



## City Council

Council Chambers, City Hall  
6911 No. 3 Road

Tuesday, October 15, 2013  
7:00 p.m.

Pg. #      ITEM

### MINUTES

1. *Motion to:*

(1) *adopt the minutes of the Regular Council meeting held on Monday, September 23, 2013 (distributed previously);*

CNCL-12      (2) *adopt the minutes of the Special Council meeting held on Monday, October 7, 2013; and*

CNCL-14      (3) *receive for information the Metro Vancouver 'Board in Brief' dated Friday, September 27, 2013.*



### AGENDA ADDITIONS & DELETIONS

### PRESENTATIONS

CNCL-22      (1) Suzanne Haines, General Manager, Gateway Theatre and Jovanni Sy, Artistic Director, Gateway Theatre, to present Gateway 2028.

CNCL-33      (2) Murray Steer, Director, Public Works Association of BC, to present the 2013 Project of the Year Award for the Alexandra District Energy Utility Project.

## COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

**(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 19.)**

4. *Motion to rise and report.*

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## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

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

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Ageing Infrastructure Planning – 2013 Update
- Bylaw 9046 – Permissive Exemption (2014) Bylaw
- Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058
- Flags Policy
- Alternative Approval Process and Notification Options for Cambie Field – Sale of Park Bylaw 8927 (3651 Sexsmith Road)
- Branscombe House – Future Uses
- City Wide Artefact Collections Policy
- Cambie Road/Mueller Development Park – Public Consultation
- City of Richmond 2022 Parks and Open Space Strategy



## Council Agenda – Tuesday, October 15, 2013

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ITEM

- Housing Agreement Bylaw No. 8862 to Permit the City of Richmond to Secure Affordable Housing Units located at 9500 Cambie Road (0890784 BC Ltd.)

5. *Motion to adopt Items 6 through 16 by general consent.*

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6. **COMMITTEE MINUTES**

*That the minutes of:*

- CNCL-34 (1) *the Finance Committee meeting held on Monday, October 7, 2013;*
- CNCL-37 (2) *the General Purposes Committee meeting held on Monday, October 7, 2013;*
- CNCL-45 (3) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, September 24, 2013;*
- CNCL-59 (4) *the Planning Committee meeting held on Tuesday, October 8, 2013;*  
*be received for information.*

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7. **AGEING INFRASTRUCTURE PLANNING – 2013 UPDATE**  
(File Ref. No. 10-6060-01/2013) (REDMS No. 3878967 v.3)

CNCL-77

See Page CNCL-77 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION**

*That the Ageing Infrastructure Planning – 2013 Update be utilized as input in the annual utility rate review and capital program process as described in the staff report dated August 14, 2013 from the Director, Engineering.*

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8. **BYLAW 9046 – PERMISSIVE EXEMPTION (2014) BYLAW**  
(File Ref. No. 03-0925-02-01) (REDMS No. 3924024)

CNCL-90

See Page CNCL-90 for full report

**FINANCE COMMITTEE RECOMMENDATION**

*That Permissive Exemption (2014) Bylaw No. 9046 be introduced and given first, second, and third readings.*

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Consent  
Agenda  
Item

9. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9058**

(File Ref. No. 12-8060-20-9058) (REDMS No. 3979986)

CNCL-130

See Page **CNCL-130** for full report

FINANCE COMMITTEE RECOMMENDATION

*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058 be introduced and given first, second and third readings.*



Consent  
Agenda  
Item

10. **FLAGS POLICY**

(File Ref. No. 01-0093-02) (REDMS No. 3862456 v.6)

CNCL-170

See Page **CNCL-170** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Policy 1305 – “Flags” (Attachment 1) adopted by Council on June 23, 1986 be rescinded; and*
- (2) *That the proposed Flags Policy (Attachment 2), as amended by Committee, be adopted.*



Consent  
Agenda  
Item

11. **ALTERNATIVE APPROVAL PROCESS AND NOTIFICATION OPTIONS FOR CAMBIE FIELD - SALE OF PARK BYLAW 8927 (3651 SEXSMITH ROAD)**

(File Ref. No. 12-8060-20-8927) (REDMS No. 3733984 v.4)

CNCL-178

See Page **CNCL-178** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, only following third reading of Cambie Field – Sale of Park Bylaw 8927, an Alternative Approval Process be conducted under the following parameters:*
  - (a) *The deadline for receiving completed elector response forms is 5:00 pm (PST) on Friday, January 17, 2014;*
  - (b) *The elector response form is substantially in the form as found in Attachment 1 to the staff report dated October 4, 2013 from the Director, City Clerk’s Office;*
  - (c) *The number of eligible electors is determined to be 131,082 and the ten percent threshold for the AAP is determined to be 13,108; and*

Pg. # ITEM

- (2) *That an enhanced public notification process be undertaken for the Cambie Field – Sale of Park Bylaw 8927 Alternative Approval Process which includes a summarized news release being sent to the media, including the Richmond News, the Richmond Review, the Ming Pao, and the Sing Tao newspapers, an official legal notice in the City section of the Richmond Review, and a mailed notice in addition to the prescribed statutory notification requirements.*

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Consent  
Agenda  
Item

12. **BRANSCOMBE HOUSE – FUTURE USES**

(File Ref. No. 11-7000-01) (REDMS No. 3894270)

CNCL-186

See Page **CNCL-186** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*That staff consider the feasibility of an artist in residence upon completion of the Branscombe House and obtain expressions of interest for other possible uses.*

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Consent  
Agenda  
Item

13. **CITY WIDE ARTEFACT COLLECTIONS POLICY**

(File Ref. No.) (REDMS No. 3870503)

CNCL-189

See Page **CNCL-189** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*That the City Wide Artefact Collections Policy (included as Attachment 1 in the staff report dated September 6, 2013, from the Director, Arts, Culture & Heritage Services) be adopted.*

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Consent  
Agenda  
Item

14. **CAMBIE ROAD/MUELLER DEVELOPMENT PARK – PUBLIC CONSULTATION**

(File Ref. No. 06-2345-20CMUE1) (REDMS No. 3941393 v.6)

CNCL-204

See Page **CNCL-204** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

*That the design concept for Cambie Road/Mueller Development Park, as described in Attachment 1 of the staff report, dated September 5, 2013, from the Senior Manager, Parks, be approved.*



Consent  
Agenda  
Item

15. **CITY OF RICHMOND 2022 PARKS AND OPEN SPACE STRATEGY**  
(File Ref. No. 06-2345-03) (REDMS No. 3897705 v.3)

CNCL-218

See Page CNCL-218 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE  
RECOMMENDATION

- (1) *That the 2022 Parks and Open Space Strategy as outlined in the staff report titled City of Richmond 2022 Parks and Open Space Strategy dated June 28, 2013 from the Senior Manager, Parks be endorsed as the guide for the delivery of Parks Services; and*
- (2) *That the 2002 Parks and Open Space Strategy be forwarded to the Richmond School Board for their information.*



Consent  
Agenda  
Item

16. **HOUSING AGREEMENT BYLAW NO. 8862 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 9500 CAMBIE ROAD (0890784 BC LTD.)**

(File Ref. No. 12-8060-20-8862) (REDMS No. 3967284)

CNCL-372

See Page CNCL-372 for full report

PLANNING COMMITTEE RECOMMENDATION

*That Housing Agreement (9500 Cambie Road) Bylaw No. 8862 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8862 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required as a condition of Rezoning Application No. 10-557519.*



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**CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA**  
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**NON-CONSENT AGENDA ITEMS**

**PUBLIC WORKS & TRANSPORTATION COMMITTEE**  
Councillor Linda Barnes, Chair

17. **ENHANCED PESTICIDE MANAGEMENT PROGRAM**  
(File Ref. No. 10-6125-04-01) (REDMS No. 3960199)

**CNCL-393**

See Page **CNCL-393** for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE  
RECOMMENDATION**

(Opposed: Cllr. Dang)

*That the Enhanced portion of the Enhanced Pesticide Management  
Program be extended until the end of 2014.*



**PLANNING COMMITTEE**  
Councillor Bill McNulty, Chair

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

(File Ref. No. 12-8060-20-8864/8865/8973, RZ 10-528877) (REDMS No. 3979427 v.6)

**CNCL-406**

See Page **CNCL-406** for memorandum from the Director, Development

**CNCL-496**

See Page **CNCL-496** for memorandum from Director, Transportation

**CNCL-502**

See Page **CNCL-502** for memorandum from Manager, Real Estate Services

**CNCL-506**

See Page **CNCL-506** for memorandum from Manager, Policy Planning

CNCL-509

See Page CNCL-509 for full report

PLANNING COMMITTEE RECOMMENDATION

(Opposed: Cllr. Steves)

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP) as shown on the proposed amendment plan to:*
  - (a) *reduce the minimum density permitted from 1.25 to 0.60 FAR in Mixed Use Area A;*
  - (b) *adjust the proposed alignment of May Drive within the development lands; and*
  - (c) *reduce the “Park” designation over portions of 9440, 9480 and 9500 Alexandra Road;**be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan “2041 OCP ESA Map” to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading;*
- (3) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and Official Community Plan Bylaw 9000 Amendment Bylaw 8973, having been considered in conjunction with:*
  - (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and OCP Bylaw 9000 Amendment Bylaw 8973 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*

- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)", be introduced and given first reading.*



## PUBLIC ANNOUNCEMENTS AND EVENTS

## NEW BUSINESS

## BYLAWS FOR ADOPTION

**CNCL-662** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8963**  
(9111 Williams Road, RZ 12-613927)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.



**CNCL-664** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9006**  
(11351 No. 2 Road, RZ 12-605932)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.



## Council Agenda – Tuesday, October 15, 2013

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CNCL-666	Richmond Official Community Plan Bylaw 9000, Amendment <b>Bylaw No. 9016</b> (9311, 9331 and Western Half of 9393 Alexandra Road, RZ 12-598503) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-667	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9017</b> (9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road, RZ 12-598503) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-671	Richmond Official Community Plan Bylaw 7100, Amendment <b>Bylaw No. 9021</b> (9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road, RZ 12-598503) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-677	Termination of Housing Agreement at 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) <b>Bylaw No. 9022</b> Opposed at 1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-678	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9026</b> (10291 Bird Road, RZ 12-598660) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>
CNCL-680	Richmond Zoning Bylaw No. 8500, Amendment <b>Bylaw No. 9029</b> (10480 Williams Road, RZ 13-631570) Opposed at 1 <sup>st</sup> Reading – None. Opposed at 2 <sup>nd</sup> /3 <sup>rd</sup> Readings – None.	<input type="checkbox"/>



## DEVELOPMENT PERMIT PANEL

### 19. RECOMMENDATION

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

CNCL-682

(1) *That the minutes of the Development Permit Panel meetings held on Wednesday, August 28, 2013 and Wednesday, September 11, 2013, and the Chair's report for the Development Permit Panel meeting held on Wednesday, June 12, 2013 be received for information; and*

CNCL-694

(2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 13-629421) for the property at 9111 Williams Road be endorsed, and the Permit so issued.*

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## ADJOURNMENT

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**Special Council  
Monday, October 7, 2013**

Place: Anderson Room  
Richmond City Hall

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

Corporate Officer – David Weber

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

**RES NO.    ITEM**

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

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The meeting reconvened at 5:44 p.m., following the General Purposes Committee and Finance Committee meetings with all members of Council present.

**GENERAL PURPOSES COMMITTEE**

1. **PROVINCIAL CORE REVIEW OF THE AGRICULTURAL LAND COMMISSION AND RESERVE**  
(File No.: 01-0150-20-BCAL1) (REDMS No. 4005756)



**Special Council**  
**Monday, October 7, 2013**

**RES NO.    ITEM**

SP13/6-1

It was moved and seconded

- (1) *That as the Provincial Government is conducting a Core Review of its programs and services including the Agricultural Land Commission (ALC) and Reserve (ALR), and as opportunities for Council and public consultation during the Review are unclear, Council write the Premier and Minister of Agriculture requesting that the Core Review:*
- (a) *protect, enhance, adequately fund, and enforce the Agricultural Land Reserve, Agricultural Land Commission, and its policies; and*
  - (b) *enable consultation opportunities for City Council, the Richmond Agriculture Advisory Committee (AAC) and public; and*
- (2) *That copies of the letter be sent to all Members of the Legislative Assembly (MLAs), the Metro Vancouver Board and local governments, the Port Metro Vancouver Board, and the Core Review Panel.*

**CARRIED**

**ADJOURNMENT**

SP13/6-2

It was moved and seconded

*That the meeting adjourn (5:45 p.m.).*

**CARRIED**

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

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

**For Metro Vancouver meetings on Friday, September 27, 2013**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver.*

*For more information, please contact:*

*Bill Morrell, 604-451-6107, [Bill.Morrell@metrovancover.org](mailto:Bill.Morrell@metrovancover.org) or*

*Glenn Bohn, 604-451-6697, [Glenn.Bohn@metrovancover.org](mailto:Glenn.Bohn@metrovancover.org)*

**Greater Vancouver Regional District - Parks****Results of Alternative Approval Process for “Greater Vancouver Regional District Sale of Part of Surrey Bend Regional Park for Road Dedication Purposes Bylaw No. 1186, 2013” APPROVED**

As part of The South Fraser Perimeter Road project, the Ministry of Transportation and Infrastructure has requested purchase of a 1,700 square meter portion of Surrey Bend Regional Park to establish a public road to accommodate construction of a vehicle turnaround.

Staff prepared a bylaw for the sale of a portion of land located at 17775 104th Avenue, Surrey, which forms part of the Surrey Bend Regional Park.

At its July 26, 2013 meeting, the Board gave the first three readings to Bylaw 1186 and directed staff to seek the assent of the electors through the alternative approval process. Elector approval of Bylaw 1186 was obtained through the alternative approval process.

The Board subsequently reconsidered, passed and finally adopted the sale bylaw.

**Greater Vancouver Regional District****Update on the Status of Submissions of Regional Context Statements APPROVED**

A report provided an update on the status of Regional Context Statements submitted so far. Regional Context Statements (RCS) are one of the key mechanisms for implementing the Regional Growth Strategy. Per the request of the Board, six municipalities that did not meet the July 29, 2013 RCS submission deadline have proposed reasonable timeframes for submission.

The Board will confirm the new timelines proposed by municipalities who missed the deadline and will continue to work with municipalities that have not submitted correspondence to establish a revised timeline.

**Consideration of the Corporation of Delta's Regional Context Statement APPROVED**

The Board accepted the Corporation of Delta's Regional Context Statement as submitted to Metro Vancouver on August 7, 2013.



## **Consideration of the District of Maple Ridge's Regional Context Statement APPROVED**

The Board accepted the Maple Ridge Regional Context Statement submitted to Metro Vancouver on July 29, 2013

## **Consideration of the University of British Columbia's Regional Context Statement APPROVED**

UBC submitted a new Regional Context Statement (RCS) to Metro Vancouver for comments on July 22, 2013.

Law requires that the Board forwards any new or amended RCS to the Chief Planning Officer of the Greater Vancouver Regional District for comment on the relationship between the new RCS and the overall RGS.

The Chief Planning Officer found that the new RCS demonstrates UBC's support for regional growth management objectives generally.

The Board endorsed the comments of Metro Vancouver's Chief Planning Officer on the University of British Columbia's Regional Context Statement; and requested that UBC send Metro Vancouver any revised Regional Context Statement and inform the Chief Planning Officer of any changes made to the RCS in response to Metro Vancouver's comments, prior to forwarding the RCS to the Minister for adoption.

## **Consideration of the City of White Rock's Regional Context Statement APPROVED**

The Board accepted the City of White Rock's Regional Context Statement as submitted to Metro Vancouver on July 19, 2013.

## **Joint Small Lot Agriculture Workshops APPROVED**

The Langley Sustainable Agriculture Foundation is leading the initiative to conduct two one-day Small Lot Agriculture Workshops in partnership with the Richmond Food Security Society. The objective of the workshops is to provide relevant information on small lot agriculture.

The joint Small Lot Agriculture Workshops offer a unique opportunity for Metro Vancouver to support member municipality priorities for encouraging agriculture while addressing the lack of extension services for new farmers and landowners that exist throughout the region.

The Board approved participation in two joint Small Lot Agriculture Workshops to be hosted by the Langley Sustainable Agriculture Foundation and the Richmond Food Security Society this fall.



## **Update on Innovative Tools for Enhanced Energy and Climate Change Community Planning**

**APPROVED**

In 2012, Metro Vancouver provided \$30,000 in funding to Collaborative for Advanced Landscape Planning (CALP) at UBC for their project, "Innovative Tools for Enhanced Energy and Climate Change Community Planning."

The grant funding provided to CALP has produced valuable products and services for Metro Vancouver and its member municipalities. Project outcomes include:

- Visualization Resources for Community Energy Planning;
- Integration of Visioning Methods into Collaborative Climate Change/Energy Planning Projects;
- Annual Knowledge Exchange Symposium.

A draft Illustrated Guide to Community Energy was provided for staff and stakeholder review in early 2013. The intention of this document is to serve as a visual information resource or package to aid planners and other municipal staff who want to improve communication to and engagement with the public and policy makers on community energy solutions, risks, and tradeoffs.

The Board received the report for information and forwarded a copy of the Illustrated Guide to Community Energy to the councils of all member municipalities.

## **Habitat Banking Program - September Field Studies**

**RECEIVED**

The Board received a report about Port Metro Vancouver's Habitat Banking Program, which involves creating and improving fish and wildlife habitat in advance of port development projects, to ensure potential impacts to existing habitat can be offset.

This is a proactive measure intended to provide a balance between the overall health of the environment and any future development projects that may be required for port operations.

## **Delegation Executive Summaries Presented at Committee – September 2013**

**RECEIVED**

The Board received for information a report about two recent delegations to Committees.

- a) Neal Yonson - Regional Planning and Agriculture Committee
- b) Elizabeth Sheehan, Climate Smart - Environment and Parks Committee

## **GVRD Representative on the 2013 – 2014 Union of British Columbia Municipalities(UBCM) Executive**

**APPROVED**

The UBCM was established to provide a common voice for local government in British Columbia. Its annual convention continues to be the main forum for UBCM policy-making.



The ongoing administration and policy determination of UBCM is governed by an Executive Board of 21 members, one of whom must be a member of the GVRD Board.

The Board called for nominations from among its members for the election of a GVRD representative to serve on the 2013 - 2014 Union of British Columbia Municipalities (UBCM) Executive.

Director Linda Hepner was acclaimed to the position.

## **Greater Vancouver Water District**

### **Second Narrows Water Supply Tunnel - Preliminary Design**

**APPROVED**

Water from the Seymour and Capilano watersheds is currently conveyed across the Second Narrows of Burrard Inlet via three existing submarine pipeline crossings, two of which are approximately 60 years of age or older.

A study conducted in 1996/1997 concluded that the three existing water crossings are vulnerable to damage during even a moderate earthquake due primarily to soil liquefaction.

Following the completion of conceptual design in 2008, funding in the amount of \$5 million for preliminary design of a new tunnel crossing was approved by the Board in 2010.

The Board authorized the expenditure of up to \$550,000 of additional capital funds for preliminary design of the Second Narrows Water Supply Tunnel.

### **Seymour-Capilano Filtration Project – Project Status**

**RECEIVED**

That the Board received an update about the Seymour-Capilano Filtration Project.

All of the major construction contracts for the Seymour-Capilano Filtration Project are complete except for the twin tunnels. As of the end of June 2013, the overall project is 93% complete.

Filtration of the Seymour source commenced in late December 2009 and reached full flow in mid- January 2010. All pipeline tie-ins from the tunnels to the existing transmission system are scheduled to be completed in May 2014. Commissioning of the tunnels for filtration of Capilano source water is expected to commence in June 2014, with actual in-service dates projected for fall 2014.

## **Greater Vancouver Sewerage and Drainage District**

### **Amendment of Fraser and Vancouver Sewerage Area Boundaries – 4748 Brentlawn Drive, Burnaby** **APPROVED**

Sewerage Area boundaries are occasionally amended, typically at the request of a GVS&DD member.

Metro Vancouver received a request from Burnaby seeking transfer the property at 4748 Brentlawn Drive from the Vancouver Sewerage Area to the Fraser Sewerage Area.

The property is within the RGS Urban Containment Boundary, is designated General Urban, and the indicated flows will have a negligible impact on GVS&DD sewerage services.

The Board approved the Sewerage Area boundaries amendment.

### **Lions Gate Secondary Wastewater Treatment Plant – Quarterly Report** **RECEIVED**

Board received a quarterly report about the Lions Gate Secondary Wastewater Treatment Plant (LGSWWTP).

Work is underway to complete the Project Definition Phase for the LGSWWTP upgrade.

Discussions have been held with Infrastructure Canada and with the BC Minister of Environment, Minister Polak, specific to funding for the new Lions Gate project under the new Building Canada Fund. Metro Vancouver is requesting that the Lions Gate Secondary Treatment Project be designated as a provincial priority under the Provincial-Territorial Infrastructure Component of the new Building Canada Fund.

### **Correspondence Received on Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 280, 2013 since the Board gave first and second reading to the Bylaw on July 26, 2013** **RECEIVED**

The Board received for information a report containing a summary of correspondence received since the Board gave first and second reading to the Waste Flow Management bylaw.

### **September 5, 2013 Zero Waste Committee: Summary and Analysis of Correspondence and Delegations related to “Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 280”.** **RECEIVED**

The Board received for information a report containing a summary and analysis of recent correspondence and delegations related to the Waste Flow Management bylaw.





## **Waste Flow Management Strategy Update**

**APPROVED**

On July 12, 2013, the Board approved a Waste Flow Management strategy that requires Residential and Commercial/Institutional waste to be delivered to Metro Vancouver and City of Vancouver disposal facilities (Regional Facilities), while allowing for the development of Mixed Waste Material Recovery Facilities for the purpose of recovering recyclables and organics from post-source separated waste.

On July 26, 2013, the Board gave first and second reading to Bylaw 280, a bylaw that implements the Waste Flow Management strategy.

On September 5, 2013, the Zero Waste Committee recommended that the Board establish a task force to revise Bylaw 280, rather than recommending the Board give 3rd reading to Bylaw 280. The Committee also recommended that the Zero Waste Committee Chair write to the Minister of Environment asking that Metro Vancouver be provided legislative authority to issue municipal tickets under the Greater Vancouver Sewerage and Drainage District Act.

The Board approved the updated Waste Flow Management strategy as presented in the report, specifically:

- a) Exempt multi-family waste from the Organics Ban requirements in circumstances where a municipality has, through a bylaw, individually identified those existing multi-family buildings with more than 10 units where it is impractical because of space or other physical constraints to provide organics source separation systems and the waste from these buildings is delivered to a Mixed Waste Material Recovery Facility;
- b) Remove the "30% exemption" from Bylaw 280 such that all residual from Mixed Waste Material Recovery Facilities would be required to be delivered to Regional Facilities; and
- c) Remove from Bylaw 280 the requirement to conduct environmental assessments.

The Board then referred the approved bylaw back to staff to amend in accordance with the updated Waste Flow Management strategy.

## **Request for Municipal Ticketing Authority**

**APPROVED**

Some Waste Flow Management stakeholders have expressed concern that under Bylaw 280 (the Waste Flow Control Bylaw) enforcement of banned materials would be different at Mixed Waste Material Recovery Facilities than enforcement of Tipping Fee Bylaw Bans and Prohibitions at Regional Facilities. Under the GVS&DD Act there is no authority to levy surcharges or fines on haulers using private facilities, so Bans and Prohibitions enforcement mechanisms must be different.

Metro Vancouver has requested on various occasions that the Provincial Government provide the authority to issue Municipal Tickets under the GVS&DD Act. This new authority would allow for the issuing of Municipal Tickets at both private facilities and Regional Facilities to haulers violating the Tipping Fee Bans and Prohibitions provisions. Municipalities, other Regional



Districts and the GVRD already have this authority.

The Board directed the Zero Waste Committee Chair write to the Minister of Environment to request that Metro Vancouver be provided the legislative authority to issue Municipal Tickets under the Greater Vancouver Sewerage and Drainage Act.

**Extended Producer Responsibility Program for Packaging and Printed Paper** **APPROVED**

As part of the implementation for an EPR program for PPP, Multi-Material BC (MMBC) announced market-clearing prices for curbside, multi-family building and depot collection of recyclables, as well as distributed sample terms and conditions. Member municipalities have concerns related to the financial incentive offer and the proposed terms and conditions to become a qualified collector under MMBC's program. Metro Vancouver and member municipal staff are continuing to communicate with MMBC and Province of British Columbia staff, but resolution to concerns has not yet been achieved.

The Board received the report for information, and directed the Chair of the Zero Waste Committee send a letter and request a meeting with the Minister of Environment to communicate municipal concerns regarding the implementation of the Extended Producer Responsibility Program for Packaging and Printed Paper.

**Waste-to-Energy Facility Bottom Ash Update** **RECEIVED**

Individual bottom ash sample results from the WTEF in recent months have exceeded regulatory thresholds for leachable cadmium. As a result, bottom ash is being temporarily stored at VLF until receipt of the respective composite sample analytical data.

A Bottom Ash Management plan has been submitted to the Ministry of Environment, and Metro Vancouver will work with the Ministry of Environment, the City of Vancouver and the Corporation of Delta to finalize the plan.

Rechargeable batteries are the primary source of cadmium in the waste stream, and various sources suggest that the number of rechargeable batteries in the waste stream and potentially the amount of cadmium in bottom ash is increasing over time. Various initiatives will be carried out to better understand the sources of cadmium in the waste stream and bottom ash, to enhance source reduction initiatives to reduce cadmium in the waste stream, and review control measures to ensure ash is being effectively treated at the WTEF.

**Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw – Staff Appointments** **APPROVED**

The Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Materials Regulatory Bylaws 181 and 183 impose requirements upon the private sector and delegate authority upon Metro Vancouver Officers.

Officers may enter property; inspect works; obtain records and other information to promote



compliance with the GVS&DD solid waste management bylaws.

The Board appointed Corey Pinder and Lynne Bosquet as Officers.

**Delegation Executive Summaries Presented at Committee – September 2013**

**RECEIVED**

The Board received a report with summaries of recent delegations to the Zero Waste Committee:

- a) Michel Pouliot, Pacific Community Resources
- b) Jamie Kaminski, HSR Services
- c) Wayne H. Davis, Harvest Power
- d) Grant Hankins, BFI Canada Inc.
- e) John Winter, BC Chamber of Commerce
- f) Nicole Stefenelli, Recycle First Coalition
- g) G. Paul Faoro, CUPE BC

