobile data traffic is from video.
- In 2008, Americans spent 20 minutes a day on average with the mobile Web. This year, they spend close to three hours, more time than they spend on laptops.

INTERNET OF THINGS (IOT)

In 2015 and beyond, the focus for many technology giants is bringing together the "Internet of Things" or IoT as it is known. The IoT is a proposed development of the Internet in which everyday objects have network connectivity, allowing them to send and receive data. It involves connecting all the various devices that could access the Internet—tablets, mobile, laptops, desktops, home alarm systems, appliances, etc. The IoT is fundamentally what the City of Richmond's Digital Strategy is all about. Connecting all our various disparate systems through a technology layer that allows us to better share and manage information to provide our citizens with better customer service.

CUSTOMIZED USER EXPERIENCE (OR USER-CUSTOMIZED PORTAL)

Thanks to the prevalence of social media and Google, the technology of websites has evolved to be focused not just on usability but rather on customer experience. Users of these sites sign in and customize the portal or front page of the site to tailor to their specific needs. Once the site is 'set up', content is pushed to the front end of the site that is specifically relevant to the user. Our "Day in the Life" examples demonstrate how the City of Richmond will utilize this technology ability as a key part of our Digital Strategy.



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STRATEGIC DIRECTION

VISION

The vision of the Digital Strategy for the City of Richmond is:

To optimize and integrate business processes which leverage technology innovation to deliver exceptional services.

Achieving this vision will require contribution and support from throughout the City—from all divisions and from every level.

GOAL

The goal of the Digital Strategy is:

To facilitate strategic thinking and better coordination around the digital innovation and enabling concepts of "Smart City', with the ultimate goal of embedding digital technology into the City's operations, information dissemination and communication with the residents and business community.

Achieving the goal of making the City of Richmond a web- and mobile-enabled "Smart City" requires a well thought out strategy direction, focused on specific deliverables and key areas. The following five areas of focus have been identified as key to the success of the Digital Strategy:

- 1. Extending the reach of City online services
- 2. Expanding the connected City architecture
- 3. Extending mobility for staff
- 4. Integrating and interconnecting City infrastructure
- 5. Promoting open and transparent government

Mobile is the future and there's no such thing as communication overload.

- Eric Schmidt, Google

STRATEGIC DIRECTION: 1. EXTENDING THE REACH OF CITY ONLINE SERVICES

The City of Richmond currently offers several services via the City of Richmond website for citizens and business owners. Business licenses, pet licenses, parking tickets, and more can all currently be accessed via www.richmond.ca. Generally the website is currently designed by division or function.

In this era of digital government, our citizens need and want to be at the core of our business processes. We know our customers—the citizens and business owners of the City don't necessarily care about the organizational structure of our municipal government nor should they need to know that to effectively deal with the City via our website. We want to enable them to do their business, to live their lives within the City of Richmond, supported by our organization.

Implementing the Digital Strategy at the City of Richmond will extend the reach of all of our online services. The benefits to the community will be as follows:

- Improved convenience: Government services (such as bill payments, inquiries, licenses, etc.) will be available on demand, 24/7.
- Improved business processes: The City of Richmond is committed to supporting our business community. The new Digital Strategy has been developed with business in mind—helping them to become more efficient and effective. The Digital Strategy will focus on helping businesses save time by reducing the bureaucracy often associated with working with government. Access to more online business-related services such as procurement opportunities (both new bids and in progress or won opportunities), business licenses registration and re-registration, and paying bills and receiving payments online illustrates how transformative the Strategy will be to the Richmond business community. The City will continue to work with various business associations to identify further business opportunities that can be enhanced via the Digital Strategy. Many of the efficiency gains from the digital strategy and a more web-enabled government will flow directly to the business bottom line.

STRATEGIC DIRECTION: 2. EXPANDING THE CONNECTED CITY ARCHITECTURE

A positive outcome of the global shift to increased connectivity through digital technology has been the increase of communication not only from business-to-consumer but also business-to-business and within the walls of an organization. Communication within and among organizations is no longer the domain of face-to-face, voice or even written correspondence. Today, internal communications and communications from one organization to another is increasingly shared over digital channels, i.e. the exchange of data and information over the Internet. This increase in digital communication while extremely positive on the one hand, as it creates much more efficient channels of communication, is also challenging on the other hand, for more people are demanding to be connected at all times than ever before.

This increase in the desire of organizations to be connected to the Internet at all times, wherever and whenever the need, has resulted in a dramatic increase in the need for more bandwidth speed and mobility. To mitigate this challenge and to provide the City of Richmond businesses and citizens with the access they need, the City of Richmond is expanding the connected City architecture by focusing on the following:

- Increased fibre optics and broadband: At the City of Richmond, the use of fibre optics and broadband has enabled various City departments and offices at different locations to connect and access more efficiently the City's network, data and systems. This connectivity will increase over the next few years as we roll out the Digital Strategy. More public spaces that are city-owned or managed will have increased fibre optic and broadband capability.
- Increased Wi Fi availability: One primary focus will be the introduction of more public spaces that are Wi Fienabled. Currently, the City of Richmond provides free Wi Fi access to the public on City Hall premises. This will be expanded to encompass other city-owned and managed facilities, buildings and community centres, allowing citizens and staff to better communicate and share information with one another.