# GATEWAY 2028



*An artistic vision for the Gateway Theatre*

# GATEWAY 2013: *A Solid Foundation*

Community  
Producers

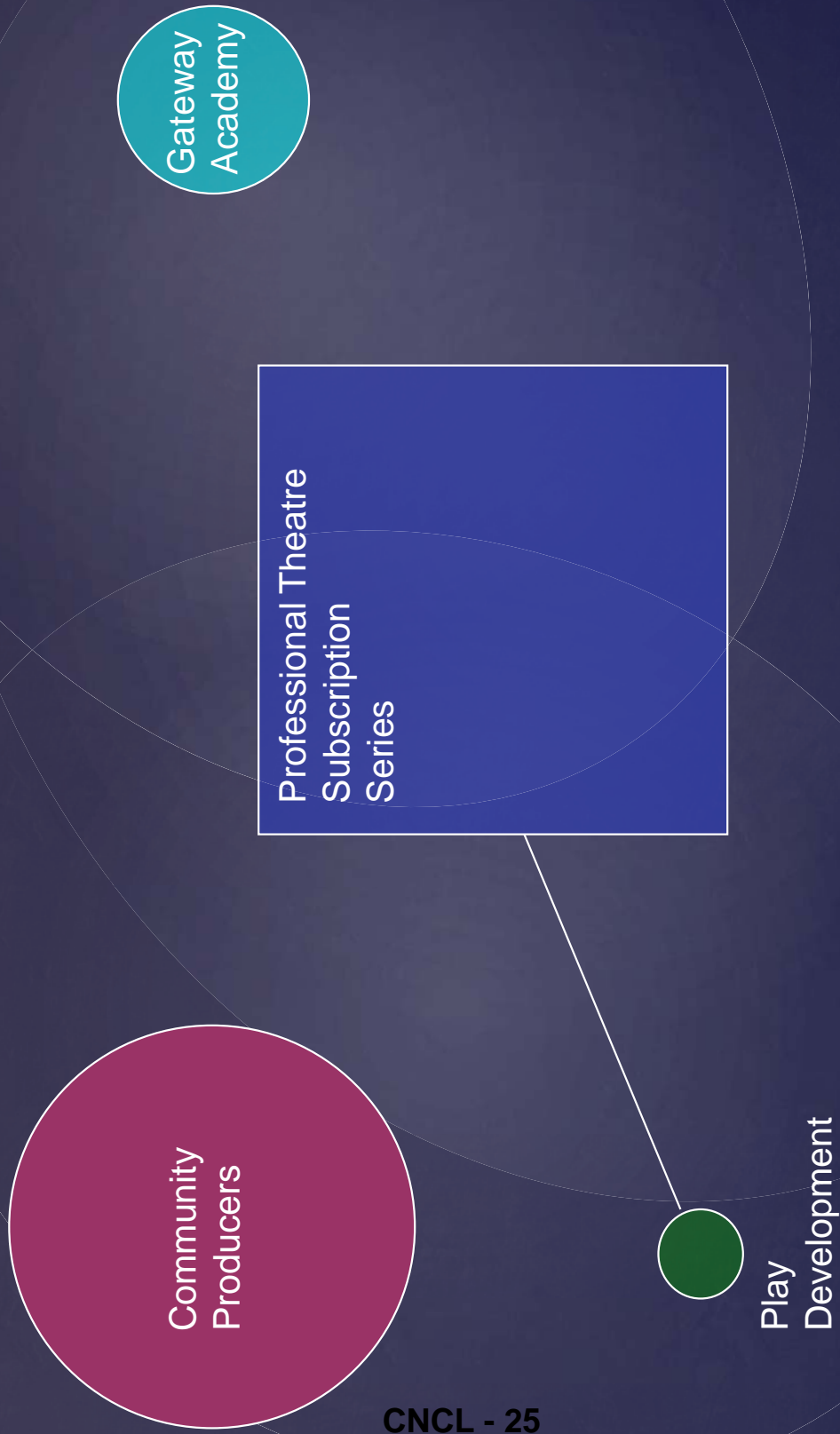
# GATEWAY 2013: *A Solid Foundation*

Community  
Producers

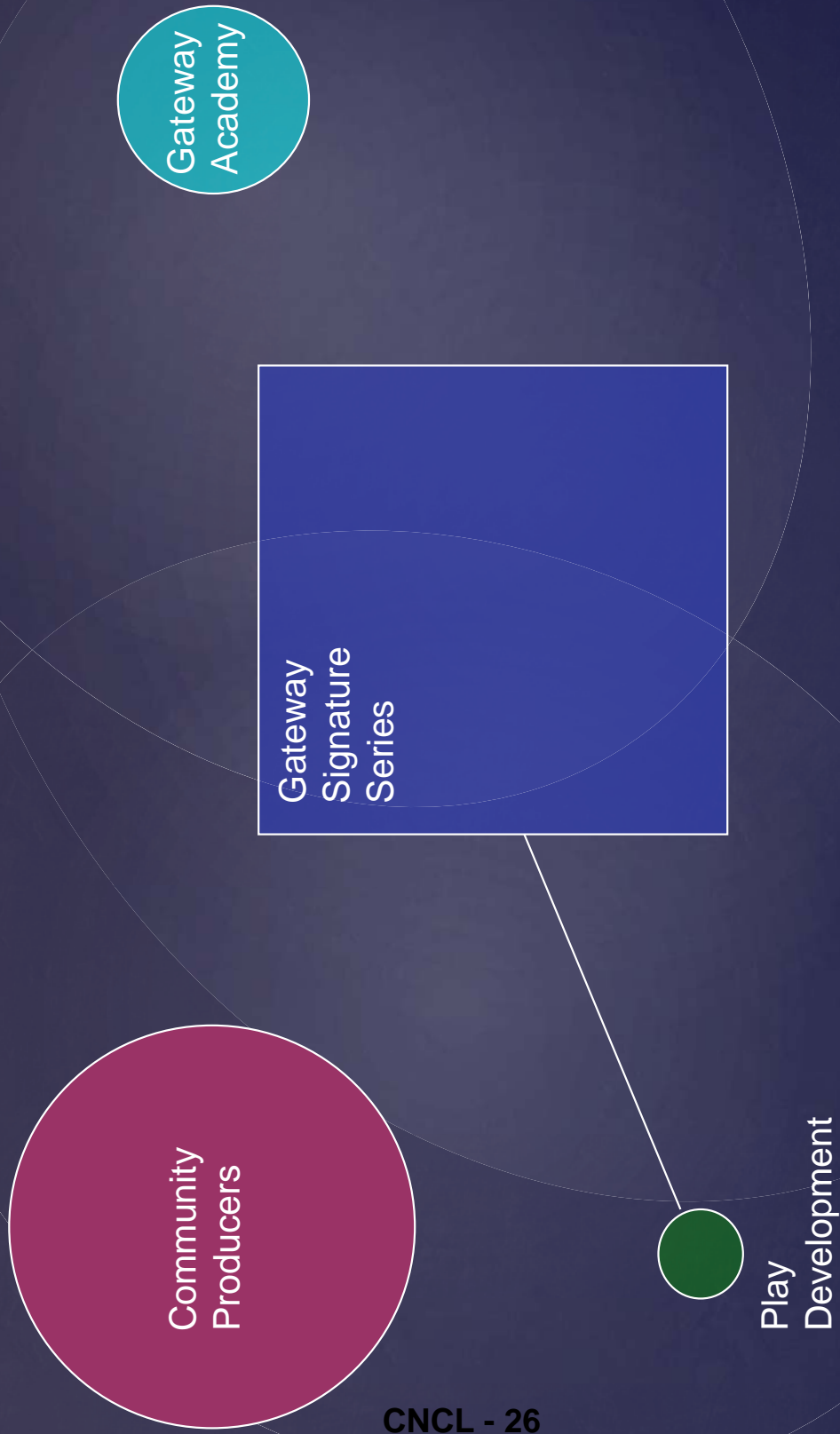
Gateway  
Academy



# GATEWAY 2013: A Solid Foundation

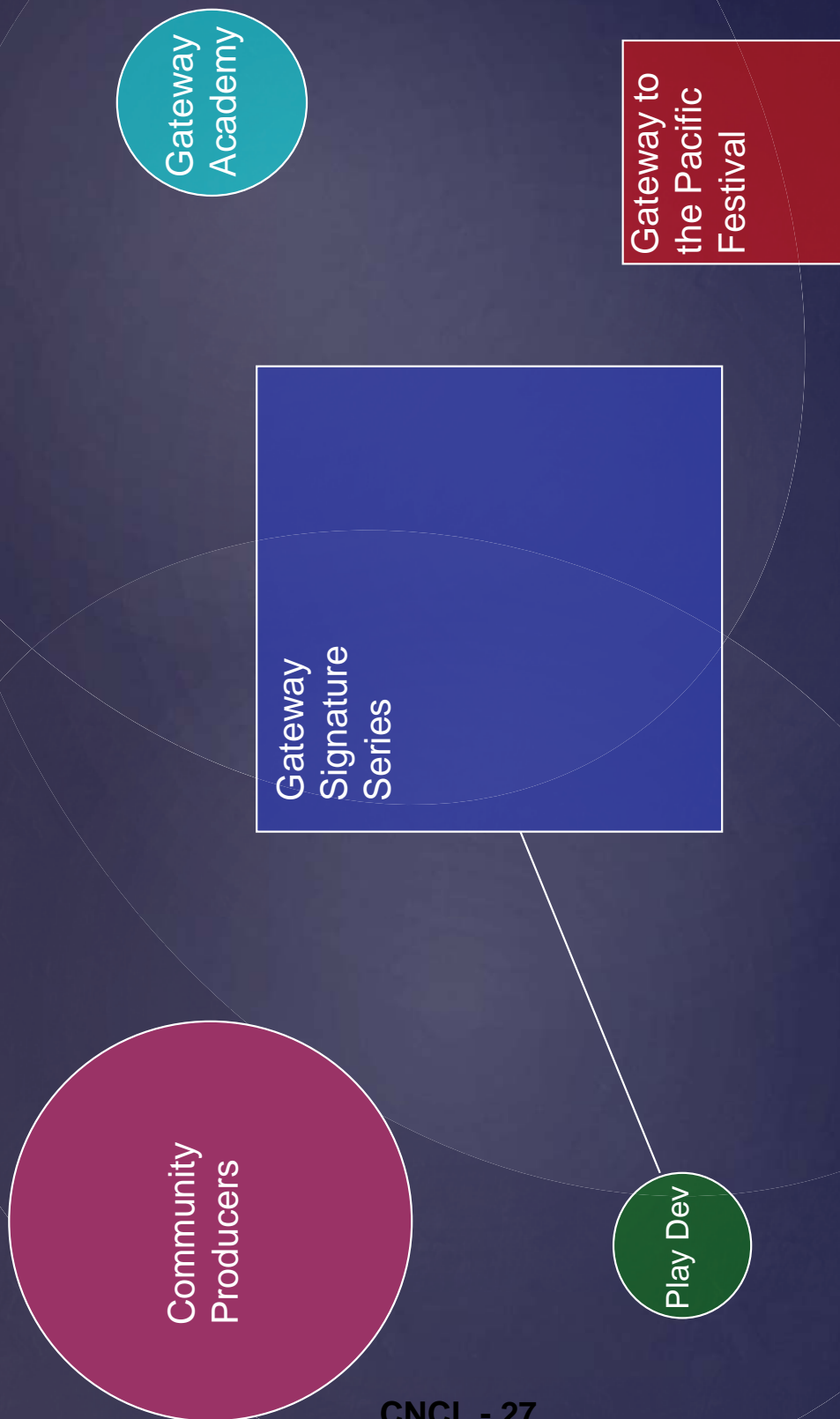


# GATEWAY 2013: A Solid Foundation

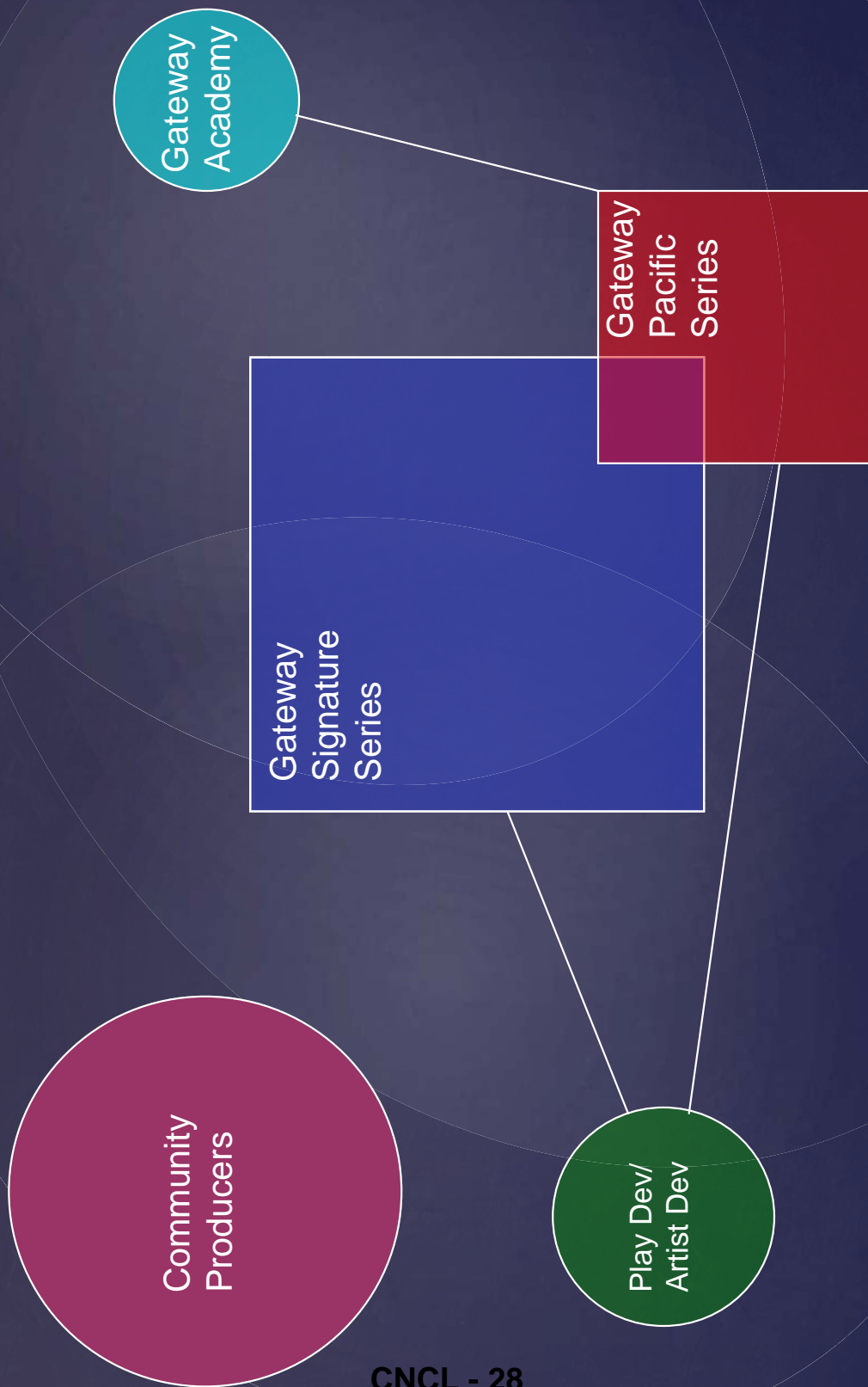




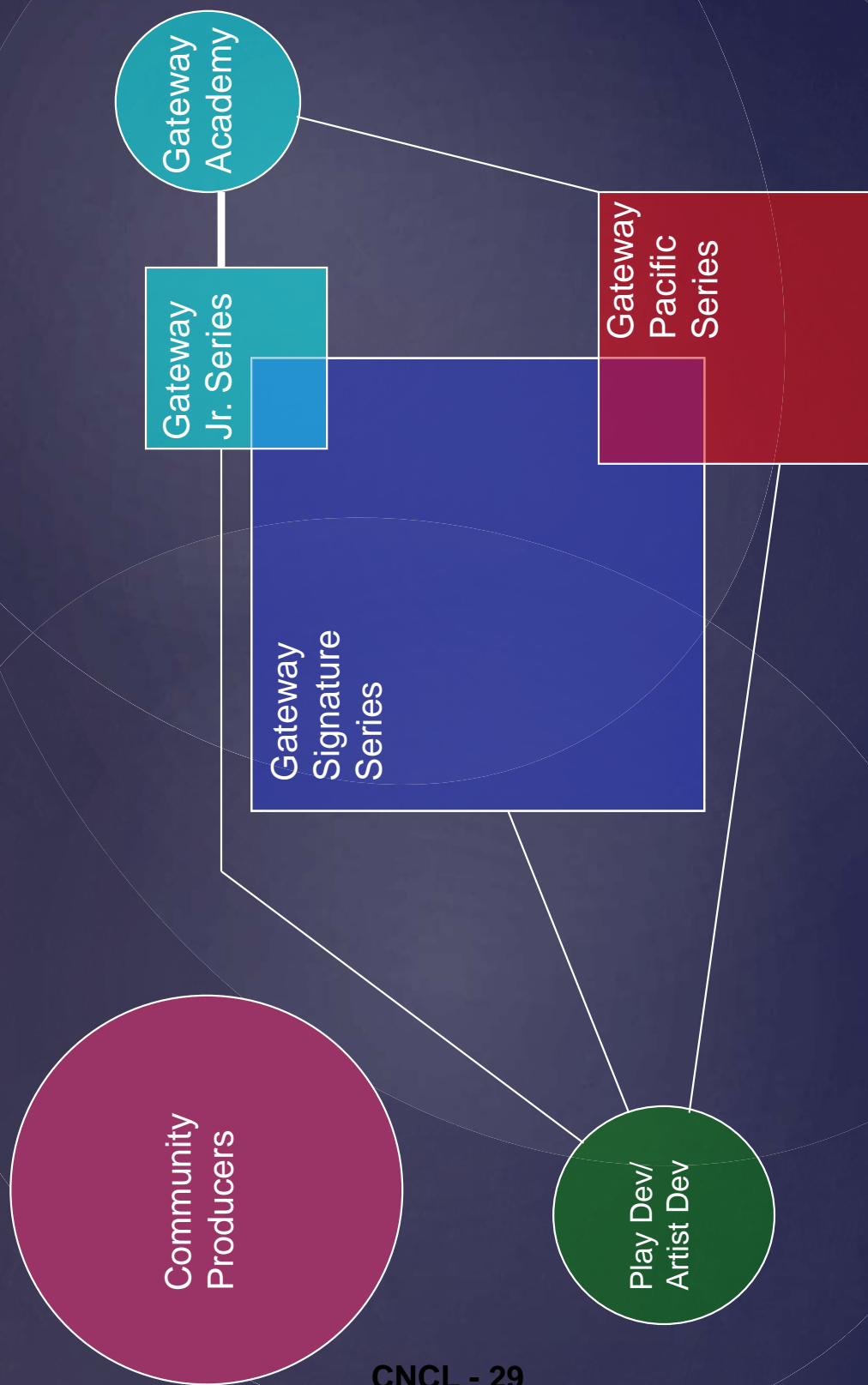
# August 2014



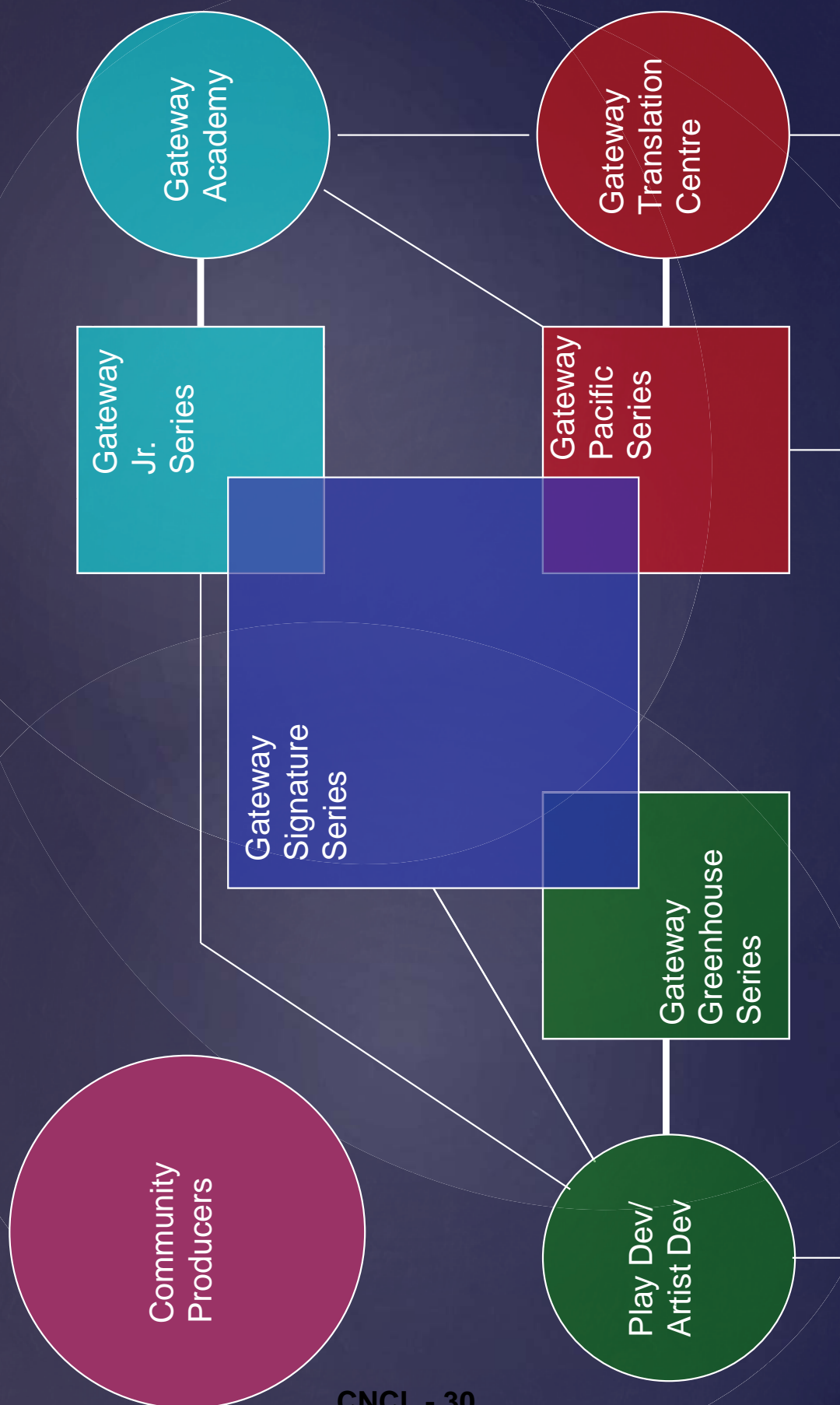
# PHASE 1: Celebrating Diversity



# PHASE 2: Celebrating Youth

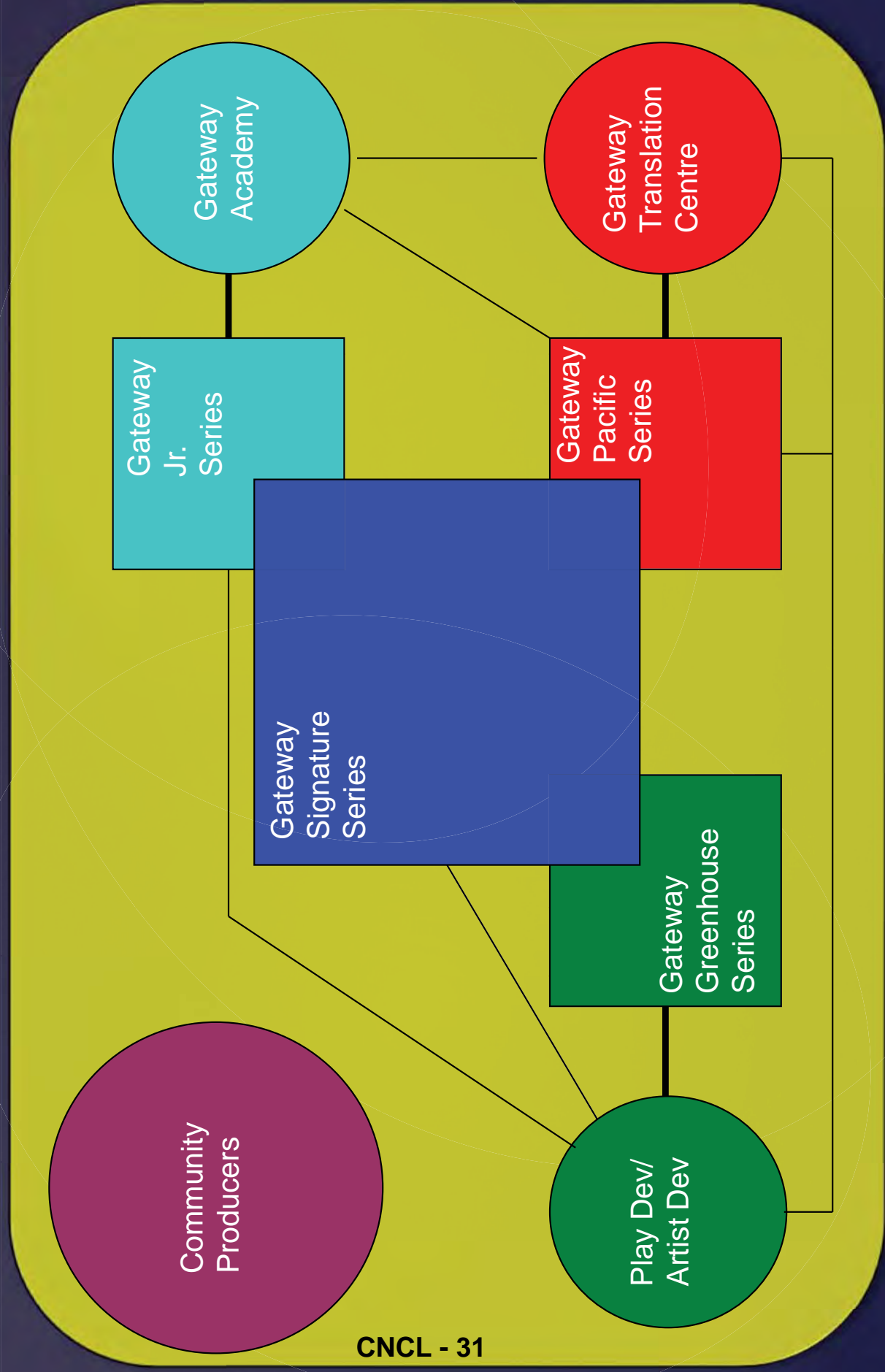


# PHASE 3: Celebrating Creativity

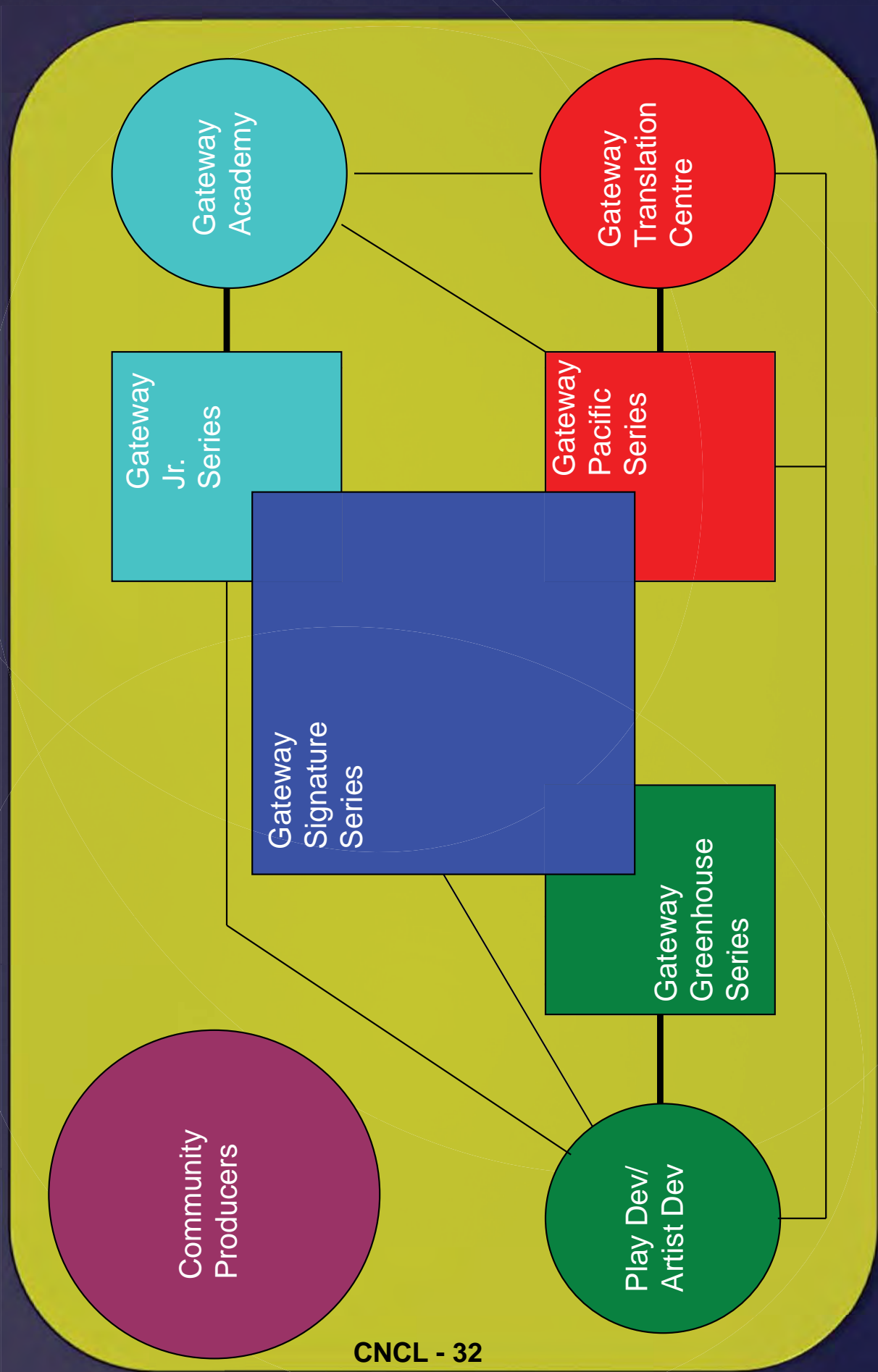




# PHASE 3: Celebrating Culture



# GATEWAY 2028



## Background – PWABC 2013 Project of the Year Presentation to Council

On September 17, 2013 the City was awarded the Public Works Association of BC (PWABC) 2013 Project of the Year award for the recently completed Alexandra District Energy Utility (ADEU) project. The City has now been presented with Project of the Year awards three times in the last four years.

The Project of the Year is a Province wide competition awarded to the municipality which, in the opinion of the PWABC Executive, commissions, engineers and constructs a major and complex public works or utilities project which deserves special merit because of its unique features or complexity relative to the resources of the community. Factors that are considered during the award process are many, the most significant of which are benefit to the community, sustainability, environmental/social benefit, innovation, complexity and quality of final works.

The ADEU was constructed to provide a sustainable energy system that centralizes energy production for heating, cooling and domestic hot water heating for residential and commercial customers located in the Alexandra neighbourhood. The project will assist in meeting the community-wide greenhouse gas emission reduction targets adopted as part of Richmond's Sustainability Framework.

The Energy Centre structure is located within a park that will be surrounded by major residential development. To better showcase this facility and the park in which it is located, a public artist was engaged to create artistic exterior wall panels. Also, the building's interior is visible through large windows thus providing a view of the infrastructure within.

Delivery of the Alexandra District Utility project was truly a team effort involving many staff through the design and construction process.



***Energy Centre – Alexandra District Energy Utility***



## Finance Committee

Date: Monday, October 7, 2013

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 5:40 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Finance Committee held on Tuesday, July 2, 2013 be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **BYLAW 9046 – PERMISSIVE EXEMPTION (2014) BYLAW**  
(File Ref. No. 03-0925-02-01) (REDMS No. 3924024)

It was moved and seconded

*That Permissive Exemption (2014) Bylaw No. 9046 be introduced and given first, second, and third readings.*

**CARRIED**



**Finance Committee**  
**Monday, October 7, 2013**

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2. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 9058**

(File Ref. No. 12-8060-20-9058) (REDMS No. 3979986)

It was moved and seconded

*That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058 be introduced and given first, second and third readings.*

The question on the motion was not called as staff was requested to provide information regarding the cost to the City for the administration of Criminal Record Checks.

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

3. **FINANCIAL INFORMATION – 2<sup>ND</sup> QUARTER JUNE 30, 2013**

(File Ref. No.) (REDMS No. 3931431)

It was moved and seconded

*That the staff report titled Financial Information – 2<sup>nd</sup> Quarter June 30, 2013 from the Director, Finance, be received for information.*

**CARRIED**

**RICHMOND OLYMPIC OVAL CORPORATION**

4. **2<sup>ND</sup> QUARTER 2013 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL CORPORATION**

(File Ref. No.) (REDMS No. 3990554)

It was moved and seconded

*That the report on Financial Information for the Richmond Olympic Oval Corporation for the second quarter ended June 30, 2013 from the Controller of the Richmond Olympic Oval Corporation be received for information.*

The question on the motion was not called as in reply to a query, Rick Dusanj, Controller, Richmond Olympic Oval Corporation, commented on factors that resulted in favourable variances in the second quarter.

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

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:43 p.m.).*

**CARRIED**

**Finance Committee**  
**Monday, October 7, 2013**

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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 7, 2013.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Committee Clerk



## General Purposes Committee

Date: Monday, October 7, 2013

Place: Anderson Room  
Richmond City Hall

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

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on Monday, September 16, 2013, be adopted as circulated.*

**CARRIED**

### LAW & COMMUNITY SAFETY DEPARTMENT

#### 1. ENHANCED SOIL MANAGEMENT IN THE AGRICULTURAL LAND RESERVE

(File Ref. No. 12-8060-01) (REDMS No. 3930621 v.18)

Edward Warzel, Manager, Community Bylaws, provided background information and clarified that staff are not recommending that the City assume some Agricultural Land Commission (ALC) duties, but instead that the staff report be forwarded to the City's Agricultural Advisory Committee (AAC) for an opportunity to consider and comment. He noted that staff anticipate reporting back to Committee after the AAC has had such an opportunity.

## **General Purposes Committee**

### **Monday, October 7, 2013**

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Phyllis Carlyle, General Manager, Law and Community Safety, advised that the ALC is amenable to entering into discussions to potentially authorize the City to exercise the ALC's powers with regard to applications relating to non-farm use of Agricultural Land Reserve (ALR) land. However, such an agreement would be entered into with no financial contribution from the ALC, and the City would be bound by ALC policies. Also, it was noted that the ALC cannot delegate its decision making powers with regard to whether an application for a property within the ALR is a farm use or non-farm use.

In reply to queries from Committee, Ms. Carlyle commented on potential next steps and advised that the ALC would remain the ultimate decision-maker even with delegated authority to the City for non-farm use matter.

Discussion ensued regarding the potential need to hire additional staff to administer ALC duties and it was suggested that efficiencies within the Community Bylaws division be considered. Ms. Carlyle stated that a phased approach is suggested in regard to the hiring of additional staff.

Discussion then ensued regarding a provincial core review of the Agricultural Land Commission and Reserve, and the Chair requested that such comments be reserved as the matter is subject to a subsequent staff report.

Discussion further took place regarding proposed permit requirements in accordance with proposed Bylaw 9002 and staff was requested to provide information regarding insurance costs.

In reply to queries from Committee, Mr. Warzel commented on other municipalities' Soil Watch Programs, noting that they are similar to the one being proposed with the exception of minor variations. Mr. Warzel was requested to provide information regarding how neighbouring municipalities' Soil Watch Programs are functioning, and whether the program is making a difference in the level of compliance.

Discussion took place regarding the origin of the staff referrals and it was noted that entering into a delegation agreement with the ALC would not satisfy the City's concerns with regard to farm use applications as the ALC cannot delegate this authority.

In response to a question from Committee, Mr. Warzel advised that bylaw fines are limited to a maximum of \$500; however, fines can be levied for every day the offence continues to take place.

Discussion ensued and Committee cited concern with regard to (i) the need for a Soil Watch Program and in particular as it relates to the need to hire additional staff, and (ii) the City's roles and responsibilities should it opt to enter into a delegation agreement with the ALC.

## General Purposes Committee

### Monday, October 7, 2013

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Discussion ensued regarding soil removal and deposit activities associated with farm and non-farm uses in the ALR.

May Leung, Staff Solicitor, stated that the ALC reviews proposals and what material is anticipated to be deposited in order to determine whether the deposit activity is for farm use or non-farm use.

In reply to queries from the Chair, Ms. Leung advised that the proposed bylaw amendments would allow the City to impose fees, depending on the volume of soil deposited or removed, regardless of whether it is for farm or non-farm use purposes. Also, she stated that staff would be able to monitor such activities based on the conditions of the permit.

Ms. Leung advised that if the material being filled falls within farm use, there is no recourse for the City or the ALC because the activity is not illegal.

Mr. Warzel spoke of the proposed bylaws, noting that a permit process would serve as a mechanism for the City to be made aware of all soil and deposit activities throughout Richmond.

Discussion ensued and it was noted that the City and the Province have diverging views on what type of fill should be permitted on ALR land.

In reply to queries from Committee, Ms. Leung advised that farm use is an entitled use under the *Agricultural Land Commission Act*. Also, she advised that under the City's current bylaws, the only permit required is for non-farm use applications. Moreover, Ms. Leung stated that under the *Community Charter*, any municipal bylaw addressing the quality of soil must be approved by the Minister of Environment; however, it is staff's understanding that the Ministry of Environment is not open to municipal bylaws regulating the quality of soil.

Discussion further took place regarding the City's enforcement options under its current bylaws and Magda Laljee, Supervisor, Community Bylaws, advised that court action is the City's only recourse.

Tom Land, Vice President and General Manager, Ecowaste Industries Ltd., was of the opinion that the proposed bylaw amendments would significantly impact Ecowaste's operations. Mr. Land requested that the proposed bylaws recognize the difference between farming operations in the ALR and those of commercial operations like Ecowaste's. He commented on several operating certificates and licences issued by the Ministry of Environment and Metro Vancouver, noting that commercial operations on ALR land are already highly regulated. Mr. Land commented on the proposed fees as per the proposed bylaw amendments, and noted that such fees would result in Ecowaste passing on some of its costs to its customers, which in turn may result in less compliance.

**General Purposes Committee**  
**Monday, October 7, 2013**

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Mr. Land concluded by requesting that the proposed bylaw amendments be further amended to exempt any commercial operation with operating certificates from the Ministry of Environment and licences from Metro Vancouver.

In reply to queries from Committee, Mr. Land was of the opinion that there are no other commercial entities in Richmond with certificates from the Ministry of Environment and licences from Metro Vancouver. Also, he stated that the proposed additional fee of \$0.50 per cubic metre of soil deposited or removed would significantly negatively affect Ecowaste's operating costs.

As a result of the discussions, the following referral was made:

It was moved and seconded

*That the staff report titled Enhanced Soil Management in the Agricultural Land Reserve (dated October 2, 2013 from the General Manager, Law & Community Safety) be referred back to staff for more examination of the possibilities, in particular:*

- (1) for more discussion with the ALC on the possibilities of what each of the parties can do;*
- (2) a general discussion on the role of the ALC;*
- (3) an examination of previous soil bylaws in Richmond and what now exists in terms of the substance of the soil bylaw, the enforcement provisions, as well as limitations; and*
- (4) the interposition of commercial landfills in the ALR, which are regulated under the Province and Metro Vancouver.*

The question on the referral was not called as staff was directed to provide in the next report a simplified table which describes agricultural and non-agricultural uses and whether the City has authority over those matter or whether or not the ALC can delegate its authority to the City with regard to those matters under a delegation agreement.

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

It was moved and seconded

*That the order of the agenda be varied to consider Item No. 5 at this point in the meeting.*

**CARRIED**

*Cllr. Au left the meeting (5:14 p.m.) and returned (5:15 p.m.).*

**General Purposes Committee**  
**Monday, October 7, 2013**

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**PLANNING & DEVELOPMENT DEPARTMENT**

**5. PROVINCIAL CORE REVIEW OF THE AGRICULTURAL LAND COMMISSION AND RESERVE**

(File Ref. No. 01-0150-20-BCAL1) (REDMS No. 4005756)

It was moved and seconded

- (1) *That as the Provincial Government is conducting a Core Review of its programs and services including the Agricultural Land Commission (ALC) and Reserve (ALR), and as opportunities for Council and public consultation during the Review are unclear, Council write the Premier and Minister of Agriculture requesting that the Core Review:*
- (a) *protect, enhance, adequately fund, and enforce the Agricultural Land Reserve, Agricultural Land Commission, and its policies; and*
  - (b) *enable consultation opportunities for City Council, the Richmond Agriculture Advisory Committee (AAC) and public; and*
- (2) *That copies of the letter be sent to all Members of the Legislative Assembly (MLAs), the Metro Vancouver Board and local governments, the Port Metro Vancouver Board, and the Core Review Panel.*

**CARRIED**

**FINANCE AND CORPORATE SERVICES DEPARTMENT**

**2. FLAGS POLICY**

(File Ref. No. 01-0093-02) (REDMS No. 3862456 v.6)

In reply to a query from Committee, Denise Tambellini, Manager, Intergovernmental Relations and Protocol Unit, advised that the proposed policy applies only to flags displayed on city property.

Discussion ensued and the Chair requested that the proposed policy document be amended to reflect the following:

- (i) under section 1.5 – the flag of the City of Richmond (Richmond only) take precedence over the Canadian Olympic flag;

5.

**General Purposes Committee**  
**Monday, October 7, 2013**

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- (ii) under section 2.6 – decisions to fly flags at half-mast on municipal property, on occasions not provided for in this policy, will be made by the Mayor after consultation with members of City Council, the Chief Administrative Officer, the City Clerk, or otherwise as the Mayor shall deem appropriate; and
- (iii) under section 3.7 – the City of Richmond will not display flags or guest organizational banners other than those described above without the consent of City Council.

It was moved and seconded

- (1) *That Policy 1305 – “Flags” (Attachment 1) adopted by Council on June 23, 1986 be rescinded; and*
- (2) *That the proposed Flags Policy (Attachment 2), as amended by Committee, be adopted.*

**CARRIED**

**3. ALTERNATIVE APPROVAL PROCESS AND NOTIFICATION  
OPTIONS FOR CAMBIE FIELD - SALE OF PARK BYLAW 8927  
(3651 SEXSMITH ROAD)**

(File Ref. No. 12-8060-20-8927) (REDMS No. 3733984 v.4)

Discussion ensued regarding advertising options for the proposed Alternative Approval Process and it was noted that in an effort to be responsive to all Richmond residents, a translated news release in the Ming Pao and Sing Tao newspapers would be included as part of the enhanced and expanded notice process.

It was moved and seconded

- (1) *That, only following third reading of Cambie Field – Sale of Park Bylaw 8927, an Alternative Approval Process be conducted under the following parameters:*
  - (a) *The deadline for receiving completed elector response forms is 5:00 pm (PST) on Friday, January 17, 2014;*
  - (b) *The elector response form is substantially in the form as found in Attachment 1 to the staff report dated October 4, 2013 from the Director, City Clerk’s Office;*
  - (c) *The number of eligible electors is determined to be 131,082 and the ten percent threshold for the AAP is determined to be 13,108; and*



**General Purposes Committee**  
**Monday, October 7, 2013**

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- (2) *That an enhanced public notification process be undertaken for the Cambie Field – Sale of Park Bylaw 8927 Alternative Approval Process which includes a summarized news release being sent to the media, including the Richmond News, the Richmond Review, the Ming Pao, and the Sing Tao newspapers, an official legal notice in the City section of the Richmond Review, and a mailed notice in addition to the prescribed statutory notification requirements.*

**CARRIED**

**4. WHITE PAPER ON LOCAL GOVERNMENT ELECTIONS REFORM AND CONSULTATION PROCESS FOR FURTHER REFORMS**

(File Ref. No. 12-8125-01) (REDMS No. 3983724 v.2)

In reply to queries from Committee, David Weber, Director, City Clerk's Office, advised that (i) under the proposed legislation campaign finance disclosure statements are to be filed with Elections BC and will be made available to the public on-line and (ii) the proposed legislation does not address the date of the election changing to October.

It was moved and seconded

*That the staff report titled White Paper on Local Government Elections Reform and Consultation Process for Further Reforms (dated September 19, 2013 from the Director, City Clerk's Office) be received for information.*

**CARRIED**

**PLANNING & DEVELOPMENT DEPARTMENT**

**5. PROVINCIAL CORE REVIEW OF THE AGRICULTURAL LAND COMMISSION AND RESERVE**

(File Ref. No.) (REDMS No. 4005756)

Please see Page 5 for action on this matter.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:39 p.m.).*

**CARRIED**

**General Purposes Committee**  
**Monday, October 7, 2013**

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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 7, 2013.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Committee Clerk



## Parks, Recreation & Cultural Services Committee

Date: Tuesday, September 24, 2013

Place: Anderson Room  
Richmond City Hall

Present: Councillor Harold Steves, Chair  
Councillor Ken Johnston  
Councillor Linda Barnes  
Councillor Evelina Halsey-Brandt  
Councillor Bill McNulty

Also Present: Councillor Linda McPhail

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Thursday, July 18, 2013, be adopted as circulated.*

**CARRIED**

### PRESENTATION

1. Suzanne Haines, General Manager, Gateway Theatre, and Jovanni Sy, Artistic Director, Gateway Theatre, to present Gateway 2028.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Jovanni Sy, Artistic Director, Gateway Theatre, accompanied by Suzanne Haines, General Manager, Gateway Theatre, highlighted the following information regarding Gateway 2028:

- Gateway 2028 is a fifteen year artistic vision divided into three five-year phases;

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, September 24, 2013**

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- Phase 1 introduces the Gateway Pacific Series, a subscription series of Chinese-language contemporary drama, which will be launched in August 2014 with the pilot project: the Gateway to the Pacific Festival;
- beginning in the 2016-2017 Season, the Gateway to the Pacific Festival will become the Gateway Pacific Series, a four-show subscription series of Cantonese and Mandarin language productions;
- Phase 2 will introduce the Gateway Junior Series, a professional theatre series specifically tailored to young audiences which will give the children of Richmond something invaluable: a life-long love of the performing arts;
- Phase 3 introduces the Gateway Greenhouse Series, a subscription series that will foster creativity, encourage risk-taking, push the boundaries of theatrical form and content, and nourish the next generation of theatre artists and spectators; and
- the final phase will introduce the Gateway Pass which entitles a pass holder unlimited access to any play in any of the subscription series for a flat monthly fee.

A copy of "Gateway 2028 An artistic vision for the Gateway Theatre" was distributed to Committee (copy on file, City Clerk's Office).

Committee expressed thanks and congratulations to staff and Board members on the artistic vision for the Gateway Theatre. Discussion ensued regarding the diversity, innovation, and youth components of Gateway 2028. In reply to queries regarding the Greenhouse Series, the Gateway Pass, the capacity of the Gateway Theatre, and the Junior Series ties to the Gateway Academy for the Performing Arts, the following additional information was provided:

- the Greenhouse Series encourages new theatre makers to apply their trade in innovated ways (i.e. blurring the lines between theatre and dance or theatre and music, and the use of multi-media);
- the Gateway Pass is an exciting model removing the transactional nature of theatre going in order to encourage risk-taking, to go outside of your comfort zone and watch something you might not have gone to otherwise;
- in terms of capacity, a Facility Task Force, including Board and community members, City staff, Gateway staff, and industry professionals, has been commissioned to review the future needs on the basis of the programming;
- youth programming will be phased in through the Signature Series of performances leading to the schedule 2018 launch of the Junior Series; and

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, September 24, 2013**

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- the Junior Series will be closely aligned with the Gateway Academy for the Performing Arts incorporating holiday productions, academy productions, and purchased shows from companies across Canada providing opportunities for youth performers from both the academy and the community at large.

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

It was moved and seconded

- (1) *That the presentation titled "Gateway 2028 An artistic vision for the Gateway Theatre" be received for information; and*
- (2) *That a presentation be made at the next meeting of Council.*

**CARRIED**

## **COMMUNITY SERVICES DEPARTMENT**

**2. BRANSCOMBE HOUSE – FUTURE USES**

(File Ref. No. 11-7000-01) (REDMS No. 3894270)

Jane Fernyhough, Director, Arts, Culture and Heritage Services, was available to answer questions.

Discussion ensued regarding (i) various uses for the upper and lower floors of the Branscombe House, (ii) the former Captain Atkinson property now owned by the City, and (iii) whether staff had considered receiving expressions of interest for proposed uses for the building.

Ms. Fernyhough advised that the exterior and lower floor renovations are nearing completion. The upper floor work has not been completed and the grounds are currently being designed by the Parks Division. Staff would welcome the opportunity to receive expressions of interest for the use of the building.

Dave Semple, General Manager, Community Services, advised that further research and evaluation of the former Atkinson property would be required before proceeding with any proposal.

Peter Bradley, 4300 No. 5 Road, expressed interest in presenting a proposal to lease the building from the City in order to provide a tourist rental facility furnished with period antiques. The house would not be a bed and breakfast but a short-term rental facility for public parties, weddings, or tours.

Following discussion the following motion was introduced:

It was moved and seconded

*That staff consider the feasibility of an artist in residence upon completion of the Branscombe House and obtain expressions of interest for other possible uses.*

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, September 24, 2013**

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The question on the motion was not called as the Committee requested that the analysis of the artist in residence provide information regarding guidelines, expectations, and intent of the use. It was suggested that the matter be referred to the Richmond Public Art Advisory Committee for their expertise and input for best practices regarding the artist in residence use.

Ms. Fernyhough advised that the two separate analyses (i) for the expression of interest addressing what the community proposes in terms of uses for the building, and (ii) for the artist in residence use, could be conducted concurrently.

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

It was moved and seconded

*That the staff report titled Branscombe House – future uses, dated September 6, 2013, from the Director, Arts, Culture and Heritage Services, be received for information.*

**CARRIED**

**3. CITY WIDE ARTEFACT COLLECTIONS POLICY**

(File Ref. No.) (REDMS No. 3870503)

Connie Baxter, Supervisor, Richmond Museum and Heritage Sites, advised that the Artefact Collections Policy is complementary and compatible with the City Archives Policy; however, the functions are different. There are standard policies and procedures related to processing collections dealing with inventory, clear ownership title, and de-accession. As in the past, grant funding may be available should additional staff be required.

It was moved and seconded

*That the City Wide Artefact Collections Policy (included as Attachment 1 in the staff report dated September 6, 2013, from the Director, Arts, Culture & Heritage Services) be adopted.*

**CARRIED**

**4. RICHMOND HERITAGE UPDATE 2012-2013**

(File Ref. No.) (REDMS No. 3897356)

Discussion ensued regarding the Richmond Heritage Update 2012-2013 and Committee noted that in order to increase awareness within the community with regard to the heritage activities and achievements of the City, staff bring a presentation forward to a future Council meeting.

It was moved and seconded

*That the Richmond Heritage Update 2012-2013 as presented in the staff report from the Director, Arts, Culture and Heritage Services dated September 5, 2013, be received for information.*

**CARRIED**

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, September 24, 2013**

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**5. CAMBIE ROAD/MUELLER DEVELOPMENT PARK – PUBLIC CONSULTATION**

(File Ref. No. 06-2345-20CMUE1) (REDMS No. 3941393 v.6)

Mike Redpath, Senior Manager, Parks, and Clarence Sihoe, Park Planner, gave a brief overview of the proposed park development. The proposal is for a four acre passive park that is open on all four sides and includes a dog park, playground, plaza, public art element, water feature, and environmental elements. Polygon has expressed interest, through a licensing agreement, in having a temporary sales centre on the park site. Approval of the staff report will advance the project to the Public Hearing stage.

Discussion ensued regarding site furnishings (e.g. picnic tables, benches, and barbeque pits) similar to single-family residences being incorporated into the design and development of the park. Committee inquired whether the concerns raised through the public consultation process, in particular, the need to slow traffic along Brown Road, the need for traffic lights, and the installation of barriers to prevent vehicular traffic entering the park, would be addressed, including the associated costs, prior to construction.

Mr. Redpath advised that Phase 1 construction of the park development which includes land form, trails, a portion of the plaza, playground, fixtures, perimeter walkway, lighting, and trees, will be borne by the developer. The balance of the park development will be phased in under the City wide park program over the next two years. Hard surface seating is proposed for the plaza area. The developer will be responsible for the perimeter lighting and the land form berms which will serve as buffers.

It was moved and seconded

***That the design concept for Cambie Road/Mueller Development Park, as described in Attachment 1 of the staff report, dated September 5, 2013, from the Senior Manager, Parks, be approved.***

**CARRIED**

**6. CITY OF RICHMOND 2022 PARKS AND OPEN SPACE STRATEGY**

(File Ref. No. 06-2345-03) (REDMS No. 3897705 v.3)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Mr. Redpath and Jamie Esko, Park Planner, presented the ten-year strategy for Parks and Open Space which provides the framework for measuring future needs and how well the City is meeting the changing trends and demographics of the community.

## **Parks, Recreation & Cultural Services Committee**

### **Tuesday, September 24, 2013**

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Discussion followed with regard to the changing demographics and the need to maintain a balance between traditional sports field/parks and the passive park development attuned to trails for walking, running, and cycling. Committee inquired whether (i) further acquisitions would be required particularly along the watercourse, (ii) staff has held discussion with Port Metro Vancouver for park land, and (iii) staff has provided the strategy to the Richmond School Board.

Mr. Redpath advised that the changing demographics and densification are the driving the trend to more passive development. The proposed strategy will be instrumental in maintaining a balance in park development. The City has been acquiring land for the past 20 years as opportunities presented themselves to continue the linkage within the trail system. Currently there are gaps in the trail system along the north end of River Road near the Hamilton community area and north of Shell Road.

Mr. Redpath confirmed that staff had discussions with Port Metro Vancouver concerning lands for the trail system. Staff has engaged with the Richmond School Board with respect to future park development and the need for a school site in the City Centre area.

Ms. Esko advised that national trends and community survey results are reflected in the priority given to walking, running, and cycling trails. Staff is constantly consulting with the community through various means (e.g. Richmond Community Services Advisory Committee, surveys, and direct feedback) to address the changing demographics and aging population. School park sites are identified as neighbourhood parks in the strategy.

Dave Semple, General Manager, Community Services, advised the relationship with the Richmond School Board in terms of land acquisition has never been stronger leaving a legacy of joint school/park sites.

Further discussion ensued about innovated funding, including small community contributions, for neighbourhood improvements which may foster a greater sense of ownership of the park facility within the community. An area of weakness in the strategy was in relation to the Blue Network for development of a trail on the water for boating, kayaking, and rafting. Committee expressed appreciation for the strategy and were delighted that community satisfaction was high regarding the park and trail system within Richmond.

Heather Hicks, 23171 Westminster Highway, expressed concerns with the proposed rezoning of lands within the Hamilton Area Plan for a future park and the impact to residents obtaining mortgages and household improvement loans. Pedestrian safety issues were raised with the gap in the trail system along portions of River Road.



**Parks, Recreation & Cultural Services Committee**  
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Mr. Redpath advised that the design of the proposed park for the Hamilton area is underway. Staff would permit similar residential reconstruction within the existing zone prior to the acquisition of the park and would provide letters of security for the financial institutions in such situations. Ms. Hicks was advised to speak with staff concerning the financial matter.

Jim Wright, 8300 Osgoode Drive, was in support of the proposed Parks and Open Space Strategy and reiterated his comments as outlined in his written submission dated September 24, 2013 (attached to and forming part of these minutes as **Schedule 1**).

It was moved and seconded

- (1) *That the 2022 Parks and Open Space Strategy as outlined in the staff report titled City of Richmond 2022 Parks and Open Space Strategy dated June 28, 2013 from the Senior Manager, Parks be endorsed as the guide for the delivery of Parks Services; and*
- (2) *That the 2002 Parks and Open Space Strategy be forwarded to the Richmond School Board for their information.*

**CARRIED**

*Councillor Linda McPhail left the meeting at 5:30 p.m. and did not return.*

**6A. WEST DIKE BERM REMOVAL**

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

The Chair raised a concern for the sea berm along the west dike with regard to the removal of the log berm at Boundary Bay by Port Metro Vancouver, with the permission of the Department of Fisheries & Oceans, in order to create a fish habitat. The area between the Dike and the sea berm is upper marsh which is a habitat for ducks, heron, hawks, plover, coyotes and wolves. The Chair submitted the following documentation to Committee: (i) correspondence received from Port Metro Vancouver dated August 29, 2013, and (ii) e-mail to and from Robin Silvester, President and Chief Executive Officer, Port Metro Vancouver, dated September 2, 2013 and September 5, 2013 (attached to and forming part of these minutes as **Schedule 2**).

In reply to a query regarding the work on the sea berm near Quilchena Golf Course, Kevin Connery, Park Planner, advised that the work is a joint effort between the City, Ducks Unlimited, and the Department of Fisheries & Oceans. The equipment has been relocating, not removing, the logs in the marsh area in an effort to restore the salt water marsh that has been suffocated by the logs to allow carbon to be contributed to the system. There will be monitoring and assessment of the area in order to determine how well the habitat colonizes.

**Parks, Recreation & Cultural Services Committee**  
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At the conclusion of the discussion the following **referral** motion was introduced:

It was moved and seconded

*That the matter be referred to staff for a report on any work being completed or proposed along the sea berm of the West Dike.*

**CARRIED**

**7. MANAGER'S REPORT**

**(i) Community Services Department Updates**

Ms. Fernyhough reported that the Salmon Row production was successful with over 2100 attendees. The Grand Prix Art event was held this past weekend in Steveston with 85 artists participating along Britannia Heritage Shipyard and Gary Point Park. The "I Love Culture" event will be taking place this upcoming weekend. The artist in resident program, with Richmond artist and author Nancy Lee, begins Friday night with two months of programming in collaboration between the Seniors Society and the Richmond Library and Arts Centre. Minor Chapel Opera starts on Wednesday, October 2, 2013 with Giuseppe Verdi's opera *La Traviata*.

Ted DeCrom, Manager, Parks Operations, provided an update on the trees being removed from the Kiwanis site along Minoru Boulevard and Minoru Park. The removal of ten trees in Minoru Park, to accommodate an underground hydro line, is scheduled for September 30, 2013. In order to facilitate a turning lane on Minoru Boulevard, two cherries trees are scheduled to be removed along Minoru Boulevard at a later date. Signage will be erected on Wednesday, September 25, 2013.

Mr. Redpath provided an update on the upgraded batting cage at the Blundell School Park site. The new batting cage will be longer and the height will be consistent with the height of the existing back stop. The cage will be screened by an existing row of trees and community garden plots. Electrical installation and improvements to the existing drainage and pathways will be completed with the upgrade. Staff was advised to notify the neighbouring strata corporation regarding the construction work.

In reply to a query regarding the proposed paving material for the trail south of Moncton Street, Mr. Redpath reported that the trail is currently constructed using granular material. Staff partnered with the City Information Technology Division to widen the trail and to install conduit for a high-speed fibre optic cable. Staff has been experimenting with material and will advise Committee prior to any material being laid. Mr. Redpath noted that the associated crosswalk connections are being amended, the signal activators have been ordered, and signage, bus stop connections, massive tree planting, and wild flower seeding are underway.

**Parks, Recreation & Cultural Services Committee**  
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Mr. Semple advised that a cement and limestone material may be used which would provide the smoothest and hardest surface for the trail.

Mr. Redpath gave an update on the playground improvements that were tendered earlier in the year. The school improvements were completed first in order to be ready for the fall. The Oval West Waterfront Park will be completed in two weeks. The Richmond Street Park playground is scheduled to be completed later in the calendar year. The Terra Nova playground equipment has been ordered and design development continues with a May 2014 completion date.

Vern Jacques, Senior Manager, Recreation Services, introduced Sheila Porlier, Manager, Administration to Committee. Mr. Semple advised Committee that Mr. Jacques is retiring and that this would be his last meeting before Committee. Committee extended best wishes to Mr. Jacques.

Staff were requested to ensure that information and contacts related to corporate social responsibility be placed on the website.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:52 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the Parks,  
Recreation & Cultural Services Committee  
of the Council of the City of Richmond  
held on Tuesday, September 24, 2013.

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Councillor Harold Steves  
Chair

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Heather Howey  
Committee Clerk

**Jim Wright, President, Garden City Conservation Society, on Item 6,  
the 2022 Parks and Open Space Strategy**

Councillor Steves as chair—and everyone through the chair,

Clearly, the 2022 Strategy is promising.

I'd just like to highlight three of the strengths.

One strength of the strategy as a whole is the systems thinking.

The commitment is to making optimal use of the park *system*, using a *range* of park spaces to meet a *range* of park needs. I suggest that it's important to *keep* emphasizing that principle because single-interest groups sometimes don't grasp it.

Another strength is the wellness approach. Sometimes the city has seemed to me to be equating wellness with *physical* wellbeing, and that would be a shortcoming. I'm glad that equal importance has been given to our park system's role in *fostering belonging* and *nurturing the human spirit*. When the report equates wellness with physical, social and spiritual wellbeing, that's perfect, especially in the choice of "spiritual" ahead of the more common "psychological" (or "mental"). I hope that will be a regular feature of our park system's messaging.

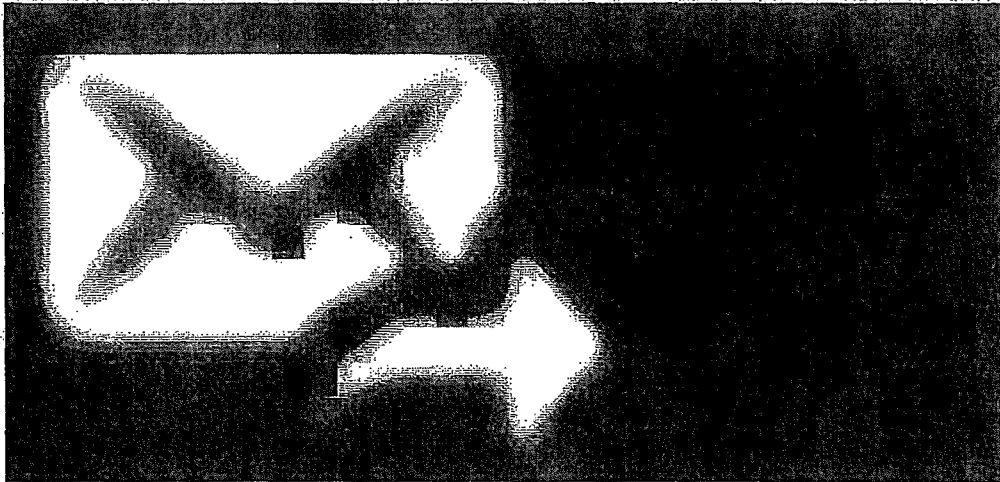
A third strength is the emphasis on inclusiveness, with equal access. In practice, that would mean always giving priority thinking to the needs of citizens who are less privileged in one way or another. Our parks are an ideal group of places for putting that principle into practice. If it is a commitment and not just high-sounding words, we will know soon, since it will be put into practice immediately and at every opportunity. The good effects will spread naturally to the whole community.

Good luck to the Parks staff in implementing the 2022 Strategy.

**Mayor and Councillors**

**From:** Port Metro Vancouver [public\_affairs@portmetrovancover.com]  
**Sent:** Thursday, 29 August 2013 10:15 AM  
**To:** Mayor and Councillors  
**Subject:** Habitat Banking Program - September Field Studies

**Categories:** 01-0140-20-PMVA1 - Port Metro Vancouver (Vancouver Fraser Port Authority - VFPA)



**Habitat Banking Program - September Field Studies**

As part of the Habitat Banking Program, Port Metro Vancouver will be conducting field studies at various sites throughout Metro Vancouver to inform the consideration of potential habitat restoration sites.

Field crews plan to visit Sturgeon Bank at Lulu Island in Richmond, and Maplewood Mudflat, east of the Iron Workers Memorial Bridge in North Vancouver in September, 2013. For more information, please read the **Field Studies Information Sheet**.

To learn more about Port Metro Vancouver's Habitat Banking Program, please visit the Habitat Banking page on [PortTalk.ca](http://PortTalk.ca).

Regards,  
The Habitat Banking Team

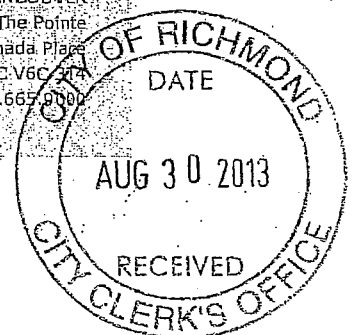
PORT METRO VANCOUVER  
100 The Pointe  
999 Canada Place  
Vancouver, BC V6C 2T4  
telephone: 604.665.9000

**PHOTOCOPIED**

AUG 30 2013

**& DISTRIBUTED**

**CNCL - 55**



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COUNCILLOR  
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AUG 28 2013

## Habitat Banking Program - Community Update & DISTRIBUTED

Dear Community Member,

*Port Metro Vancouver's Habitat Banking Program involves creating and improving fish and wildlife habitat in advance of port development projects, to ensure potential impacts to existing habitat can be offset. This is a pro-active measure intended to provide a balance between the overall health of the environment and any future development projects that may be required for port operations.*

### Upcoming Restoration Works

Port Metro Vancouver is proceeding with salt marsh restoration works along Boundary Bay in Delta, BC as a part of its Habitat Banking Program, in September, 2013. The salt marsh restoration works at Boundary Bay will involve the careful removal of logs and other woody debris of predominantly human origin, where accumulations have negatively impacted marsh vegetation. Log removal works will include salvage for cultural purposes, shoreline garbage clean-up, and removal of contaminated materials such as creosoted logs. Strategically placed logs and root wads will provide perching opportunities for birds.

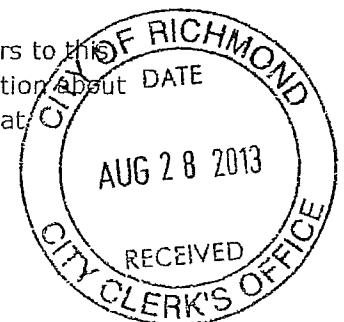
Restoration works will take place during daylight hours. Equipment on site will include excavators, large trucks and other smaller equipment. Access to dykes will remain during the works. Personnel will be on site to direct members of the public safely through the work site.

### About Salt Marsh Restoration

Salt marsh habitat provides vital nutrients to fish. Heavy accumulations of woody debris can impact intertidal marshes, smothering marsh vegetation and compacting marsh soils. The removal of dense accumulations of logs encourages the rapid recovery of salt marsh, through the natural regrowth of native vegetation, restoring fish habitat. To learn more about the benefits of salt marsh restoration, visit [porttalk.ca](http://porttalk.ca).

### For More Information

Port Metro Vancouver will continue to provide regular updates to subscribers to this database. We will also regularly update Port Talk to provide timely information about Habitat Banking Program activities. We encourage you to visit the website at [porttalk.ca](http://porttalk.ca) to check for updates.



CNCL - 56

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**From:** Harold Steves [mailto:haroldsteves.savefarmland@gmail.com]

**Sent:** September-02-13 4:09 PM

**To:** Silvester, Robin; heather.deal@vancouver.ca; clrdeal@vancouver.ca; mayor.corrigan@burnaby.ca

**Subject:** Fwd: FW: Leave Well Enough Alone

Hi Robin,

I can't believe you are doing this, destroying marsh habitat all around Boundary Bay in order to create new habitat where the old habitat was. Then claiming the new habitat as compensation for habitat you wish to destroy at Roberts Bank. It is totally absurd to replace one type of habitat with another and get credit for it.

Logs and tree debris have been part of the marsh building process in the Fraser River Estuary since the Ice Age 10,000 years ago. This is part of the natural succession as a mud flat turns to marsh and a marsh turns to upland. As the wood debris collects it decays and provides habitat, homes and protection for most of the small mammals and many of the birds found in the estuary. Eventually, over approximately a one hundred year period, it forms into a sea berm and shrubs, then trees, start to grow on it, first water loving willows, then Pacific Crabapple, Nootka Rose and other species. As the sea berm prevents erosion different types of grasses and sedges establish themselves inland from the berm than those outside the berm. This provides different habitat for different species. The West Dyke in Richmond was built on a Sea Berm called the "Crab Apple Ridge" in 1907. The house I live in is also built on the sea berm. One km beyond the West Dyke a new sea berm is forming and a few shrubs are starting to grow there. It is similar to the developing berm the Port wants to remove at Boundary Bay.

I have spent a lifetime watching and learning how marsh habitat and sea berms evolve over time. Our Belted Galloway cattle graze on our privately owned land between the West Dyke and the new Sea Berm.

Metro Vancouver's Boundary Bay Regional Park is located on a Sea Berm similar to the West Dyke in Richmond. The Boundary Bay Regional Park and a couple of smaller sites and Regional Trail are directly protected by the Metro Vancouver Green Zone. It does not appear that the wetlands are protected directly. However, they are protected by the International Ramsar Agreement, endorsed by Metro Vancouver and they are in a Federal Wildlife Management Area. Therefore Metro Vancouver has a direct responsibility to be consulted. The decision to remove the sea berm habitat should be a decision of Metro Vancouver in collaboration with the other agencies, not the Port.

I understand that the Ports' attack on the sea berm habitat is imminent. Please postpone this activity until we can have a full public discussion. The Planning and Agriculture Committee of Metro Vancouver meets on Friday, Sept. 6th. and the Environment and Parks Committee meets on Sept. 12th. I have copied this to the Chairpersons of those two committees. I would appreciate your immediate response.

Regards,

Harold  
7818073

Thu, Sep 5, 2013 at 1:53 PM

Silvester, Robin <Robin.Silvester@portmetrovanancouver.com>

To: Harold Steves <haroldsteves.savefarmland@gmail.com>, "heather.deal@vancouver.ca" <heather.deal@vancouver.ca>, "clrdeal@vancouver.ca" <clrdeal@vancouver.ca>, "mayor.corrigan@burnaby.ca" <mayor.corrigan@burnaby.ca>

Hi Harold

Thank you for your email outlining your concerns regarding the Boundary Bay Salt Marsh Restoration Project. I would like to clarify that the salt marsh restoration at Boundary Bay is a part of our Habitat Banking Program, a corporate wide Port Metro Vancouver initiative. The Habitat Bank is being developed for use as required for any future port or waterfront development throughout Port Metro Vancouver. Should the proposed Roberts Bank Terminal 2 Project proceed, it would be

a candidate to withdraw credits from the Habitat Bank, amongst any other future needs that may arise from Port Metro Vancouver or its tenants and terminals. The project will rehabilitate once thriving marsh land through the removal of thick accumulations of sawcut logs and other debris including garbage and creosoted logs.

Regarding habitat credits, Port Metro Vancouver has a Working Agreement with the Department of Fisheries and Oceans (DFO) to create and improve fish and wildlife habitat in advance of port development projects. The Agreement includes criteria and process for the selection of habitat banking sites, guidelines around the measurement of credits and details regarding DFO regulation.

Regarding permits and authorizations, the Boundary Bay salt marsh restoration works are being undertaken on land in the provincial Boundary Bay Wildlife Management Area, which is managed by the provincial Ministry of Forests, Lands and Natural Resources (MFLNRO). MFLNRO has permitted the restoration works at Boundary Bay and this authorization is posted online at <http://porttalk.ca/habitatbanking>. While a permit is not required by Metro Vancouver Parks for work within the Wildlife Management Area, a Special Use Permit for dyke access has been obtained.

Please let me know if you, or any of your colleagues, would like a briefing about the habitat banking program and proposed projects from the program leads.

Regards,

Robin





## Planning Committee

Date: Tuesday, October 8, 2013

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, September 17, 2013, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, October 22, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 8862 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 9500 CAMBIE ROAD (0890784 BC LTD.)**  
(File Ref. No. 12-8060-20-8862) (REDMS No. 3967284)

**Planning Committee**  
**Tuesday, October 8, 2013**

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It was moved and seconded

*That Housing Agreement (9500 Cambie Road) Bylaw No. 8862 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8862 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required as a condition of Rezoning Application No. 10-557519.*

CARRIED

## **PLANNING & DEVELOPMENT DEPARTMENT**

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

(File Ref. No. 12-8060-20-8864/8865/8973, RZ 10-528877) (REDMS No. 3979427 v.6)

Wayne Craig, Director, Development, advised that in response to the September 17, 2013 referral, staff have met with the applicant to discuss revisions to the site plan to address concerns raised by Committee; this information has been communicated to Council in the form of several memorandums. Mr. Craig stated that revisions to the site plan include (i) slightly shifting the proposed May Drive alignment to the west to increase the size of the City's future park area; and (ii) revision of the landscape plan to increase the amount of planting of native tree and shrub species on the subject site. He further mentioned that the developer will also make cash contributions to the City for ecological enhancements within the West Cambie Area Plan.

Victor Wei, Director, Transportation, highlighted the following information regarding traffic projections:

- approximately 300 two-way vehicular trips are projected to be entering and exiting the proposed development during the morning peak hour, 1,300 for the afternoon peak hour, and 1,800 for the Saturday afternoon peak hour; and
- in terms of projected distribution of traffic travelling to the subject site, 17.5 % would be coming from the north, 20% from the west, 50% from the south and 12.5% from the east.

**Planning Committee**  
**Tuesday, October 8, 2013**

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Mr. Wei further advised that a number of proposed intersection improvements at Garden City Road and Alderbridge Way, which include provisions for double left turn lanes and an exclusive right turn lane, would sufficiently accommodate the projected increase in traffic volume for approximately ten years; therefore, the construction of the Alexandra Connector Road is not needed in the immediate future.

In closing, Mr. Wei stated that in compliance with the September 17, 2013 referral, a summary of the key findings of the Traffic Impact Assessment Study has been provided to Committee.

In response to queries from Committee, Mr. Wei advised that (i) the proposed intersection improvements would have to be completed prior to the opening of the proposed Walmart store, and (ii) should the rezoning application be approved, staff would proceed to acquire the lands required for the construction of the Alexandra Connector Road.

Discussion ensued and it was noted that two pages from the Environment Assessment Area (ESA) report from Stantec Consulting Ltd. were not included as part of staff's memorandums. As per Committee's direction, a complete copy of the ESA report was distributed on the table to Committee (attached to and forming part of these Minutes as **Schedule 1**).

In response to a query from Committee, Joe Erceg, General Manager, Planning and Development, advised that staff could ensure that appropriate native tree species would be planted in the proposed development as part of the development permit process.

In response to a query, Terry Crowe, Manager, Policy and Planning, stated that an Agricultural Land Reserve (ALR) buffer is required to minimize complaints against farm operations, which would likely come from residential rather than commercial land uses.

In response to a query from Committee, Mr. Craig advised that the City's nursery has the capacity to stockpile and locate native tree species for planting.

Jim Wright, 8300 Osgoode Drive, read from his submission (attached to and forming part of these Minutes as **Schedule 2**).

Lorraine Bell, 10431 Mortfield Road, expressed concern regarding the neglect and possible loss of the green space along Alderbridge Way from Garden City Road to No. 4 Road. She spoke of the destruction of green space thus far on the subject site, noting that the proposed rezoning application has not yet been approved. Also, Ms. Bell was of the opinion that a Walmart store is not needed in the area as there are numerous existing shopping centres within cycling and walking distance.

**Planning Committee**  
**Tuesday, October 8, 2013**

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Michael Wolfe, 9371 Odlin Road, commented on the need for the City to formulate rules and regulations regarding preloading in order to safeguard green space. He spoke in opposition to cash contributions in lieu of on-site natural and ecological features in the West Cambie Area. Mr. Wolfe spoke of the concept of ecological succession, and emphasized that it is important not only to look above ground but also below ground to appreciate the ecological benefits provided by mature trees. He concluded his remark by suggesting that the developer sell the subject properties to other establishments more acceptable to the community.

Colin Dring, 7397 Moffatt Road, read from his submission (attached to and forming part of these Minutes as **Schedule 3**).

In response to a query from Committee, Mr. Dring stated that the City's Advisory Committee on Environment (ACE) is a valuable resource available to Council in providing technical advice regarding environmental matters; however, ACE was not consulted regarding the impact of the proposed development on the environment.

Shelley Dubbert, 4420 Garden City Road, read from her submission (attached to and forming part of these Minutes as **Schedule 4**).

In response to a query from Committee, Ms. Dubbert stated that the North Shore Mountains are visible above the existing trees on the subject site from Garden City Road.

Carol Day, Richmond resident, read from her submission (attached to and forming part of these Minutes as **Schedule 5**). Ms. Day was of the opinion that (i) good planning is needed in developing the City's downtown core to ensure that all areas are well developed, and (ii) small businesses cannot compete with a retail giant like Walmart, which would negatively impact the City's tax revenues.

De Whalen, 13631 Blundell Road, spoke about the proposed Walmart store's siting, noting that other cities' with big box retailers locate these stores far from the city centre. Ms. Whalen queried whether the applicant had conducted environmental and economic impact assessment studies and was of the opinion that the proposed development should not go forward.

In response to a query from Committee, Ms. Whalen stated that an environmental impact assessment study should include how the proposed development would potentially affect the Garden City Lands.

Jerome Dickey, 9280 Glenallan Drive, expressed his appreciation on the work done by the City in promoting a sustainable community. Mr. Dickey requested that the Official Community Plan (OCP) be respected and that ESAs be protected.

## **Planning Committee**

### **Tuesday, October 8, 2013**

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John ter Borg, 5860 Sandpiper Court, stated that innovations are needed in order for the developer to accommodate and respect the land use designations of natural lands within and adjacent to the proposed development. Mr. ter Borg was of the opinion that these innovations are lacking; however he was hopeful that the development proposal would still be refined.

Shawn Sangha, 10540 Southridge Road, expressed concern regarding property negotiations his family has had with the developer. Also, Mr. Sangha commented on the traffic study, noting that a high volume of traffic is anticipated to be coming from south of the subject site, however, he was of the opinion that a higher percentage would be coming from the west due to the location of other retail stores in that direction. Mr. Sangha concluded his remarks by stating that the Alexandra Connector Road should be constructed now as traffic in the area is likely to worsen should the development proposal go forward.

In relation to the concern expressed by Mr. Sangha regarding his family's property negotiations with the developer, it was suggested that he consult with staff regarding the process and general land sale aspects.

In response to a query from Committee, Mike Redpath, Senior Manager, Parks stated that compensation values for ESA lands have been determined in order to ensure that there would be no net loss of such lands.

In response to queries from Committee, Mr. Craig provided the following information:

- the compensation value of \$46 per square metre is based on recent costs of ecological work done in the West Cambie Area;
- there have been past developments where an applicant has made cash contributions for offsite ecological enhancements to compensate for ESA reductions within the subject development;
- compensation values are determined on individual basis and depend on factors such as the time period and location of a proposed development;
- the ACE is consulted by staff on larger environmental matters such as OCP amendments and environmental strategies;
- at Council's direction, staff can work with the ACE on environmental and ecological aspects of the proposed development;
- Council may amend the terms of the proposed rezoning application up to the third reading of the proposed bylaws; and
- staff is of the opinion that the proposed development is pedestrian-oriented.

**Planning Committee**  
**Tuesday, October 8, 2013**

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In response to a further query from Committee, Mr. Craig reviewed how ESA matters, such as the determination of compensation values, are managed.

It was moved and seconded

**(1) That Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP) as shown on the proposed amendment plan to:**

- (a) reduce the minimum density permitted from 1.25 to 0.60 FAR in Mixed Use Area A;**
- (b) adjust the proposed alignment of May Drive within the development lands; and**
- (c) reduce the "Park" designation over portions of 9440, 9480 and 9500 Alexandra Road;**

**be introduced and given first reading;**

**(2) That Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan "2041 OCP ESA Map" to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading;**

**(3) That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and Official Community Plan Bylaw 9000 Amendment Bylaw 8973, having been considered in conjunction with:**

- (a) the City's Financial Plan and Capital Program; and**
- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**

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

**(4) That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and OCP Bylaw 9000 Amendment Bylaw 8973 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and**

**Planning Committee**  
**Tuesday, October 8, 2013**

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- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)", be introduced and given first reading.*

The question on the motion was not called as Committee raised concern with regard to (i) the unsuitability of locating a big box retailer outside the city centre where there is no public transit, (ii) the increased traffic that would be generated surrounding the proposed development, (iii) the landscaped deck as an inadequate compensation for reduction in ESA, (iv) the lack of protection of the Garden City Lands from the proposed development due to the absence of a buffer, and (v) the loss of a significant portion of natural land within the subject site.

Further discussion ensued and comments were made in favour of the proposed application going before Council and it was noted that (i) the proposed applications has been with Committee for some time, (ii) the proposed development's land use plan conforms with the West Cambie Area Plan, (iii) an extensive public consultation process was carried out as part of the conception of the West Cambie Area Plan, (iv) there would be opportunity for the community to express its views regarding the proposed development's land use plan at a Public Hearing, (v) the proposed application has been improved in order to address concerns previously raised by Committee, and (vi) information provided by staff regarding the Traffic Impact Assessment Study, intersection improvements, additional compensation for the reduction in ESA, and proposals for the acquisition of properties required for construction of the Alexandra Connector Road would protect the City's taxpayers.

In response to a remark regarding seeking comments from the ACE's in relation to the proposed development's land use plan, it was suggested that such direction be given to staff's in the form of a Council resolution.

The Chair clarified that should Committee vote favourably on the proposed application, the proposed application would merely move forward for Council's consideration. He further noted that should the proposed application be given first reading at the Council meeting, it would proceed to a Public Hearing on Monday, November 18, 2013.

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

**Planning Committee**  
**Tuesday, October 8, 2013**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:30 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 8, 2013.

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Councillor Bill McNulty  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk



**Schedule 1 to the Minutes of the  
Planning Committee Meeting of  
Tuesday, October 8, 2013.**



**Stantec Consulting Ltd.**  
4370 Dominion Street, 5<sup>th</sup> Floor  
Burnaby, BC V5G 4L7  
Tel: (604) 436-3014  
Fax: (604) 436-3752

**Stantec**

**VIA EMAIL**

March 4, 2013

Project No: 1231-10550

**First Richmond North Shopping Centres Limited**

#201 – 11120 Horseshoe Way  
Richmond, BC V7A 5H7

**Attention: Alan Lee**

Dear Alan:

**Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road,  
Richmond, BC**

**1 INTRODUCTION**

First Richmond North Shopping Centres Limited is submitting a rezoning application to develop a portion of the quarter section 34-5-6 adjacent to Alderbridge Way and Garden City Road in Richmond, British Columbia. A portion of this site is designated as an Environmentally Sensitive Area (ESA) by the City of Richmond (the City).

Stantec Consulting Ltd (operating as Jacques Whitford) conducted a preliminary habitat assessment in 2002 and a desktop review update in 2005 to evaluate the ecological function of the ESA within the proposed development area. As part of the City's requirements for the rezoning application, an additional report was prepared by Stantec in 2010 which summarized the existing habitat and highlighted any changes that had occurred since the previous assessment. The 2010 report also provided an assessment of the existing and potential ecological services provided by the ESA, the implications of removal or relocation of a portion of it, and recommendations for compensation and/or mitigation.

In November 2012, the City adopted their new 2041 Official Community Plan (OCP) Bylaw 9000. A draft technical report included with the 2041 OCP was the 2012 Environmentally Sensitive Area Management Strategy. This strategy expanded the existing ESA outlined in the City's previous OCP to encompass more than half of 9440 Alexandra Road and all of 9480 and 9500 Alexandra Road and was based on 1:4,000 high level orthophoto interpretation. Appendix C and Part 4 of the 2012 Environmentally Sensitive Area Management Strategy suggests that all applicants for development permits involving ESAs should conduct a vegetation survey of the sites to confirm the appropriate ESA boundary.

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

This report provides a detailed survey of the vegetation types on the site and makes recommendations for areas that should be included in the ESA.

## 2 METHODS

Preliminary vegetation polygons were created from orthophoto interpretation and were then ground truthed during the site visit. The three properties were surveyed on January 29, 2013 by two Stantec biologists to determine what the vegetation types were on the site. Dominant understory species within each polygon were recorded and photographs were taken at various locations on the site. Cover was estimated for the dominant species observed. Tree species were recorded during an existing tree assessment (MJM Consulting 2012). There were four different vegetation polygons identified on the site (Figure 1, Appendix A) and descriptions of these are provided below. None of the ecological communities observed on the site are considered at-risk within the province.

## 3 RESULTS

### 3.1 Polygon 1—Birch Forest

The southern half of the properties consists of an approximately 1.6 acre upland forest dominated by paper birch (*Betula papyrifera*) with an open understory of grasses and rushes (Photo 1, Appendix A). There are minor amounts of invasive Himalayan blackberry (*Rubus armeniacus*). Table 1 below provides a list of the dominant species within this polygon.

Table 1: Dominant Understory Species within Polygon 1

Common Name	Scientific Name	% Cover
reed canarygrass	<i>Phalaris arundinacea</i>	15
hardhack	<i>Spiraea douglasii</i>	15
common rush	<i>Juncus effusus</i>	15
Himalayan blackberry*	<i>Rubus armeniacus</i>	10
bentgrass	<i>Agrostis sp.</i>	5
bracken fern	<i>Pteridium aquilinum</i>	2

**NOTE:**

\* Invasive species

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

### 3.2 Polygon 2—Japanese Knotweed

Polygon 2 is approximately 0.1 acres and is located on the east boundary of 9500 Alexandra Road. It is entirely composed of Japanese knotweed (*Polygonum cuspidatum*) (Photo 2, Appendix A). Japanese knotweed is a perennial shrub from Asia that is highly invasive because of its rapid growth and reproductive capabilities. Once established it displaces nearly all other vegetation (BC Ministry of Agriculture 2011).

### 3.3 Polygons 3 and 4—Anthropogenic Disturbance

The remainder 1.4 acres of the site have been disturbed by the current and previous residential developments that occurred on site. Vegetation in this polygon is composed of cultivated lawn and invasive species with few mature trees interspersed throughout (Photos 3 – 7, Appendix A). Table 2 below lists the dominant species in this polygon.

Table 2: Dominant Understory Species within Polygon 3

Common Name	Scientific Name	% Cover
Himalayan blackberry*	<i>Rubus armeniacus</i>	15
creeping buttercup	<i>Ranunculus repens</i>	10
evergreen blackberry*	<i>Rubus laciniatus</i>	5
hardhack	<i>Spiraea douglasii</i>	5
reed canarygrass	<i>Phalaris arundinacea</i>	5

**NOTE:**

\* Invasive species

## 4 RECOMMENDATIONS

It is Stantec's recommendation that only Polygon 1 be considered for ESA designation among the subject parcels. This polygon contains the least amount of disturbance within the proposed development area and has the highest abundance of native vegetation compared to the other polygons. However, the actual ecological services provided by Polygon 1 are relatively low as a result of surrounding disturbances (roads and existing development), limited connectivity to additional habitat, small polygon patch size, and presence of invasive weeds in the understory. If left unchecked, the highly invasive Himalayan blackberry and the Japanese knotweed on the site will continue to spread and may eventually become dominant within the ESA, choking out native species. The remainder of the site is developed and/or highly disturbed and contains early seral stage vegetation and invasive species. These attributes are not consistent with an ESA designation.

## Stantec

First Richmond North Shopping Centres Limited  
Attention: Alan Lee  
Project No: 1231-10550

March 4, 2013  
Page 4 of 5

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

### 5 CLOSURE

This ESA update has been prepared for the sole benefit of First Richmond North Shopping Centres Limited. If you have any questions or would like clarification of the results, please do not hesitate to contact the undersigned at (604) 436-3014.

Respectfully submitted,  
**Stantec Consulting Ltd.**



Tracy Anderson, B.Sc., R.P.Bio.  
Project Biologist

Reviewed by:



Matthew Ramsay, M.Sc., A.Ag.  
Senior Vegetation Ecologist

TA/MR/pf

Path and File Name: [v:\1231\active\em\123110550\report\rpt\_esa\_update\_20130304\_fnl.docx]

## **Stantec**

First Richmond North Shopping Centres Limited  
Attention: Alan Lee  
Project No: 1231-10550

March 4, 2013  
Page 5 of 5

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

## **6 REFERENCES**

BC Ministry of Agriculture. 2011. Field Guide to Noxious and Other Selected Weeds of British Columbia. Accessed (February 2013): <http://www.agf.gov.bc.ca/cropprot/iknotweed.htm>  
Michael J. Mills Consulting 2012 Existing Tree Assessment Summary Plan MJM File #923  
February 16, 2012

One Team. Infinite Solutions.

Councillor McNulty and committee,

Schedule 2 to the Minutes of the  
Planning Committee Meeting of  
Tuesday, October 8, 2013.

This Walmart mall will be one of the worst-ever affronts to our community unless the plan is fixed or terminated.

Before it goes further, please require the developers to fix the flaws that you and the public have revealed. It's neither fair nor practical for the public to have to deal with it all in a public hearing.

A citizen named Rick Xavier revealed one basic flaw. He wrote to you, and a planner named Brian replied that "The Alexandra Neighbourhood Land Use Plan establishes the vision of a complete and *balanced* community." In turn, Rick explained how the application "certainly does *not* meet the standard of contributing to a complete and *balanced* community." Rick also explained in the *Richmond Review*.

I went to the Alexandra plan too. The maximum size for Alexandra retail is 100,000 square feet. The proposed Walmart is *more than 60%* larger. That typifies how the *mall* plan feels free to ignore the OCP.

I must add that Alexandra retail *can* be larger for one stated reason: to achieve "high quality urban form." However, the vastly oversized Walmart building would achieve *terrible* urban form. It would deface our priceless legacy of world-class viewsapes. It would achieve immense harm to quality of life in the Garden City Lands area forever.

The developer has *already* harmed the once-thriving ecosystem of the Alderbridge wildlife corridor. And that includes ESA along Alderbridge that applied at the time and *supposedly* still applies. Perversely, the applicant now implies that it's fine to wipe out every vestige of the ecosystem *because* the applicant has already compromised it.

As a citizen, I think the applicant should be held responsible for restoration, *not* rewarded for harming nature.

Richmond's Alexandra plan says that "significant effort should be made to incorporate mature vegetation elements." That applies to the mixed urban forest in the marred ESA of the remnant ribbon of Alderbridge wildlife corridor the citizens want to keep. It's roughly at street level, and the developer could still raise the surface behind it for the mall.

Even if they allow 20 more metres for woods than the tiny 3 metres being proposed, they'll have lots of space available after right-sizing the mall. My main concern is that it be done in a highly results-oriented way.

By the way, the developers could do it at a level of excellence with transformative results for them and us, but that's another topic.

I *will* briefly mention the economic loss the proposal would cause. If the legacies of the Garden City Lands are *saved*, our central park will retain immense potential to make Richmond a tourist destination. However, currently the Walmart mall will destroy the natural viewscales, and the optical illusion that the mall is *on* the lands makes that even worse. The only tourism value of the *Walmart* City Lands would be for ridicule.

But the social, physical and spiritual wellness of our own citizens is *most* important, and for time reasons I'll bet you read my Digging Deep column about it last Friday. Even if the problems would only halve the wellness values of the park, that's like sucking out half of the \$59 million purchase price *and* half of the annual \$1.6 million opportunity cost. Again, though, while that economic effect is large, the loss to nature and community wellness matters far more.

**Schedule 3 to the Minutes of the  
Planning Committee Meeting of  
Tuesday, October 8, 2013.**

Dear City of Richmond Planning Committee,

Being born and raised in Richmond I have seen the city undergo a wealth of transformations, some for the good, some for the detriment of our community. This proposed Smartcentre falls under the category of detriment. As someone who has worked in environmental and sustainability planning and holds a Master's degree in Planning and Development I can assure you that the impacts of this proposed development are not mitigated in the least by the concessions offered (e.g. native plantings, bicycle facilities, charging stations).

The loss of an acre of ESA, particularly one that is within the urban boundary will change the nature of Richmond's character. In addition, it is well documented that all plant and animal habitats, hydrological flows and ecological processes are drastically altered. These kinds of development also induce other commercial green-field development in the area (Curran 2002). That is, one superstore can result in dozens of hectares of paved landscape. It is already the case that green space within City centre is diminishing and the way in which we make decisions around this ESA will create a precedent for future ESA decisions. Compensation in the form of utility and sustainability initiatives is not equivalent to mitigation of an ESA.

From a socio-economic perspective, knowing that we have approximately 25% of our population as low-income, working poor, a Walmart location flies in the face of everything that is known about social impact. The presence of these shopping centres *perpetuates* low wages, access to unhealthy and unsustainable foods, while significantly impacting the local economy. Employees within these developments are typically not unionized, and have little protection outside of existing regulations.

In addition, increased traffic and congestion will lead to greater air pollution and promotes an anti-community feeling (people are less likely to interact with others in a big-box setting than on a pedestrian oriented environment). Finally, there are many case studies that demonstrate that the presence of Walmarts and other large shopping centres impacts small, local businesses and fails to invest in the local economy by capturing a large percentage of regional markets at the expense of smaller, local businesses in the downtown core. The result is an increase in retail vacancies in a declining commercial core and fewer living wage jobs. These stores do not create new markets; they simply reallocate existing retail consumption from local businesses to national chains (Curran 2002).

I urge you to consider: (1) stricter guidelines when considering development proposals of this type, (2) to utilize your existing advisory committees to provide public opinion and technical support, and (3) to develop clear processes by which development proposals will follow which take into account social and environmental impacts.

Kind regards,

Colin Dring  
236-7397 Moffat Rd,  
Richmond, BC



**Schedule 4 to the Minutes of the  
Planning Committee Meeting of  
Tuesday, October 8, 2013.**

Hello, my name is Shelley Dubbert and I reside at 4420 Garden City Road. I have been a resident and home owner in the Alexandra area for over 27 years.

I have seen many changes in the area, and a whole lot of deterioration while we sit and wait for a decision to be made as to whether or not city council will finally allow Smart Centres to build a mall.

If it wasn't for Smart Centres showing interest in the Alexandra area, we would have been the lost and forgotten area still without anything resembling a sidewalk and only ditches as we've had for many years until recent development. The remaining homes are still on septic and the infrastructure with the remaining homes in the neighbourhood is so old and business such as Shaw & Telus will not upgrade or replace until there is new development.

I welcome the development and multifamily residences. It is providing the area with a well needed facelift. The original vision of the Alexandra area was that of a Live, Work & Play neighbourhood. Well, since the 2006 OCP, all we're seeing is the 'Live' portion and even that's a very slow process.

The East side of Richmond lacks shopping. We no longer have decent grocery stores since IGA at Cambie & #5 Road turned into a Shoppers Drug Mart. Safeway has been gone from Lansdowne for many years and it sure would be nice to walk from our home to a neighbourhood mall. This is the vision of many municipalities. We have Terra Nova and Ironwood to serve their neighborhoods. Yes, the mall will also bring visitors from Ladner, South Vancouver and whoever decides to visit Richmond. The location makes sense with access close to bridges & the East West Connector. You won't have traffic grid lock like there often is on #3 Road.

While not everyone is a Walmart shopper, there are many who are. Just like those who are not Yaohan mall shoppers, but there are others who shop there regularly. This is a diverse community and people need choices. The city will benefit from the business tax base as well.

For all the people who would like to keep the Urban Forest so to speak. Richmond Nature Park is only steps away.

While the vision of the Urban Forest along Alderbridge may look lush and green as you drive by, I invite you to come into the area itself and take a walk along Alexandra Road and see it from my and other resident's perspective. There are people camping out in the bushes. There are abandoned homes that are boarded up, Richmonders who dump their junk dumped onto vacant properties and some of the remaining homes are occupied with people of questionable character and activity. There have been several house fires and I have serious concerns about safety in the area.

Not to mention, all this property is actually residential. The trees people see along Alderbridge Way were part of residential properties. If the city was to purchase this land to create a park and keep the trees, the cost would be astronomical and guess who would be paying for that in the end?? The taxpayer.

How many more hoops does Smart Centres have to jump through in order to build a mall? I don't recall any other potential development going through this. It appears Smart Centres has met the city requirements and from the online virtual tour I've seen, it looks well planned, far better than the numerous malls and other shopping areas in Richmond so it's time to get this going after all these years and make the Alexandra area an actual neighbourhood and well planned community.

Thank you.

Walmart the High cost of Low Price

Oct 8th, 2013

The United Food and Commercial Workers Union of Canada reported that after Walmart workers in Jonquiere Quebec unionized within a couple months, <sup>the store was closed</sup> resulting in 200 people losing their jobs. In a Polara poll 80 % of people dismissed the claim that the store was losing money and believe the store was closed to frighten other walmart employees from unionizing.

Walmart is bigger than Home depot, Kroger, Target, Sears , Costco and Kmart combined. Walmart averages a profit of 36 billion per year. It does not help the local economy when 92 % of what Walmart sells is made in China. Walmart employs 1.6 million people and only 1.2 % make a living above the poverty line.

Walmart has lawsuits pending against it in 38 states in USA over allegations of cheating employees out of overtime pay.

It is no secret whenever Walmart appears, independent businesses mysteriously start to dry up. Walmart undercuts everybody else on every single consumer item they can.

Smart Centers bought Capilano mall in Edmonton, Alberta and they walled off the entrance to the rest of the mall and established stores recalled an almost instant loss of business. Walmart is not a good neighbour , not a good boss and not a good landlord.

The City of Richmond should require Walmart to pay for an impact study taking a hard look at all the ways Walmart would affect the neighbourhood, including:

- \*The impact of workers of low wages and benefits
- \* Whether they would drive wages at competing retail stores to the bottom
- \*How many local stores would be driven out of business
- \* The cost to the province and city of providing public benefits to walmart employees

Los Angeles has made such a study a requirement of big box store application.

Richmond City Council needs to protect our established businesses from annihilation , protect our residents from poor working conditions and protect the land from un reversible environmental destruction.

Please say no the Walmart application until the concerns of the people of Richmond can be addressed.

Carol Day            50 year resident of the Island City by Nature



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** August 14, 2013

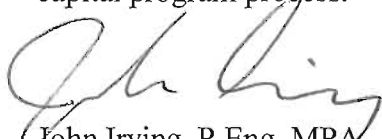
**From:** John Irving, P.Eng. MPA  
Director, Engineering

**File:** 10-6060-01/2013-Vol  
01

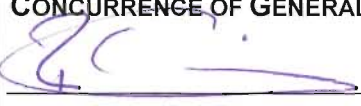

**Re:** Ageing Infrastructure Planning - 2013 Update

### Staff Recommendation

That staff utilize the attached "Ageing Infrastructure Planning – 2013 Update" report dated August 14, 2013 from the Director, Engineering as input in the annual utility rate review and capital program process.

  
John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

Att. 5

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Finance Division	<input checked="" type="checkbox"/>		
Roads & Construction	<input checked="" type="checkbox"/>		
Sewerage & Drainage	<input checked="" type="checkbox"/>		
Water Services	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## Staff Report

### Origin

In July 2001, March 2006 and June 2011 the Engineering Department reported to Council the estimated long-term capital requirements for age-related infrastructure renewal. This report updates those estimates to reflect current inventory, evolving theory on infrastructure service life and changing infrastructure replacement pricing.

### Background

The 2011- 2014 Council Term Goals recognize the need to manage ageing infrastructure and identifies the following related priorities:

- Priority 5.3 – Update the Long-Term Financial Management Strategy (LTFMS) to ensure relevancy and representation of needs relative to growth, *ageing infrastructure*, changing demographics, and other City strategies.
- Priority 11.1 – Continued and improved funding for ageing infrastructure replacement programs at a pace that matches long-term infrastructure deterioration.

This report outlines the current and long-term financial requirements for maintaining and replacing the City's ageing infrastructure.

### Existing Infrastructure

**Table 1** is a summary of the City's inventory of water, sanitary, drainage, and roads infrastructure. The replacement value assumes that infrastructure will be replaced using the existing size or upgraded where current infrastructure does not meet the City's current minimum size requirement.

Staff has reported ageing infrastructure assessments to Council in 2001, 2006 and 2011. The 2001 and 2006 reports to Council identified that infrastructure replacement funding levels were insufficient to maintain existing service levels over the long-term. The 2006 report proposed a number of strategies to address funding shortfalls, and a strategy of gradual rate increases to close the identified funding gaps was adopted. Substantial progress has been made since 2006. Closing the funding gap in the Water utility was an early priority and that gap was closed in 2011. The gap in Drainage funding has been the priority for the last two years and that gap is nearly closed. **Table 2** is a breakdown of funding levels by infrastructure type.

**Table 1: Infrastructure Inventory**

<b>Infrastructure</b>	<b>Total Length</b>	<b>Other Features</b>	<b>Funding Source</b>	<b>Replacement Value (2013 \$)</b>
<b>Water</b>	629 km	12 PRV Chambers 58 Valve Chambers	Water Utility	\$535 M
<b>Sanitary</b>	565 km	152 Pump Stations	Sanitary Utility	\$498 M
<b>Drainage</b>	622 km	39 Pump Stations 43 km Culverts 178 km Watercourse	Drainage Utility	\$1,018 M
<b>Dike</b>	49 km		Drainage Utility	\$200 M
<b>No. 2 Rd Bridge</b>	0.5 km	Excluding abutments	To Be Determined	\$73 M
<b>Road Pavement (non-MRN)</b>	1285 lane km	212,000 sq. m of Parking lot	General Revenue	\$576 M
<b>Total Replacement Value</b>				<b>\$2,900 M</b>

**Table 2: Annual Capital Infrastructure Funding and Reserves**

<b>Infrastructure Type</b>	<b>2013 Funding (2013 \$)</b>	<b>Funding Source</b>	<b>Reserve Balance<sup>1</sup> (Dec 31, 2010)</b>	<b>Reserve Balance<sup>1</sup> (Dec 31, 2012)</b>
<b>Water</b>	\$7.5 M	Water Utility	\$46.4 M	\$41.8 M
<b>Sanitary</b>	\$4.3 M	Sanitary Utility	\$27.7 M	\$33.7 M
<b>Drainage and Dikes</b>	\$8.9 M	Drainage Utility	\$18.2 M	\$27.9 M
<b>Road Paving (non MRN)</b>	\$3.4 M	General Revenue	N/A	N/A
<b>Total</b>	<b>\$24.1 M</b>		<b>\$92.3 M</b>	<b>\$103.4 M</b>

<sup>1</sup> Includes committed funds.

Funding increases for water, sewer, and drainage were achieved through the annual utility rates review process, where infrastructure funding gaps were considered when establishing utility rates. Roads are not part of a utility and the paving budget is funded from the City's General Revenue. Road funding increases are accomplished through the City's capital prioritization process.

Short and long-term infrastructure replacements and upgrades are planned utilizing asset management and capacity models developed for Richmond's extensive water, sanitary, drainage and roadway systems.

## **Analysis**

### Total Replacement Value and Schedule

*Attachments 1 to 4* show estimated infrastructure replacement costs for the City's water, sanitary, drainage, and road infrastructure over the next 75 years. The charts also show the estimated long-term average annual funding levels (in 2013 dollars, excluding inflation) that are required to perpetually replace assets, compared to the current 2013 funding levels. The Funding Requirement Range represents the estimated level of uncertainty in the long-term annual funding levels, which is due to a number of variables including:

- potential overlap between capacity based improvements due to development or climate change;
- variability in the potential service life of the infrastructure;
- variability in the economy and the cost of infrastructure replacement; and
- unanticipated or emergency events that initiate early infrastructure replacement or repairs in excess of operating budget provisions.

Infrastructure replacement costs continue to increase due to inflation, environmental requirements and sanitary and drainage pump station complexity.

### Water

The City is meeting its long-term funding target for water infrastructure replacement.

*Attachment 1* predicts a long-term annual water infrastructure funding requirement of \$7.2 million, which is within the current \$7.5 million funding level.

Asbestos cement pipelines make up approximately 50% of the City's watermain inventory and are predicted to require replacement within the next 30 years. During this period replacement costs will exceed the long-term required funding level for a number of years, which will require utilization of reserves and borrowing. In the long-term (75 year horizon), the required funding level will repay debts incurred and allow for continued water infrastructure renewal.

Engineering staff are currently assessing the viability of water pressure management strategies that reduce water pressure during non-peak demand periods. This strategy has potential to extend

watermain service life and attenuate the predicted spike in watermain replacement between 2031 and 2041.

### Sanitary

**Attachment 2** predicts a long-term annual funding requirement of \$6.4 million for the sanitary utility with no identified backlog of replacement needs.

The City has made gains in operational efficiency in the Sewer utility since 2012. Those efficiencies will be presented to Council through the utility budget process with options for consideration.

Sanitary pump stations are becoming larger and more complex as the demands on them increase. Additionally, building pump stations in a built out urban environment creates significant challenges beyond those encountered during green field development, including working in close proximity to existing structures and infrastructure as well as accommodating existing flows during the construction period. As such, cost estimates for replacing the City's 152 sanitary pump stations have increased, which has a corresponding impact on the long-term annual funding requirement.

### Drainage

The City has made significant increases to its drainage utility funding in recent years and is close to meeting its long-term funding target for drainage infrastructure replacement. **Attachment 3** predicts a long-term annual funding requirement of \$10.4 million for the drainage utility.

The estimated costs of replacing the City's drainage pump stations has increased due to the Province enforcing seismic upgrading requirements and the City's need for service level improvements over existing stations. The new pump stations are larger, more powerful and more reliable than the stations they replace, which is a response to changing flood and stormwater risk profiles.

In the last 10 years, the City has rebuilt 11 of its 39 drainage pump stations and has performed significant upgrades on a further 4. Over the next 20 years the remaining Lulu Island drainage pump stations will be rebuilt or receive significant upgrades provided the funding levels are maintained or improved. Since 2010, the City has obtained \$6.8 million of Provincial and Federal grant funding which substantially offset drainage pump station upgrade costs.

### Dikes

The 2008-2031 Richmond Flood Protection Strategy identifies climate change induced sea level rise as a future threat to be mitigated. Staff estimate conventional dike upgrade costs to address the predicted 100 year sea level rise scenario to be between \$200 million to \$300 million. Staff are developing a Dike Master Plan to identify the specific long-term infrastructure needs for flood protection. Phase 1 of the Dike Master Plan was completed earlier this year and addresses a strategy for future dike improvements for Steveston and the Southern West Dike. The Phase 1 plan was endorsed by Council at the regular Council Meeting of April 22, 2013.