STRATEGIC DIRECTION: 3. EXTENDING MOBILITY FOR STAFF

In 2015, nearly 70% of Canadians own a smartphone. This number has been steadily increasing over the past decade and is projected to continue to rise over the next five years. Municipal governments by and large are not maximizing mobile technology to further their business objectives and empower their employees—specifically those employees that work in the field rather than an office. The City of Richmond Digital Strategy is focusing on extending the mobility of our staff to further help them do their jobs in a more effective and efficient way.

To extend the mobility of City employees, the City is developing a connective layer of technology known as the Digital Nervous Ecosystem that sits on top of various systems and channels information as needed to mobile devices. This mobile enablement means that work orders would be electronically assigned to work crews and individuals. Employees would access the work orders through a mobile application on their smart phone or tablets, and provide real-time updates as the work is being done and completed right at the work site.

In my opinion, the future of mobile is the future of everything

– Matt Galligan, SimpleGeo

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STRATEGIC DIRECTION: 4. INTEGRATE AND INTERCONNECT CITY INFRASTRUCTURE

Interconnectivity among systems is key to running effective organizations in the hyper-connected global world, and municipal governments are no different in their need for integration.

The City of Richmond Digital Strategy will be focused on integrating and interconnecting these systems to enable information and data to be easily shared from one system to another—and one department to another.

- Creation of a Digital Nervous Ecosystem: The new City of Richmond "DNE", or Digital Nervous Ecosystem, is a connecting layer of technology that sits on top of multiple different systems and channels data from system to system.
- Integration of various systems to DNE: Currently there are multiple systems that operate independently to capture and store information points from various City of Richmond departments or functions. For

example, in the City there are sensors that exist in roadways, traffic lights, pump stations, etc. These collect data points of information as they are captured but the information typically sits in one database and is not shared with other areas. With the DNE sitting on top of the different systems, these data points can be shared from system to system. As issues or unexpected events happen, these sensors will provide valuable data to the DNE triggering other systems to automatically respond and start business processes.

Most importantly, this seamless integration of data sharing and business process is not overtly apparent to the citizens of Richmond. The citizens will only know that the faulty light at the intersection was fixed or that the potholes in the highway were repaired—the sharing of information through integrated systems resulting in an improved customer experience for citizens. STRATEGIC DIRECTION: 5. PROMOTE OPEN, TRANSPARENT GOVERNMENT

In the past several decades, open and transparent government has become more important than ever for North Americans. For municipalities, transparency around public meetings is especially important as citizens learn about policy decisions that affect their lives and see how their tax dollars are being spent. Proactive citizen participation helps improve policy outcomes. Technology has enabled governments to be much more open and transparent. Tools such as streaming video of council meetings or other meetings, social media websites, virtual town halls and mobile apps are making it easier than ever for the public to provide input to government, and feel more connected and engaged.

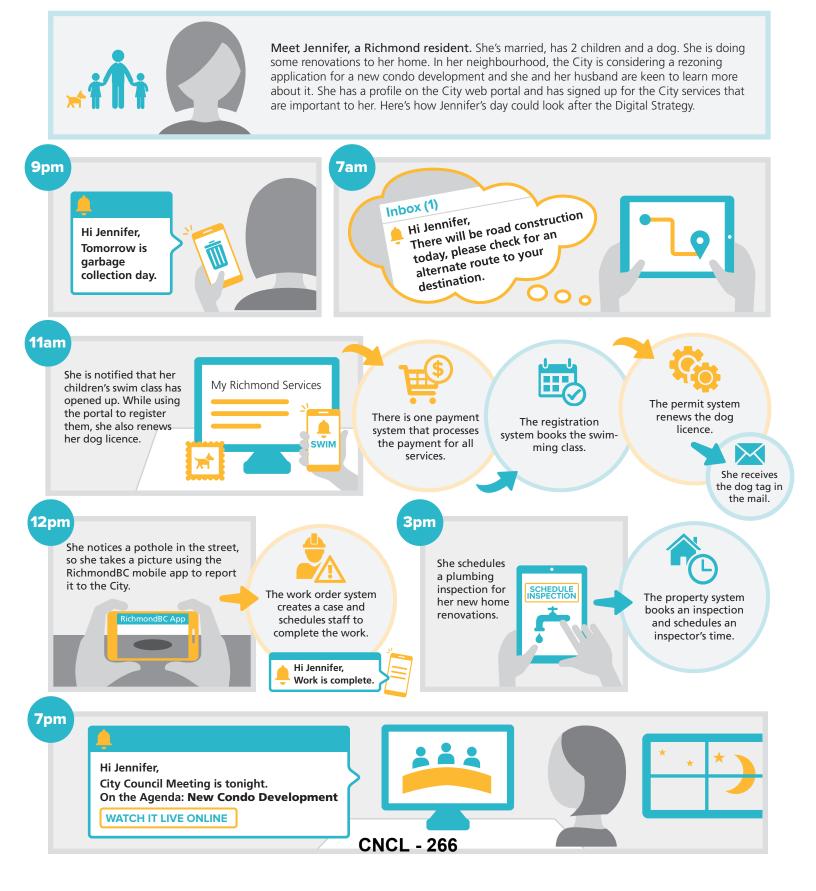
Engaging with our citizens and listening to their input and feedback has always been important to the City of Richmond. We have provided many different vehicles for citizens of Richmond to communicate with the City and City Council. The Digital Strategy will support and further this commitment to our citizens and allow them to communicate in a much more efficient, timely and broader way. Using online engagement tools, it is easy for more people to contribute ideas of community improvement and provide feedback on current initiatives. Tools that will be used to further the City of Richmond's efforts for an open and transparent government include:

- Streaming video (for use at Council meetings or other meetings)
- Social media websites
- Virtual town halls
- Mobile apps

These tools are a convenient way for citizens to stay engaged with the government decision-making about the community and in turn, help the organization collect timely and actionable input from citizens.

A DAY IN THE LIFE OF A RICHMOND CITIZEN

Implementation of the Digital Strategy will transform how the City of Richmond interacts with our customers. The following Day in the Life scenario envisions what that could mean to our citizens and staff.



NEXT STEPS

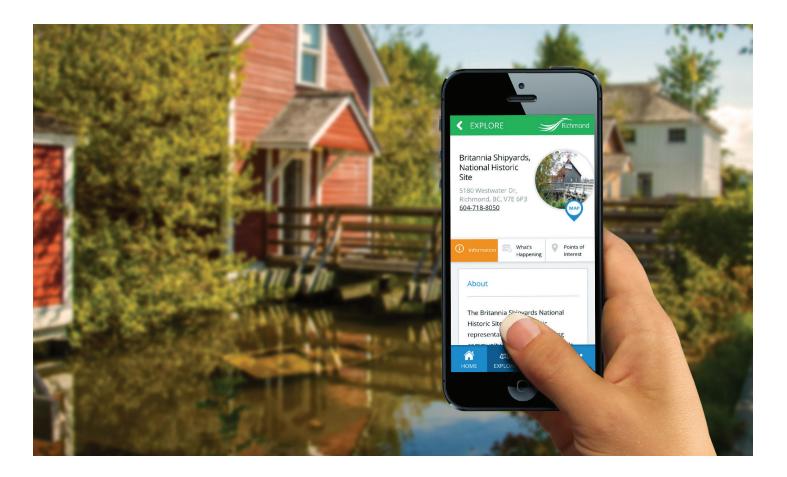
This Digital Strategy document is a current snapshot of a multi-year, multi-phased transformation of how the City of Richmond will connect with its customers. The Digital Strategy Committee has established a timeline for the roll out of the various components of the Digital Strategy, some of which have already been launched.

In 2014, the City launched its new Mobile App, which is available for iPhone and Android devices. This App was developed due to the successful implementation of a layer of technology (a predecessor to the Digital Nervous Ecosystem) that connects the Events database with the Community Services database and the registration system for both the City of Richmond and the Richmond Oval. The App to date has been extensively downloaded and overall feedback has been extremely positive.

2015 AND BEYOND

The next focus of the Digital Strategy will be to create a mobile-enabled version of our Public Works system and the creation of the Digital Nervous Ecosystem technology layer. Once these are established, and the City has an improved ability to understand our customers, we will be relaunching the City of Richmond website. This new website will provide our citizens with a highly customizable, interactive user interface that seamlessly connects user information to provide the citizens of Richmond with a customer-centric experience on the website.

The efforts to successfully deliver the City of Richmond Digital Strategy cannot be done in isolation by Information Technology alone. To date, the cross-functional Steering Committee has helped to ensure the project is a city-wide initiative and this continued engagement across divisions is key to the project's ultimate success.



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CONCLUSION

This document has provided an overview of how the City of Richmond is leveraging today's digital technologies to transform its current customer service approach from service-centric to customer-centric. It has demonstrated how by introducing a connecting layer of technology to bring together all the multiple systems already in place at the City, the City can improve its customer service, become a more efficient and effective organization, create more engaged employees and citizens, and instil a customer-centric culture throughout all departments and at all levels.

The Digital Strategy is clearly aligned with the City of Richmond's vision of being "the most appealing, liveable, and well-managed community in Canada."

With the support of City Council, the CAO, the Senior Management Team and the employees of the City of Richmond, this Digital Strategy will move the City of Richmond to the forefront of innovation for municipal government across North America.



Report to Committee

То:	General Purposes Committee	Date:	September 28, 2015
From:	Victor Wei, P. Eng. Director, Transportation	File:	01-0150-20- THIG1/2015-Vol 01
Re:	Update on George Massey Tunnel Replacement Widening	Project -	- Highway 99

Staff Recommendation

- That the staff report titled "Update on George Massey Tunnel Replacement Project Highway 99 Widening" dated September 28, 2015 from the Director, Transportation be forwarded to the Ministry of Transportation and Infrastructure's George Massey Tunnel Replacement project team for consideration in the development of the Project Definition Report.
- That a letter be sent by Mayor Brodie, on behalf of Council, to the Agriculture Land Commission and the Minister of Transportation and Infrastructure, with copies to all Richmond MLA's, advising of the City's concerns with any potential widening of Highway 99 on the west side impacting existing established institutions and farming of their backlands.