Financial requirements will be reported through subsequent ageing infrastructure reports as this information is developed.

### Roads

The non-MRN long-term annual re-paving funding requirement is estimated at \$4.6 million (see *Attachment 4*). This estimate is the same as in 2011. Higher uncertainty exists in this value than those for the utilities as road re-paving is heavily influenced by oil price, which has fluctuated widely in the past seven years. *Attachment 5* documents the fluctuating cost of asphalt paving between 2006 and 2012.

Based on paving prices over the last seven years, re-paving annual funding requirements range between \$4.0 million and \$5.6 million. For long-term planning purposes, staff have assumed that the ebb and flow of asphalt pricing will average out and have utilized the average value of \$4.6 million as the long-term annual funding requirement for re-paving.

### No. 2 Road Bridge

While not included in previous ageing infrastructure reports, the No. 2 Road Bridge is a significant piece of municipal infrastructure with an estimated replacement value of \$73 million. As the No. 2 Road Bridge is situated within the region's Major Road Network (MRN) it is eligible for regional maintenance and replacement funding. The City currently receives regional funding to operate, maintain and rehabilitate the bridge deck, which includes an allowance for re-paving. It does not, however, receive funding to maintain the bridge structure. This is a regional issue that has been a concern since Translink's establishment. Alongside the region's other municipalities, City staff are participating on Translink's Operation, Maintenance and Rehabilitation Sub-Committee to secure adequate bridge maintenance and rehabilitation funding.

Staff are currently performing a detailed assessment of the bridge's condition to identify a long-term maintenance program. Staff will report on bridge condition along with any proposed remediation work later this year. Subsequent rehabilitation funding will be requested through the annual capital budgeting process.

### Required Funding Levels

*Table 3* summarizes current and required annual infrastructure replacement funding levels, in 2013 dollars, as well as the current ageing infrastructure funding gaps. The City has made considerable infrastructure funding gains since initiating its strategy to close the funding gap in 2006.



**Table 3: Infrastructure Funding Levels**

<b>Infrastructure Type</b>	<b>2013 Actual Annual Funding Level</b>	<b>Required Annual Funding Level</b>	<b>Funding Range</b>	<b>Funding Source</b>	<b>Estimated Additional Funding Required</b>
Water	\$7.5 M	\$7.2 M	\$6.4 M - \$9.6 M	Water Utility	No shortfall
Sanitary	\$4.3 M	\$6.4 M	\$5.9 M - \$7.0 M	Sanitary Utility	\$2.1 M
Drainage*	\$8.9 M	\$10.4 M*	\$9.4 M - 11.5 M	Drainage Utility	\$1.5 M
Road Paving (non MRN)	\$3.4 M	\$4.6 M	\$4.0 M - \$5.6 M	General Revenue	\$1.2 M
<b>Totals</b>	<b>\$24.1 M</b>	<b>\$28.6 M</b>			<b>\$4.8 M</b>

\*Long-term dike replacement costs are yet to be determined and are excluded

### Funding Strategies

Adequate annual funding levels will allow the City to implement proactive and sustainable infrastructure replacement programs. The proactive replacement of infrastructure enables the City to smart sequence utility replacement and use competitive bidding to ensure the best value for money. Replacing infrastructure at its time of failure has proven to be considerably more expensive than proactive replacement and is more disruptive to residents, City services and programs.

Closing the current \$4.8 million funding gap is achievable within the next decade or sooner. Putting this amount into rate payer terms, Richmond has approximately 70,000 businesses and households that pay utility rates. Approximately, an annual increase of \$10 to each rate payer would close the gap in 7 years. An annual increase of \$20 to each rate payer would close the gap in 4 years.

Staff have pursued available federal and provincial grants from programs such as the Building Canada Plan and BC's Flood Protection Program and will continue to do so. While grant funding has been helpful over the last few years, as a funding source grants will always be unpredictable and therefore non-sustainable.

Development also facilitates significant infrastructure replacement that has a positive impact on the City's overall ageing infrastructure picture. However, development is subject to external forces such as the economy and does not always coincide with infrastructure that is beyond its useful life. Therefore, development is not considered a sustainable resource for ageing infrastructure replacement.

Staff will evaluate funding options and make a recommendation to Council as part of the annual utility rate review and capital program process. Significant progress has been made over the last decade in closing the funding gap, and continuation on this path will allow the City to effectively mitigate the challenge of ageing infrastructure.

**Financial Impact**

None.

**Conclusion**

Staff will continue to gather information to better predict infrastructure replacement schedules and funding peaks and will continue to explore new technologies and best practices. Staff will also continue to recommend that the utility funding gaps between current and required funding levels be closed over time through the annual budgeting process. The rate of increase and timeframe to close the funding gaps will be impacted by Metro Vancouver's regional Solid and Liquid Waste Management plans, which are a non-discretionary costs imposed on the City. The funding shortfalls outlined in this report should be considered in conjunction with the City's Long-Term Financial Management Strategy.



Lloyd Bie, P.Eng.  
Manager, Engineering Planning  
(604-276-4075)



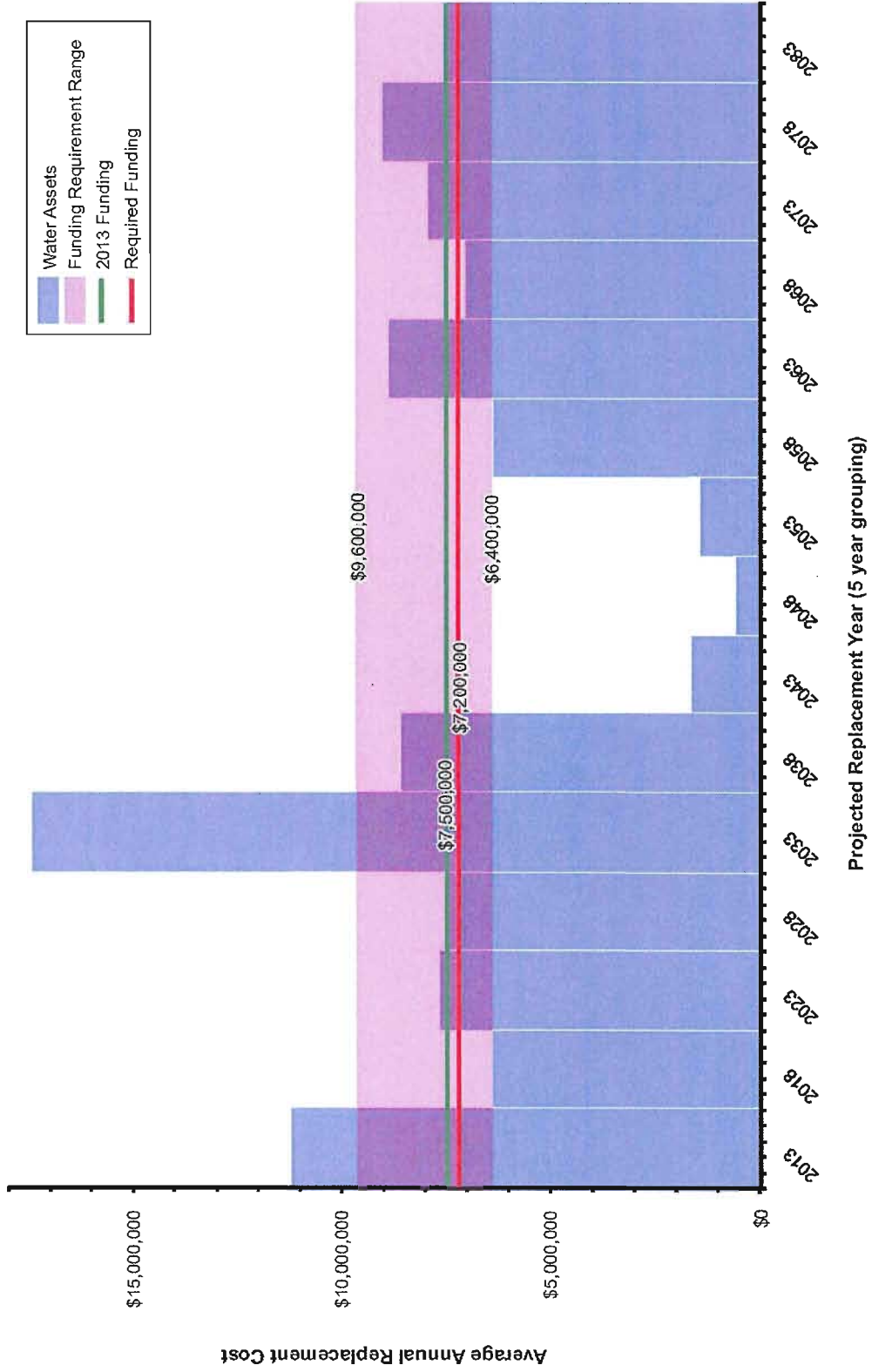
Andy Bell, P.Eng.  
Project Engineer  
(604-247-4656)

LB:ab

- Att.1: Ageing Infrastructure Report – Water Assets
- Att.2: Ageing Infrastructure Report – Sanitary Assets
- Att.3: Ageing Infrastructure Report – Drainage Assets
- Att.4: Ageing Infrastructure Report – Non MRN Road Assets
- Att.5: Historical Costs for Capital Paving Program (2006 – 2012)

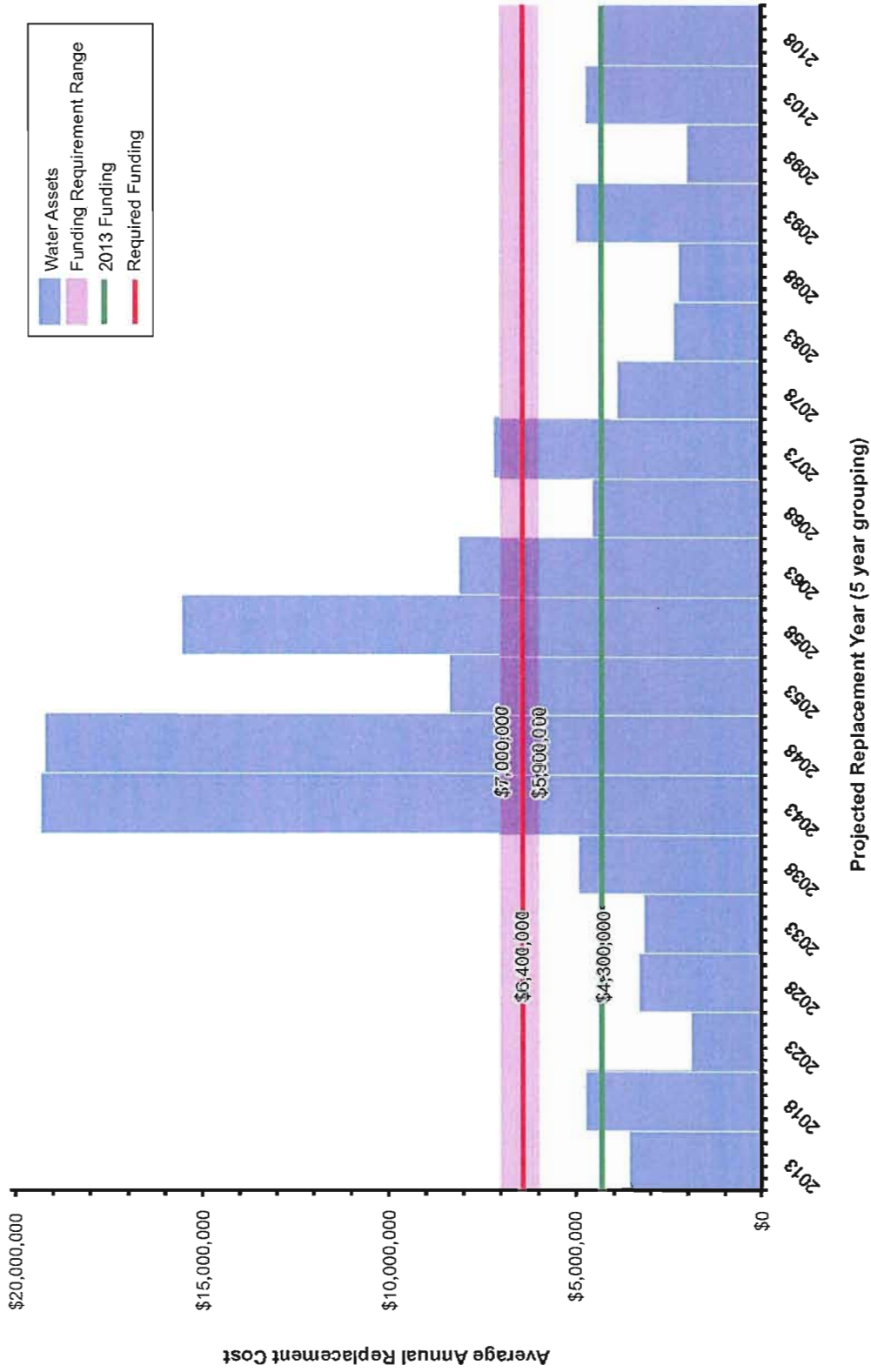
Attachment 1

2013 Ageing Infrastructure Report – Water Assets



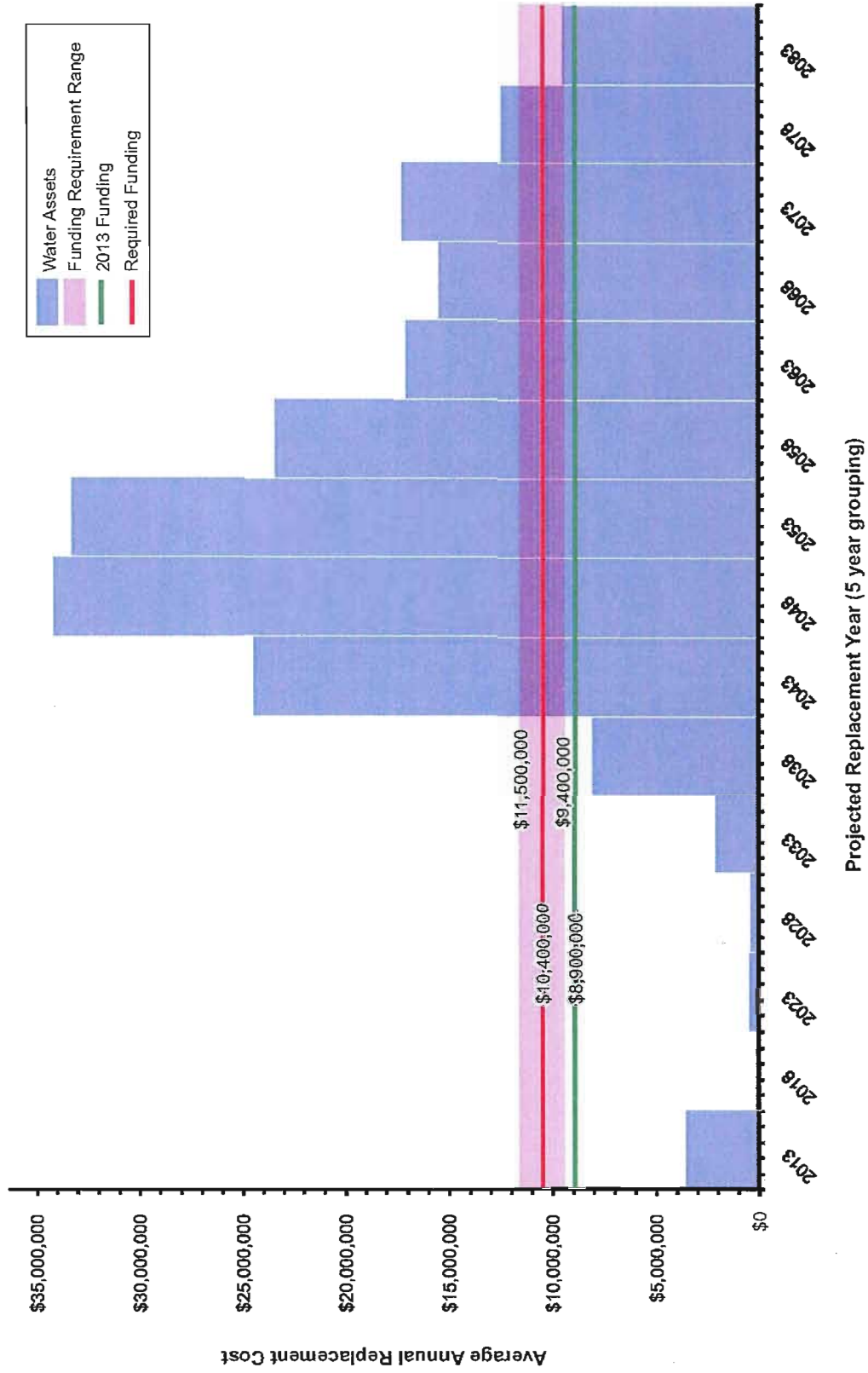
Attachment 2

2013 Ageing Infrastructure Report – Sanitary Assets



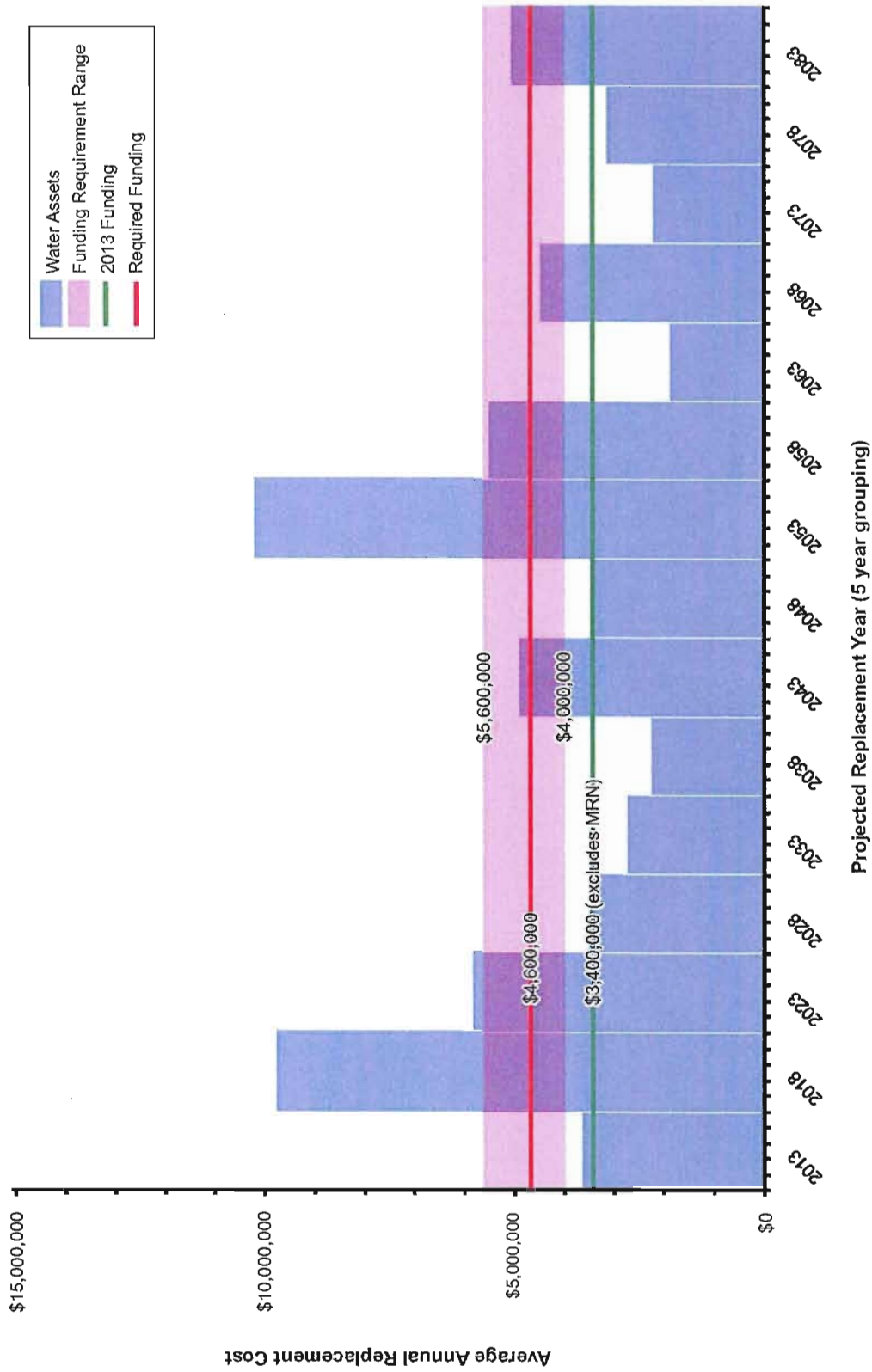
Attachment 3

# 2013 Ageing Infrastructure Report – Drainage Assets



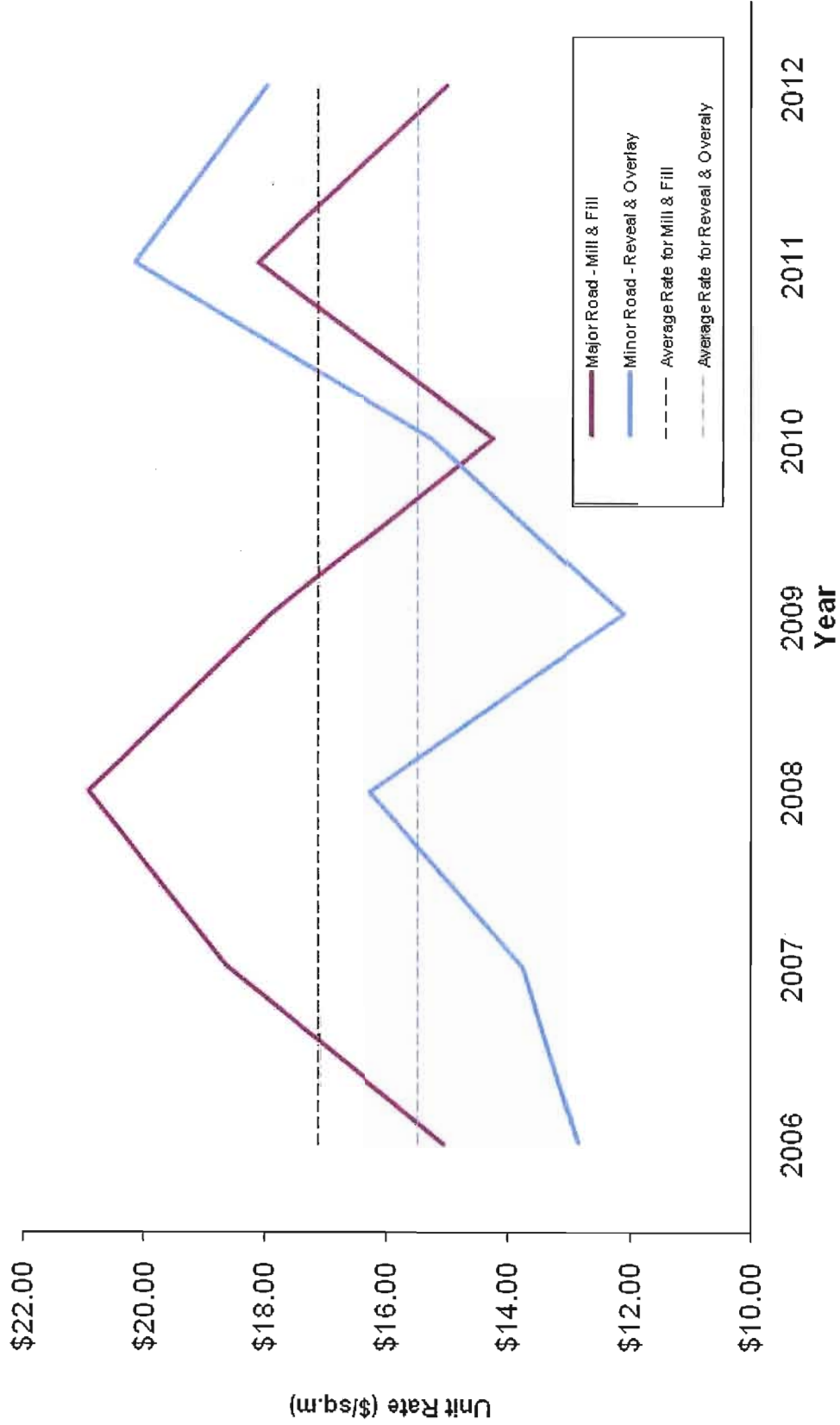
Attachment 4

# 2013 Ageing Infrastructure Report – Non-MRN Road Assets



Attachment 5

# Historical Costs for Capital Paving Program (2006 - 2012)





# City of Richmond

## Report to Committee

**To:** Finance Committee

**Date:** September 11, 2013

**From:** Jerry Chong  
Director, Finance

**File:** 03-0925-02-01/2013-  
Vol 01


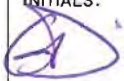
**Re:** Bylaw No. 9046 - Permissive Exemption (2014) Bylaw

### Staff Recommendation

That Permissive Exemption (2014) Bylaw No. 9046 be introduced and given first, second, and third readings.

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

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY DIRECTORS	INITIALS: DW
REVIEWED BY CAO	INITIALS: 



## 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 31<sup>st</sup> each year to be effective for the following year.

### Analysis

Owners of exempted properties in 2013 were contacted and verified of their eligibility for exemptions in the coming year. Changes to the 2014 bylaw are listed in Appendix 1.

New applications for Council's consideration are:

1. Richmond Lion's Manor (9020 Bridgeport Road) – Richmond Lion's Manor located at 11771 Fentiman Place is a complex care home operated by Vancouver Coastal Health ("VCH"). The existing building owned by VCH was built in 1972 and is currently scheduled to be demolished and replaced by a new complex care facility at the same location. In the interim, all residents of 11771 Fentiman Place will be relocated to a leased facility at 9020 Bridgeport Road.

Historically, the facility at the Fentiman location received a statutory exemption from the Province because it is a complex care home that is owned by the health authority. Since the new location is a leased facility, it does not receive the same exemption benefit and must apply to the City for a permissive exemption. The facility qualifies under Council Policy 3561 as a non-profit organization that is licensed under the Community Care Act.

2. Society of Richmond Children's Centres (4033 Stolberg St) – The City entered into an agreement with the Society of Richmond Children's Centres on August 1, 2013 to operate a child care facility at 4033 Stolberg Street. Although this property is owned by the City, the property becomes taxable when it is leased to a third party.

Society of Richmond Children's Centres is a non-profit organization and qualifies for permissive exemption under Council Policy 3561 as a City owned property leased to a non-profit organization.

3. Girl Guides of Canada (11551 Dyke Road) - A lease agreement existed between the City and the Girl Guides of Canada for the property at 11551 Dyke Road since 2006. This property is currently exempt of taxes but should be added to the Permissive Exemption bylaw for administrative purposes.

Similar to the property leased to the Society of Richmond Children's Centres, Girl Guides of Canada is a non-profit organization and qualifies for permissive exemption under Council Policy 3561.

Properties removed from the bylaw are:

1. BC Sport Agency Society (6111 River Road) – This property was added to the 2013 bylaw subject to the signing of a lease agreement between Richmond Oval Corporation and BC Sport Agency Society in 2013. As the agreement was never executed, this property is removed from the 2014 exemption bylaw.
2. Richmond Kinsmen Club (11851 Westminster Hwy) – Lease for this property has expired.

Amendments were also made to the bylaw to reflect changes in the taxable status of religious properties where there will be a change of use in 2014.

As part of the review, staff ensured that the No 5 Road backlands met farming requirements. Similar to previous years, some organizations required reminders to properly maintain their farming activity.

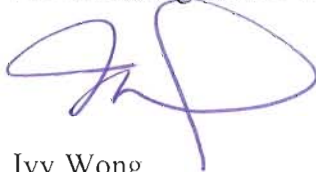
### **Financial Impact**

Property tax exemptions impact City 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 \$407,834 in direct municipal taxes waived in 2013. Exempted non-City owned properties account for approximately \$268,801 in waived taxes and City owned or leased properties account for approximately \$2,601,357.

### **Conclusion**

Permissive exemptions are granted by Council annually to qualifying organizations that provide social benefit to the Community. Bylaw 9046 will provide tax exemptions in accordance with Provincial legislation and Council policy.



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

IW:gjn

## Appendix 1

ROLL NO	ORGANIZATION NAME	CIVIC ADDRESS	DELETIONS
054-767-404	Richmond Kinsmen Club	11851 Westminster Highway	From Schedule I – Lease terminated
057-902-800	BC Sport Agency	6111 River Road	From Schedule H
087-360-001	Richmond Health Services Society	11771 Fentiman Place	From Schedule E

ROLL NO	ORGANIZATION NAME	CIVIC ADDRESS	ADDITIONS
051-523-000	Girl Guides of Canada	11551 Dyke Road	To Schedule I
082-199-000	Richmond Lion's Manor	9020 Bridgeport Road	To Schedule F
084-195-000	Society of Richmond Children's Centres	4033 Stolberg Street	To Schedule H

ONCL

ROLL NO	ORGANIZATION NAME	CIVIC ADDRESS	AMENDMENTS
064-438-000	Trinity Lutheran Church	7100 Granville Avenue	Schedule B - Amend taxable and exempt portions of land and building
082-304-006	Vancouver International Buddhist Progress Society	8271 Cambie Road	Schedule B -Amend taxable and exempt portions of land
085-780-002	Richmond Faith Fellowship	11960 Montego St.	Property included in Schedule A. Redundant entry in Schedule B removed
097-837-001	Gilmore Park United Church	8060 No. 1 Road	Property included in Schedule A. Redundant entry in Schedule B removed

ROLL NO	ORGANIZATION NAME	CIVIC ADDRESS	AMENDMENTS
059-905-125	Society of Richmond Children's Centres	8300 Cook Road	Moved to Schedule H from Schedule F
093-050-002	Society of Richmond Children's Centres	6011 Blanchard Drive	Moved to Schedule H from Schedule F



## **Permissive Exemption (2014) Bylaw No. 9046**

The Council of the City of Richmond enacts as follows:

### **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 2014 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 2014 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 2014 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 2014 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 2014 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 2014 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 2014 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 2014 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 2014 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 2014 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 8935 is here by repealed in its entirety.
- 4.3** This Bylaw is cited as “**Permissive Exemption (2014) Bylaw No. 9046**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> CITY OF RICHMOND   APPROVED for content by originating dept.   APPROVED for legality by Solicitor    </div>
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\_\_\_\_\_  
MAYOR

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

## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>Bakerview Gospel Chapel</b> (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	<b>Bakerview Gospel Chapel</b> 10260 Algonquin Drive Richmond, B.C. V7A 3A4
<b>Beth Tikvah Congregation and Centre Association</b> (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	<b>Beth Tikvah Congregation and Centre Association</b> 9711 Geal Road Richmond, B.C. V7E 1R4
<b>Highhouse United Church Hall</b> (064-046-009) 8151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	<b>Congregation of the United Church of BC</b> 8151 Bennett Road Richmond, B.C. V6Y 1N4
<b>Canadian Martyrs Parish</b> (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	<b>Roman Catholic Archbishop of Vancouver</b> 5771 Granville Avenue Richmond, B.C. V7C 1E8
<b>Christian and Missionary Alliance</b> (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	<b>North Richmond Alliance Church</b> 9140 Granville Avenue Richmond, B. C. V6X 2H8
<b>Christian Reformed Church of Richmond</b> (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	<b>Christian Reformed Church of Richmond</b> 9280 No. 2 Road Richmond, B.C. V7E 2C8

## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>Church in Richmond</b> (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5 North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	<b>Church in Richmond</b> 4460 Brown Road Richmond BC V6X 2E8
<b>Conference of The United Mennonite Churches of B.C.</b> (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	<b>Conference of Mennonites in B.C.</b> c/o Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
<b>Convention of Baptist Churches of B.C.</b> (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	<b>Convention of Baptist Churches of B.C.</b> 8140 Saunders Road Richmond, B.C. V7A 2A5
<b>Emmanuel Christian Community Society</b> (082-050-053) 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	<b>Emmanuel Christian Community Society</b> 10351 No. 1 Road Richmond, B.C. V7E 1S1
<b>Fujian Evangelical Church</b> (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	<b>Fujian Evangelical Church</b> 12200 Blundell Road Richmond, B.C. V6W 1B3
<b>Gilmore Park United Church</b> (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	<b>Congregation of the Gilmore Park United Church</b> 8060 No. 1 Road Richmond, B.C. V7C 1T9
<b>I Kuan Tao (Fayi Chungder) Association</b> (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	<b>I Kuan Tao (Fayi Chungder) Association</b> #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2



## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>Immanuel Christian Reformed Church</b> (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	<b>Immanuel Christian Reformed Church</b> 7600 No. 4 Road Richmond, B.C. V6Y 2T5
<b>Johrei Fellowship</b> (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	<b>Johrei Fellowship Inc.</b> 10380 Odlin Road Richmond, B.C. V6X 1E2
<b>Lansdowne Congregation Jehovah's Witnesses</b> (611-569-073) 6114 Westminister Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	<b>Trustees of the Lansdowne Congregation Jehovah's Witnesses</b> c/o Doug Ginter 43-8120 General Currie Road Richmond, B.C. V6Y 3V8
<b>Lutheran Church Hall</b> (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	<b>Our Saviour Lutheran Church of Richmond BC</b> 6340 No. 4 Road Richmond, B.C. V6Y 2S9
<b>Meeting Room</b> (025-166-010) 8020 No. 5 Road Property owner registered as Gabe Csanyi, Dave Esau, Jeffrey Coleman, Wayne Colman	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	<b>Meeting Room</b> Attn: Jonathan Csanyi 8845 139 Street Surrey, B.C. V3V 5X3
<b>North Richmond Alliance Church</b> (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	<b>North Richmond Alliance Church</b> 9140 Granville Avenue Richmond, B.C. V6Y 1P8
<b>Our Saviour Lutheran Church of Richmond</b> (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	<b>Our Saviour Lutheran Church of Richmond</b> 6340 No. 4 Road Richmond, B.C. V6Y 2S9

## PLACE OF PUBLIC WORSHIP PROPER &amp; HALL

## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>The Public School of Vancouver Archdiocese</b> (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	<b>Catholic Independent Schools of Vancouver Archdiocese</b> St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2
<b>Richmond (Bethel) Mennonite Church</b> (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>B.C. Conference of the Mennonite Brethren Churches</b> 10200 No. 5 Road Richmond, B.C. V7A 4E5
<b>Richmond Chinese Evangelical Free Church</b> (025-162-005) 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	<b>Richmond Chinese Evangelical Free Church Inc.</b> 8040 No. 5 Road Richmond, B.C. V6Y 2V4
<b>Richmond Chinese Alliance Church</b> (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	<b>Christian and Missionary Alliance (Canadian Pacific District)</b> 107 – 7585 132 <sup>nd</sup> Street Surrey, B.C. V2W 1K5
<b>Richmond Faith Fellowship</b> (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	<b>Northwest Canada Conference Evangelical Church</b> 11960 Montego Street Richmond, B.C. V6X 1H4
<b>Richmond Gospel Hall</b> (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	<b>Congregation of the Richmond Gospel Hall</b> 5651 Francis Road Richmond, B.C. V7C 1K2

## PLACE OF PUBLIC WORSHIP PROPER &amp; HALL

## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>Richmond Pentecostal Church</b> (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	<b>Pentecostal Assemblies of Canada</b> 9300 Westminster Highway Richmond, B.C. V6X 1B1
<b>Richmond Presbyterian Church</b> (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	<b>Trustees of Richmond Congregation of Presbyterian Church</b> 7111 No. 2 Road Richmond, B.C. V7C 3L7
<b>Richmond Sea Island United Church</b> (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	<b>Congregation of the Richmond United Church of Canada</b> 8711 Cambie Road Richmond, B.C. V6X 1K2
<b>The Salvation Army Richmond</b> (066-497-000) 8280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	<b>Governing Council of the Salvation Army Canada West</b> 8280 Gilbert Road Richmond, B.C. V7C 3W7
<b>South Arm United Church Hall</b> (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)	<b>Congregation of the South Arm United Church of Canada</b> 11051 No. 3 Road Richmond, B.C. V6X 1X3
<b>St. Edward Anglican Church</b> (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	<b>Parish of St. Edward, Bridgeport</b> 10131 Bird Road Richmond, B.C. V6X 1N4

## SCHEDULE A to BYLAW 9046

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>Steveston Congregation of Jehovah's Witnesses</b> (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	<b>Steveston Congregation of Jehovah's Witnesses</b> Attn: Richard Barton 3831 Barmond Avenue Richmond, B.C. V7E 1A5
<b>Steveston United Church</b> (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	<b>Trustees of Steveston Congregation of United Church of Canada</b> 3720 Broadway Street Richmond, B.C. V7E 4Y8
<b>Subramaniya Swamy Temple</b> (025-161-000) 8840 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	<b>Subramaniya Swamy Temple of B.C.</b> 8840 No. 5 Road Richmond, B.C. V6Y 2V4
<b>Trinity Pacific Church</b> (06-082-008) 10011 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	<b>Trinity Pacific Church</b> 10011 No. 5 Road Richmond, B.C. V7A 4E4
<b>United Church Hall</b> (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	<b>Congregation of the Richmond United Church of Canada</b> 8711 Cambie Road Richmond, B.C. V6X 1K2
<b>Walford Road Gospel Church</b> (081-608-000) 9291 Walford Street	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	<b>Holy Spirit Association For The Unification Of World Christianity</b> 9291 Walford Street Richmond, B.C. V6X 1P3

**PORTIONS OF LAND & IMPROVEMENTS  
FOR PLACE OF PUBLIC WORSHIP**

**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>Assumption of the Blessed Virgin Mary Ukrainian Catholic Church</b> (098-394-005) 8700 Railway Avenue 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	<b>Ukrainian Catholic Episcopal Corp. of MB</b> 5180 Cantrell Road Richmond, B.C. V7C 3G8	97.65% 2,031.18 m <sup>2</sup>	2.35% 48.82 m <sup>2</sup>	75.6% of Manse Building 302.59 m <sup>2</sup>  100% of Religious Hall	24.4% of Manse Building 97.64 m <sup>2</sup>
<b>Bethany Baptist Church</b> (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	<b>Bethany Baptist Church</b> 22680 Westminster Highway Richmond, B.C. V6V 1B7	42% 8,999.7 m <sup>2</sup> 2.224 acres	58% 12,427.9 m <sup>2</sup> 3.071 acres	100%    100%	0%
<b>BC Muslim Association</b> (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	<b>BC Muslim Association</b> 12300 Blundell Road Richmond, B.C. V6W 1B3	43.6% 8,440 m <sup>2</sup> 2.086 acres	56.4% 10,903.97 m <sup>2</sup> 2.694 acres	100%    100%	0%

## SCHEDULE B to BYLAW 9046

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
<b>Canadian Martyrs Parish</b> (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	<b>Roman Catholic Archbishop of Vancouver</b> 5771 Granville Avenue Richmond, B.C. V7C 1E8	93% 9,034.3 m <sup>2</sup> 2.23 acres	7% 680 m <sup>2</sup> 0.17 acres	100%	0%
<b>Church of Latter Day Saints</b> (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	<b>Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-Day Saints</b> 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 <sup>2</sup> 2.00 acres	9.2% 817.5 m <sup>2</sup> 0.202 acres	100%	0%

## SCHEDULE B to BYLAW 9046

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
<b>Cornerstone Evangelical Baptist Church</b> (024-279-000) 12011 Blundell Road Church Parking	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	<b>Cornerstone Evangelical Baptist Church of Vancouver</b> 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10% 5,158.4 m <sup>2</sup>	90% 46,426.6 m <sup>2</sup>	100%	0%
<b>Dharma Drum Mountain Buddhist Association</b> (025-222-030) 8240 No. 5 Road Manse	PID 003-740-315 Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080	<b>Dharma Drum Mountain Buddhist Association</b> 8240 No. 5 Road Richmond, B.C. V6Y 2V4	34.8% 3,384 m <sup>2</sup> 0.836 acres	65.2% 6,333 m <sup>2</sup> 1.565 acres	71.8% 729.75 m <sup>2</sup>	28.2% 286.33 m <sup>2</sup>
<b>Fraserview Mennonite Brethren</b> (080-623-027) 11295 Mellis Drive (Site Area 2.79 Acres)	PID 000 471 780 That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	<b>BC Conference of the Mennonite Brethren Churches</b> 11295 Mellis Drive Richmond, B.C. V5X 4K2	71.7% 8,077 m <sup>2</sup> 1.996 acres	28.3% 3,180.3 m <sup>2</sup> 0.794 acres	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS  
FOR PLACE OF PUBLIC WORSHIP**

**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>India Cultural Centre of Canada</b> (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	<b>India Cultural Centre of Canada</b> 8600 No 5 Road Richmond, B.C. V6Y 2V4	43.9% 21,778.93 m <sup>2</sup>	56.1% 27,828.07 m <sup>2</sup>	Remaining portion of Building	100% of Manse 103.87 m <sup>2</sup>
<b>International Buddhist Society</b> (026-195-007) 9160 Steveston Highway Manse The land 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	<b>International Buddhist Society</b> 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m <sup>2</sup>	63.5% 28,622.31 m <sup>2</sup>	83.2% of remaining hall 3,132.4 m <sup>2</sup>  0% of farm buildings	16.8% of hall used for Manse and dining 632.0 m <sup>2</sup>  100% of farm buildings
<b>Ling Yen Mountain Temple</b> (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	<b>Ling Yen Mountain Temple</b> 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m <sup>2</sup> 1.36 acres	72.3% 14,391.7 m <sup>2</sup> 3.556 acres	50.6% 1,199.3 m <sup>2</sup>	49.4% 1,171.8 m <sup>2</sup>



**PORTIONS OF LAND & IMPROVEMENTS  
FOR PLACE OF PUBLIC WORSHIP**

**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>Nanaksar- Gurdwara- Gursikh Temple</b> (002-822-001) 18691 Westminster Highway (Site Area 14.88 Acres) Manse	PID 023 751 878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	<b>Nanaksar-Gurdwara- Gursikh Temple</b> 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m <sup>2</sup> 2.377 acres	84% 50,597.7 m <sup>2</sup> 12.503 acres	86.9% of Manse 2,925.05 m <sup>2</sup>  100% of Religious Hall	13.1% of Manse 441.29 m <sup>2</sup>
<b>Parish of St. Alban's (Richmond)</b> (064-132-000) 7260 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	<b>Parish of St. Alban's (Richmond)</b> 7260 St. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m <sup>2</sup>	8.4% 406.9 m <sup>2</sup>	0% of Manse  100% of Religious Hall	100% of Manse 83.6 m <sup>2</sup>
<b>Parish of St. Anne's - Steveston, B.C.</b> (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	<b>Parish of St. Anne's</b> 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m <sup>2</sup>	0.8% 24.14 m <sup>2</sup>	97.8% 1,090.66 m <sup>2</sup>	2.2% 24.14 m <sup>2</sup>
<b>Peace Evangelical Church</b> (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	<b>Peace Evangelical Church</b> 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m <sup>2</sup> 0.893 acres	65.6% 6,892.7 m <sup>2</sup> 1.703 acres	80.3% 715.7 m <sup>2</sup>	19.7% 175.3 m <sup>2</sup>

**PORTIONS OF LAND & IMPROVEMENTS  
FOR PLACE OF PUBLIC WORSHIP**

**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>Richmond Alliance Church</b> (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	<b>Christian and Missionary Alliance (Canadian Pacific District)</b> 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m <sup>2</sup> 1.996 acres	20% 2,030.5 m <sup>2</sup> 0.504 acres	100%	0%
<b>Richmond Baptist Church</b> (065-972-089) 6560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	<b>Richmond Baptist Church</b> 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m <sup>2</sup>	43% 868.6 m <sup>2</sup>	0% of Manse	100% of Manse 106.84 m <sup>2</sup>
<b>Richmond Baptist Church</b> (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	<b>Richmond Baptist Church</b> 6640 Blundell Road Richmond, B.C. V7C 1H8	Remaining portion of land	Land under manse	0% of Manse  100% of Religious Hall	100% of Manse
<b>Richmond Pentecostal Church</b> (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	<b>Pentecostal Assemblies of Canada</b> 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m <sup>2</sup>	70% Non- parking area 1,521.8 m <sup>2</sup>	0%	100%

## SCHEDULE B to BYLAW 9046

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
<b>Richmond</b> <b>Pentecostal Church</b> (060-300-000) 9300 Westminster Highway	PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615	<b>Pentecostal Assemblies of Canada</b> 9300 Westminster Highway Richmond, B.C. V6X 1B1	58.7% 8,093.7 m <sup>2</sup> 2 acres	51.3% 5,690.3 m <sup>2</sup> 1.4 acres	100%	0%

**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>The Science of Spirituality Eco Centre</b> (045-488-098) Civic address: 11011 Shell Road Farm Land	<b>PID 015-725-871</b> Parcel F (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP4152 <b>PID 013-082-566</b> North Easterly 5 and 1/5 <sup>th</sup> Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road by Plan LMP54152 <b>PID 015-342-433</b> Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster District <b>PID 015-725-880</b> Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminster District	<b>Science of Spirituality SKRM Inc.</b> 9100 Van Horne Way Richmond, B.C. V6X 1W3	50% 385 m <sup>2</sup>	50% 385 m <sup>2</sup>	100%	0%

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**PORTIONS OF LAND & IMPROVEMENTS  
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**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>The Shia Muslim Community of British Columbia</b> (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	<b>The Shia Muslim Community of British Columbia</b> 8580 No. 5 Road Richmond, B.C. V6Y 2V4	38.1% 15,117.2 m <sup>2</sup> 3.736 acres	61.9% 24,512.8 m <sup>2</sup> 6.064 acres	100%	0%
<b>South Arm United Church</b> (047-431-056) 11051 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)	<b>Congregation of the South Arm United Church of Canada</b> 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m <sup>2</sup> 2 acres	68.4% 17,496.3 m <sup>2</sup> 4.42 acres	100%	0%
<b>St. Gregory Armenian Apostolic Church of BC</b> (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	<b>Armenian Apostolic Church of British Columbia</b> 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m <sup>2</sup>	5% 131.85 m <sup>2</sup>	100%	0%

**PORTIONS OF LAND & IMPROVEMENTS  
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**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>St. Joseph The Worker Parish</b> (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	<b>Roman Catholic Archbishop of Vancouver</b> St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% (School portion exempted under Schedule C)	61.2% 14,838.13 m <sup>2</sup> 3.67 acres	60% 635.4 m <sup>2</sup>	40% 423.6 m <sup>2</sup>
<b>St. Monica's Parish</b> (040-800-004) 12011 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	<b>Roman Catholic Archbishop of Vancouver</b> 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 <sup>2</sup> 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m <sup>2</sup> 0.43 acres	0% of Manse  100% of Religious Hall	100% of Manse 196.8 m <sup>2</sup>
<b>St. Paul's Roman Catholic Parish</b> (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	<b>Catholic Independent Schools of Vancouver Archdiocese</b> St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	52.5% 10,112.8 m <sup>2</sup> 2.5 acres	47.5% 9,133.2 m <sup>2</sup> 2.27 acres	100%	0%

## SCHEDULE B to BYLAW 9046

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
<b>Steveston Buddhist Temple</b> (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	<b>Steveston Buddhist Temple</b> 4360 Garry Street Richmond, B.C. V7E 2V2	44.15% 8,093.7 m <sup>2</sup> 2 acres	55.85% 10,238.56 m <sup>2</sup> 2.53 acres	100%	0%
<b>Thrangu Monastery Association</b> (025-193-000) 8140 No. 5 Road Manse	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	<b>Thrangu Monastery Association</b> 8140 No. 5 Road Richmond, B.C. V6Y 2V4	0% of land beneath the dormitory 59.55% 11,421.8 m <sup>2</sup> 2.82 acres	100% of land beneath the dormitory 40.45% 7,759.2 m <sup>2</sup> 1.92 acres	76.3% 2,060.1 m <sup>2</sup>	23.7% 639 m <sup>2</sup>
<b>Thrangu Monastery Association</b> (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	<b>Thrangu Monastery Association</b> 8140 No. 5 Road Richmond, B.C. V6Y 2V4	59.55% 11,421.8 m <sup>2</sup> 2.82 acres	40.45% 7,759.2 m <sup>2</sup> 1.92 acres	100% of the shed used to store religious artefacts	0%

**PORTIONS OF LAND & IMPROVEMENTS  
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**SCHEDULE B to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PARCEL</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>	<b>PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF IMPROVEMENT TAXABLE</b>
<b>Towers Baptist Church</b> (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	<b>New Wineskins Society</b> 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m <sup>2</sup> 1.73 acres	21.1% 1,872.6 m <sup>2</sup> 0.418 acres	0% of Manse  100% of Religious Hall	100% Manse 162.6 m <sup>2</sup>
<b>Trinity Lutheran Church Hall</b> (064-438-000) 7100 Granville Avenue Manse and Hall	PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	<b>Trinity Lutheran Church – Richmond</b> 7100 Granville Avenue Richmond, B.C. V6Y 1N8	87.09% 6,012.32	12.91% Manse 891.68 m <sup>2</sup>	0% of Manse  100% of Religious Hall	100% of Manse 142.5 m <sup>2</sup>  0% of Religious Hall
<b>Vancouver International Buddhist Progress Society</b> (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	<b>Vancouver International Buddhist Progress Society</b> 6680 – 8181 Cambie Road Richmond, B.C. V6X 1J8	76% 2,322.58 m <sup>2</sup>	24% 740.42 m <sup>2</sup>	N/A	N/A



## SCHEDULE B to BYLAW 9046

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<b>Vancouver International Buddhist Progress Society</b> (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	<b>Vancouver International Buddhist Progress Society</b> 6680 – 8181 Cambie Road Richmond, B.C. V6X 1J8	89.45% 1,182.05 m <sup>2</sup>	11.55% 139.4 m <sup>2</sup>	0% of Manse Remaining Religious Hall	100% Manse 139.4 m <sup>2</sup>
<b>Vancouver International Buddhist Progress Society</b> (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	<b>Vancouver International Buddhist Progress Society</b> 6680 – 8181 Cambie Road Richmond, B.C. V6X 1J8	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation
<b>Vedic Cultural Society of BC</b> (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	<b>Vedic Cultural Society of BC</b> 8200 No 5 Road Richmond, B.C. V6Y 2V4	88% 8,883.6 m <sup>2</sup>	12% 1,211.4 m <sup>2</sup>	99.1% 2,144.6 m <sup>2</sup>	0.9% 18.9 m <sup>2</sup>

**SCHEDULE C to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>
<b>Choice School For Gifted Children</b> (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	<b>Choice School For Gifted Children</b> 20451 Westminster Highway Richmond, B.C. V6V 1B1	100% 3,552 m <sup>2</sup> 0.862 acres	0%
<b>Choice School For Gifted Children</b> (001-871-004) 20411 Westminster Highway	PID 003-937-160 Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593	<b>Choice School For Gifted Children</b> 20451 Westminster Highway Richmond, B.C. V6V 1B3	100% 3,422 m <sup>2</sup> 0.846 acres	0%
<b>Cornerstone Christian Academy School</b> (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	<b>Cornerstone Evangelical Baptist Church of Vancouver</b> 2642 45th Avenue East Vancouver, B.C. V5R 3C1	100% (School portion: 2% of total property) 1,031.6 m <sup>2</sup>	0%

**SCHEDULE C to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>
<b>Muslim School of B.C.</b> (025-243-080) 12300 Blundell Road (Site area: 1.09 ha (2.69 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	<b>B.C. Muslim Association</b> 12300 Blundell Road Richmond, B.C. V6W 1B3	100% (56.4% of total property) 10,903.97 m <sup>2</sup> 2.694 acres	0%
<b>Richmond Christian School</b> (029-076-081) 5240 Woodwards Road (Site area: 0.971 ha (2.4 acres))	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	<b>Richmond Christian School Association</b> 5240 Woodwards Road Richmond, B.C. V7E 1H1	100% 9,751 m <sup>2</sup> 2.4 acres	0%
<b>Richmond Christian School</b> (030-887-000) 10260 No. 5 Road (Site area: 2.23 ha (5.52 acres))	PID 027-072-657 Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 30119	<b>Richmond Christian School Association</b> 10260 No. 5 Road Richmond, B.C. V7A 4E5	47.4% 10,598.5 m <sup>2</sup> 2.616 acres	52.6% 11,755.5 m <sup>2</sup> 2.904 acres

**SCHEDULE C to BYLAW 9046**

<b>NAME, ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>MAILING ADDRESS</b>	<b>PROPORTION OF LAND EXEMPTED FROM TAXATION</b>	<b>PROPORTION OF LAND TAXABLE</b>
<b>Richmond Jewish Day School</b> (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	<b>Richmond Jewish Day School Society of B.C. Inc.</b> 8760 No. 5 Road Richmond, B.C. V6Y 2V4	56.8% 5,396.7 m <sup>2</sup> 1.334 acres	43.2% 4,104.3 m <sup>2</sup> 1.015 acres
<b>St. Joseph the Worker School</b> (029-300-034) 4451 Williams Road (Site area: [3.346 ha (8.268 acres)] 1.319 ha (3.26 acres) and 2.0235 ha (5.00 acres))	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	<b>Roman Catholic Archbishop of Vancouver</b> St. Joseph's Parish 4451 Williams Road Richmond, B.C. V7E 1J7	100% (additional to Schedule B) 9,198.8 m <sup>2</sup> 2.27 acres	0% (Fully exempt for school portion)

**SCHEDULE D to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION</b>	<b>TENANTS MAILING ADDRESS</b>
(057-573-004) 7900 Alderbridge Way	PID 000 658 766 Lot 39 Section 5 Block 4 North Range 6 West New Westminster District Plan 34152	That portion of the property occupied by the Ismaili Jamatkhamma and Centre	<b>Ismaili Council for British Columbia</b> The Ismaili Jamatkhamma and Centre 4010 Canada Way Burnaby, B.C. V5G 1G8
(057-614-000) 200 – 7451 Elmbridge Way	PID 007-501-129 Lot 87 Section 5 Block 4 North Range 6 West New Westminster District Plan 36964	That portion of the property occupied by the Richmond Emmanuel Church	<b>Richmond Emmanuel Church</b> 200 – 7451 Elmbridge Way Richmond, B.C. V6X 1B8
(136-467-527) 3211 Grant McConachie Way	PID 009-025-103 Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409	That portion of the property occupied by Vancouver Airport Chaplaincy	<b>Vancouver Airport Chaplaincy</b> C2154 - 3211 Grant McConachie Way Richmond, B.C. V7B 0A4

SCHEDULE E to BYLAW 9046		
ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(086-938-001) 11820 No. 1 Road	PID 001 431 030 Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234	Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue Vancouver, B.C. V5T 4L2

**SCHEDULE F to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>OWNER/HOLDER'S MAILING ADDRESS</b>
(058-885-000) 6531 Azure Road	PID 003 680 100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	<b>Development Disabilities Association</b> 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	<b>Development Disabilities Association</b> 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(094-391-000) 7511 Langton Road	PID 004 700 368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	<b>Development Disabilities Association</b> 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(099-371-000) 4211 Williams Road	PID 004 864 077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	<b>Greater Vancouver Community Service Society</b> Attention: Mary Norris 500 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(080-622-000) 11331 Mellis Drive	PID 004 107 292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	<b>Pinegrove Place</b> 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	<b>0952590 BC Ltd.</b> <b>Richmond Lion's Manor</b> 120 – 13575 Commerce Parkway Richmond BC V6V 2L1
(099-561-000) 9580 Pendleton Road	PID 003 751 678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	<b>Richmond Society for Community Living</b> 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

**SCHEDULE F to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>OWNER/HOLDER'S MAILING ADDRESS</b>
(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	<b>Richmond Society for Community Living</b> 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(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	<b>Richmond Society for Community Living</b> 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(03-370-125) 565 Steveston Highway	PID 004-866-029 Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866	<b>Richmond Society for Community Living</b> 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(07-575-028) 4433 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	<b>Richmond Society for Community Living</b> 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(090-515-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	<b>Riverside Children's Centre</b> 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	<b>Rosewood Manor</b> Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4



## SCHEDULE F to BYLAW 9046

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(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	<b>Treehouse Learning Centre</b> Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

## SCHEDULE G to BYLAW 9046

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

## SCHEDULE H to BYLAW 9046

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%	<b>Canadian Mental Health Association</b> 7351 Elmbridge Way Richmond, B.C. V6X 1B8
(059-905-125) 8300 Cook Road	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	<b>Cook Road Children's Centre</b> Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(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%	<b>Richmond Caring Place</b> 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(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	<b>Richmond Centre for Disabilities</b> 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	<b>Richmond Family Place</b> 8660 Ash Street Richmond, B.C. V6Y 2S3

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## SCHEDULE H to BYLAW 9046

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(093-050-002) 6011 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	<b>Terra Nova Children's Centre</b> 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	<b>West Cambie Child Care Centre</b> Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2

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**SCHEDULE I to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION</b>	<b>OWNER/HOLDER (MAILING ADDRESS)</b>
(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	<b>Girl Guides of Canada</b> 4780 Blundell Road Richmond, B.C. V7C 1G9
051-521-010 11551 Dyke Road	PID 014-924-781 Dedicated Park Plan 565772		<b>Girl Guides of Canada</b> 1476 West 8th Avenue Vancouver, BC V6H 1E1
(083-465-000) 7441 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	<b>Navy League of Canada National Council</b> 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	<b>Richmond Lawn Bowling Club</b> 7321 Westminster Highway Richmond, B.C. V6X 1A3

**SCHEDULE I to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION</b>	<b>OWNER/HOLDER (MAILING ADDRESS)</b>
(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	<b>Richmond Rod and Gun Club</b> P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 6820 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	<b>Richmond Tennis Club</b> 6820 Gilbert Road Richmond, B.C. V7C 3V4
(057-590-001) 5540 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	<b>Richmond Winter Club</b> 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	<b>Scotch Pond Heritage Cooperative</b> 3811 Moncton Street Richmond, B.C. V7E 3A0

**SCHEDULE J to BYLAW 9046**

<b>ROLL NO. &amp; CIVIC ADDRESS</b>	<b>LEGAL DESCRIPTION OF PROPERTY</b>	<b>PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION</b>	<b>OWNER/HOLDER (MAILING ADDRESS)</b>
(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	<b>Richmond Public Library</b> 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	<b>Richmond Public Library</b> Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-668-086) 14114 Triangle Road	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	<b>City of Richmond</b> 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(031-969-003) 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	<b>City of Richmond</b> 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	<b>City of Richmond</b> 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	<b>City of Richmond</b> 6911 No. 3 Road Richmond, B.C. V6Y 2C1



# City of Richmond

## Report to Committee

**To:** Finance Committee

**Date:** September 5, 2013

**From:** Jerry Chong  
Director, Finance

**File:** 12-8060-20-8940/Vol 01

**Re:** Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058

### Staff Recommendation

That Consolidated Fee Bylaw No. 8636, Amendment Bylaw No. 9058 be introduced and given first, second and third readings.

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

Att.

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Business Licences	<input checked="" type="checkbox"/>		
City Clerk	<input checked="" type="checkbox"/>		
Recreation Services	<input checked="" type="checkbox"/>		
Community Bylaws	<input checked="" type="checkbox"/>		
Fire Rescue	<input checked="" type="checkbox"/>		
RCMP	<input checked="" type="checkbox"/>		
Building Approvals	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> 	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 



## 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 CPI increases.

### Analysis

The Vancouver CPI increase for 2014 is projected to be 2%. As 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 will minimize the number of transactions requiring small coinage.

All rates in the attached amendment Bylaw No. 9058 are effective January 1, 2014 and have been adjusted for the 2% increase with the following exceptions at the request of the respective stakeholders:

- **Schedule – Archives & Records**

Photocopying and microfilm printing fees were left unchanged at \$0.35 per page to ensure these charges do not become unaffordable for the general public. The current rate of \$0.35 is higher than the rates charged by comparable public institutions including the City of Vancouver Archives, UBC Archives, and Kwantlen Polytechnic University Library. Rates charged by these institutions range from \$0.10 to \$0.26 per page. Currently, the Richmond Public Library charges \$0.20 per page.

- **Schedule - Filming Applications and Fees**

All rates in this schedule remain unchanged. The BC film industry is currently underperforming due to BC's unfavourable provincial tax credits in comparison to those of other Provinces in Canada. The BC Film Commission has asked municipalities to assist in keeping BC a competitive destination for film production. While Richmond is known as a responsive client friendly filming location, it is also noted as one of the most expensive places to film due to the fees charged for City-owned facilities and services. At this time, increases to filming rates will hamper our efforts to promote and increase filming in Richmond.

- **Schedule – Playing Field User Fees**

There will be no 2014 rate increases for all rates in this schedule that are less than \$7. Rounding to the nearest \$0.25 will result in rate increases that are closer to 4% - 5%. These rates will be adjusted in 2015. All rates greater than \$7 was adjusted for the 2% increase for 2014.

Aside from the proposed 2% CPI increase, the following changes were also made:

- **Schedule – Ditch and Watercourse Protection and Regulation**

The Ditch and Watercourse Protection and Regulation Bylaw No. 7285 was repealed under the Watercourse Protection and Crossing Bylaw No. 8441 and therefore, removed from the Consolidated Fees Bylaw.

- **Schedule – Property Tax and Utility Information Fee**

New charges are added for third party requests for paper bills and billing information.

There have been significant increases in the number of requests for reprints of tax and utility bills by third parties. Third parties include property managers, financial institutions, legal and accounting firms, and friends/family managing properties on behalf of absentee owners, etc. In many instance, staff are requested to provide tax and/or utility bills going back a number of years for multiple properties. Currently historical billing data is available to the property owner through “My Property Accounts” on the City’s website. This information can be accessed by the owner and provided to the third party without City’s intervention. Since the City is not required under the Community Charter to provide property information to a third party, a fee is added to recover for staff time required in meeting these requests. Property owners requesting reprints of their bills will continue to be free of charge.

Many municipalities are currently charging third parties for property information.

- **Schedule – RCMP Documentation Fees**

A new fee is added for volunteer criminal record checks where the individual is volunteering for an agency outside of Richmond.

With changes to Federal legislation, agencies working with the vulnerable sector are requiring criminal record checks for all volunteers. Historically, criminal record checks are provided by the Richmond RCMP free of charge. With the increase in the number requests, a decision was made to charge for all criminal record checks where the individual is volunteering for an agency outside of Richmond.

## **Financial Impact**

The fee increases assist in offsetting cost increases which otherwise will be recovered through increases to taxation revenue.

## **Conclusion**

That Consolidated Fee Bylaw No. 8636, Amendment Bylaw No. 9058 be introduced and given first, second and third readings.



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

IW:gjn



**Consolidated Fees Bylaw No. 8636  
Amendment Bylaw No. 9058**

The Council of the City of Richmond enacts as follows:

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by:
  - (a) deleting Section 2.2 and substituting the following:

“2.2 Where applicable, Goods and Services Tax (GST) will be added to the fees specified in the schedules attached to and forming part of this Bylaw.”
  - (b) 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, 2014.
3. This Bylaw is cited as **“Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9058”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

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

## **SCHEDULE – ANIMAL CONTROL REGULATION**

### **Animal Control Regulation Bylaw No. 7932**

#### **Cat Breeding Permit Fee**

##### **Section 2.2**

<b>Description</b>	<b>Fee</b>
Cat breeding permit for three years	\$37.75

### **Animal Control Regulation Bylaw No. 7932**

#### **Impoundment Fees**

##### **Section 8**

<b>Description</b>	<b>Fee</b>
<b>1st time in any calendar year</b>	
Neutered male or spayed female dog	\$43.75
Non-neutered male or unspayed female dog	\$131.00
Dangerous dog*	\$541.00
<b>2nd time in any calendar year</b>	
Neutered male or spayed female dog	\$86.50
Non-neutered male or unspayed female dog	\$272.00
Dangerous dog*	\$1,079.00
<b>3rd time and subsequent times in any calendar year</b>	
Neutered male or spayed female dog	\$272.00
Non-neutered male or unspayed female dog	\$541.00
Dangerous dog*	\$1,079.00
Bird	\$6.00
Domestic farm animal	\$65.00
<i>Impoundment fee also subject to transportation costs</i>	
Other animal	\$32.75
<i>Impoundment fee also subject to transportation costs</i>	

*\*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**

<b>Description</b>	<b>Fee</b>
Dog	\$13.25
Cat	\$13.25
Bird	\$3.00
Domestic farm animal	\$32.75
Other animal	\$11.00

*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**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
<u>Records</u>		
Photocopying and printing of files/bylaw (First 4 pages free) <i>per page</i>	\$0.35	per page
Microfilm printing <i>per page</i>	\$0.35	per page
Photograph Reproductions		
Scanned image (each)	\$16.75	
CD	\$6.00	
5" x 7"	\$13.25	
8" x 10"	\$16.75	
11" x 14"	\$25.00	
16" x 20"	\$34.75	
20" x 24"	\$43.75	
Negatives*	\$16.75	
<i>*If the Archives does not have a copy negative from which to reproduce an image, an additional reproduction fee will be charged to produce which will remain the property of the City of Richmond Archives</i>	<i>*Plus</i> \$16.75	

**Archives and Records****Use Fees**

<b>Description</b>	<b>Fee</b>
Publication Fee	
Websites, Books, CDs, etc. (Non-Commercial)	\$16.75
Websites, Books, CDs, etc. (Commercial)	\$32.75
Exhibition Fee (Commercial)	\$54.50

**Archives and Records****Tax Searches Fees**

<b>Description</b>	<b>Fee</b>
Tax Searches and Printing of Tax Records	
Searches ranging from 1 to 5 years	\$27.75
Each year greater than 5 years	\$6.00

**Archives and Records****Preliminary Site Investigation**

<b>Description</b>	<b>Fee</b>
Active Records Check Survey (per civic address searched)	\$218.00

**Archives and Records****Mail Orders**

<b>Description</b>	<b>Fee</b>
Mail orders	\$6.00

*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).*

## **SCHEDULE – BILLING AND RECEIVABLES**

### **Billing and Receivables**

#### **Receivables Fees**

<b>Description</b>	<b>Fee</b>
Administrative charges for receivable projects undertaken for third parties	(20% of actual cost)
Non-Sufficient Fund (NSF) charges	\$32.25

## **SCHEDULE – BOARD OF VARIANCE ESTABLISHMENT AND PROCEDURE**

### **Board of Variance Establishment and Procedure Bylaw No. 7150**

#### **Application Fees**

Sections 3.1, 4.1

<b>Description</b>	<b>Fee</b>
Order regarding variance or exemption to relieve hardship	\$169.00
Order regarding extent of damage preventing reconstruction as non-conforming use	\$141.00

## **SCHEDULE – BOULEVARD AND ROADWAY PROTECTION AND REGULATION**

### **Boulevard and Roadway Protection and Regulation Bylaw No. 6366**

#### **Inspection Charges**

Section 11

<b>Description</b>	<b>Fee</b>
Additions & Accessory Buildings Single or Two Family Dwellings over 10 m2 in size; In-ground Swimming Pools & Demolitions	\$164.00
Move-Offs; Single or Two Family Dwelling Construction	\$164.00
Combined Demolition & Single or Two Family Dwelling Construction	\$164.00
Commercial; Industrial; Multi-Family; Institutional; Government Construction	\$218.00
Combined Demolition & Commercial; Industrial; Multi-family; Institutional or Government Construction	\$218.00
Each additional inspection as required	\$81.50

## **SCHEDULE – BUILDING REGULATION**

### **Building Regulation Bylaw No. 7230**

#### **Plan Processing Fees**

##### **Section 5.13**

<b>Description</b>	<b>Fee</b>
For a new one family dwelling	\$595.00
For other than a new one family dwelling (a) <i>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</i> <i>- whichever is greater of (a) or (b)</i>	\$68.00
For a sewage holding tank	\$136.00

### **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**

<b>Description</b>	<b>Fee</b>
Nil to \$1,000.00 (minimum fee)	\$68.00
Exceeding \$1,000.00 up to \$100,000.00	\$68.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$10.50
Exceeding \$100,000.00 to \$300,000.00	\$1,107.50
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$10.00
Exceeding \$300,000.00	\$3,107.50
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$8.00

*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

<b>Description</b>	<b>Fee</b>
Nil to \$1,000.00 (minimum fee)	\$68.00
Exceeding \$1,000.00 up to \$100,000.00	\$68.00
<i>*per \$1,000.00 of construction value or fraction of construction exceeding \$1,000.00</i> *Plus	\$10.75
Exceeding \$100,000.00 to \$300,000.00	\$1,132.25
<i>**per \$1,000.00 of construction value or fraction of construction exceeding \$100,000.00</i> **Plus	\$10.25
Exceeding \$300,000.00	\$3,182.25
<i>***per \$1,000.00 of construction value or fraction of construction exceeding \$300,000.00</i> ***Plus	\$8.25

*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:

<b>Description</b>	<b>Fee</b>	<b>Units</b>
(i) new construction of first storey	\$1,143.00	<b>per m<sup>2</sup></b>
	\$108.00	(per ft <sup>2</sup> )
(ii) new construction of second storey	\$1,053.00	<b>per m<sup>2</sup></b>
	\$98.00	(per ft <sup>2</sup> )
(iii) garage	\$584.00	<b>per m<sup>2</sup></b>
	\$54.75	(per ft <sup>2</sup> )
(iv) decks or porches	\$482.00	<b>per m<sup>2</sup></b>
	\$45.00	(per ft <sup>2</sup> )
(v) interior finishing on existing buildings	\$539.00	<b>per m<sup>2</sup></b>
	\$50.00	(per ft <sup>2</sup> )
(vi) additions	\$1,143.00	<b>per m<sup>2</sup></b>
	\$108.00	(per ft <sup>2</sup> )

**Building Regulation Bylaw No. 7230****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

<b>Description</b>	<b>Fee</b>
<u>Building Design Modification Fee</u>	
Plan Review (per hour or portion thereof)	\$121.00
Building Permit Fee for Temporary Building for Occupancy	\$541.00
Re-inspection Fees	
(a) for the third inspection	\$81.50
(b) for the fourth inspection	\$111.00
(c) for the fifth inspection	\$218.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	
<u>Special Inspection Fees:</u>	
(a) during the City's normal business hours	\$121.00
(b) outside the City's normal business hours	\$476.00
<i>*for each hour or part thereof after the first four hours</i>	<i>*Plus</i> \$121.00
Building Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$68.00
Building Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original building permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$68.00
Building Move Inspection Fee:	
(a) within the City boundaries	\$121.00
(b) outside the City boundaries when travel is by City vehicle	\$121.00
<i>**per km travelled</i>	<i>**Plus</i> \$2.00

*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 Regulation Bylaw No. 7230****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

<b>Description</b>	<b>Fee</b>
Provisional Occupancy Inspection Fee (per building permit inspection visit)	\$272.00
Provisional Occupancy Notice Extension Fee	\$433.00
Building Demolition Inspection Fee for each building over 50 m <sup>2</sup> in floor area	\$426.00
Sewage Holding Tank Permit Fee	\$272.00
Use of Equivalents Fees:	
(a) each report containing a maximum of two separate equivalents	\$594.00
(b) for each equivalent greater than two contained in the same report	\$243.00
(c) for an amendment to an original report after the acceptance or rejection of the report	\$121.00
(d) for Air Space Parcels (treating buildings as one building)	\$2,123.00

**Building Regulation Bylaw No. 7230****Gas Permit Fees**

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

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Domestic Installation – <b>one family dwelling</b> (a)	\$68.00	per appliance
- <i>whichever is greater of (a) or (b)</i> (b)	\$25.00	
Domestic/Commercial/Industrial Installations – <b>two family dwellings</b> , multiple unit residential buildings, including townhouse units)		
(a) appliance input up to 29 kW	\$68.00	
(b) appliance input exceeding 29 kW	\$111.00	
Special Inspection Fees:		
(a) during the City's normal business hours	\$121.00	
(b) outside the City's normal business hours	\$476.00	
<i>*for each hour or part thereof after the first four hours</i> *Plus	\$121.00	

**Building Regulation Bylaw No. 7230****Gas Permit Fees (cont.)**

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

Description	Fee
<u>Re-Inspection Fee:</u>	
(a) for the third inspection	\$81.50
(b) for the fourth inspection	\$111.00
(c) for the fifth inspection	\$218.00
<i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	
For a vent and/or gas valve or furnace plenum (no appliance)	\$68.00
Piping alteration – for existing appliances	
First 30 metres of piping	\$68.00
Each additional 30 metres or part thereof	\$25.00
Gas permit transfer or assignment fee (a)	\$68.00
<i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i>	
<i>- whichever is greater of (a) or (b)</i>	
Gas permit extension fee (a)	\$68.00
<i>or (b) a fee of 10% to the nearest dollar of the original gas permit fee</i>	
<i>- whichever is greater of (a) or (b)</i>	

**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
<u>Plumbing</u>		
(a) installation of each plumbing fixture	\$25.00	
(b) minimum plumbing fee	\$68.00	
(c) connection of City water supply to any hydraulic equipment	\$68.00	
<u>Sprinkler &amp; Standpipes</u>		
(a) installation of any sprinkler system	\$68.00	
<i>*per additional head</i>	*Plus \$2.50	
(b) installation of each hydrant, standpipe, hose station, hose valve, or hose cabinet used for fire fighting (c)	\$68.00	
<i>- whichever is greater of (c) or (d)</i>	(d) \$25.00	per item

**Building Regulation Bylaw No. 7230****Plumbing Permit Fees (cont.)**

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

<b>Description</b>	<b>Fee</b>	<b>Units</b>
<u>Water Service</u>		
(a) for the first 30 metres of water supply service pipe to a building or structure	\$68.00	
(b) for each additional 30 metres of water supply service pipe to a building and structure	\$25.00	
<u>Sanitary &amp; Storm Sewers; Building Drains &amp; Water Distribution</u>		
(a) for the first 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$68.00	
(b) for each additional 30 metres of a sanitary sewer, and/or storm sewer, and/or building drain, or part thereof	\$25.00	
(c) for the first 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$68.00	
(d) for each additional 30 metres of a rough-in installation for a water distribution system in a multiple unit non-residential building for future occupancy, or part thereof	\$25.00	
(e) for the installation of any neutralizing tank, catch basin, sump, or manhole	(f) \$68.00 (g) \$25.00	per item
- whichever is greater of (f) or (g)		
<u>Special Inspections</u>		
(a) during the City's normal business hours	\$121.00	
(b) outside the City's normal business hours or each hour	\$476.00	
*for part thereof exceeding the first four hours	*Plus \$121.00	
<u>Design Modification Fees</u>		
Plan review	\$121.00	per hour
<i>Applicable to Plumbing, Sprinkler &amp; Standpipes, Water Service, and Sanitary &amp; Storm Sewers; Building Drains &amp; Water Distributions</i>		

**Building Regulation Bylaw No. 7230****Plumbing Permit Fees (cont.)**

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

<b>Description</b>	<b>Fee</b>
<u>Plumbing Re-Inspection Fee</u> (a) for the third inspection (b) for the fourth inspection (c) for the fifth inspection  <i>Note: The fee for each subsequent inspection after the fifth inspection will be double the cost of each immediately previous inspection</i>	 \$81.50 \$111.00 \$218.00
Plumbing Permit Transfer or Assignment Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$68.00
Plumbing Permit Extension Fee (a) <i>or (b) a fee of 10% to the nearest dollar of the original plumbing permit fee</i> <i>- whichever is greater of (a) or (b)</i>	\$68.00
Provisional Plumbing Compliance Inspection Fee (per permit visit) Provisional Plumbing Compliance Notice Extension Fee Potable Water Backflow Preventer Test Report Decal	 \$136.00 \$218.00 \$22.00

## **SCHEDULE – BUSINESS LICENCE**

### **Business Licence Bylaw No. 7360**

#### **Assembly Use Group 1**

<b>Group 1 - Business Licence Fee assessed by total floor area</b>		
<i>Except Food Caterers which are assessed a fee in accordance with Group 3</i>		
<b>Square Metres (m<sup>2</sup>)</b>	<b>(Square Feet) (ft<sup>2</sup>)</b>	<b>Fee</b>
0.0 to 93.0	(0 to 1000)	\$157.00
93.1 to 232.5	(1001 to 2500)	\$238.00
232.6 to 465.0	(2501 to 5000)	\$412.00
465.1 to 930.0	(5001 to 10000)	\$658.00
930.1 to 1860.1	(10001 to 20000)	\$1,166.00
1860.2 to 2790.1	(20001 to 30000)	\$1,669.00
2790.2 to 3720.2	(30001 to 40000)	\$2,178.00
3720.3 to 4650.2	(40001 to 50000)	\$2,679.00
4650.3 to 5580.3	(50001 to 60000)	\$3,187.00
5580.4 and over	(60001 and over)	\$3,613.00
Food Primary Liquor Licence Fee		\$328.00
Mobile Vendors (Food) Fee (per vehicle)		\$76.50

### **Business Licence Bylaw No. 7360**

#### **Assembly Use Group 2**

<b>Group 2 - Business Licence Fee assessed by Number of Seats</b>	
<b>Seats</b>	<b>Fee</b>
0 to 30	\$497.00
31 to 60	\$989.00
61 to 90	\$1,484.00
91 to 120	\$1,980.00
121 to 150	\$2,470.00
151 to 180	\$2,964.00
181 to 210	\$3,455.00
211 and over	\$3,613.00

**Business Licence Bylaw No. 7360**  
**Assembly Use Group 3**

<b>Group 3 - Business Licence Fee assessed by Number of Employees (including owners)*</b>	
<b>Employees</b>	<b>Fee</b>
0 to 5	\$127.00
6 to 10	\$213.00
11 to 15	\$306.00
16 to 25	\$454.00
26 to 50	\$658.00
51 to 100	\$950.00
101 to 200	\$1,340.00
201 to 500	\$1,935.00
501 to 1000	\$2,924.00
1001 and over	\$3,613.00

*\*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**

<b>Residential Use - Business Licence Fee assessed by Number of Rental Units</b>	
<b>Units</b>	<b>Fee</b>
0 to 5	\$151.00
6 to 10	\$233.00
11 to 25	\$399.00
26 to 50	\$648.00
51 to 100	\$1,142.00
101 to 200	\$1,634.00
201 to 300	\$2,128.00
301 to 400	\$2,617.00
401 to 500	\$3,106.00
501 and over	\$3,613.00



**Business Licence Bylaw No. 7360****Service Use**

<b>Service Use - Business Licence Fee assessed by Number of Employees (including owners)*</b>	
<b>Employees</b>	<b>Fee</b>
0 to 5	\$127.00
6 to 10	\$219.00
11 to 15	\$319.00
16 to 25	\$469.00
26 to 50	\$671.00
51 to 100	\$977.00
101 to 200	\$1,371.00
201 to 500	\$1,985.00
501 to 1000	\$2,989.00
1001 and over	\$3,613.00

*\*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**

<b>Mercantile Use - Business Licence Fee assessed by total floor area</b>		
<b>Square Metres (m<sup>2</sup>)</b>	<b>(Square Feet) (ft<sup>2</sup>)</b>	<b>Fee</b>
0.0 to 93.0	(0 to 1000)	\$127.00
93.1 to 232.5	(1001 to 2500)	\$201.00
232.6 to 465.0	(2501 to 5000)	\$369.00
465.1 to 930.0	(5001 to 10000)	\$622.00
930.1 to 1860.1	(10001 to 20000)	\$1,125.00
1860.2 to 2790.1	(20001 to 30000)	\$1,635.00
2790.2 to 3720.2	(30001 to 40000)	\$2,136.00
3720.3 to 4650.2	(40001 to 50000)	\$2,638.00
4650.3 to 5580.3	(50001 to 60000)	\$3,144.00
5580.4 and over	(60001 and over)	\$3,613.00

**Business Licence Bylaw No. 7360**  
**Industrial/Manufacturing Use**

<b>Industrial/Manufacturing Use - Business Licence Fee assessed by Number of Employees</b> (including owners)*	
<b>Employees</b>	<b>Fee</b>
0 to 5	\$151.00
6 to 10	\$250.00
11 to 15	\$350.00
16 to 25	\$497.00
26 to 50	\$698.00
51 to 100	\$989.00
101 to 200	\$1,385.00
201 to 500	\$1,973.00
501 to 1000	\$2,958.00
1001 and over	\$3,613.00

*\*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**

<b>Description</b>	<b>Fee</b>
<u>Vehicle for Hire Business Fee</u>	
Each Vehicle for Hire applicant must pay (1) and (2)*:	
(1) Vehicle for Hire office fee	\$127.00
(2) Per vehicle licence fee*	
<i>based on the number of vehicles</i>	
CLASS "A" Taxicab	\$117.00
CLASS "B" Limousine	\$76.50
CLASS "C" Sightseeing Taxicab	\$117.00
CLASS "D" Airport Taxicab	\$117.00
CLASS "E" Private Bus	\$117.00
CLASS "I" Charter Minibus	\$117.00
CLASS "J" Rental Vehicle	
Group 1	\$14.50
Group 2	\$76.50
CLASS "K" Driver Training Vehicle	\$56.75
CLASS "M" Tow-Truck	\$117.00
CLASS "N" Taxicab for Persons with Disabilities	\$117.00
CLASS "P" Pedicab	\$117.00

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

<b>Description</b>	<b>Fee</b>
<i>*Notwithstanding the per-vehicle licence fees stipulated in Section 2, the maximum licence fee for any Vehicle for Hire business</i>	\$3,613.00
Transferring a Vehicle for Hire Licence within any calendar year	\$44.00
Replacing a Vehicle for Hire Licence plate or decal	\$12.75

**Business Licence Bylaw No. 7360**  
**Vending Machine Uses**

<b>Description</b>	<b>Fee</b>
<u>Vending Machine Business Licence Fee</u>	
Group 1 (per machine)	\$28.25
Group 2 (per machine)	\$39.75
Group 3 (per machine)	\$8.75
Banking Machine licence fee (per machine)	\$122.00
Amusement Machine licence fee (per machine)	\$28.25

**Business Licence Bylaw No. 7360**  
**Adult Orientated Uses**

<b>Description</b>	<b>Fee</b>
Adult entertainment establishment licence	\$3,613.00
Casino	\$5,717.00
Body-painting studio	
Studio licence	\$3,613.00
Each body-painting employee	\$127.00
Body-rub studio	
Studio licence	\$3,613.00
Each body-rub employee	\$127.00
<u>Escort service</u>	
Escort service licence	\$3,613.00
Each escort employee	\$127.00

**Business Licence Bylaw No. 7360**  
**Farmer's Market**

Description	Fee
Farmer's market licence	\$127.00

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

Description	Fee
Transferring a licence from one person to another, or for issuing a new licence because of a change in information on the face of such licence, except a change between licence categories or subcategories	\$44.00
Changing the category or subcategory of a licence (a) <i>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)</i>	\$44.00
Licence reprint	\$10.75

**Business Licence Bylaw No. 7360**  
**Off-Leash Permits**

Description	Fee
Annual permit	\$108.00

**SCHEDULE – DEVELOPMENT APPLICATION FEES**

**Zoning Amendments**

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (a)	Zoning Bylaw Text Amendment	\$1,673.00	Not Applicable
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) - no lot size policy applicable	\$2,127.00	Not Applicable
	Zoning Bylaw Designation Amendment for Single Detached (RS) - requiring a new or amended lot size policy	\$2,658.00	Not Applicable

## Zoning Amendments

Section	Application Type	Base Fee	Incremental Fee
Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for 'site specific zones'	\$3,188.00	For residential portion of development: - \$41.00 per dwelling unit for first 20 dwelling units and \$21.00 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$26.00 per 100 m <sup>2</sup> of building area for the first 1,000 m <sup>2</sup> and \$16.00 per 100 m <sup>2</sup> thereafter
	Zoning Bylaw Designation Amendment for all other zoning districts	\$2,127.00	For residential portion of development: - \$21.00 per dwelling unit for first 20 dwelling units and \$11.00 per dwelling unit for each subsequent dwelling unit
			For non-residential building area: - \$16.00 per 100 m <sup>2</sup> of building area for the first 1,000 m <sup>2</sup> and \$6.00 per 100 m <sup>2</sup> thereafter
Section 1.2.3	Additional Public Hearing for Zoning Bylaws Text or Designation Amendments	\$801.00	\$801.00 for each subsequent Public Hearing required
Section 1.2.5	Expedited Timetable for Zoning Designation Amendment (Fast Track Rezoning)	\$1,066.00	Not Applicable

### Official Community Plan Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.3.1	Official Community Plan Amendment without an associated Zoning Bylaw Amendment	\$3,188.00	Not Applicable
Section 1.3.2	Additional Public Hearing for Official Community Plan Amendment	\$801.00 for second public hearing	\$801.00 for each subsequent Public Hearing required

### Development Permits

Section	Description	Base Fee	Incremental Fee
Section 1.4.1	Development Permit for other than a Development Permit referred to in Sections 1.4.2 and 1.4.3 of the Development Application Fees No. 8951	\$1,597.00	\$540.00 for the first 464.5 m <sup>2</sup> of gross floor area plus: - \$110.00 for each additional 92.9 m <sup>2</sup> or portion of 92.9 m <sup>2</sup> of gross floor area up to 9,290 m <sup>2</sup> ; plus  - \$21.00 for each additional 92.9 m <sup>2</sup> or portion of 92.9 m <sup>2</sup> of gross floor area over 9,290 m <sup>2</sup>
Section 1.4.2	Development Permit for Coach House or Granny Flat	\$1,020.00	Not Applicable
Section 1.4.3	Development Permit, which includes property: (a) designated as an Environmentally Sensitive Area (ESA); or (b) located within, or adjacent to the Agricultural Land Reserve (ALR)	\$1,597.00	Not Applicable
Section 1.4.4	General Compliance Ruling for an issued Development Permit	\$536.00	Not Applicable
Section 1.4.5	Expedited Timetable for a Development Permit (Fast Track Development Permit)	\$1,066.00	Not Applicable

### Development Variance Permit

Section	Description	Base Fee	Incremental Fee
Section 1.5.1	Development Variance Permit	\$1,597.00	Not Applicable

### Temporary Use Permits

Section	Description	Base Fee	Incremental Fee
Section 1.6.1	Temporary Use Permit	\$2,127.00	Not Applicable
	Temporary Use Permit Renewal	\$1,066.00	Not Applicable

### Land Use Contract Amendments

Section	Description	Base Fee	Incremental Fee
Section 1.7.1	Land Use Contract Amendment	\$1,020.00	Not Applicable

### Liquor-Related Permits

Section	Description	Base Fee	Incremental Fee
Section 1.8.2 (a)	Licence to serve liquor under the <i>Liquor Control and Licensing Act and Regulations</i> ; or change to existing license to serve liquor	\$536.00	Not Applicable
Section 1.8.5 (b)	Temporary changes to existing liquor licence	\$281.00	Not Applicable

### Subdivision and Consolidation of Property

Section	Description	Base Fee	Incremental Fee
Section 1.9.1	Subdivision of property that does not include an air space subdivision or the consolidation of property	\$801.00	\$110.00 for the second and each additional parcel
Section 1.9.2	Extension or amendment to a preliminary approval of subdivision letter	\$271.00	\$271.00 for each additional extension or amendment
Section 1.9.3	Road closure or road exchange	\$801.00 (in addition to the application fee for the subdivision)	
Section 1.9.4	Air Space Subdivision	\$6,248.00	\$155.00 for each air space parcel created
Section 1.9.5	Consolidation of property without a subdivision application	\$108.00	Not Applicable

### Strata Title Conversion of Existing Building

Section	Description	Base Fee	Incremental Fee
Section 1.10.1 (a)	Strata Title Conversion of existing two-family dwelling	\$2,127.00	Not Applicable
Section 1.10.1 (b)	Strata Title Conversion of existing multi-family dwellings, commercial buildings and industrial buildings	\$3,188.00	Not Applicable

### Phased Strata Title Subdivisions

Section	Description	Base Fee	Incremental Fee
Section 1.11.1	Phased Strata Title	\$536.00 for first phase	\$536.00 for each additional phase

### Servicing Agreements and Latecomer Fees

Section	Description	Base Fee	Incremental Fee
Section 1.12.1	Servicing Agreement	Processing fee of \$1,066.00	Subject to Section 1.12.2 of Development Application Fees Bylaw No. 8951, an inspection fee of 4% of the estimated value of the approved off-site works and services
Section 1.12.3	Latecomer Agreement	\$5,100.00	Not Applicable

### Civic Address Changes

Section	Description	Base Fee	Incremental Fee
Section 1.13.1	Civic Address change associated with the subdivision or consolidation of property	\$271.00	Not Applicable
	Civic Address change associated with a new building constructed on a corner lot	\$271.00	Not Applicable
	Civic Address change due to personal preference	\$1,066.00	Not Applicable