Victor Wei, P. Eng.

Director, Transportation (604-276-4131)

Att. 2

REPORT CONCURRENCE				
ROUTED TO: CON	CURRENCE	CONCURRENCE OF GENERAL MANAGER		
Intergovernmental Relations & Protocol Unit Parks Services Engineering Sustainability Policy Planning	ष् <u>त</u> ्र ह र	pre Erreg		
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO		

Staff Report

Origin

At the July 27, 2015 Council meeting, staff presented a report that provided a status update on the George Massey Tunnel Replacement (GMTR) project as well as sought approval of a letter being sent to BC Hydro on preferred options for the relocation of the BC Hydro transmission line from the tunnel. In that report, staff noted the potential impacts of the wider crossing and highway on adjacent farmland were not known at that time and staff continued to reiterate to MoTI that the project should ensure a net zero or positive impact to agriculture land.

Since that time, staff have learnt from property owners along the west side of Highway 99 between Steveston Highway and Blundell Road being contacted by the GMTR project team that there might be property acquisition required for widening Highway 99. This report provides an update on staff's recent discussions with the Ministry of Transportation and Infrastructure (MoTI)'s GMTR Project team on the issue of potential property impacts as well as other new information since the last update report.

Analysis

Proposed Widening of Highway 99

Staff continue to have regular meetings with the project team members, typically every two weeks. As noted in the previous report, MoTI's GMTR project team continues with their technical planning work for the project including data collection and preliminary studies such as potential environmental impacts. These studies will contribute to their upcoming submission to the BC Environmental Assessment Office. One of the recent topics of discussions was related to the potential need for property acquisition along Highway 99 by MoTI as staff received anecdotal information several weeks ago from the adjacent property owners who indicated that such acquisition was identified in their communications with the GMTR project team.

Based on the above discussions, the GMTR project team has confirmed to staff the potential for widening of Highway 99 as the number of lanes along this highway corridor would need to be increased as part of the bridge project. The team also indicated that they had begun contacting property owners along the corridor to introduce themselves and inform them of the project and potential impacts.

On several occasions, staff also referenced the City's Backland Policy and that there has been an active referral from Council for staff to report back on developing the Policy.

Potential Property Impacts

As noted above, over the past several weeks, staff were contacted by one of the property owner representatives on the west side of Highway 99 between Steveston Highway and Blundell Road who advised that MoTI representatives had indicated a potential need to acquire additional highway right-of-way from the adjacent property along the east edge of the property (west edge side of Highway 99) in order to accommodate the proposed highway widening. Further, staff have also been informed by MoTI staff that input from the Agriculture Land Commission (ALC)

was such that their preference was for any widening of the Highway 99 corridor to be carried out on the west side which was considered by ALC as less actively farmed. See Attachment 1 for a map showing the general area of potential widening of the Highway 99 corridor.

In an attempt to obtain more detailed information, staff contacted the Ministry's GMTR project team on September 24, 2015 asking for clarification and the specific proposal for such road widening including:

- the purpose of the highway widening
- confirmation of where any highway widening would take place
- the extent of highway widening
- the amount of property MoTI is pursuing for highway widening
- which property owners have been contacted by MoTI
- what information is being shared with the property owners both verbal and in writing;
- timing of acquiring the property;
- intentions for RMA retention or relocation; and
- the proposed cross section of the proposed widened highway.

Despite requests from staff for more detailed highway and right-of-way information such as the number of proposed traffic lanes, width of proposed widening and the dimensions of any right-of-way shortages along Highway 99, no such details were shared by the GMTR project team so far. Furthermore, at the time of preparation of this report, no specific information was provided to staff on the extent of the impact on properties or any design drawings for the proposed Highway 99 widening. Hence, at this time, there is insufficient information provided to staff to technically verify the property needs for the widening.

In response, the project team provided the following general information in an e-mail dated September 28, 2015. Staff also subsequently met with team members later that same day on September 28, 2015 to discuss the matter further; the information provided by the GMTR project team from that meeting is summarized below.

- a) The widening is to improve safety, provide dedicated transit lanes and improve drainage facilities for stormwater management on Ministry and Richmond lands adjacent to the roadway.
- b) The existing highway right-of-way section of Highway 99 between Blundell Road and Steveston Highway is much narrower than the corridor to the north. To the north of Blundell Road, the highway right-of-way is much wider.
- c) Any property acquisition for the Highway 99 widening would also take into account property needs for a potential future Blundell Interchange. Any property acquisition would take into account the "worst case scenario" as MoTI prefers to secure the ultimate property needs for the long term as opposed to approaching the same property again to acquire more land in the future.
- d) At this time, no definitive amount of land acquisition has been determined by the GMTR project team as the amount varies depending on the design of the Highway 99 widening

and options for the Steveston Interchange which are both work in progress. When meeting with the property owners in the area, the GMTR project team informed the owners that they had not determined the exact amount of impact but did indicate on an aerial map of each property the area of potential impact.

- e) Details of information shared between the GMTR project team and property owners are confidential and, therefore, cannot be shared with the City at this time.
- f) The GMTR project team have considered the potential widening on the east side of Highway 99, however, are focusing on the west side because of the preference indicated by the ALC (as noted earlier) as well as the constraints of the existing BC Hydro's overhead transmission line and the future jet fuel being on the east side of the highway.

Regarding Item c) above on the proposed property acquisition for a future Blundell Interchange by the GMTR project team, staff had previously advised the project team on the need to carry out a business case analysis for this potential new interchange as their traffic analysis to date indicated there would be more disbenefits than benefits to Richmond. Based on the GMTR traffic model forecasts, the disbenefits include increased traffic being projected to divert from the new interchange to rural roads east of Highway 99 such as Sidaway Road (as also noted in staff's last report to Council on July 27, 2015). Therefore, the current pursuit of additional property by the project team to accommodate this new potential interchange is considered by staff as premature without first completing the thorough business case analysis as noted.

No. 5 Road Backlands Policy

Any proposed widening of Highway 99 on the west side would have implications to the current review and update of the Backlands Policy by the City.

The City's Backlands Policy, which was approved by Council in 1990 and revised in 2000, requires land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110 m of properties on No. 5 Road and all proposals for lands subject to the Policy to enter into legal agreements as deemed necessary to require uses to farm activities on the backlands.

Council has concerns with the lack of farming on some of these properties, hence a referral was made at the May 20, 2015 Planning Committee, where staff are to examine and report back on the following:

- 1) Overall vision for the No. 5 Road backlands;
- 2) Options for a farm access road along the backlands from Blundell Road to Steveston Highway;
- 3) Options to assemble properties along No. 5 Road to create an agricultural "green" zone; and
- *4) The properties that comply with the requirements of the No. 5 Backlands Policy No. 5037.*

In order for staff to complete the review and make recommendations, it is necessary to obtain details from MoTI on the potential land takings from these properties and understand the impacts

on the backlands. For example, the size of future enhanced farm lands at the back of these properties and determination of the location of a potential farm access road would be impacted by the extent of Highway 99 widening.

Expansion Plans at Mosque at 12300 Blundell Road

The non-farm use application for the mosque expansion at 12300 Blundell Road was endorsed by Council on November 24, 2014 and forwarded to the ALC for approval. The ALC subsequently approved the application on June 23, 2015. Staff have informed the GMTR project team of this approval by ALC as it appears contradictory to what they understood from the ALC on their preference to widen on the west side. Should the GMTR project proceed to acquire additional right-of-way from this site, the existing and proposed on-site parking and circulation would be impacted.

Riparian Management Area

The GMTR project footprint includes designated 15 metre Riparian Management Areas (RMA) on the west and east side of the Highway 99 corridor. Staff have been referencing these RMAs from the onset of the planning process and has reiterated the priority for their protection and/or compensation to the satisfaction of the City and senior government agencies (e.g. Department of Fisheries and Oceans and Ministry of Forest, Lands and Natural Resource Operations). To date, no compensation planning has been discussed, however, staff recognize that it will be addressed as part of the Environmental Assessment process for the GMTR project.

Other Updates on GMTR Project

In recent discussions, the GMTR project team also updated staff on the following items:

- 1. <u>North Limit of Project Scope</u> MoTI have indicated that the previous north limit of the scope of work was to Westminster Highway. In a recent meeting, the GMTR team indicated that they were extending the project limit further north to Highway 91 due to the potential need to replace the Westminster Highway overpass structure and the associated widening of Highway 99 to Highway 91. No property acquisition is anticipated here by MoTI at this time as there is sufficient right-of-way north of Blundell Road. MoTI also indicated that no widening is anticipated north of Highway 91.
- 2. <u>Project Definition Report (PDR)</u> MoTI reiterated that the timing of the release of the PDR for the GMTR project is still uncertain at this time but indicated it would likely be released in late Fall by the end of 2015.
- 3. <u>Tunnel De-Commissioning</u> Although MoTI has not released the PDR yet, in a recent discussion regarding the decommissioning of the tunnel they did indicate that an option was being considered to remove the middle four sections while leaving the ends intact in order to minimize potential impacts (e.g. environmental, costs, etc).
- 4. <u>Steveston Interchange</u> The GMTR team is still exploring options for the Stevestion Interchange, including a three-level option to minimize the footprint of the interchange

on adjacent farmlands. Staff advised that consideration should be given to the potential visual and noise impacts caused by the height of such an option.