### Telecommunication Antenna Consultation and Siting Protocol

Section	Description	Base Fee	Incremental Fee
Section 1.14.1	Telecommunication Antenna Consultation and Siting	\$2,127.00	Not Applicable

### Heritage Applications

Section	Description	Base Fee	Incremental Fee
Section 1.15.1 (a)	Heritage Alteration Permit (no Development Permit or Rezoning application)	\$230.00	Not Applicable
	Heritage Alteration Permit (with Development Permit or Rezoning application)	20% of the total applicable development permit or rezoning fee (whichever is greater)	Not Applicable
Section 1.15.1 (b)	Heritage Revitalization Agreement (no Development Permit or Rezoning application)	\$230.00	Not Applicable
	Heritage Revitalization Agreement (with Development Permit or Rezoning application)	20% of the total applicable development permit or rezoning fee (whichever is greater)	Not Applicable

### Administrative Fees

Section	Description	Base Fee	Incremental Fee
Section 1.16.1	Change in property ownership or authorized agent	\$271.00	Not Applicable
Section 1.16.2	Change in mailing address of owner, applicant or authorized agent	\$51.00	Not Applicable
Section 1.16.3	Submission of new information that results in any of the following changes: (a) increase in proposed density; or (b) addition or deletion of any property associated with the application	\$271.00	Not Applicable

**Administrative Fees**

<b>Section</b>	<b>Description</b>	<b>Base Fee</b>	<b>Incremental Fee</b>
Section 1.16.4	Approving Officer legal plan signing or re-signing fee	\$56.25 per legal plan	Not Applicable
Section 1.16.5	Site Profile submission	\$56.25 per site profile	Not Applicable
Section 1.16.6	Amendment to or discharge of legal agreement that does not require City Council approval	\$271.00 per legal agreement	Not Applicable
Section 1.16.7	Amendment to or discharge of legal agreement that requires City Council approval	\$1,066.00 per legal agreement	Not Applicable
Section 1.16.8	Additional Landscape inspection because of failure to comply with City requirements	\$113.00 for second inspection	\$113.00 for each additional inspection required
Section 1.16.9	Preparation of Information Letter (Comfort Letter) for general land use	\$66.50 per property	Not Applicable
Section 1.16.10	Preparation of Information Letter (Comfort Letter) for Building Issues	\$66.50 per property	Not Applicable

## **SCHEDULE – DOG LICENCING**

### **Dog Licencing Bylaw No. 7138**

Sections 2.1, 2.3

<b>Description</b>	<b>Fee</b>
Dog – Not neutered or spayed	
Normal Fee	\$74.50
Prior to March 1st of the year for which the application is made	\$53.50
<u>Dog – Neutered or spayed</u>	
Normal Fee	\$32.25
Prior to March 1st of the year for which the application is made	\$21.50
<i>For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made</i>	\$10.75
Dangerous Dog – Not neutered or spayed	
Normal Fee	\$267.00
Prior to March 1st of the year for which the application is made	\$214.00
Dangerous Dog – Neutered or spayed	
Normal Fee	\$214.00
Prior to March 1st of the year for which the application is made	\$161.00
<i>For seniors who are 65 years of age or older that have paid prior to March 1st of the year for which the application is made</i>	\$80.25
Replacement tag*	*
<i>*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</i>	\$5.75

## **SCHEDULE – FILMING APPLICATION AND FEES**

### **Filming Application and Fees Bylaw No. 8172**

#### **Administration Fees**

Section 3

<b>Description</b>	<b>Fee</b>
Application for Filming Agreement	\$102.00
Film Production Business Licence	\$121.00
Street Use Fee (100 feet/day)	\$51.00

**Filming Application and Fees Bylaw No. 8172**

**City Parks & Heritage Sites**

**Section 3**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Major Park		
<i>Per day</i>	\$765.00	
<i>Per ½ day</i>	\$510.00	
Neighbourhood Park		
<i>Per day</i>	\$510.00	
<i>Per ½ day</i>	\$306.00	
<u>Britannia Shipyard</u>		
Filming	\$2,040.00	per day
Preparation & Wrap	\$1,020.00	per day
Per Holding Day	\$510.00	per day
City Employee		
<i>Per regular working hour</i>	\$35.75	
<i>Per hour after 8 hours</i>	\$53.75	
<u>Minoru Chapel</u>		
Filming		
<i>October through June</i>	\$2,550.00	per day
<i>July through September</i>	\$3,060.00	per day
Preparation & Wrap	\$1,020.00	per day
Per Holding Day	\$510.00	per day
City Employee		
<i>Per regular working hour</i>	\$35.75	
<i>Per hour after 8 hours</i>	\$53.75	
Nature Park		
Filming	\$1,020.00	per day
Preparation & Wrap	\$510.00	per day
City Employee		
<i>Per regular working hour</i>	\$20.50	
<i>Per hour after 8 hours</i>	\$30.75	
<u>Gateway Theatre</u>		
Filming	\$2,550.00	per day
Preparation & Wrap	\$1,020.00	per day
City Employee		
<i>Per regular working hour</i>	\$33.75	
<i>Per hour after 8 hours</i>	\$51.00	

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

## Section 3

Description	Fee	Units
<u>City Hall</u>		
Filming	\$2,040.00	per day
Preparation & Wrap	\$1,020.00	per day
City Employee		
<i>Per regular working hour</i>	\$20.50	
<i>Per hour after 8 hours</i>	\$30.75	

**Filming Application and Fees Bylaw No. 8172****Other Fees**

## Section 3

Description	Fee	Units
<u>RCMP (4-hour minimum)</u>		
Per person	\$104.00	per hour
<u>Fire Rescue (4-hour minimum)</u>		
Fire Engine	\$131.00	per hour
Fire Captain	\$90.50	per hour
Firefighter (minimum 3 firefighters)	\$74.25	per hour, per person
Use of special effects	\$102.00	per day
Use of Fire Hydrant		
<i>First day</i>	\$199.00	
<i>Each additional day</i>	\$66.50	

## SCHEDULE – FIRE PROTECTION AND LIFE SAFETY

### Fire Protection and Life Safety Bylaw No. 8306

#### Fees & Cost Recovery

Description	Section	Fee	Units
Permit	4.1	\$22.00	
Permit Inspection, first hour	4.3	\$86.50	
Permit Inspection, subsequent hours or part thereof	4.3	\$54.50	
Attendance - open air burning without permit <i>first hour</i>	4.5.1	\$452.00	per vehicle
Attendance - open air burning without permit <i>subsequent half-hour or part thereof</i>	4.5.1	\$227.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>first hour or part thereof</i>	4.5.3	\$452.00	per vehicle
Attendance - open air burning in contravention of permit conditions <i>subsequent half-hour or part thereof</i>	4.5.3	\$227.00	per vehicle
Attendance - false alarm – contact person not arriving within 60 minutes after alarm <i>per hour or portion of hour Fire Dept standing by</i>	6.1.4 (b)	\$452.00	per vehicle
Vacant premises – securing premises	9.7.4	Actual cost	
Damaged building – securing premises	9.8.1	Actual cost	
Work done to effect compliance with order in default of owner	14.1.6	Actual cost	
Review - Fire Safety Plan any building	15.1.1 (b)		
Any building < 600 m <sup>2</sup> area		\$111.00	
Any building > 600 m <sup>2</sup> area		\$164.00	
High building, institutional		\$218.00	
Revisions (per occurrence)		\$54.50	
Inspection	15.2.1 (a)		
4 stories or less and less than 914 m <sup>2</sup> per floor		\$218.00	
4 stories or less and between 914 and 1524 m <sup>2</sup> per floor		\$326.00	
5 stories or more and between 914 and 1524 m <sup>2</sup> per floor		\$541.00	
5 stories or more and over 1524 m <sup>2</sup> per floor		\$756.00	

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

<b>Description</b>	<b>Section</b>	<b>Fee</b>
Inspection or follow-up to an order <i>first hour</i>	15.2.1 (b)	\$86.50
Re-inspection or follow-up to an order <i>subsequent hours or part of hour</i>	15.2.1.(b)	\$54.50
Nuisance investigation, response & abatement	15.4.1	Actual cost
Mitigation, clean-up, transport, disposal of dangerous goods	15.4.2	Actual cost
<b><u>Attendance - False alarm</u></b>		
No false alarm reduction program in place	15.5.1	\$326.00
False alarm reduction program in place and participation	15.5.5	No charge
Caused by security alarm system	15.6.1	\$218.00
Monitoring agency not notified	15.7.1	\$218.00
Alternate solution report or application review	General	\$164.00

**SCHEDULE – FIREWORKS REGULATION**

**Fireworks Regulation Bylaw No. 7917**  
**Permit Fees**  
Section 2.1

<b>Description</b>	<b>Fee</b>
Display Permit application fee	\$111.00

**SCHEDULE – NEWSPAPER DISTRIBUTION REGULATION**

**Newspaper Distribution Regulation Bylaw No. 7954**

<b>Section</b>	<b>Description</b>	<b>Fee</b>
Section 2.1.3	Each compartment within a multiple publication news rack (MPN) for paid or free newspapers	\$153.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$76.50, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$102.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspapers	\$255.00 plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$102.00, plus applicable taxes

## **SCHEDULE – PLAYING FIELD USER FEES**

### **Playing Field User Fees**

#### **Natural Turf Field Fees**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Sand Turf (With Lights)		
Commercial (all ages)		
<i>Full size</i>	\$35.25	per hour
<i>Mini field</i>	\$17.75	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$28.50	per hour
<i>Mini field</i>	\$14.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$10.00	per hour
<i>Mini field</i>	\$5.00	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$21.25	per hour
<i>Mini field</i>	\$10.75	per hour
Sand Turf (No Lights)		
Commercial (all ages)		
<i>Full size</i>	\$25.50	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$20.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$7.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$15.50	per hour



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

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Soil Turf (No Lights)		
Commercial (all ages)		
<i>Full size</i>	\$8.75	per hour
<i>Minifield</i>	\$4.25	per hour
Private or Non-resident (all ages)		
<i>Full size</i>	\$7.00	per hour
<i>Minifield</i>	\$3.50	per hour
Richmond Youth Groups*		
<i>Full size</i>	\$2.50	per hour
<i>Minifield</i>	\$1.25	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$5.00	per hour
<i>Minifield</i>	\$2.50	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.*

**Playing Field User Fees**  
**Artificial Turf Fees**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Richmond Youth Groups*		
<i>Full size</i>	\$21.50	per hour
<i>Minifield</i>	\$10.75	per hour
Richmond Adult Groups*		
<i>Full size</i>	\$36.00	per hour
<i>Minifield</i>	\$18.25	per hour
Commercial/Non-residents (all ages)		
<i>Full size</i>	\$53.25	per hour
<i>Minifield</i>	\$26.75	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**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
<u>Sand Turf (With Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$22.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$18.00	per hour
Richmond Youth Groups* <i>Full size</i>	\$6.25	per hour
Richmond Adult Groups* <i>Full size</i>	\$13.75	per hour
<u>Sand Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$20.50	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$16.50	per hour
Richmond Youth Groups* <i>Full size</i>	\$5.75	per hour
Richmond Adult Groups* <i>Full size</i>	\$12.50	per hour
<u>Soil Turf (No Lights)</u>		
Commercial (all ages) <i>Full size</i>	\$6.00	per hour
Private or Non-resident (all ages) <i>Full size</i>	\$4.75	per hour
Richmond Youth Groups* <i>Full size</i>	\$1.75	per hour
Richmond Adult Groups* <i>Full size</i>	\$3.75	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	\$742.00	per year
Richmond Youth Meets*	\$136.00	per meet
Richmond Adult Meets*	\$216.00	per meet
Private Group Track Meets or Special Events	\$540.00	per day
Private Group Track Meets or Special Events	\$45.25	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.*

**SCHEDULE – PROPERTY TAX CERTIFICATE FEES****Property Tax Certificate Fees**

Description	Fee
Requested in person at City Hall	\$38.25
Requested through BC Online	\$33.25

**SCHEDULE – PROPERTY TAX BILLING INFORMATION**

Description	Fee
Tax Apportionment - per child folio	\$32.75
Mortgage Company Tax Information Request - per folio	\$5.00
Additional Tax and/or Utility Bill reprints - per folio/account	\$5.00

## **SCHEDULE – PUBLICATION FEES**

### **Publication Fees**

<b>Description</b>	<b>Fee</b>
Computer Sections Maps, 24" x 24"	
Individual	\$5.50
CD	\$79.25
Custom Mapping (per hour)	\$63.75
Design Specifications (contents only)	\$98.75
Drafting Standards	\$98.75
Drawing Pints (As-Built)	
A-1 Size, 24" x 36"	\$5.50
B Size, 18" x 24"	\$3.75
<u>GIS Data Requests</u>	
Service fee	\$111.00
First layer*	\$157.00
Each additional layer*	\$54.50
CD or DVD of GIS layers of Municipal works of City of Richmond	\$6,464.00
Single-Family Lot Size Policy, March 1990	\$22.00
Supplemental Specifications and Detail Drawings (contents only)	\$98.75
<u>Street Maps</u>	
Large, 36" x 57"	\$8.25
Small, 22" x 34"	\$5.50
Utility Section Maps, 15" x 24"	
Individual	\$3.75
CD	\$79.25

*\*Fees are multiplied by the number of sections requested.*

## **SCHEDULE – RCMP DOCUMENTATION FEES**

### **RCMP Documentation Fees**

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Criminal Record Checks	\$58.75	
Volunteer Criminal Record Checks - Volunteering outside the City of Richmond	\$25.00	
Volunteer Criminal Record Checks - Volunteering within the City of Richmond	No Charge	
Police Certificate (including prints)	\$58.75	
Fingerprints	\$58.75	
Record of Suspension / Local Records Checks	\$58.75	
Name Change Applications	\$58.75	
Collision Analyst Report	\$553.00	
Field Drawing Reproduction	\$39.75	
Scale Drawing	\$113.00	
Mechanical Inspection Report	\$235.00	
Police Report and Passport Letter	\$58.75	
Insurance Claim Letter	\$58.75	
Court Ordered File Disclosure	\$58.75	
<i>*per page</i>	<i>*Plus</i> \$1.25	per page
<i>**Shipping cost</i>	<i>**Plus</i> \$7.75	
Photos 4" x 6" (per photo)	\$2.75	per photo
<i>***Shipping cost</i>	<i>***Plus</i> \$7.75	
Photos	\$1.75	each laser
Photos - Burn CD	\$18.50	
Video Reproduction	\$45.00	
Audio Tape Reproduction	\$43.00	

## **SCHEDULE – RESIDENTIAL LOT (VEHICULAR) ACCESS REGULATION**

### **Residential Lot (Vehicular) Access Regulation Bylaw No. 7222**

#### **Administration Fees**

#### **Section 2.3**

<b>Description</b>	<b>Fee</b>
<u>Driveway Crossing Application</u>	
Administration/Inspection Fee	\$81.50

## **SCHEDULE – SIGN REGULATION**

### **Sign Regulation Bylaw No. 5560**

#### **Sign Permit Fees**

<b>Description</b>	<b>Fee</b>
Application processing fee*	\$49.00
Up to 5 m <sup>2</sup>	\$49.00
5.01 m <sup>2</sup> to 15 m <sup>2</sup>	\$5.00
15.01 m <sup>2</sup> to 25 m <sup>2</sup>	\$97.00
25.01 m <sup>2</sup> to 45 m <sup>2</sup>	\$131.00
45.01 m <sup>2</sup> to 65 m <sup>2</sup>	\$174.00
65.01 m <sup>2</sup> or more	\$218.00
Permit to alter a sign or relocate a sign on the same lot	\$49.00

*\*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

<b>Description</b>	<b>Fee</b>
<u>Permit application fee</u>	
To remove a hazard tree	No Fee
One (1) tree per parcel during a 12 month period	No Fee
Two (2) or more trees	\$54.50
Renewal, extension or modification of a permit	\$54.50

## **SCHEDULE – VEHICLE FOR HIRE REGULATION**

**Vehicle For Hire Regulation Bylaw No. 6900**

### **Permit & Inspection Fees**

Sections 3.7, 6.3

<b>Description</b>	<b>Fee</b>	<b>Units</b>
Transporting of trunks	\$6.00	per trunk
Towing permit	\$54.50	
Inspection fee for each inspection after the second inspection	\$27.75	

## **SCHEDULE – WATER USE RESTRICTION**

**Water Use Restriction Bylaw No. 7784**

### **Permit Fees**

Section 3.1

<b>Description</b>	<b>Fee</b>
New lawns or landscaping permit application fee	\$32.75

## **SCHEDULE – WATERCOURSE PROTECTION AND CROSSING**

**Watercourse Protection and Crossing Bylaw No. 8441**

### **Application Fees**

<b>Description</b>	<b>Fee</b>
Culvert	
Application Fee	\$320.00
City Design Option	\$1,062.00
Inspection Fee *	\$21.50
<i>*Per linear metre of culvert</i>	
<u>Bridge</u>	
Application Fee	\$108.00
Inspection Fee	\$214.00

*Note: There is no City Design Option for bridges.*



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** August 15, 2013

**From:** Amarjeet S. Rattan  
Director, Intergovernmental Relations & Protocol Unit

**File:** 01-0093-02/2013-Vol  
01

**Re:** **Flags Policy**

### Staff Recommendation

1. That Council Policy 1305 "Flags" (*Attachment 1*) adopted by Council on June 23, 1986, be rescinded.
2. That the proposed Flags Policy (*Attachment 2*) be adopted.

Amarjeet S. Rattan  
Director, Intergovernmental Relations & Protocol Unit  
(604-247-4686)

Att. 2

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>		
City Clerk	<input checked="" type="checkbox"/>		
Communications	<input checked="" type="checkbox"/>		
Customer Service	<input checked="" type="checkbox"/>		
Fire Rescue	<input checked="" type="checkbox"/>		
Parks Services	<input checked="" type="checkbox"/>		
Recreation Services	<input checked="" type="checkbox"/>		
Richmond Olympic Oval	<input checked="" type="checkbox"/>		
RCMP	<input checked="" type="checkbox"/>		
Works Yard	<input checked="" type="checkbox"/>		
Reviewed by Policy & Procedures Subcommittee	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 



## **Staff Report**

### **Origin**

The City of Richmond created a Flags Policy in 1986 (*Attachment 1*) to distribute the municipal flag. As the City has grown, there has been increased demand for the appropriate use of flags to align with international protocol and corporately demonstrate honour and respect. A new policy regarding the use of flags has been developed adapting the protocol followed by the Government of Canada and the Province of British Columbia.

### **Analysis**

Standard practices and protocol for municipal, provincial and international flags are used by Canadian and international governments throughout the world. Following the set standards for displaying flags establishes credibility for a city and corporately bestows honour and respect for the following:

1. an individual or group after a death,
2. official representatives from a hosted city, province or country or
3. patriotism for Canada.

In an effort to ensure the appropriate and standardized use of flags, a new Flags Policy (*Attachment 2*) was developed. They integrate and adapt the protocol followed by the Government of Canada and the Province of British Columbia for use on municipal properties.

The proposed Flags Policy outlines general flag etiquette, half-masting of flags as well as guidelines for flying guest flags of sovereign nations and the Olympic flag. A list of definitions is included for clarity.

### **Financial Impact**

There is no financial impact with this report.

### **Conclusion**

A Flags Policy outlining flag etiquette, half-masting of flags and the guidelines for flying guest flags of sovereign nations and the Olympic flag was developed to ensure the City of Richmond is aligned with Federal and Provincial protocol.



Denise Tambellini  
Manager, Intergovernmental Relations & Protocol Unit  
(604-276-4349)

Att: 2



Page 1 of 1

Adopted by Council: June 23, 1986

Policy 1305

File Ref: 01-0175-  
00/Vol 01

**FLAGS (POLICY TO BE RESCINDED)**

**Policy 1305:**

It is Council's Policy that:

A fully refundable security deposit of (\$30.00) be collected when a flag is borrowed, and that the deposit be paid in full when the flag is returned.

That each of the following municipal facilities be issued one flag:

Steveston Recreation Centre  
Minoru Aquatic Centre  
McDonald Beach  
Richmond Library  
West Richmond Recreation Centre  
Brighthouse Park  
Richmond Nature Park  
South Arm Hall  
Thompson Community Centre

East Richmond Recreation Centre  
Gateway Theatre  
Municipal Hall  
Arena  
South Arm Recreation Centre  
London Farm  
R.C.A. Forum  
Minoru Place  
Minoru Sports Pavilion

In the event additional flags or replacements are needed, the cost must be paid for through the budget of the respective facility.

**POLICY TO BE RESCINDED**



Page 1 of 5	Adopted by Council: DATE	Policy Proposed
File Ref:	FLAGS	

## POLICY #

### I. Purpose

To identify the policy to be used for flying flags under Richmond City Council's jurisdiction, namely all flags displayed on municipal property.

### II. Scope

This policy applies to all flags flown by the City of Richmond at Richmond City Hall and all municipal facilities including the Richmond Olympic Oval. This policy does not apply to the City's Street Banner Program. The Administrative Procedure will define the implementation of this policy and definitions are included (**Attachment 1**).

### III. Policy

It is Council policy that:

#### 1. General Flag Etiquette

- 1.1. The Canadian flag shall always be displayed in the position of priority.
- 1.2. Precedence Order for flags displayed will be as follows:
  1. The national flag of Canada
  2. The flags of other sovereign nations in alphabetical order (if applicable)
  3. The flags of the provinces of Canada
  4. The flags of the territories of Canada
  5. The flags of municipalities/cities (Richmond first and then alphabetical)
  6. The flags of Federal or Provincial Government agencies or organizations
- 1.3. Flags are not to fall, to lie on, or touch the ground when being carried or displayed. Flags can be displayed at night when flag poles are in a lit area.
- 1.4. Flags displayed at City facilities shall be displayed according to the official protocol recommended by the Government of Canada and the Province of British Columbia unless otherwise stated in this policy.
- 1.5. The City of Richmond may choose to display the Canadian Olympic flag at the Richmond Olympic Oval or Richmond City Hall on occasion. The Canadian Olympic flag may be displayed on Olympic Day (June 23), with the official visit of representatives of the Canadian Olympic Committee and/ or representatives of the International Olympic Committee. Permission must be granted, by the Canadian Olympic Committee, in advance for all other displays of the flag.



Page 2 of 5	Adopted by Council: DATE	Policy Proposed
File Ref:	FLAGS	

1. The Canadian Olympic flag will be flown according to the following order of precedence:
  - a. The national flag of Canada
  - b. The flags of the provinces of Canada
  - c. The flags of the territories of Canada (in alphabetical order)
  - d. The flag of the City of Richmond (Richmond only)
  - e. The Canadian Olympic flag
2. In the event of three flag poles, the following flags will be displayed: the national flag of Canada, the flag of the City of Richmond and the Canadian Olympic flag. The national flag of Canada will be displayed in the centre, the City of Richmond to the left and the Olympic flag to the right, as is seen by the observer.
3. The flag location must be clean and free of other brands and logos other than the Federal, Provincial or City of Richmond government brands. No other brands will be associated with the Canadian Olympic flag.
4. When not displayed on a flagpole, the Canadian Olympic flag will be on display / in storage in the Richmond Olympic Experience museum. A picture of the display location will be forwarded to the Canadian Olympic Committee.

## 2. Half-masting of Flags

- 2.1. Flags will be flown at half-mast position as a sign of respect and mourning.
- 2.2. During half-masting, flags will be raised to full-mast on the following days:
  - Victoria Day
  - Canada Day
  - British Columbia Day and,
  - Upon the visit of a head of state to the City of Richmond.

These procedures do not apply while flags are half-masted for the death of the Sovereign. Flags half-masted, are raised to full-mast, on the day the new Monarch is proclaimed (king or queen crowned).

- 2.3. All flags displayed on Richmond municipal flagpoles, with halyards and pulleys, will be flown at half-mast from sunrise to sunset on the following days:
  - April 28 Day of Mourning for Persons Killed or Injured in the Workplace
  - November 11 Remembrance Day (11am to sunset)



Page 3 of 5	Adopted by Council: DATE	Policy Proposed
File Ref:	FLAGS	

- 2.4.** Richmond Fire-Rescue and the RCMP may bestow honour for identified groups or individuals at the discretion of the senior commanding officer. This includes the Police and Peace Officers National Memorial Day, honoured annually on the last Sunday of September.
- 2.5.** In the death of an honoured individual, flags shall be flown at half-mast as a sign of respect and mourning. The City of Richmond will bestow honours by half-masting flags from the notification of the death to the day of the memorial service (or from the time of notification of death until sunset the follow day and from sunrise to the sunset on the day of the memorial service) for the following occasions:
- a) On the death of a Sovereign or a member of the Royal Family related in the first degree to the Sovereign, the current Governor General, or the current Prime Minister;
  - b) On the death of the current Lieutenant Governor or Premier of British Columbia;
  - c) On the death of a current Senator from Richmond, Member of the House of Commons or a Member of the Legislative Assembly when that member represented a Richmond riding;
  - d) On the death of the current Mayor or a current Richmond City Councillor;
  - e) On the death of a Richmond City employee when their death has occurred as a direct result of performing their duties;

The City of Richmond will bestow honours by half-masting flags on the day of the memorial service for the following occasions:

- a. On the death of a former Mayor or a former City Councillor.
- 2.6.** Decisions to fly flags at half-mast on municipal property, on occasions not provided for in this policy, will be made by the Mayor after consultation with members of City Council, the Chief Administrative Officer, and the City Clerk or otherwise as the Mayor shall deem appropriate.
- 2.7.** Should a half-masting need to be commenced on a weekend or statutory holiday, flags are permitted to be lowered on Friday evening, prior to the half-masting date, and raised again on the Monday morning.



Page 4 of 5	Adopted by Council: DATE	Policy Proposed
File Ref:	FLAGS	

### 3. Guest Flags of Sovereign Nations

- 3.1. Flags of other sovereign nations will be displayed for official visits only and flown from sunrise to sunset the day of the visit to Richmond.
- 3.2. Flags may be temporarily changed to accommodate a facility rental for filming at Richmond City Hall or another municipal building at the discretion of the City of Richmond. The Canadian flag at the top of Richmond City Hall shall not be interchanged with the flag of another sovereign nation to accommodate filming.
- 3.3. Flags of other sovereign nations will be displayed at the plaza entrance of City Hall. For this occasion, the flags normally flown will be removed so that only the Canadian flag and guest country flag will be flown in that location on the outer two flagpoles.
- 3.4. Flags of other sovereign nations will be a similar size and proportion to the Canadian flag and in good condition for display.
- 3.5. The City reserves the right to decide whether or not to fly the flag of the nation when there is political unrest or conflict in that nation. The decision to fly the flag of any nation neither implies nor expresses support for the politics of those nations.
- 3.6. Events involving flag raising ceremonies may be held at City Hall upon request and at the City's discretion.
- 3.7. The City of Richmond will not display flags or guest organizational banners, other than those described above, without the consent of City Council.



Page 5 of 5	Adopted by Council: DATE	Policy Proposed
File Ref:	FLAGS	

### Attachment 1: Definitions of Key Terms

1. **Canadian Flag:** the National Flag of Canada as approved by Parliament and proclaimed by Her Majesty Queen Elizabeth II, Queen of Canada, on February 15, 1965.
2. **Canadian and Provincial Official Protocol:**
  - a. Defined federally by the Government of Canada as outlined by the Department of Canadian Heritage and by the Department of Public Works and Government Services Canada through Ceremonial Procedures.
  - b. Defined provincially by the Province of British Columbia, Office of Protocol.
3. **Sovereign Nation:** A country that is free and independent. In its internal affairs it has undivided jurisdiction over all persons and property within its territory. It claims the right to regulate its economic life without regard for its neighbours and to increase armaments without limit. No other nation may rightfully interfere in its domestic affairs. In its external relations, it claims the right to enforce its own conception of rights and to declare war.
4. **Official Visit:** A visit of official business approved by the City of Richmond of one of the following:
  - a. A member of a Royal family of a country,
  - b. The head of state of a country,
  - c. The elected Provincial government leader
  - d. The elected mayor of a city,
  - e. The designated appointed equivalent of the above where applicable.
5. **Half-masting a flag:** A flag is half-masted on a flag pole, with halyards and pulleys, (lowered to the middle of the flagpole) to show respect or mourning for a death. A flag will be brought to the half-mast position by raising it to the top of the mast briskly and immediately lowering it slowly and ceremoniously to half-mast.
6. **Memorial Service:** A public gathering to demonstrate respect in order to honour the death of an individual or group.
7. **Flag Finials:** These are defined as the attached tops of indoor or carried flagpoles. Neutral finials are defined as acorns or spears that shall be displayed on all flags when including the flag of other sovereign nations.
8. **Organizational Banners:** Cloth representation in "flag" format, of not for profit or special interest organizations which can be displayed on flag poles.
9. **Canadian Olympic Flag:** Official flag of the Canadian Olympic Committee. The rights, permissions and obligations managed by the Canadian Olympic Committee.



## City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** David Weber  
Director, City Clerk's Office  
**Date:** October 4, 2013  
**File:** 12-8000-20-008  
**Re:** **Alternative Approval Process and Notification Options for Cambie Field - Sale of Park Bylaw 8927 (3651 Sexsmith Road)**

### Staff Recommendation

- (1) That, only following third reading of Cambie Field – Sale of Park Bylaw 8927, an Alternative Approval Process be conducted under the following parameters:
  - (a) The deadline for receiving completed elector response forms is 5:00 pm (PST) on Friday, January 17, 2014;
  - (b) The elector response form is substantially in the form as found in Attachment 1 to the staff report dated October 4, 2013 from the Director, City Clerk's Office; and
  - (c) the number of eligible electors is determined to be 131,082 and the ten percent threshold for the AAP is determined to be 13,108; and
- (2) That an enhanced public notification process be undertaken for the Cambie Field – Sale of Park Bylaw 8927 Alternative Approval Process which includes additional print and on-line advertising, and a mailed notice in addition to the prescribed statutory notification requirements.

David Weber  
Director, City Clerk's Office  
(4098)

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Real Estate Services Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> GD



## Staff Report

### Origin

On December 18, 2012, at a Special Council Meeting, Council gave first reading to Cambie Field – Sale of Park Bylaw 8927 authorizing the sale of 3651 Sexsmith Road to Polygon Development 192 Ltd. and directed staff to proceed with an Alternative Approval Process to obtain approval of the electors for the land sale. A corresponding land purchase for park land was also authorized in conjunction with the land use application for the subject site.

At the same meeting, following a discussion relating to the notification requirements for alternative approval processes, Council made the following staff referral:

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

This report responds to the Council referral and presents the parameters for the Cambie Field Alternative Approval Process for Council approval as required under the *Community Charter*.

### Analysis

Under the requirements of the *Community Charter* (section 27), the City may sell park land with the passage of a bylaw that is subject to elector assent. The City must seek the approval of the electors through a voting opportunity (referendum) or by alternative approval process. A voting opportunity is self-explanatory and follows the election processes described in Part 4 of the *Local Government Act*.

An Alternative Approval Process (AAP) allows a Council to proceed with an action unless at least 10% of the electors state their opposition within a prescribed period. If more than 10% of the electors state their opposition to the proposed action, the Council may not proceed with the action unless the matter is made subject to and successfully passes a full referendum.

#### **Alternative Approval Process Parameters**

Before an AAP is conducted, Council must establish through resolution, several key parameters for the process.

The first parameter that must be set by Council is the deadline for receiving elector responses. The date and deadline that would meet the 30-day notice period following publication of the second notice (allowing additional time for holiday business closures) is 5:00 pm (PST) on Friday, January 17, 2014

The second parameter that Council must establish is the form to be used for elector responses. Attached to this report (**Attachment 1**) is an Elector Response Form which would meet all the statutory requirements. A valid elector response form must be originally signed by the elector (photocopies or faxed forms with signatures cannot be accepted), and the form must have the

person's full name and residential address and be submitted to the Corporate Officer before the deadline. Non-resident property electors are also eligible. The eligibility requirements are the same as those for voting in a local government election.

The third parameter that must be set by Council is the total number of electors to which the Relocation of Cambie Field (3651 Sexsmith Road) – Land Exchange Bylaw AAP applies. Using the total number of electors registered and new registrations for the 2011 General Local and School Election, this number is 131,082. The 10% threshold for the AAP is therefore 13,108 valid response forms received in opposition.

#### **Notice Requirements:**

At a minimum, the *Community Charter* requires that a notice for an AAP must:

- be published in two consecutive editions of a local newspaper and posted at the City Hall public notice posting place;
- include a general description of the matter and the area to which the AAP relates;
- indicate the deadline for elector responses;
- include a statement that the Council may proceed with the matter unless at least 10% of the electors of the Richmond area indicate by the deadline they are opposed to the bylaw, therefore Council must proceed with a referendum (voting opportunity); and
- include a statement that elector responses must be in the form established by the Council, that these forms are available at the City Hall, and that only qualified Richmond electors are entitled to sign the form.

A Council is free to provide any form of additional notification, at its discretion, provided that the minimum statutory requirements are met. Below are several notice options for the AAP on the proposed relocation of Cambie Field – Sale of Park Bylaw 8927.

#### **NOTICE OPTIONS:**

##### **Option 1 (Meets the statutory requirements using a graphically improved notice)**

- The public notice meets all statutory requirements in terms of content, appears in two (2) consecutive newspapers, is posted on the City Hall public notice board and on the City website;
- The notice is redesigned with new graphics and colors to better grab the attention of the public, utilizing plain language to better explain the process in a more generally accessible manner (See **Attachment 2** for a sample of a proposed re-designed statutory notice).

This option fully notifies the public of the Alternative Approval Process as anticipated in the legislation and in a manner that is consistent with previously conducted AAPs. The two full-page graphically-improved notices reach all areas of Richmond in a newspaper with a circulation of 47,500 households. The total cost for the statutory ads is \$900 (funding available within existing statutory advertising budget).

**Option 2 (Enhanced and Expanded Notice) (Recommended)**

Everything listed in Option 1 plus:

- Two (2) additional full-page advertisements placed in the other local newspaper;
- Also includes placement of the advertisement and AAP Form on the City of Richmond website;
- Online advertising placed with one of the local newspaper's website; and
- Notices and Elector Response Forms are mailed to adjacent properties within 50 meters of the subject site (approximately 330 properties).

This option also fully notifies the public of the AAP, but ensures even greater coverage by advertising in both local newspapers and in the online version of one of the newspapers. In addition, those people most directly affected in the immediate area would receive mailed notices and elector response forms through Canada Post. This enhanced level of notification is similar to the approach taken with public hearing notification and exceeds the minimum requirements for an AAP. The cost for this option would be approximately \$1,500 (funds available within existing statutory advertising budget) and would cover additional advertisements, and direct mailing costs.

**Option 3 (Enhanced and Expanded notice process plus insert in other City mailings) (Not Recommended)**

Everything listed in Options 1 & 2, plus:

- Include an additional notice by way of an insert with the property tax notices or utility billings.

In establishing a new approach to notification for AAPs, it is important to give consideration to whether the process can be consistently and routinely applied in the future. Staff is not recommending the inclusion of AAP information with property tax notices or utility billings because the segment of the public that is reached through these mailings, while broad, is not comprehensive and there are infrequent opportunities for notification. For example:

- The flat rate utility billings, which are mailed only once per year, would reach the approximate 46,980 properties on the flat rate, but not the 23,600 properties on meters;
- The metered utility billings, which are mailed 4 times per year, only reach 23,600 of Richmond property owners that are on meters, but not the 46,980 properties on the flat rate;
- The property tax notices reach the broadest number of Richmond properties, however, the notices do not reach renters and it is also only mailed at one fixed time per year, thus placing a severe restriction on the timing of AAPs.
- This option would cost approximately \$2,000 (funds available within existing budget) provided that any additional insert added to the mailing was kept to a maximum of one sheet.

**Financial Impact**


No additional financial impact. Funding is available within existing budgets for all options presented.

## **Conclusion**

As outlined above, Council must establish several key parameters for the Relocation of Cambie Field (3651 Sexsmith Road) – Land Exchange Bylaw Alternative Approval Process.

Additionally, Council may direct staff to conduct an enhanced notification above the statutory notice requirements in order to improve public awareness and encourage greater participation in the alternative approval process. If approval of the electors is obtained through the AAP, adoption of bylaw may proceed. The status quo / usual approach is reflected in Option 1.

Staff is recommending Option 2 as it provides an enhanced and cost-effective approach to notification for AAPs over and above minimum requirements and can be consistently applied for future AAP processes.



Michelle Jansson  
Manager, Legislative Services

MJ  
Att. 2



**Elector Response Form**

Proposed Sale of Park Land  
Relocation of Cambie Field (3651 Sexsmith Road)

**I am OPPOSED to the City of Richmond proceeding with the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road),**

and I, the undersigned, hereby declare that:

- ✓ I am eighteen years of age or older; and
- ✓ I am a Canadian Citizen; and
- ✓ I have resided in British Columbia for at least six months; and
- ✓ I have resided in, OR have been a registered owner of property in the City of Richmond for at least 30 days; and
- ✓ I am not disqualified by law from voting in local elections; and
- ✓ I am entitled to sign this elector response form, and have not previously signed an elector response form related to the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road).

Elector's Full Name (print)	
Residential Address <sup>1</sup>	
AND mailing address if different from residential address	
Signature of Elector	

**See the reverse side of this form for further information regarding the Alternative Approval Process.**

Personal Information provided on this form is collected in compliance with the *Freedom of Information and Protection of Privacy Act* (FOIPOP) and will be used only for the purposes of the City of Richmond Alternate Approval Process. If you require further information regarding the FOIPOP, please contact the FOI Coordinator at 604.276.4165.

<sup>1</sup> Non-resident Property Electors must include the address of their property in Richmond in order to establish their entitlement to sign the elector response form.



Pursuant to Section 86 of the *Community Charter*, the City of Richmond is proposing to seek elector approval by alternative approval process.

**The question before the electors is whether they are opposed to the City of Richmond proceeding with the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road).**

### INSTRUCTIONS

1. If you are opposed to the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road), you can sign an elector response form **if you qualify as an elector in the City of Richmond.**
2. If you are NOT opposed to the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road), you do not need to do anything.
3. Forms are available at the City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1 between 8:15 am – 5:00 pm beginning November 20, 2013.
4. To sign an elector response form you MUST meet the qualifications as either a Resident Elector or a Non-Resident (Property) Elector of the City of Richmond. If you are unsure if you qualify, please contact the City of Richmond at 604.276.4007.
5. A person who obtains an Elector Response Form may make accurate copies of the form.
6. One elector of the City of Richmond may sign each Elector Response Form.

### 1.

All Elector Response Forms must be received by the City of Richmond on or before **5:00 pm on January 17, 2014** to be considered.

No faxed or scanned Elector Response Forms will be accepted. In other words, originally signed forms must be submitted.

### 2.

The number of electors in the City of Richmond is estimated to be 131,082. If ten percent (10% or 13,108 electors) of the estimated number of electors in the City of Richmond sign an Elector Response Form in opposition to the proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road), the City of Richmond cannot proceed without receiving the assent of the electors by referendum.

### 3.

For further information, contact:

David Weber  
City Clerk  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
604.276.4007





City of  
Richmond

# Notice of Alternative Approval Process

## Proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road)

6911 No. 3 Rd. Richmond BC V6Y 2C1 | Tel: 604-276-4000 Fax: 604-278-5139

### Alternative Approval for Cambie Field—Sale of Park Bylaw 8927

Council may proceed with the adoption of Bylaw 8927, the Cambie Field—Sale of Park Bylaw, unless at least 10% (13,108) of the eligible electors of the City of Richmond sign elector response forms indicating their opposition to the proposed land exchange.

The proposed bylaw and related records are available for public inspection at the City Clerk's Office, Richmond City Hall, 6911 No. 3 Road, Richmond, BC, 8:15 a.m. to 5:00 p.m., Monday through Friday, excluding statutory holidays, from Nov. 20, 2013–Jan. 17, 2014.



### If opposed, sign an AAP Form

Elector response forms must be in the form provided by the City and are available at the Information Counter on the first floor of City Hall, 6911 No. 3 Road, Richmond, BC., 8:15 a.m. to 5:00 p.m., from Nov. 20, 2013–Jan. 17, 2014. Elector response forms are also available on the City website at [www.richmond.ca](http://www.richmond.ca) or by calling the City Clerk's Office at 604-276-4007 during regular business hours.

Originally signed elector response forms must be received at City Hall by 5:00 p.m., Jan 17, 2014. Photocopies of signed forms can not be accepted.

### What is an Alternative Approval Process?

An Alternative Approval Process allows a council to proceed with an action unless at least 10% of the electors state their opposition within a prescribed period.

### The Proposal

The proposed sale of park land (relocation of Cambie Field at 3651 Sexsmith Road), as shown on the attached diagram will benefit the City by the creation of a larger, better situated park in the immediate vicinity of the existing location. As

part of the rezoning conditions (RZ 11-591985) for the proposed development, Polygon would purchase 3651 Sexsmith Road whilst simultaneously selling to the City an equal area of land subdivided from 8331, 8351, and 8371 Cambie Road.

In addition to this proposed exchange of land, rezoning

conditions also require Polygon to transfer 8311 Cambie Road and other portions of 8331, 8351, and 8371 Cambie Road for consolidation with the new aforementioned park area. The net result will be a larger park (over 38% more area) with increased street frontage for access and parking.



### Who is eligible?

Only electors of the City of Richmond are eligible to sign an elector response form. Qualified electors are those persons meeting all of the following qualifications:

- is a Canadian citizen;
- an individual who is age 18 or older;
- has been a resident of British Columbia for at least six months;
- a Richmond resident or owner of property within Richmond for at least the last 30 days; and
- is not disqualified from voting by the Local Government Act or any other act.

A non-resident property elector who meets the following criteria is also an eligible elector:

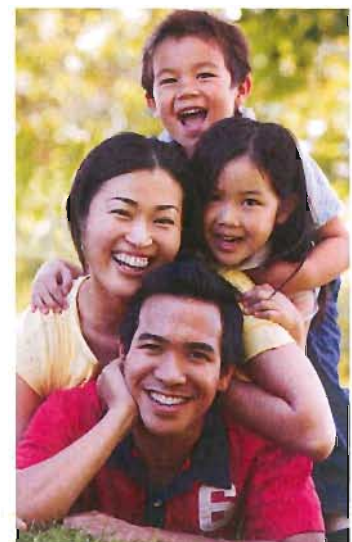
- is not entitled to register as a

resident elector for the City of Richmond;

- an individual who is age 18 or older;
- is a Canadian citizen;
- has been a resident of British Columbia for at least six months;
- has been a registered owner of real property within the City of Richmond for at least thirty days; and,
- is not disqualified from voting by the Local Government Act or any other act.

**Note:** Corporations are not entitled to vote nor is land held in a corporate name eligible to vote. In the case of multiple owners of a parcel, only one person may vote as a non-resident property elector.

David Weber, *Corporate Officer,*  
City Clerk's Office





# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services

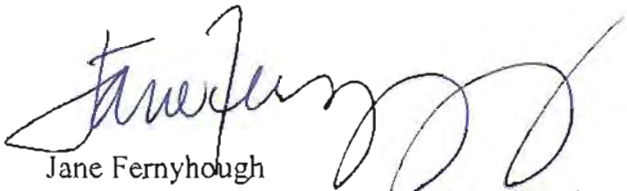
**Re:** Branscombe House - future uses

**Date:** September 6, 2013


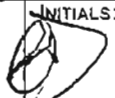
**File:** 11-7000-01/2013-Vol  
01

### Staff Recommendation

That the report, titled Branscombe House – future uses, dated September 6, 2013, from the Director, Arts, Culture and Heritage Services, be received for information.



Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Capital Buildings Project Development Parks Division	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 



## **Staff Report**

### **Origin**

At the Parks, Recreation and Cultural Services Committee meeting of May 28, 2013, staff were requested to report on the planned future uses for the restored Branscombe House. This report responds to that request.

The restoration of the 1905 historically significant Branscombe House on the Railway Greenway contributes to Council term goal 9.1: Arts and Culture: Build culturally rich public spaces across Richmond.

### **Analysis**

In July, 2012, the City entered into a construction agreement with an informal consortium of local business people to stabilize and restore the historical Branscombe House.

The rehabilitation of the exterior and the restoration of the interior lower floor including the addition of two washrooms accessible from the interior and one trails washroom accessible from the exterior are nearing completion.

The agreement indicated that the restoration would accommodate public use on the ground floor so the house could be used for catered events such as meetings, workshops and small receptions. The potential for a living suite upstairs that could be used for a caretaker or an artist in residence was included.