- 5. <u>Project Schedule</u> MoTI have indicated the following schedule for the GMTR project:
 - Release of the PDR in late Fall 2015 for public consultation
 - Submission to the Environmental Assessment (EA) office in early 2016
 - EA process (with working group meetings) legislated 180-day review period
 - Completion of the EA process and certificate issuance anticipated in 2017 (subject to the EA Office timeline)
 - Construction to begin in 2017

In response to staff's question on the progress of determining the financial strategy for the new bridge, GMTR team advised that there is no new information or progress on this matter.

Proposed Action

In light of:

- the potential intrusion into existing farm lands due to Highway 99 widening;
- Council's endorsed GMTR project objective of "net zero or positive impact to agriculture land";
- the potential negative implications to the City's Backlands Policy; and
- presence of the RMA (and requirement for no net loss)

it is therefore recommended that the City expresses these concerns, as well as the lack of a Project Definition Report (PDR) and financing strategy, in a letter to the Minister of MoTI and ALC requesting for measures to avoid or fully compensate for such impacts and early sharing of the PDR and financing strategy.

Financial Impact

None.

Conclusion

The Ministry of Transportation and Infrastructure's George Massey Tunnel Replacement Project includes widening of Highway 99 between Highway 91 and Steveston Highway. The existing highway right-of-way south of Blundell Road is narrower than to the north and, therefore, there is potential impact to the properties along this corridor. The Agriculture Land Commission (ALC) has indicated to MoTI a preference for widening to occur on the west side of the highway, despite giving approval for expansion plans at one of the properties in June 2015. In light of this contradiction as well as Council's Backlands Policy for properties on the west side, staff

recommend that the MoTI and ALC be advised of the City's concerns as noted in this report in order to ensure the municipal objectives are adhered to.

0~

Donna Chan, P. Eng., PTOE Manager, Transportation Planning (604-276-4126)

Att. 1: Map showing potential widening in the Highway 99 corridor



- 8 -



Officer and General Manager Bylaw No. 8215, Amendment Bylaw No. 9217

The Council of the City of Richmond enacts as follows:

1. The Officer And General Manager Bylaw No. 8215 is amended

- (a) by adding the following as section 1.3.1.1(j):
 - (j) the powers, duties and functions of the "head" for the purposes of the *Freedom of Information & Protection of Privacy Act; and*
- (b) by adding the following as section 1.3.1.1(k):
 - (k) the authority in section 1.3.1.1 to execute agreements, legal instruments, contracts and licences of occupation includes the authority to grant an indemnity that is an integral and usual part of the agreement, legal instrument, contract or licence.
- (c) by adding the following as section 1.3.2.1(d):
 - (d) the authority in section 1.3.2.1 to execute agreements and legal instruments includes the authority to grant an indemnity that is an integral and usual part of the agreement or legal instrument.
- (d) by adding the following as section 2.2.1(i):
 - (i) the authority in section 2.2.1 to execute agreements, legal instruments and contracts includes the authority to grant an indemnity that is an integral and usual part of the agreement, legal instrument or contract.
- (e) by deleting the word "and" at the end of sections 1.3.1.1(h), 1.3.2.1(b), and 2.2.1(g).
- (f) by deleting the period at the end of sections 1.3.2.1(c) and 2.2.1(h) and substituting "; and".
- 2. The Officer And General Manager Bylaw No. 8215 is amended by deleting the term "General Manager, Business and Financial Services" everywhere such term appears in the bylaw and substituting the term "General Manager, Finance and Corporate Services".

This Bylaw is cited as "Officer And General Manager Bylaw No. 8215, Amendment 3. Bylaw No. 9217".

FIRST READING

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MAYOR



Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9219

The Council of the City of Richmond enacts as follows:

- 1. The Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, as amended, is further amended:
 - (a) by adding section 1.4 as follows:

"1.4 Inspection and Maintenance

- 1.4.1 Subject to section 16 of the *Community Charter*, an employee of, or other person authorized by, the **City** may access, enter into or upon private property to:
 - (a) inspect and determine compliance with the provisions of this bylaw;
 - (b) inspect and investigate the **City's sanitary sewer** system and drainage system, including inspection chambers, manholes, fixtures and any other works or infrastructure associated with the **City's sanitary sewer** system and drainage system; and
 - (c) repair, replace and maintain the **City's sanitary sewer** system and **drainage system**, at the discretion of the **General Manager of Engineering & Public Works**.
- 1.4.2 No person shall prevent or obstruct, or attempt to prevent or obstruct, access or entry permitted pursuant section 1.4.1 of this bylaw."
- 2. This Bylaw is cited as "Drainage, Dyke and Sanitary Sewer System Bylaw No. 7551, Amendment Bylaw No. 9219".

FIRST READING SECOND READING THIRD READING

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MAYOR



Business Regulation Bylaw No. 7538 Amendment Bylaw No. 9288

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in Schedule A after item 34:

Civic Address	Civic Number	Original Bylaw Reference

- 34.A No. 3 Road 5731 9288
- 2. This Bylaw is cited as "Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9288".

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ADOPTED

MAYOR

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Business Regulation Bylaw No. 7538 Amendment Bylaw No. 9289

The Council of the City of Richmond enacts as follows:

1. That Business Regulation Bylaw No. 7538, as amended, is further amended by adding the following in Schedule A after item 37:

	Civic Address	Civic Number	Original Bylaw Reference
37.A	Sea Island Way	8555-Unit 120	9289

2. This Bylaw is cited as "Business Regulation Bylaw No. 7538, Amendment Bylaw 9289".

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MAYOR



Richmond Zoning Bylaw 8500 Amendment Bylaw 8826 (RZ10-557519) 9500 CAMBIE ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting the following new text into the Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) subsection 18.24.6:

i.	"1.e)	7.0 m from Cambie Road";
ii.	"2.e)	2.5 m on Cambie Road"; and
iii.	"3.e)	3.8 m to Cambie Road".

2. 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 LOW RISE APARTMENT (ZLR24) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE).

P.I.D. 004-065-999 Lot 9 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8826".

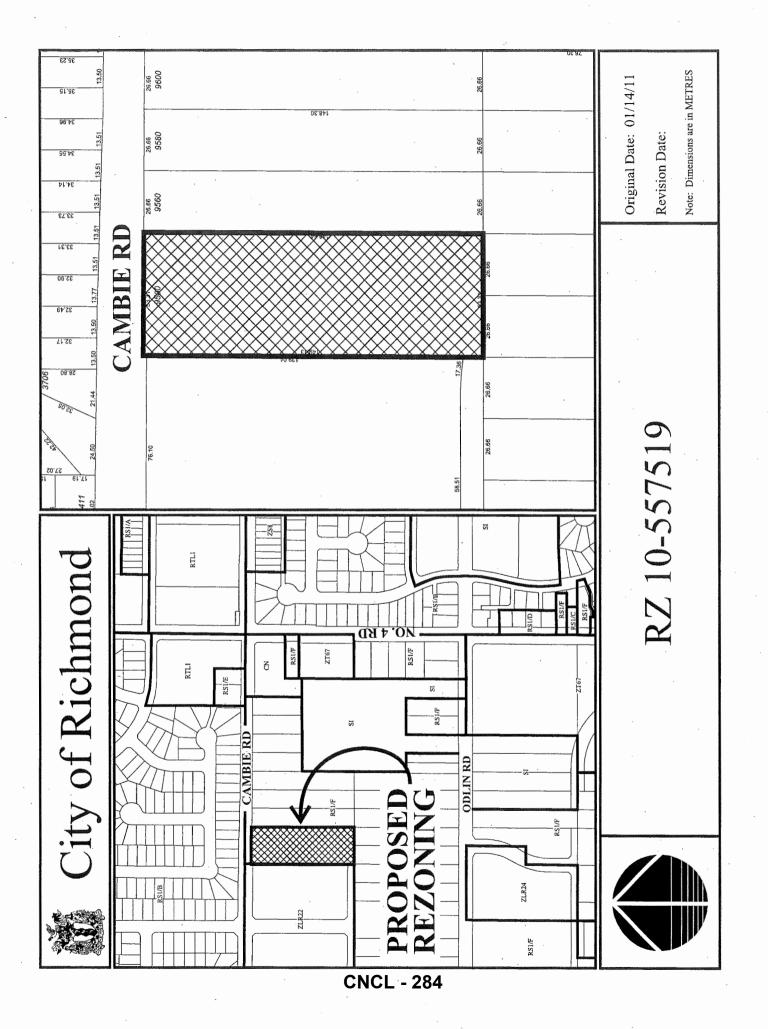
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MAYOR

CORPORATE OFFICER

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Richmond Zoning Bylaw 8500 Amendment Bylaw 9182 (RZ 14-666216) 11760 Seaton 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. 003-648-818 Lot 356 Section 25 Block 4 North Range 6 West New Westminster District Plan 44475

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9182".

FEB 1 0 2015 CITY OF RICHMOND FIRST READING APPROVED MAR 1 6 2015 A PUBLIC HEARING WAS HELD ON MAR 1 6 2015 SECOND READING APPROVED by Director or Solicitor MAR 1 6 2015 THIRD READING **OCT 0 8** 2015 OTHER CONDITIONS SATISFIED ADOPTED

MAYOR





Report to Council

То:	Richmond City Council	Date:	October 7, 2015
From:	Joe Erceg Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2015-Vol 01
Re:	Development Permit Panel Meetings Held on September 16, 2015, January 15, 2014 and September 11, 2013		

Staff Recommendation

- 1. That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 13-643519) issued for the property at 11100 Cambie Road; and
- 2. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 13-634111) for the property at 6511 Buswell Street; and
 - b) A Development Permit (DP 10-557521) for the property at 9500 Cambie Road;

be endorsed, and the Permits so issued.

Joe Erceg Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on September 16, 2015, January 15, 2014 and September 11, 2013.

<u>GENERAL COMPLIANCE TO DP 13-643519 – CHRISTOPHER BOZYK ARCHITECTS –</u> <u>11100 CAMBIE ROAD</u> (September 16, 2015)

The Panel considered an application for changes to the design to be in General Compliance with the approved Development Permit (DP 13-643519).