The report also indicated that the long term use of the house should be developed in conjunction with the Railway Greenway Linear Park Vision and Concept Plan to ensure complementary uses.

When the current restoration phase is completed, the occupancy permit will allow for public assembly up to 30 people. It could become a 'rentable' property in the City's inventory of public meeting and workshop spaces.

Current zoning of the property is School and Institutional (SI). This zone provides for a range of educational, recreational, park and community oriented uses. Permitted uses of this zoning include recreation, exhibition and convention facilities, education and entertainment.

The Parks Division has been preparing a park design for the area surrounding the house. The park plan is being designed to be sympathetic to the heritage aspect of the Edwardian Builder style of the house.

Should Council wish to reconsider the potential uses for Branscombe House a Request for Proposals could be issued. While this has not proved successful in the past, the house will be substantially restored to a state that the private sector may come forward to propose a viable project that would complement the Railway Greenway Linear Park.

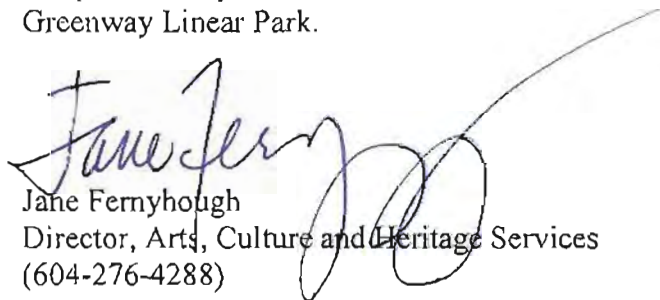
A request has been submitted to the 2014 Capital Budget process to finish the restoration of the upper floor as a suite and install a basic catering kitchen on the lower floor which will enhance the uses on the ground floor.

**Financial Impact**

No financial impact.

**Conclusion**

Through a partnership with a local business the rehabilitation of the exterior and the restoration of the interior lower floor of Branscombe House are nearing completion. The lower floor has been restored to allow public assembly to accommodate meetings, workshops and small receptions. Any future uses of the house should complement the location on the new Railway Greenway Linear Park.



Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)



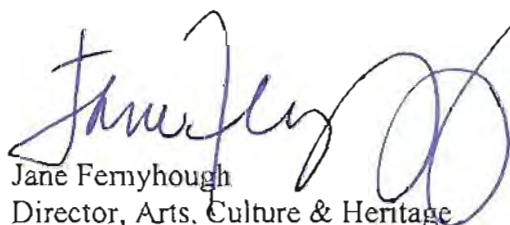
# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** September 6, 2013  
**From:** Jane Fernyhough  
Director, Arts, Culture & Heritage      **File:**  
**Re:** City Wide Artefact Collections Policy

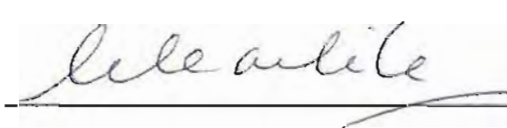
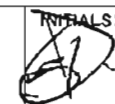
### Staff Recommendation

That the *City Wide Artefact Collections Policy* (included as **Attachment 1** in the report dated September 6, 2013, from the Director, Arts, Culture & Heritage) be adopted.



Jane Fernyhough  
Director, Arts, Culture & Heritage  
(604-276-4288)

Att. 2

REPORT CONCURRENCE				
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
City Clerk		<input checked="" type="checkbox"/>		
Parks Services		<input checked="" type="checkbox"/>		
Law		<input checked="" type="checkbox"/>		
Finance		<input checked="" type="checkbox"/>		
Reviewed by Policy & Procedures Subcommittee		<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>		<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## Staff Report

### Origin

The foundation of preserving a community's past and telling its stories is based on built heritage resources and artefact collections. Artefact collections, also referred to as material culture, provide the foundation for Museums and Heritage Sites. Material culture is a term that refers to the study of the relationship between people and material with enduring scientific, artistic, cultural and/or historical value within that particular society. The management of material culture, through an artefact collections policy, ensures a standard means of preserving and presenting material culture. Artefact collections policies are an industry standard and are used nationally and internationally.

In order to better manage current collections, guide future collecting and outline practices for managing the care of the collections, the *City Wide Artefact Collections Policy (Attachment 1)* was developed. This report recommends that Council adopt the policy to govern the collecting, management and coordination of the City-owned artefact collections.

### Analysis

#### Current Situation - City of Richmond, Museums and Heritage Sites

The City of Richmond has over 20,000 artefacts in its collections. These are currently stored in several locations including the Museum off-site storage warehouse on River Road, in an environmentally controlled storage unit at Salmon's Transfer, Ltd., the City storage unit on Shell Road and at various sites including Britannia and London Farm.

Partner Societies at City-owned Museums and Heritage Sites have their own artefact collections and are managing them separately with scarce resources. Britannia Heritage Shipyard Society and London Heritage Farm Society proactively collect artefacts. Richmond Museum Society does not collect artefacts but makes use of City collections.

Steveston Historical Society (SHS) has expressed their intention to transfer their collection to the City of Richmond. The majority of the SHS collection is now stored by the City of Richmond and is under the care of qualified City staff. A Museums Assistance Project grant through the Department of Canadian Heritage was successfully obtained to transfer the SHS collection to the City's artefact storage warehouse, improve storage conditions and support for the artefacts. The grant also supplied funds to update the existing electronic artefact management system to include the SHS collection, making it more accessible for display and programming.

The *City Wide Artefact Collections Policy* was developed in consultation with Britannia Heritage Shipyard Society, London Heritage Farm Society, Steveston Historical Society and the Richmond Museum Society.

## **Proposed City Wide Collections Policy**

The *City Wide Artefact Collections Policy* will ensure coordinated collections management for City-owned artefact collections and provide an example for the associated community groups to better manage their collections.

### **Policy Management**

City staff, trained in collections care and management, are responsible for managing the implementation of the *City Wide Artefact Collections Policy*.

The process required for the acceptance of artefacts and accompanying legal documentation which transfers ownership to the City of Richmond requires ongoing resources. In recent years, significant and large collections, such as British Columbia Packers, Ltd. and the Helmut Eppich Collection, were processed by obtaining additional external resources.

*City Wide Artefact Collections Policy Administrative Procedures* outlines the processes that guide the implementation of the policy and is included for information (**Attachment 2**). This includes the categories and appropriate use of the collections, guidelines for acquisitions and de-accessioning and administrative procedures required for legal documentation. Terms of Reference for a City Wide Artefact Collections Committee and an Olympic Collections Committee are also included in the Administrative Procedures.

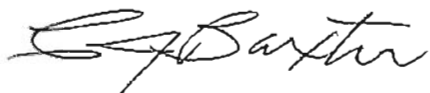
There are ongoing financial costs to the care and management of artefact collections. These costs, included in ongoing operating budgets, include storage, documentation, accessioning, insurance, transportation and conservation.

### **Financial Impact**

There is no financial impact to adopt the policy.

### **Conclusion**

The *City Wide Artefact Collections Policy* provides a coordinated and consistent approach to artefact collections care and management of City-owned collections in Richmond. The *City Wide Artefact Collections Policy Administrative Procedures* outlines the guidelines under which the policy will be implemented.



Connie Baxter  
Supervisor, Richmond Museum and Heritage Services  
(604-247-8330)



Page 1 of 2	Adopted by Council: <date>	Policy <policy no.>
File Ref: <file no>	City Wide Artefact Collections Policy	

**Policy <policy no.> :**

1. The City will collect and maintain material (artefacts) that has historical, social and/or cultural significance to the community of Richmond and that contributes to an understanding of the past and present human behavior, customs, activities, events and institutions. ("The Collection")

2. The Collection is divided into six categories:

a. Permanent Collection

This category forms the majority of the collection and includes artefacts that are determined to be of lasting significance to the community.

b. Olympic Collection

This collection is comprised of items that provide a comprehensive picture of the Olympic movement, the Olympic Games and the 2010 Olympic and Paralympic Winter Games.

c. Corporate Collection

This collection is comprised of items transferred from the Mayor and/or Councillor's Offices or other City Departments. It typically consists of gifts and/or various plaques and awards presented to the Mayor, Council, City staff and/or departments.

d. Education Collection

This collection consists of artefacts that are used and handled regularly as part of school and public programs. These artefacts may be purchased specifically for this collection, they may be transferred from the Permanent Collection or they may include reproduction pieces.

e. Props Collection

This collection consists of objects used to support a display, exhibit or enhance another artefact. They are not considered artefacts.

f. Resource Library

This collection consists of books, articles, journals, publications and audio and visual material that relate to the programs, services and research carried out on behalf of Museums or Heritage Sites in Richmond.

3. The City will develop procedures relating to the care and management of the City-owned artefact collections including but not limited to, acquisition and de-accession procedures, display, storage, lending and borrowing procedures and documentation.

4. Objects will not be accepted with special conditions attached by the donor.

5. Human remains and taxidermy will not be collected.



Page 2 of 2	Adopted by Council: <date>	Policy <policy no.>
File Ref: <file no>	City Wide Artefact Collections Policy	

6. The City acquires objects by donation, bequests, purchase or exchange. Donations, including bequests, will be accepted only when clear title of ownership is transferred.

7. The acquisition of objects shall conform to all existing binding international conventions, federal, provincial and municipal laws and regulations. These include:

- The UNESCO Convention on the Means of Prohibiting and Preventing Illicit Import and Transfer of Ownership of Cultural Property, 1970, to which Canada is a signatory.
- The Cultural Property Export and Import Act, 1985.
- The Convention on International Trade in Endangered Species, 1973, amended 1979 and 1983.
- The Heritage Conservation Act, BC, 1996.

8. Where tax receipts are requested, Canada Revenue Agency's gifts and income tax regulations will be followed.

9. Acceptance of large and/or significant collections with cultural value and monetary value greater than \$100,000 will be subject to Council approval. In all other cases City of Richmond Curatorial staff will determine the acceptability of artefacts for the collections.

10. The City of Richmond Curator is responsible for the leadership and implementation of the City Wide Artefact Collections Policy and the care and management of the collection.

**CITY WIDE ARTEFACT COLLECTIONS POLICY  
ADMINISTRATIVE PROCEDURES**



## CITY WIDE ARTEFACT COLLECTIONS POLICY ADMINISTRATIVE PROCEDURES

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## 1. OVERVIEW

Throughout the world, Museums and Heritage Sites, regardless of size, scope and/or ownership, are responsible for the preservation and presentation of the material culture of their community. Material culture is a term that refers to the study of the relationship between people and material with enduring scientific, artistic, cultural and/or historical value within that particular society. Material culture may include items ranging from a decorative china tea set to the #1220 BC Electric Railway Interurban Tram. Material culture is varied and diverse in nature.

The City of Richmond and Museum and Heritage stakeholders are responsible for a significant amount of material culture, also referred to as heritage resources, within the community of Richmond.

Although common issues apply to the care, maintenance and management of most heritage resources, the collections policy and administrative procedures are proposed solely to govern the management of material culture within artefact collections owned by the City of Richmond.

## 2. PURPOSE

The purpose of the *City Wide Artefact Collections Policy and Administrative Procedures* is to coordinate and expedite the management of City-owned artefacts and collections.

## 3. DEFINITIONS

**3.1 Collection** - The term "collection" is used in the Richmond collections policy and administrative procedures to mean material (artefacts) outlined in the Collections Mandate below.

**3.2 Collection Disciplines** - Separate disciplines within the collections are general history, industry, ethnology, archaeology, contemporary, Olympic and corporate.

**3.3 Collections Committees** - A City Wide Artefact Collections Committee has been established to coordinate the management of the Policy for Museums and Heritage Sites. An Olympic Collections Committee will be established to coordinate the management of the Policy for the Olympic Collection. (see Appendix A for Committee Terms of Reference).

**3.4 Material Culture** - Material culture is a term that refers to the study of the relationship between people and material with enduring scientific, artistic, cultural and/or historical value within a particular society.

## 4. COLLECTIONS MANDATE

The City will collect and maintain material (artefacts) that has historical, social and/or cultural significance to the community of Richmond. These artefacts contribute to an understanding of past and present human behavior, customs, activities, events and institutions.

## 5. COLLECTION

The collection is divided into six categories:

### 5.1 Permanent Collection

This category forms the majority of the collection and includes all artefacts that are determined to be of lasting significance to the community. There are restrictions of use for each artefact, which determines the acceptable methods of display and treatment for each piece. There are also sub collections within the Permanent Collection, which are separately designated because of their size and/or significance.

### 5.2 Olympic Collection

This collection is comprised of items that provide a comprehensive picture of the Olympic movement, the Olympic Games and the 2010 Olympic and Paralympic Winter Games.

### 5.3 Corporate Collection

This collection is comprised of items transferred from the Mayor and/or Councillor's Offices or other City departments. It typically consists of gifts and/or various plaques and awards presented to the Mayor, Council, City staff and/or departments. This collection has a specific retention schedule explained in Appendix B.

### 5.4 Education Collection

This collection consists of artefacts that are used and handled regularly as part of school and public programs. These artefacts may be purchased specially for this collection, they may be transferred from the Permanent Collection or they may include reproduction pieces.

### 5.5 Props Collection

This collection consists of objects used to support a display or exhibit, or enhance another artefact. They are not considered artefacts and therefore may be handled.

### 5.6 Resource Library

In addition, a **Resource Library** is maintained. This library collection consists of books, articles, journals, publications, and audio and visual material that relate to the programs, services and research carried out on behalf of Museums or Heritage Sites. This library does not contain rare or artefact books. It is available for reference use by the public upon request.

## 6. ADMINISTRATIVE PROCEDURES

The City will develop procedures relating to the care and management of the City-owned artefact collections including, but not limited to, acquisition and de-accession procedures, ethical issues, documentation, insurance and use of collections, including borrowing and lending procedures.

## 7. ACQUISITIONS

The City acquires objects by donation, bequest, purchase or exchange. Donations, including bequests will be accepted when clear title of ownership is transferred.

- The objects may be displayed, stored, loaned, researched, published, treated or photographed at the discretion of the Richmond Museum Curator.
- Objects will not be accepted with special conditions attached by the donor. Exceptions may be considered if circumstances are mutually agreed upon by the donor and the City prior to acquisition.
- Human remains and taxidermy will not be collected. Exceptions may be considered if circumstances are mutually agreed upon by the donor and the City prior to acquisition.
- Duplicates will not be collected unless they serve a specific function.

Criteria used to determine an artefact's suitability for acceptance into the Collection, in order of priority includes:

- Support of Collections Mandate.
- Further development of the Collection.
  - Representation of objects of societal significance, including those that reflect the unique values, historical themes and fine or unusual qualities.
  - Objects included in the collection will have historical significance; they will relate to and provide evidence of the peoples, places, activities and events of Richmond.
- Interpretative potential for exhibitions and programming.
- Research potential.
- Condition, conservation and storage requirements.

Acceptance of large and/or significant collections with monetary and cultural value greater than \$100,000 (eg. Eppich Collection; BC Packers Collection) will be subject to Council approval.

In all other cases City of Richmond Curatorial staff will determine the acceptability of an artefact for the Permanent, Corporate, Education and Props Collection based upon recommendations from the City Wide Artefact Collections Committee.

A separate committee, led by the City of Richmond Curatorial staff and including representatives from the Richmond Olympic Experience, will determine acceptance of artefacts for the Olympic Collection.

## **8. ETHICAL ISSUES**

Recognizing that the Collection is not vested solely in the City of Richmond and its Museum and Heritage Sites Societies but, more implicitly held in trust for future generations, the acquisition of objects shall conform with all existing binding international conventions, federal, provincial and municipal laws and regulations. These include:

- The UNESCO Convention on the Means of Prohibiting and Preventing Illicit Import and Transfer of Ownership of Cultural Property, 1970, to which Canada is a signatory.
- The Cultural Property Export and Import Act, 1985.
- The Convention on International Trade in Endangered Species, 1973, amended 1979 and 1983.
- The Heritage Conservation Act, BC, 1996.
- Canada Revenue Agency's gift and tax regulations.

Curatorial and Collection Management practices will abide by a level of performance and operation consistent with the professional standards established by the International Council of Museums, Canadian Museums Association and the British Columbia Museums Association.

City of Richmond recognizes the right of its employees to be involved in activities as citizens of the community, however, employees must keep their roles as private citizens separate and distinct from their responsibilities as public service employees and they must avoid conflict of interest situations. Employees may not misrepresent their relationship to the City of Richmond to promote their personal collecting. Personal collecting by employees and their immediate families will not be in competition with the collecting activities of the City of Richmond.

City staff shall not provide monetary evaluations of any objects belonging to others, when there is no intent to donate the object to the collection and consistent with parameters below in section 9.1 Tax Receipts.

## **9. DOCUMENTATION**

Curatorial staff record the legal status of objects in the Collection through a standard documentation system. The system is also used to record the location, movement, care, display and use of the Collection.

### **9.1 Tax Receipts**

City of Richmond Director of Finance or delegate is responsible to issue tax receipts for City owned artefact donations. The Canada Revenue Agency's gifts and income tax regulations will be followed when providing tax receipts. The City of Richmond uses the following guidelines:

- Donations valued at less than \$100 are not eligible for tax receipts.
- For donations whose value is between \$100 and \$1000 the Richmond Museum Curator or the affiliated Society may provide the evaluation.
- For donations valued over \$1000 where a tax receipt is requested, the City of Richmond requires an independent appraisal to establish fair market value, at the Donor's expense, as per Canada Revenue Agency's guidelines.
- If a donation exceeds \$20,000, the City of Richmond recommends two separate valuations, if possible. Evaluators will be approved by the Richmond Museum Curator prior to valuations.

## 10. USE OF COLLECTION

### 10.1 General

- The Permanent Collection may be used for research, exhibit and interpretive programming purposes in conformity with the *City Wide Artefact Collections Policy*.
- Any use which is contrary to the City's responsibilities and policy, or which the Richmond Museum Curator, City Wide Artefact Collection Committee and/or Olympic Collection Committee deems to be inappropriate, shall be denied.
- The Education Collection may be used for all programming and exhibition purposes deemed appropriate by the Educational Programs Coordinator and/or the Richmond Museum Curator. There are no usage limitations on this collection.
- The Props Collection may be used to support exhibits and programs. There are no usage limitations on this collection.
- The Resource Library is a non-lending library but is available for reference use by City Staff, Museums and Heritage Sites Society staff and volunteers, Richmond Olympic Experience staff and the general public.

Cost to the Richmond Museum, including staff time, use of facilities, collections care, security responsibilities and priorities shall be taken into account in considering access to the Library Collection.

### 10.2 Use for Profitable Purposes

Any use of the Collection intended for the financial profit of another organization or individual may be considered only if it is consistent with the mandate and responsibilities of the *City Wide Artefact Collections Policy* and is clearly for the public benefit.

Use of artefacts for commercial photography and for filming may be permitted for a fee negotiated in a contractual agreement that will include relevant staffing required, insurance, conditions of access and use. Approval of requests is at the discretion of the Richmond Museum Curator. Any filming requests will be coordinated through the City of Richmond Film Office.

The City has copyright to most images of the objects in the Collection. When the City does not hold full copyright, it is the responsibility of the applicant to obtain permission from copyright holders. Any use of the Collection must include a credit to the City of Richmond.

### 10.3 Loans

Museums and Heritage Sites may lend and borrow objects for research, programming or exhibition purposes. Loans from the Collection may be made to similar institutions and non-profit organizations. Loans are at the discretion of the Richmond Museum Curator.

All loans require a written agreement signed by the Curator, on behalf of City-owned objects and the lender or borrower. Full documentation of each loan, including condition reports, shall be maintained.

### 10.4 Insurance

The City of Richmond insurance policy covers artefacts and material borrowed by Curatorial staff on behalf of a City-owned Museum or Heritage Site. Transit to and from the site, if transported by City of Richmond staff, will be covered. If an independent carrier is required to transport the loaned objects to and from the place of storage, the City of Richmond will ensure that adequate insurance is in place to cover any potential loss or damage to the object while in transit.

If an artefact(s) is loaned to another institution by the City of Richmond, the borrower must insure the artefact(s) at their own expense, and provide the City of Richmond with proof of insurance.

## **11. DE-ACCESSIONING**

Caution must be taken when de-accessioning and/or disposing of artefacts from the collection. These objects were donated to the City in good faith and as such, staff and/or volunteers are morally and ethically bound to manage the property carefully.

### **11.1 De-accessioning Criteria**

Collections need to be upgraded through new acquisitions as well as periodic replacement and culling. De-accessioning requires evaluating an object based on the following criteria:

- Does not conform to the mandate.
- Does not have a direct bearing on the history of Richmond or social or cultural significance to Richmond institutions.
- Is a duplicate.
- Has deteriorated beyond usefulness or repair is not possible.
- Cannot be given the appropriate care.
- Will not be required for use in the future.

The Supervisor, Museum and Heritage Services, reviews and approves recommendations from the City Wide Collections Committee to de-accession from the City of Richmond Permanent Collection. The Britannia Site Supervisor reviews and approves recommendations from the City Wide Collections Committee to de-accession artefacts related to the Britannia Shipyards National Historic Site. The Olympic Collection Committee reviews and approves recommendations to de-accession artefacts related to the Olympic collection.

### **11.2 Corporate Collection Retention**

Objects transferred from the Mayor's Office, City Council or other City departments will be assessed in the same manner as objects entering the Museums and Heritage Sites Collection.

Objects deemed representative of Richmond's history and development and seen to hold future historic value will be formally accessioned into the Richmond Collection. Objects of lesser historic value and determined not to be worthy of accessioning into the Permanent Collection will be retained for a period of no less than one year and no more than five years.

See Appendix B for retention schedule.

### **11.3 Disposal Methods**

Upon completion of approval for de-accessioning, the following methods of disposal are recommended:

- Return to original donor or estate of the donor. This is the individual(s)/organization(s) that donated, transferred or gifted the piece to the City.
- Transfer to Education or Props Collection.
- Transfer to another public museum or institute whose purposes are compatible to those of the City of Richmond.
- Failing the above, sale through auction. Profits from the sale will be used to support the Collection.

### **11.4 Legal Impediment to Disposal**

Donations cannot be returned to donor(s) who have been issued a tax receipt for the gift unless specific taxation criteria are met.

### **11.5 Ethical Guidelines**

Museums and Heritage Sites staff and volunteers including Board members, City Wide Artefact Collections Committee members, Olympic Collection Committee members are not permitted to purchase through auction or sale any artefacts being de-accessioned from the Collection.

## APPENDIX A:

### COMMITTEE TERMS OF REFERENCE

#### 1. CITY WIDE ARTEFACT COLLECTIONS COMMITTEE

##### **Purpose:**

The purpose of the City Wide Artefact Collections Committee is to provide coordinated and efficient management of the artefact collection related to City-owned Museums and Heritage Sites. The Committee is responsible for the following:

- To determine if potential artefact donations meet the acquisitions criteria of the *City Wide Artefact Collections Policy*.
- To evaluate the suitability of incoming and outgoing loans.
- To discuss relevant issues that impact the Collection such as, appraisals, disaster planning, insurance, housing, exhibits, preventative conservation, education and programming needs.
- To assess the Collection in order to determine if any objects meet de-accession criteria and make recommendations based upon this assessment.

##### **Membership:**

The Committee will be comprised of representatives from City-owned Museums and Heritage Sites that own artefact collections including Britannia Shipyards National Historic Site, London Heritage Farm, Richmond Museum and Steveston Museum.

The Committee will consist of no more than 9 members including:

- 2 for Britannia Shipyards National Historic Site – City Staff and/or Board Member or designate
- 2 for London Heritage Farm – Staff and/or Board Member or designate
- 2 for Steveston Museum – City Staff and/or Board Member or designate
- 3 for Richmond Museum – Curatorial Staff, and/or Board Member or designate

The Richmond Museum is responsible for the leadership and implementation of the City Wide Artefact Collections Policy because of the Museum's city wide mandate and full-time staff trained in collections care and management.

A Chair will be elected by Committee members. The Richmond Museum Curator or designate will be responsible for recording and distributing Committee minutes.

##### **Schedule:**

The Committee will meet bi-monthly or at the discretion of the Chair.

## 2. OLYMPIC COLLECTION COMMITTEE

### **Purpose:**

The purpose of the Olympic Collection Committee is to provide coordinated and efficient management of the artefact collection related to the Olympics. The Committee is responsible for the following:

- To determine if potential artefact donations meet the acquisitions criteria of the *City Wide Artefact Collections Policy*.
- To evaluate the suitability of incoming and outgoing loans.
- To discuss relevant issues that impact the Collection such as, appraisals, disaster planning, insurance, housing, exhibits, preventative conservation, education and programming needs.
- To assess the Collection in order to determine if any objects meet de-accession criteria and make recommendations based upon this assessment.

### **Membership:**

The Committee will be comprised of representatives from the Richmond Olympic Experience and the Richmond Museum Curator or designate.

The Committee will consist of 3 members including:

2 members from the Richmond Olympic Experience  
1 member from the City of Richmond Curatorial staff

The City of Richmond Curator or Curatorial staff is responsible for the leadership and implementation of the City Wide Artefact Collections Policy because of the Museum's city wide mandate and full-time staff trained in collection care and management.

A Chair will be elected by Committee members. The Richmond Museum Curator or designate will be responsible for recording and distributing Committee minutes.

### **Schedule:**

The Committee will meet as required and at the discretion of the Chair.



## APPENDIX B:

### CORPORATE COLLECTION RETENTION SCHEDULE

#### Accessioned Corporate Collection Objects:

These are objects that have been formally accepted into the Permanent Collection and will be retained indefinitely. Disposition of any of these objects must follow the same policies as all other accessioned objects in the Permanent Collection.

#### Un-accessioned Corporate Collection Objects:

This retention schedule applies only to those objects in the Corporate Collection that have not been selected by the Richmond Museum Curator for accessioning into the Permanent Collection.

Object Type	Retention Length
Annual Awards, Plaques and Recognition	1 year (as replaced by next years award)
One time Awards, Plaques and Recognition	2 years
Gifts presented to various City Departments other than Office of the Mayor and/or Council	2 years
Gifts presented to Office of the Mayor and/or Council	3 years



# City of Richmond

## Report to Council

**To:** Parks, Recreation and Cultural Services  
Committee

**Date:** September 5, 2013

**From:** Mike Redpath  
Senior Manager, Parks

**File:** 06-2345-20-  
CMUE1/Vol 01

**Re:** Cambie Road/Mueller Development Park - Public Consultation

### Staff Recommendation

That the design concept for Cambie Road/Mueller Development Park, as described in **Attachment 1** of the report, dated September 5, 2013, from the Senior Manager of Parks, be approved.

Mike Redpath  
Senior Manager, Parks  
(604-247-4942)

Att. 2

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Development Applications	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## **Staff Report**

### **Origin**

At the February 12, 2013 City Council meeting, the following recommendations were approved:

That:

1. The design concept and proposed program of the Cambie Road/Mueller Development Park, as described in **Attachment 1** of the staff report dated January 16, 2013, from the Senior Manager, Parks, be received for information; and
2. Staff seek public input on the proposed Cambie Road/Mueller Development Park Concept Plan as described in the staff report dated January 16, 2013, from the Senior Manager, Parks.

An Open House was held on Saturday, May 18, 2013 to gain public response to the concept plan for the Cambie Road/Mueller Development Park proposal. This report summarizes the findings of this public consultation event, and the feedback received online via the City's social media network.

### **Analysis**

#### **The Plan**

The new park is envisioned as a major focal point for the Capstan Village area of Richmond. The concept (**Attachment 1**) proposes that the park function both as a neighbourhood green space that provides contrast and relief from the busy urban realm, and as a vital and attractive square for public gatherings and community activities. It will offer a diverse mixture of landscapes, programs, activities and amenities for residents and visitors alike to experience and enjoy in a shared setting.

#### **Public Consultation Process**

An Open House was held at the Richmond Cultural Centre from 11:00 a.m to 2:00 p.m. on Saturday, May 18, 2013. This event was publicized through advertisements and an article in the local newspaper, and information and a news release on the City's website. Twenty seven residents of Richmond attended the Open House. During this event, attendees were given the opportunity to meet and discuss the project scope and concept drawings with City staff, and the consultant retained by the developer, and a feedback form was available for those interested in providing written comments.

Concurrent to the Open House process, people were also invited to view the material and complete a questionnaire on the Lets Talk Richmond website [www.LetsTalkRichmond.ca](http://www.LetsTalkRichmond.ca).) In total, seventeen surveys were filled out on the Lets Talk Richmond website and four feedback forms were returned at the Open House.

Response to the park proposal was generally favourable and comments are summarized in **Attachment 2**.

Positive comments were received about the:

- Diversity of spaces to support a variety of activities.
- Public Square for socializing, gatherings, and hosting events.
- Mix of ornamental plantings and more naturalistic landscapes.
- Water feature that both assists in stormwater management and functions as a place to explore and enjoy.

Concerns were expressed about a number of issues. They included:

- If there would be enough people living in the area to use and enliven the park.
- Appropriate size of the dog park.
- The proximity of the basketball court to the plaza space.
- The lack of community gardens.

General comments made included:

- The performance area. Will a program of events be organized?
- Park character. Ensure that it reflects its context and history. Make it memorable and inspirational.
- Public plaza requires shade and site furniture to so that it is a comfortable place to visit and inhabit.
- Plant of a variety of trees and shrubs, including evergreens and Rhododendrons.

As a result of this public consultation process, the basic concept and program for Cambie Road/Mueller Development Park remains the same, but details responding to the feedback will be refined and resolved in the next phase of design work.

## **Next Steps**

The emergence of this new park will be the result of a proposal by Polygon Development 192 Ltd. to rezone lands at 8311, 8331, 8351 and 8371 Cambie Road; and 3651 Sexsmith Road from single family detached and auto-oriented commercial uses to high rise apartments and school institutional use. An existing City owned playing field will be sold to the developer for consolidation with adjacent lands to create the new residential project and the new park site.

When the park design progresses through the servicing agreement phase, site frontage design and details will be coordinated between Parks, Engineering and Transportation staff.

## **Temporary Sales Centre**

Via the detailed design process for the first phase of the park, opportunities will be explored, through a licensing agreement, to potentially locate the developer's temporary sales centre on the park site, at the sole cost of the developer, together with the potential for repurposing the building to accommodate one or more of the park's future amenities (e.g., concession, storage,

covered stage). Business terms with respect to potentially locating the sales centre on the park, would be developed as part of a separate licensing agreement and would include but not be limited to access, frontage, and servicing agreements for the sales centre. This proposed licensing agreement will be brought forward to Council for consideration in a separate report.

### **Financial Impact**

The total cost of the park is estimated at \$4.2 million, plus \$200,000 for frontage works and \$358,000 for public art. Prior to rezoning adoption, the developer must enter into a Servicing Agreement for the detailed design and construction of the park's first phase. This phase is proposed to include the plaza, landforming, lighting, tree planting and other landscaping, infrastructure, and related features as required to ensure that the park will be immediately attractive to and usable by local residents, workers, and visitors for general park activities. The value of phase one park construction is \$1.2 million, based on the subject development's total "park construction" DCCs payable. Polygon must have its park construction complete prior to occupancy of its Phase 1. Based on a 2014 construction start, this would likely be in late 2015 or 2016.

Subsequent phases will involve the addition of special amenities (e.g., stage, water features) aimed at enhancing the park and its role in the community. To complete this park, a total amount of \$3.0 million has been proposed in the current Five Year Parks Capital Program from 2016 to 2020.

### **Conclusion**

The Cambie Road/Mueller Development Park will be an important part of the City Centre's emerging system of open spaces. It will function both as a quiet neighbourhood green and as a place for the community to gather, socialize, and entertain, set within the heart of the urban scene. Approval of this report will advance the rezoning application of this project to the Public Hearing stage.



Clarence Sihoe  
Park Planner  
(604-233-3311)

1

This new City Centre park is envisioned as the “living room” for the Capstan Village area of Richmond, serving as the home ground for the social, recreational, and business life of the local community. It will function both as a quiet sanctuary of neighbourhood green, and a public urban square, and will offer a diverse mixture of landscapes, programs, activities and amenities for all to experience and enjoy in a shared space. The park will provide something for everyone, and people will be welcome to visit at all times of the day and throughout the seasons.

Key elements of the plan include: the urban plaza/square; the “Great Lawn”; trees and landscaping; pedestrian pathways and bicycle paths; lighting; site furniture; play features; public art; off-leash dog area; and a sheltered stage area for performances.

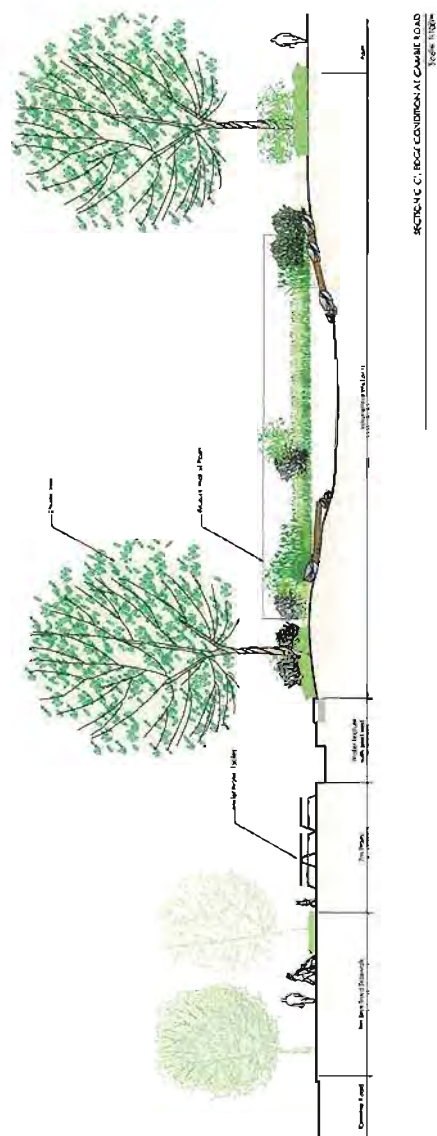
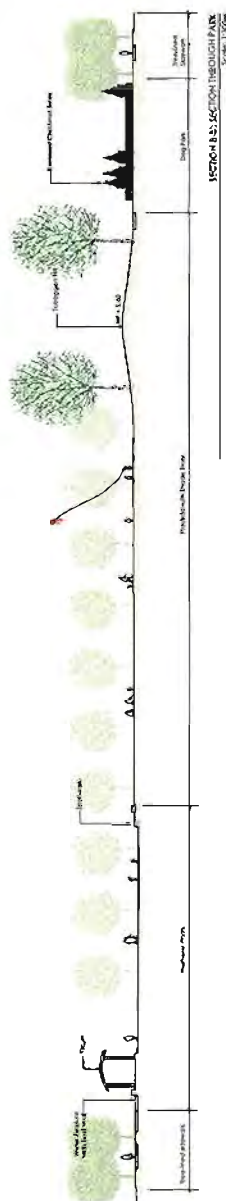
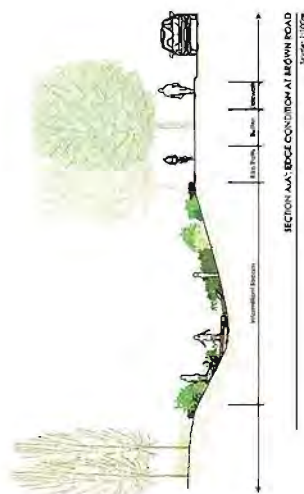
Key elements of the plan include: urban plaza/square; the "Great Lawn"; trees and landscaping; pedestrian pathways and bicycle paths; lighting; site furniture; play features; public art; off-leash dog area; and a sheltered stage area for performances.







“Eco-amenity” features will figure prominently within the plan for this new park. Rain gardens and bioswales will be designed to take the places of some conventional on-site storm water management features for a variety of benefits: enhanced habitat, slowing of infiltration, recharging of the water table, filtering of run-off, enjoyment of the natural systems in the urban environment. There will also be space for a large lawn area, as well as a multi-use plaza.



Student ID	64
Course and Year	PK
Date	Jan 17
Name	Atiqurrahman
Grading Instr	

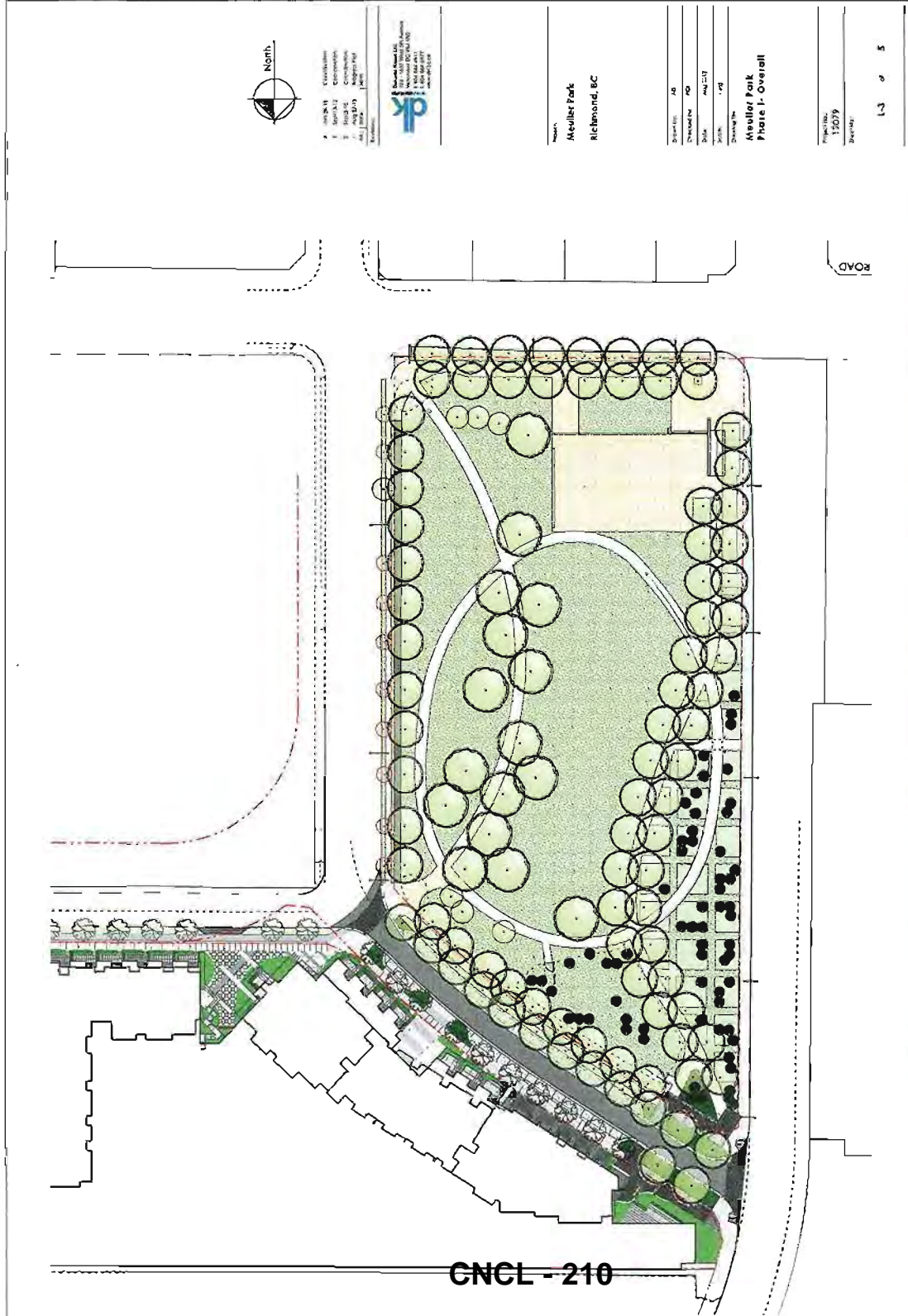
## Phase 2 sections

Page 1 of 1	12012				
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3

# PHASE ONE OF PARK CONSTRUCTION

Phase one of park construction is proposed to include the plaza space, landscaping, lighting, tree planting and other landscaping, pathways and a off leash dog area.



Proposed New City Centre Park

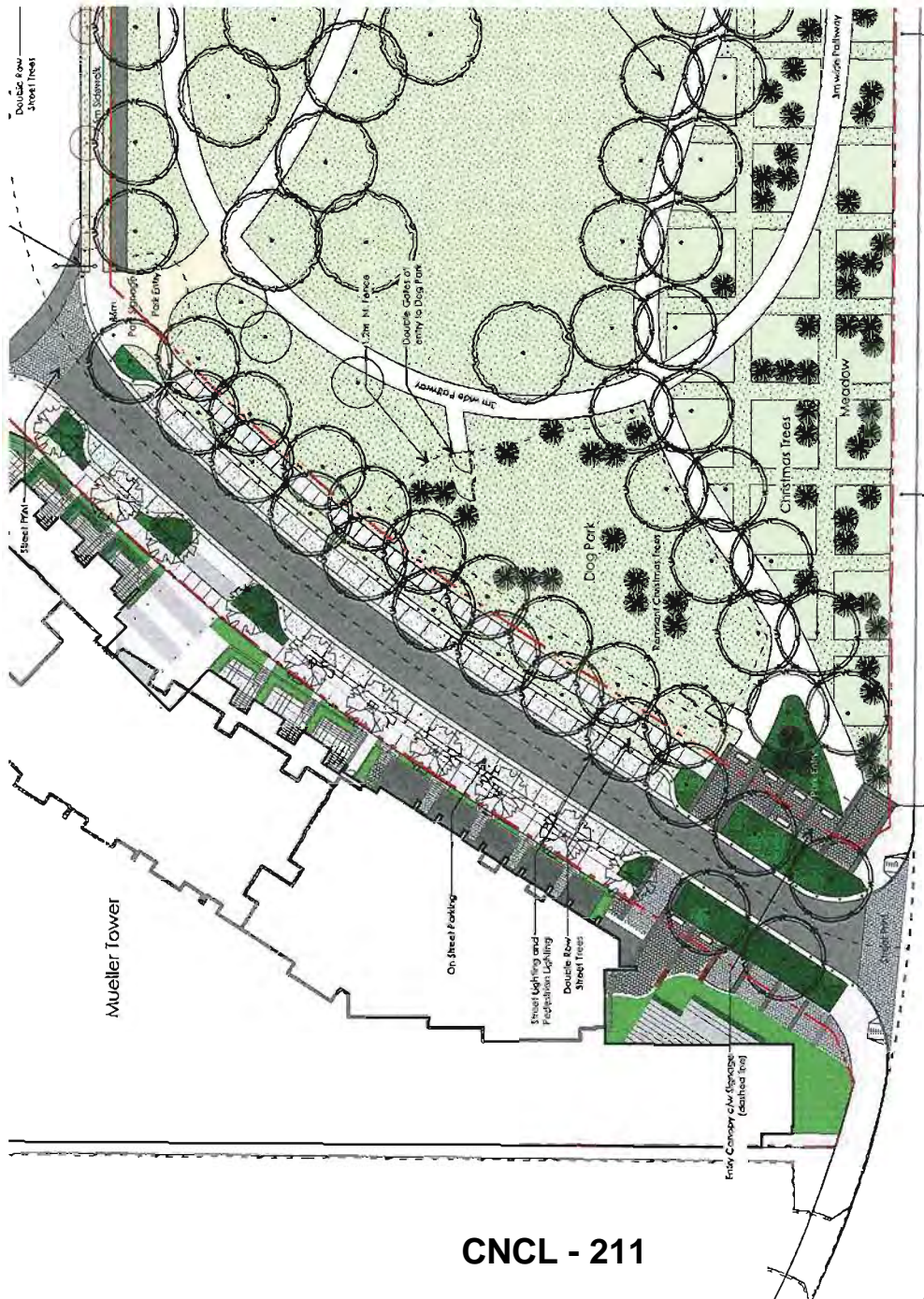
CITY OF RICHMOND  
MAY 2013





## 4

Phase one of park construction is proposed to include the plaza space, landforming, lighting, tree planting and other landscaping, pathways and a off-leash dog area.