Architect, Christopher Bozyk, of Christopher Bozyk Architects; David Monti, of Wales McLelland Construction; and Landscape Architect, Al Tanzer, of LandSpace Design Inc., provided a brief presentation, noting that:

- Changes were proposed to landscaping due to plans by BC Hydro to relocate power lines underground.
- Changes to landscaping include the removal of the retaining wall and replacing the 8 ft. fence with a glazed windscreen wall.
- Planting trees will not be a viable option; however, vines, ornamental rocks and some shrubbery can be installed. There will be underground water storage and a rain garden at the front of the property with the drainage going into a bio swale.

Staff supported the General Compliance request and noted that the proposed landscaping design has been enhanced in other portions of the site unaffected by the BC Hydro lines and that the proposed breezeway along the western portion of the site will meet the intent of the original Development Permit application.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel recommends that the revisions be approved.

<u>DP 13-634111 – INTEGRA ARCHITECTURE INC. – 6511 BUSWELL STREET</u> (January 15, 2014)

The Panel considered a Development Permit application to permit the construction of a 15-storey mixed use (residential/commercial) tower on a site zoned "Downtown Commercial (CDT1)". A variance is included in the proposal to provide the City Centre Zone 1 parking rate.

Architect, Duane Siegrist, of Integra Architecture Inc., and Landscape Architect, Ron Smith, of Forma Design Inc., provided a brief presentation.

Staff supported the Development Permit application and advised:

- There is no associated rezoning application, so staff are supportive of the variance since the site is located within the City Centre Zone 1 area and the owner has agreed to provide five
- (5) affordable housing units and a comprehensive Transportation Demand Management

(TDM) package, including: (i) a continuous canopy and benches along the Buswell Street frontage; (ii) traffic signal upgrade at the Cook Road and Buswell Street intersection; and (iii) electric vehicle charging stalls.

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- The proposal includes road frontage and infrastructure improvements, and a financial contribution of approximately \$56,000 to the Public Art Program.
- The proposal will be DEU-ready and designed to meet aircraft noise mitigation standards.

Correspondence was submitted to the Development Permit Panel from a representative of a business across Cook Road from the site, expressing concern regarding potential noise and safety hazards during construction.

In response to Panel queries, Mr. Siegrist advised that:

- A private penthouse roof deck is provided for upper floor luxury units.
- Shifting indoor amenity space southward to increase the north outdoor amenity area would decrease the amount of indoor amenity space.
- Sidewalks along the Cook Road and Buswell Street frontages will be reconstructed.
- On the adjacent lot to the west is a two-storey building.
- Potential development in the area and the City's guidelines on building separation were considered in the design and siting of the proposed tower.
- Five (5) affordable housing units will be provided, located throughout the building.

In response to Panel queries, staff advised that:

- The proposed development complies with the minimum Official Community Plan (OCP) requirement for outdoor amenity space and exceeds the minimum indoor amenity space requirement by 10 percent.
- The three (3) properties to the west of the subject site have the same owner and a concept drawing and shadow analysis demonstrate that the proposed tower separation from the adjacent properties to the west complies with the City's guidelines.
- The applicant is required to submit a construction traffic management plan.
- The applicant has advised pile driving will not be used during construction, and the City's Noise Bylaw regulates the noise and construction hours.

The Panel agreed to support the proposed project, noting that, although it did not go through the rezoning process, the applicant had responded well to the Development Permit guidelines and design aspects.

The Panel recommends that the Permit be issued.

<u>DP 10-557521 – GBL ARCHITECTS GROUP INC. – 9500 CAMBIE ROAD</u> (September 11, 2013)

The Panel considered a Development Permit application to permit the construction of a 135-unit mid rise apartment complex on a site zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)". Variances are included in the proposal for increased lot coverage, reduced side yard for limited portions of the southwest corner of the building and for reduced width of portions of manoeuvring aisles.

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Architect, Paul Goodwin, of GBL Architects Group Inc. and Landscape Architect, David Rose, of PD Group Landscape Architecture Ltd., provided a brief presentation.

Staff supported the Development Permit application and requested variances and advised:

- The proposal includes six (6) affordable housing units and 122 basic universal housing units.
- The Transportation Demand Management package includes a cash contribution for a special crosswalk upgrade at the intersection of Stolberg Street and Cambie Road.
- The building will comply with the City's Aircraft Noise Sensitive Development policy, including acoustical measures to ensure CMHC guidelines are achieved.
- The project will connect into the Alexandra District Utility.
- The applicant has satisfactorily addressed the concerns raised by the Advisory Design Panel.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, the following additional information was provided:

- The indoor amenity space is located on the ground floor adjacent to the entry lobby.
- The outdoor amenity space includes children's play equipment in two separate play stations, and lawn and seating areas with overhead trellises.
- The building massing is articulated with projecting and recessing bays and balconies; as well, the rooflines are articulated with tower elements.
- A diverse streetscape will be created with the use of grass boulevard, street trees, landscaping, and patio pedestrian entries.
- The accessible pedestrian access to the site is from the main lobby off of May Drive.

The Panel recommends that the Permit be issued.