4	10-2-18	Chowdhury
5	10-13-17	Chowdhury
6	10-13-17	Chowdhury
7	Aug 20-19	Mingus Fall
un: 10/19		page

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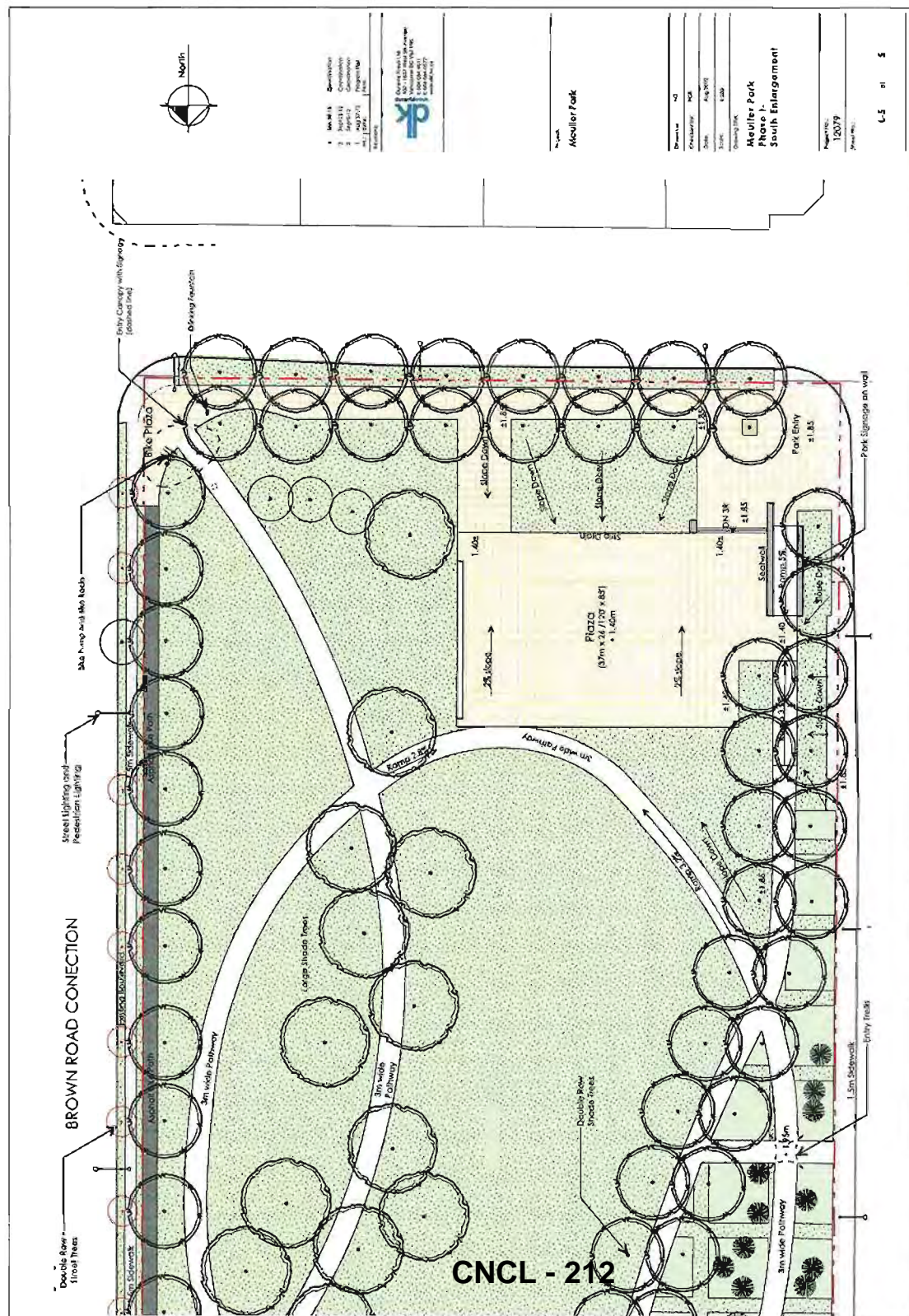


# Proposed New City Centre Park

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MAY 2013



Phase one of park construction is proposed to include the plaza space, landforming, lighting, tree planting and other landscaping, pathways and a off leash dog area.





6

# CHARACTER IMAGES

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



Art for Play

Adventure Play



CNCL - 213

Public space



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS  
100-1107 WEST 10th Avenue, Vancouver, B.C. V6H 1M6  
Tel: 604-681-4177  
Fax: 604-681-4178  
www.durantekreuk.ca

Open Spaces & Paths



## MUELLER PARK - CHARACTER IMAGES

L01

DATE: May 6, 2012  
DRAWN: EN  
PROJECT NUMBER: 11007

Proposed New City Centre Park

CITY OF RICHMOND  
MAY 2013





# CHARACTER IMAGES 7

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



Places to Sit



Art in the Park



Interpretive Signage

CNCL - 214



Surface Stormwater Management

## MUELLER PARK - CHARACTER IMAGES

L02

DATE May 8 2012  
DRAWN BY EN  
PROJECT NUMBER 11007



DURANTE & CO, LANDSCAPE ARCHITECTS  
100-1000 100TH AVE, Suite 100, Richmond, B.C. V6V 1H6  
Tel: 604.271.1234  
Fax: 604.271.1235  
www.durante.co

Proposed New City Centre Park

CITY OF RICHMOND  
MAY 2013





# CHARACTER IMAGES 8

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



Concession Pavillion



Public Plaza



Winter Play Toboggan Hill



Dog Park Amenity

CNCL - 215

## MUELLER PARK - CHARACTER IMAGES

L03

DATE May 9 2012  
DRAWN AG  
PROJECT NUMBER 11027



duranto & reuk  
1333 North 1st Street  
Portland, OR 97208  
503.227.1111  
www.durantoandreak.com

CITY OF RICHMOND  
MAY 2013

Proposed New City Centre Park



Cambie Road/Mueller Development Park

May 18, 2013

Public Consultation Summary: Feedback Forms and Let's Talk Richmond Comments

The features of the proposed design that I liked the **most** are:

- Bike way for kids.
- Kids play area.
- The wetlands maintain Richmond's identity of its original landscape.
- Large open spaces, and areas enabling the presentation of public art and music.
- Accommodating area for families and pet owners.
- An area designated for people to assemble in front or potential cafe and rooftop structure.
- Location is great!
- The stage. The inclusion of a plaza for hopefully outdoor gathering of music, dance and plays. Will there be seats there?
- Space for different activities and all ages.
- Opportunities for generational activities and for solitude.
- Natural looking area with logs, boulders, trees. The green "heart".
- Small pond. Abundance of trees.
- Toboggan hill.

The features of the proposed design that I liked the **least** are:

- Need to slow down traffic along Brown Road south.
- Traffic light needs to be on corner of Brown and Cambie to avoid potential traffic accidents with elderly and kids.
- Part of the design discusses sidewalks, where pedestrians are close to road traffic and bike lanes on the inside. Not convenient for cyclists and pedestrians. I would suggest that the bike and pedestrian lanes be swapped so that there is a transition of the flow of traffic: vehicle, bike, pedestrian.
- The dog park appears to take up a very large area. The dog park, only because I don't have a dog.
- Proposed basketball court in the open plaza space.
- Performance area.

I have the following additional comments on the overall proposed design for the new City Centre Park:

- Kid area should be further in park.
- Mosquito consideration for water feature.
- Slope/barrier should be erected to avoid traffic running into park along Brown Road and Hazelbridge Way.

- A safety concern for the accessing the park. Cambie Road is a busy corridor, it may need to slow down traffic for children and seniors.
- Generally well designed but knowing how developers try to change the plans once they get planning permission I will believe this park will be when it is there!!!
- Please ensure proper signage for bike/walking paths.
- Since the park is for everyone, it is necessary for city to install parking space for the park.
- All trees are too boring. Why not build in some fantastic gardens.



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**Date:** June 28, 2013

**From:** Mike Redpath  
Senior Manager, Parks

**File:** 06-2345-03/2013-Vol  
01

**Re:** City of Richmond 2022 Parks and Open Space Strategy

### Staff Recommendation

That the 2022 Parks and Open Space Strategy as outlined in the report titled "City of Richmond 2022 Parks and Open Space Strategy" dated June 28, 2013 from the Senior Manager, Parks be endorsed as the guide for the delivery of Parks Services.

Mike Redpath  
Senior Manager, Parks  
(604-247-4942)

Att. 1

REPORT CONCURRENCE			
<b>ROUTED TO:</b> Engineering Sustainability Policy Planning Transportation	<b>CONCURRENCE</b>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 



## Staff Report

### Origin

On Monday, March 14, 2011, Council endorsed the following recommendation:

*"That the seven focus areas and associated outcomes be endorsed as the foundation for the 2011 Parks and Open Space Strategy, as outlined in the staff report dated February 16, 2011 from the General Manager, Parks & Recreation, titled "2011 Parks & Open Space Strategy."*

The purpose of this report is to provide an overview of the City of Richmond 2022 Parks and Open Space Strategy and to seek Council's endorsement.

The Parks and Open Space Strategy supports the priorities of Council Term Goal #10 Community Wellness:

- 10.1 Help children and youth build healthy habits.*
- 10.2 Reduce barriers to living a physically active life for vulnerable populations and people living with a disability.*
- 10.3 Create urban environments that support wellness and encourage physical activity.*
- 10.4 Continued emphasis on the development of the City's parks and trails system.*

### Analysis

#### *Background*

Given that the parks and open space system is central to community life and is interconnected with many other City services, the strategy is intended to be used by residents and community partners, City Council, developers and landowners, and City administration and staff.

As stated in the February 16, 2011 report titled "2011 Parks and Open Space Strategy," the purpose of the strategy is to:

- Enable balanced decision making;
- Explore innovation in resource management;
- Explore integration of solutions to emerging urban issues;
- Inspire community engagement and reflect community identity; and,
- Ensure the City is able to deliver great parks and a complete open space system.

#### **1. Strategy Overview**

The 2022 Parks and Open Space Strategy is the City's first comprehensive strategic plan for the parks and open space system since 1977. It provides a complete inventory of the system and the services provided by the Parks division. It outlines the context within which services are delivered, identifies the methods used to gauge service delivery levels and provides a review of the challenges ahead.

The strategy framework and the priority actions of the implementation plan were developed through collaboration with multiple City departments including representatives from each of the Community Services Department's divisions.

Since Council's endorsement of the strategy framework in 2011, community consultation was conducted to determine if the focus areas and outcome statements resonated with the community and to gain insight into what people valued most about Richmond's parks and open space system.

Feedback received through the consultation process has been incorporated in to the strategy document.

## **2. The Current Reality**

Richmond's parks and open space system has grown and evolved over the past 105 years through community initiative, recognition of important landmarks, and systematic planning. It consists of parks, trails, heritage sites, greenways and neighbourhood links, waterfront destinations, public plazas and a developing urban realm. The 685 hectares (1695 acres) of open space and park land (including 373 acres of school properties) and the 50 kilometres of trails and greenways makes up the majority of the system.

The strategy provides an analysis of the provision of park land according to the City's standards. The findings are that while the majority of Richmond's neighbourhoods are well served, there are gaps, for example in the City Centre, that will be addressed (e.g., as per the City Centre Area Plan).

## **3. The Changing Reality**

The timing of this strategy coincides with a transformative period of Richmond's history. Rapid growth and urbanization, an aging population, and increasing cultural diversity are just a few of the changes influencing the services provided by the parks and open space system.

The recently updated Official Community Plan (OCP) sets the directions for Richmond to move toward becoming a more sustainable community. The goals of the OCP for the City to be welcoming and diverse, connected and accessible, valued for its special places, and adaptable are incorporated within the strategy framework.

In the future, community need will be continually monitored and services adapted with the aid of demographic and community satisfaction information, as well as the collection of information through targeted public consultation. The use of the City's park provision standards will continue to assist in gauging allocation of resources while exploring innovative ways to deliver effective and efficient services in a growing and diversifying parks and open space system.

## **4. Implementation Plan**

The strategy articulates the desired outcomes for the parks and open space system in the future. The strategy framework consists of seven Focus Areas and 23 Outcome Statements as outlined in Table 1 on the following page.

Table 1: POSS Focus Areas and Outcome Statements

<b>Focus Areas</b>	<b>Outcome Statements</b>
<b>Health and Wellness</b>	<ol style="list-style-type: none"> <li>1. The parks and open space system is inviting and welcoming to residents and visitors of all ages and backgrounds.</li> <li>2. Residents of every neighbourhood have equal access to safe and appealing outdoor places to engage in healthy active lifestyles.</li> <li>3. The diverse interests of the community are reflected in the range of spaces and programs offered by the parks and open space system.</li> </ol>
<b>Great Spaces and Experiences</b>	<ol style="list-style-type: none"> <li>1. The rich variety of great places, features and activities in the parks and open space system contribute to the City's vibrancy and identity.</li> <li>2. The parks and open space system enhances Richmond's status as an exceptional local, regional and international destination.</li> <li>3. The City's unique landscapes, food, arts, culture and signature events are supported and showcased.</li> <li>4. Richmond's natural and cultural heritage is brought to life through active engagement, education and interpretation.</li> </ol>
<b>Connectivity</b>	<ol style="list-style-type: none"> <li>1. There are well established pedestrian, rolling and cycling connections between every element of the City.</li> <li>2. The System is inviting, accessible and safe, enabling residents and visitors to feel comfortable and connected to the community.</li> <li>3. The system promotes a culture of walking and cycling and supports a range of active transportation.</li> </ol>
<b>Green Network</b>	<ol style="list-style-type: none"> <li>1. Nature and natural areas are recognized as fundamental building blocks of a liveable and healthy city.</li> <li>2. The parks and open space system includes a range of green spaces that support recreation, social interaction, and psychological and spiritual renewal.</li> <li>3. The parks and opens space system contributes significantly to the conservation and enhancement of the ecological network.</li> </ol>
<b>Blue Network</b>	<ol style="list-style-type: none"> <li>1. The recreational and ecological values of the waterfront and waterways are celebrated and protected.</li> <li>2. Richmond's waterfront provides a variety of activities and multiple destinations.</li> <li>3. Experience of the waterfront and waterways reflects the cultural and ecological uniqueness of our island city heritage.</li> <li>4. The parks and open space system integrates water into the urban fabric in creative and innovative ways.</li> </ol>
<b>Diversity and Multi-functionality</b>	<ol style="list-style-type: none"> <li>1. The system provides a variety of diverse open spaces that are flexible and able to respond to changes and community need.</li> <li>2. Community objectives are met while the finite resource of park land and public open space are protected.</li> <li>3. The City's sustainability is improved by the green infrastructure provided by the parks and open space system.</li> </ol>
<b>Resource Management</b>	<ol style="list-style-type: none"> <li>1. The parks and open space system is managed by a responsive organization that meets community needs.</li> <li>2. Richmond's Park's division is innovative and efficient in its management of resources.</li> <li>3. The system inspires shared stewardship between multiple stakeholders to foster pride, purpose and a sense of community.</li> </ol>

A total of 146 priority actions have been identified within the POSS. The following is a summary of the key actions:

- Diversify the range of activities available in neighbourhood parks.
- Close the existing gaps in the system; the community park gap identified in the Blundell and Broadmoor neighbourhoods and, continue to acquire and develop parks in the City Centre.
- Create exceptional destinations by investing in the unique attributes of the City's major parks, open spaces, and waterfront.
- Update the 2010 Trail Strategy.
- Develop a policy for a one kilometre radius distribution standard for city-wide trails and greenways.
- Develop and implement a park system-wide wayfinding and signage plan.
- Establish a process to protect and manage ecological and natural areas in parks and open spaces.
- Develop an updated business plan for the Britannia Heritage Shipyard Park and National Historic Site.
- Deliver programs that respond to emerging community priorities including urban agriculture, wildlife management and companion animal services.
- Explore additional revenue generating activities.
- Establish park specific resource management plans.
- Update and expand the urban forest strategy.

#### *Next Steps*

Regular monitoring and performance reporting will be initiated to ensure community needs are being met even as the city grows and changes. Through a regular reporting cycle, progress toward the outcomes will be measured.

#### **Financial Impact**

There is no financial impact to the endorsement of the 2022 Parks and Open Space Strategy. The priority actions will be funded through the annual Capital Plan and Operating Budget submissions to be approved by Council.

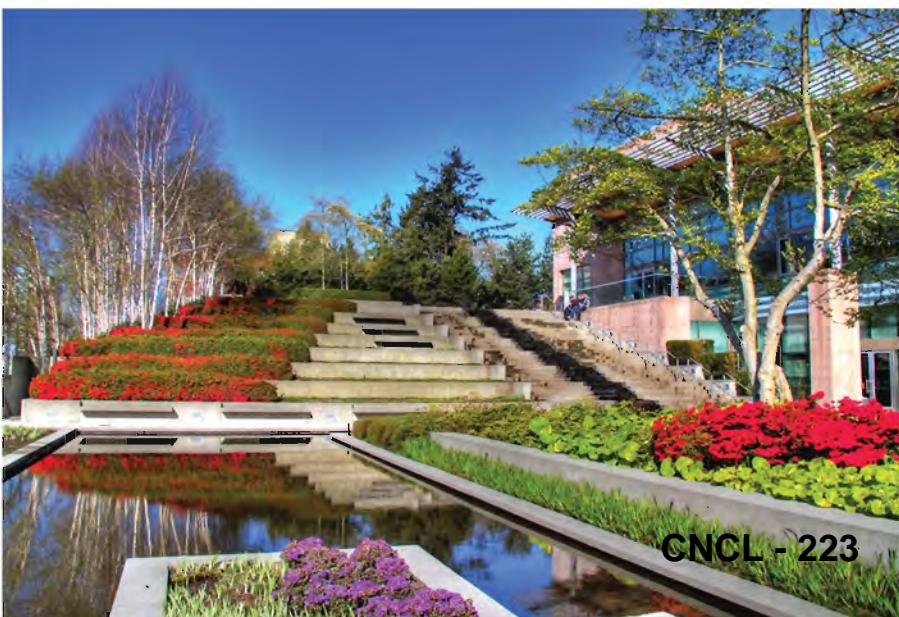
#### **Conclusion**

Building on Richmond's vision to become the most appealing, liveable, and well-managed community in Canada, the POSS provides both a complete review of the evolution of Richmond's parks and open space system and sets direction for the future. The POSS will be utilized to guide future community engagement and consultation, to inform future planning, guide parks and open space resource management, and as the basis for future work planning. With this strategy, the City is prepared to meet the challenges of delivering excellent service in a changing and increasingly complex parks and open space system.



Jamie Esko  
Park Planner  
(604-233-3341)





City of Richmond  
**2022**  
Parks & Open Space  
Strategy



## Acknowledgements

This document was prepared by the City of Richmond  
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Parks Division Participants

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Steve Priest

Our thanks to staff from across the City who collaborated  
with the Parks Division on developing this strategy.

# City of Richmond 2022 Parks & Open Space Strategy

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# Executive Summary

The completion of Richmond's 2022 Parks and Public Open Space Strategy is a significant milestone. This is the City's first comprehensive strategic plan for its parks and public open space system since 1977. The result of over 100 years of community initiative, foresight by successive City Councils, and systematic planning. As the first Parks and Open Space Strategy, this document endeavors to tell the whole story; the history, the state of the current system, how the system is changing and will change in the future, and what needs to be done over the next decade so that the community can continue to enjoy the benefits of healthy, vibrant parks, trails and greenways, natural areas, waterfronts and the urban realm.

## Planning for the Next Decade

Richmond is in the midst of a transformation, becoming an increasingly urban, 21st century city while sustaining strong suburban and rural communities. The kinds of parks and open spaces and the kinds of services that are being provided are changing and diversifying as a result.

The city's growing and ethnically diverse population requires more and new services. Addressing the needs of an aging population and increasing levels of inactivity will require a shift in the approach to accessibility and programming of outdoor places. Changing technology and innovative practices present opportunities for more effective management of the system, and at the same time will require shifts in organizational structure and resources. A greater awareness of climate change and the City's commitment to a "Sustainable Richmond" means that there is greater impetus to incorporate multiple objectives within each part of the parks and open space system. These are concrete indicators of the kinds of changes and adaptations that are required.



## The Parks and Open Space Strategy Framework

In March of 2011, Richmond City Council endorsed the Strategy Framework. The framework flows from the City's corporate vision to be "the most appealing, liveable and well-managed community in Canada". It consists of seven Focus Areas, each accompanied by several Outcome Statements that direct where priorities and resources must be focused in order to continue to provide a high quality parks and open space system into the future.

## Strategy Framework

Focus Areas	Outcome Statements
Health and Wellness	<ol style="list-style-type: none"> <li>1. The parks and open space system is inviting and welcoming to residents and visitors of all ages and backgrounds</li> <li>2. Residents of every neighbourhood have equal access to safe, appealing outdoor places to engage in healthy active lifestyles</li> <li>3. The diverse interests of the community are reflected in the range of spaces and programs offered by the parks and open space system</li> </ol>
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Resource Management	<ol style="list-style-type: none"> <li>1. The parks and open space system is managed by a responsive organization that meets community needs</li> <li>2. Richmond's Parks Division is recognized for its innovation and efficient management of resources</li> <li>3. The system inspires shared stewardship between multiple stakeholders to foster pride, purpose and a sense of community</li> </ol>

## Strategy Context

This document is written within the context of several overarching City policies and plans:

- the Official Community Plan, which contains policies regarding the provision of parks and open space;
- the City Centre Area Plan where most of the city's growth is occurring and where 136 additional acres of park and public open space will be acquired;
- the Development Cost Charges program that derives revenue for capital construction of city infrastructure and amenities in response to growth from each new development; and,
- the Parks, Recreation, and Cultural Service Master Plan 2005-2015, which established the service delivery model for the Community Services department.



*London Heritage Farm and community garden*

In addition, the City's long-standing relationship with the Richmond School District has resulted in a high degree of cooperation in co-locating schools and parks and in shared use of facilities. School District sites comprise 22% of the total parkland in Richmond and are a critical part of the network of neighbourhood parks. The School District is one of the key stakeholders considered in the Strategy.

## The Evolution of the Parks and Open Space System

This Strategy includes a thorough inventory of the whole system and all of the services delivered by the Parks Division, establishing the baseline for future decision making about priorities and resources. Parks delivers a broad range of services within the larger context of City policies (e.g., the Official Community Plan) and according to the Community Service Department's service delivery model. That model is based on a three-pronged approach to service delivery; working with others, being accountable and focussing on meeting community needs.

The evolution of the system, from the opening of the first school park at Mitchell School in 1908 to the first park bylaw in 1957 and the rapid growth of the system since, provides a fascinating perspective on the evolution of Richmond. Through the period of suburban expansion from the 1960's through the 1990's, the majority of the network of neighbourhood and community parks was established. Meanwhile, important landmarks like Minoru Park, the Richmond Nature Park, Garry Point Park, Terra Nova Rural Park and the Richmond Olympic Oval were secured and developed, showcasing Richmond's unique places and spaces. In

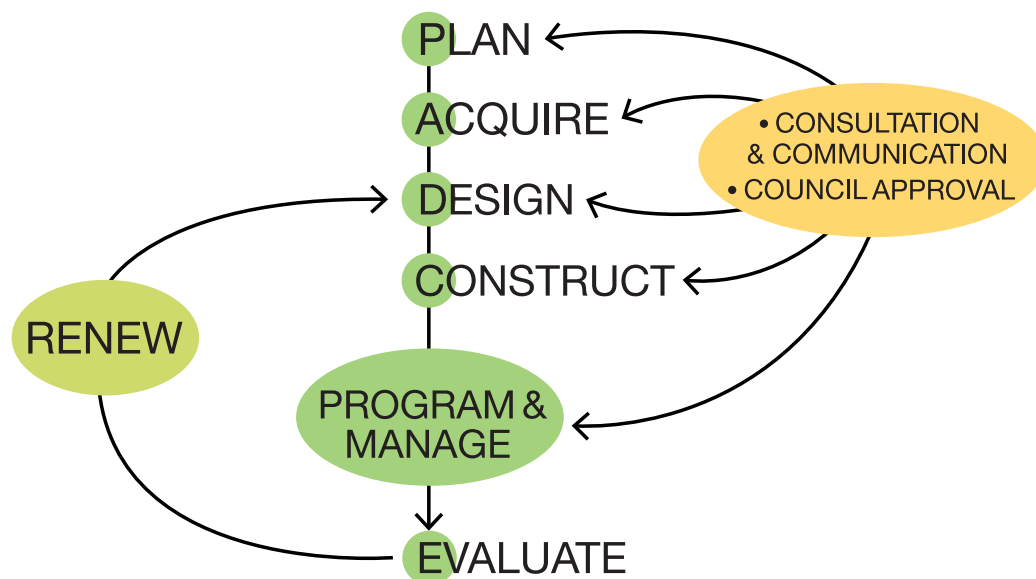


*Minoru Lakes c. 1984*

addition, the system is becoming increasingly sophisticated and diverse. For example, the development of artificial sports fields in several locations has enabled both increased access and play time for local sports organizations as well as the ability to host major sports tournaments. Public art has been integrated within several parks, for example the “House of Roots” at Paulik Gardens Neighbourhood Park, enriching people’s experiences. The range of programming opportunities is expanding offering more people more ways to become engaged with parks and open spaces.

## Delivering Excellent Service

The Parks Division’s three sections, **Parks Planning, Design and Construction**, **Parks Programs**, and **Parks Operations**, deliver a broad range of services as shown in the diagram below. The Division is responsible for the management of a total of 685 ha. (1,695 acres) of dedicated park land, more than 50 km of trails, a variety of waterfront amenities and a rapidly developing urban realm.



*Parks Division Services Diagram*

Surveys and public consultation results consistently show that Richmond residents have a high level of satisfaction with the city’s parks and trails and they wish to see these levels of service sustained. Through the use of demographic information and a variety of methods to gauge community need, the Parks Division has been able to deliver excellent service. As the city grows and diversifies, our services must be responsive to changing community needs and expand into new lines of business. Public consultation and working with community partners is key to ensuring that our resources are targeted to deliver the greatest community benefit.

The City has adopted standards for the provision of parks and open space and the analysis in the Strategy indicates that while most of the city is well served, there are some gaps to be addressed. This strategy includes directions for addressing those gaps and introduces a new standard for access to the city-wide trail system in response to growing demand for more and convenient access to trails.





*Garden City Community Park at the Play Environment*

Given the changes in the community and the consequent changes to the parks and open space system, the services provided by the Parks Division are expanding. In the last decade the new parks that have been built offer greater diversity in programming opportunities and landscape types. The size and number of private development projects that include significant parks and open space has increased dramatically in the last 5 years requiring a new level of service. Over the next decade new activities and new programs will be introduced to engage the city's diverse population and will provide more opportunities for active living and connection to Richmond's unique environment. In addition, in order to address the increasing complexity of the system, new strategies for sustaining high-quality operations and resource management are being adopted.

## Implementation Plan

The implementation plan highlights the priority actions that will be the focus of the Parks Division's work plans for the next ten years. The priority actions answer each of the Outcome Statements of the strategy framework. The plan will guide all annual and ongoing responsibilities (e.g., advanced planning and design, ageing infrastructure replacement, educational programs, annual maintenance programs). In addition, specific projects have been identified in the Implementation Plan.

Regular monitoring and evaluation will ensure the outcomes are met. With this strategic focus, Richmond's parks and open space system will be a key part of realizing the City's vision.



**CNCL - 232**



# 1 The Parks and Open Space Strategy

## Planning for the Next Decade

### Richmond Facts

Land Area	130 sq. kilometres
Population	205,000
Number of Islands	17
Km of shoreline	80
% of Land Area within the Agriculture Land Reserve	38%
% of Land Area City Parks	5%

### 1.1 Experience Richmond

The City of Richmond is an island city located in the Fraser River Estuary with over 80 kilometres of shoreline. Lulu Island, Sea Island and the 15 smaller islands that are within the city boundaries were first settled for agriculture and the salmon fishery, but the construction of perimeter dykes and the internal drainage network has shaped the City. The city that has developed, since it was incorporated in 1879, has a mix of rural life, historic village, suburban and urban neighbourhoods, and industrial lands with strongly defined waterfront edges and protected agricultural land boundaries.

Richmond is experiencing dramatic change. It is growing rapidly with a current population of 205,000 that is projected to reach 280,000 by 2041. It is an increasingly diverse community where over 50% of residents are immigrants. The city is also experiencing dramatic change with the arrival of the Canada Line rapid transit line and the Richmond Olympic Oval, a legacy of the 2010 Winter Olympic Games. As a result, Richmond's downtown is redeveloping according to the vision of the City Centre Area Plan to become a walkable community complete with a diversity of housing, jobs, and public amenities.

## Parks & Trails Facts

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<i>Number of parks .....</i>	<i>121</i>
<i>Total area.....</i>	<i>685 ha.</i>
<i>Number of Neighbourhood Parks .....</i>	<i>80</i>
<i>Number of Community Parks .....</i>	<i>8</i>
<i>Number of City-wide Parks .....</i>	<i>33</i>
<i>Number of Sport Fields.....</i>	<i>100</i>
<i>Trail Kilometres.....</i>	<i>50</i>

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The parks and open space system in Richmond has evolved over the course of over 100 years to serve the needs of the community and encompasses the landscapes and special places that make Richmond unique. City-owned parks, from small neighbourhood parks to large natural areas, make up the majority of the system while other types of public open space (e.g. streets, plazas and other outdoor amenity spaces) are increasingly augmenting parks where higher density urban development is occurring. The city's many waterfront destinations, including the dyke trails, piers and floats, are an integral part of Richmond's identity and are of regional significance. Further, the City has made considerable progress in developing a network of trails, greenways and neighbourhood links, in an effort to develop connections between neighbourhoods, parks, community facilities, and major destinations. The system is continually being expanded and diversified in order to meet the needs of a growing and changing community.

The City of Richmond's many services are aligned with the Corporate Vision for Richmond to be "the most appealing, livable, and well-managed community in Canada". In the spirit of the City's vision, this Strategy celebrates the commitment of the community and the City to building the parks and public open space system, resulting in the priceless legacy of over 685 ha (1695 acres) of park land and over 50 km of trails. It looks forward to the challenges that will be faced over the next decade and provides a plan to guide decision making and allocation of resources so that Richmond's parks and open space system will continue to be valued by the community and offer excellent service to all Richmond residents.



City Centre Plaza on No. 3 Rd.





*Middle Arm Waterfront Park at the Boaters' Row Amphitheatre and Sound Garden Play Area*

## 1.2 Shaping the Future

As the City's first comprehensive strategic plan for its parks and open space system, this strategy represents a significant milestone. It traces the evolution of the system from the first playground to the current sophisticated, interconnected system of places and spaces that are integral to the quality of life in Richmond. It describes the services provided by the Parks Division, the vital role of our community partners, and the standards that have been established to meet community need. And it clearly defines the priorities and desired outcomes for sustaining and expanding a high quality system for the next decade.

Over the next decade the parks and open space system will:

- Provide more opportunities for people to feel connected to their community and to be physically active;
- Celebrate and showcase the City's great places and offer vibrant urban parks, complemented by an engaging urban realm;
- Provide an expanded trail and greenway system that significantly improves the walking, rolling and cycling network at the neighbourhood and city-wide levels;
- Integrate ecosystem services across the system and develop eco-corridors along trails, greenways and streets;
- Build on our "Island City" heritage to develop more unique waterfront destinations, focus on increased recreational access to internal waterways (sloughs and canals), and celebrate water in innovative ways in the urban environment;
- Incorporate a greater diversity of activities and functions to both accommodate changing and diversifying community needs and to advance the City's sustainability objectives; and,
- Operate with increasing efficiency and effectiveness through the adoption of innovative practices and new technologies.

### Historic Plans and Strategies

*1957: "Parks and Schools for Richmond", Lower Mainland Planning Board*

*1977: "1977 - 82 Parks and Leisure Services Comprehensive Plan", Richmond Parks and Leisure Services*

*1979: "Richmond Trails Plan", Department of Leisure Services*

*2003: "2010 Richmond Trail Strategy", Parks, Recreation and Cultural Services Division*

*2005: "Parks, Recreation and Cultural Services: A Masterplan for 2005 - 2015", Parks, Recreation and Cultural Services Division*

## 1.3 Building the Strategy

An understanding of the needs of the community and the benefits that are derived from the parks and open space system as well as an understanding of the shifts that are occurring form the basis of the strategy.

### 1.3.1 Quality of Life and the Parks and Open Space System

What would the city be like without its parks and natural areas? And what would the community be like without places to play and socialize together? Parks and public open spaces are places people love, where they go to take pleasure in the companionship of friends and family, or to relax and enjoy moments of solitude.

A well-designed, well-connected system of parks and trails, greenways and streets, plazas and squares, waterfront and waterways, significantly contributes to individual and community wellness. In the last decade, greater diversity and multi-functionality have been introduced into the parks and open space system in Richmond in recognition of the following vital social, cultural, environmental and economic benefits the system provides:

- **Community building** – Parks and public open spaces help to build community by providing space for social interaction and providing activities and events that bring people of all ages and backgrounds together.
- **Improved physical and psychological health** – There is strong evidence that proximity to parks and access to nature is related to higher levels of physical activity and therefore better health outcomes as well as improved psychological health.
- **Ecosystem Services** - A healthy city environment is supported by key ecosystem services such as food production, water purification, clean air and protection of biodiversity.

- **Green Infrastructure** – From rainwater management systems to wastewater treatment to district energy utilities, parks and open spaces are increasingly becoming an integrated part of a more sustainable approach to urban infrastructure.
- **Climate Change Adaptation**– Parks and public open spaces can help mitigate the effects of climate change, increasing natural carbon storage (e.g., through bogs and the urban forest), contributing to flood mitigation and moderating the heating of urban areas.
- **Tourism** – Signature parks and public open spaces contribute to a city's unique identity and attract visitors bringing economic benefits to the local community.
- **Attracting business** – Businesses may choose their locations based on proximity to a park or open space where the quality of life is important for attracting employees.
- **Increased property value** – Parks have been shown to directly increase property values and stimulate investment in higher quality development in the areas surrounding them.

Over the next decade, the focus will be on delivering these benefits in the context of a changing community and an increasingly complex environment.

## 1.3.2 Trends and Change in the Parks and Open Space System

Richmond has gone through periods of profound change in the past and is in the middle of a transformational period now. In order to understand future needs and anticipate evolving uses, an understanding of the trends that will have the greatest influence on how services will be delivered in the future is essential. The most significant shifts that are occurring are identified below:

### Demographic Trends

- **Richmond is growing** – Population growth and related development generates the need to expand the parks and open space system and increase the services offered.
- **Richmond residents are getting older** – With an ageing population, use of parks and public open spaces is changing, and the physical abilities of the elderly must to be met with innovative and targeted park and open space design.
- **Richmond is becoming more ethnically diverse** – Richmond's population continues to diversify culturally, bringing new expectations of the role of the Parks and Public Open Space System.
- **Physical inactivity** – Inactivity, especially among children and youth, is associated with rising levels of chronic diseases. Providing convenient access to safe and engaging parks and public open spaces is one of the measures required to encourage people to lead healthy, active lives.
- **Changing leisure trends** – People are increasingly choosing more informal, individualized activities and are seeking more experiential and educational opportunities.

### Urban Development Trends

- **Richmond is becoming more urban** – With a shift to higher density urban development, especially in the City Centre, public open space plays a more important role in the lives of residents living in these neighbourhoods.
- **Focus on diversity and quality** – The limiting factors of cost and availability of land for parks and public open space is leading cities to focus on diversifying uses and increasing the quality of parks and public open spaces to meet growing community need. Accompanying this is an evolving definition of open space, where non-traditional open spaces such as rooftops, streetscapes and private amenity areas provide services complementary to parks and public open spaces.
- **Focus on walking, rolling and cycling** – With increasing knowledge of what makes a “complete community” and increasing awareness of the health benefits of alternative transportation modes, the importance of walking, rolling and cycling has been growing in Richmond and around the world.



## Environmental Trends

- **Loss of Ecosystem Services**
  - Rapid population growth and extensive development means that the parks and open space system has an increasingly vital role to play in providing the services that will contribute to a healthy city environment.
- **Local Food and Urban Agriculture**
  - As people have placed a greater value on local food production, interest in the use of parks and public open spaces for urban agriculture uses have increased.



*Terra Nova Rural Park volunteers working at the Sharing Farm*

## Resource Management Trends

- **Rising Maintenance Costs** - As the system grows and becomes more complex, operations and maintenance costs are increasing. The City will be challenged to develop strategies for shifting resources and adapting maintenance practices and to explore alternative funding sources to address rising costs.
- **Ageing Infrastructure** – Replacement of ageing infrastructure is an issue cities around the world are facing. Retrofitting and replacing park infrastructure (e.g. utilities, buildings and sports facilities) add considerably to the demands on operating budgets, which are typically structured to address regular maintenance activities.
- **Urban Forest Management** – The impacts of urbanization on the urban forest (e.g., loss of natural areas and the reduction of tree cover) place the challenge for sustaining a healthy urban forest into the realm of the streets, parks and public open spaces. As the urban forest on public land grows, managing for long-term health becomes imperative in order to manage costs.

### 1.3.3 Methodology and Process

Because the benefits of the parks and open space system can have such a positive effect on the quality of people's daily lives and because the system is so interconnected with many of the other services provided by the City, this strategy is written to reflect multiple interests and to invite continuing participation by all in realizing the outcomes.

The strategy has been developed for four main audiences:

1. **Residents and Community Partners** –The strategy proposes recommendations to resolve issues that have been identified by residents and sets directions for strengthening relationships with community partners.
2. **Developers and Landowners** – The strategy ensures that there is a clear understanding of the relationships between new development (residential, commercial and industrial) and the parks and public open space system.
3. **Council** – The Strategy has been developed to reflect Council priorities and to assist Council with decision-making, particularly through the 10-year Implementation Plan.
4. **Administration and Staff** – The strategy proposes directions and actions to address issues and emerging trends that will require collaboration between departments.

This strategy has been developed through the collaborative efforts of staff across all the divisions of the Community Services Department and across multiple city departments; Policy Planning, Transportation Planning, Engineering Planning, Sustainability and District Energy. That collaboration has yielded seven strategic focus areas along with a series of outcome statements, forming the strategy framework.

City of Richmond Council endorsed the strategy framework on March 14, 2011. Subsequently, the City solicited community input on the focus areas and outcomes at a series of neighbourhood meetings held in May and June of 2011. The meetings were used to gain insight into what people valued most about Richmond's parks and open space system and to confirm that the strategy framework resonated with the community.

Further work was completed on an update of the inventory of the system and an analysis of the system's strengths and weaknesses. Together with the preceding work, a 10 year Implementation Plan has been developed that will guide the Parks Division's actions and provide direction for the effective use of City resources as the community evolves.

## Best Practice



*Emery Barnes Park is Vancouver's newest downtown park. At 0.85 hectares in size, it functions as the neighbourhood's outdoor living room. It combines active uses like a children's playground, an off-leash dog park, space for games like soccer or Frisbee, along with gardens and seating areas. The most engaging feature in the park is the water feature, which runs the length of the park. The water splashes over rocks, runs along a channel with to its dramatic end in a plaza with continuous water display. The park was designed and constructed for \$5.5 mil.*

## 1.4 The Strategy Framework: Focus Areas and Outcomes

### Health and Wellness: Places and programs for physical, social and spiritual wellbeing

Convenient access to parks and open spaces is a strong indicator for healthy levels of physical activity and community cohesiveness. Access to places to walk, the most common reason people cite for visiting parks and trails, is a critical service the system can provide. Contact with nature and even simple green spaces with grass and trees have been shown to have profound psychological and physical benefits.

Community cohesiveness is stronger where there is an opportunity to engage in informal social contact, to play together, and where people of diverse ages and backgrounds can engage in shared experiences. The sports fields, playgrounds, places to walk dogs, community gardens, and public plazas play a central role in fostering a strong sense of community.

Achieving equitable and convenient access to parks and public open spaces for all residents is key to delivering the greatest benefit. In areas not currently well served with parks and open space, new parks, greenways and trails, and public squares must be secured to provide the same benefits to future residents.

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### Outcome #1

Our Parks and open space system is inviting and welcoming to residents and visitors of all ages and backgrounds

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### Outcome #2

Residents of every neighbourhood have equal access to safe, appealing places to engage in healthy, active lifestyles

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### Outcome #3

The diverse interests of the community are reflected in the range of spaces and programs offered by the Parks and open space system



## Great Places and Experiences: Promoting a vibrant and a 'distinctly Richmond' parks and open space system

Great places, where special experiences are shared, are an important aspect of the city's identity and community life. They motivate residents to get out and enjoy the city, to be active and to participate in community events, and they attract visitors from the region and beyond thereby contributing to the local economy through tourism. The vibrancy of Steveston Village and the iconic West Dyke Trail are treasured by Richmond residents and are some of Richmond's most popular tourist destinations. They are places that are rooted in the specific character of local cultures and landscapes, imparting a uniqueness and authenticity that is the signature of great places in other cities. In the future, the City will strive to protect those parks and public open spaces that capture Richmond's uniqueness and at the same time, will be challenged as the city grows and changes, especially in the City Centre, to create new places that are 'distinctly Richmond'.

### Outcome #1

The rich variety of great places, features and activities in the parks and open space system contribute to the city's vibrancy and identity

### Outcome #2

The parks and open space system enhances Richmond's status as an exceptional local, regional and international destination

### Outcome #3

The city's unique landscape, food, arts, culture and signature events are supported and showcased

### Outcome #4

Richmond's natural and cultural heritage are brought to life through active engagement, education and interpretation

## Best Practice



*Chicago's Millennium Park is a 10 hectare urban park that is one of the most popular tourist destinations in Chicago. The park features a variety of grand outdoor rooms containing monumental architecture and sculpture that animate the spaces and support year-round programs. The most notable aspects of the park are the Jay Pritzker Pavilion performance venue, iconic public art that is engaging and interactive, an outdoor dining and exhibition space that is converted into a free outdoor skating rink in the winter, and the quiet, contemplative Lurie Garden. The total construction budget was \$490 mil. The park is operated by a non-profit corporation whose annual operations and maintenance costs, including security services, were \$6,000,000 in 2009.*

## Best Practice



*Qinhuangdao Red Ribbon Park in the Heibei Province of China is built along a reclaimed river corridor. The 20 ha. greenway provides access to the river's edge for walking, jogging, fishing and swimming and incorporates natural habitats along with recreation and education facilities. The central feature of the greenway is a 500 metre long red ribbon that integrates seating, environmental interpretation, lighting and a boardwalk. Four pavilions, in the shape of clouds are distributed along the ribbon, which provide protection from the weather, meeting opportunities, and visual focal points.*

## Connectivity: Linking people, community and nature

Cities and neighbourhoods that are well connected by pleasant, green pedestrian and cycling routes provide opportunities for people to lead healthy lifestyles, and improve the vibrancy and environmental quality of city life. Dense, mixed use neighbourhoods with a connected network of streets are primary determinants of walkability and neighbourhoods that also have a high number of parks and open spaces see more people walking to their daily destinations. Cycling increases the distance people are able to travel for their daily trips (e.g., 5 km.) versus using the car and when cycling routes are separated from traffic, more people are comfortable with riding regularly. Richmond, a city that is becoming increasingly urban, has the opportunity to close the gaps that exist in the current system of sidewalks, greenways, neighbourhood links and trails and to build a complete system of neighbourhood and city-wide connections.

### Outcome #1

There are well established pedestrian and cycling connections between every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, natural areas, streets, commercial areas and industrial parks)

### Outcome #2

The system is inviting, accessible, and safe, enabling residents and visitors to feel comfortable and connected to the community

### Outcome #3

The system promotes a culture of walking and cycling and supports a range of active transportation modes



## Green Network: Creating a green, healthy and resilient cityscape

The words “green” and “natural” are used to describe everything from a simple park environment with grass and trees to a complex bog ecosystem like the Richmond Nature Park. That people desire contact with and benefit from experiences in green and natural environments is clear from a growing body of scientific research as well as the City’s own surveys and community consultations.

The green network, including urban parks, natural areas and the corridors that connect them (e.g., trails, greenways), offer benefits to human health and provide ecosystem services for a healthier urban environment. Natural areas in parks give people access to nature at the same time as supporting fish and wildlife. The urban forest, composed primarily of trees in parks and along streets, absorbs air pollutants, stores carbon and moderates the amount of heat absorbed in urban environments. The marshes along Sturgeon Banks provide flood protection. Stormwater captured in surface water features can be used as recreational and ecological elements in parks, while reducing the need for costly upgrades to the storm drainage system.

Traditionally, natural areas have been viewed as separate from the city but in considering the benefits and services provided by the green network, it will be increasingly important that ecosystem services are integrated within the urban fabric through the parks and open space system.

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### Outcome #1

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Nature and natural areas are recognized as fundamental building blocks of a liveable and healthy city.

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### Outcome #2

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The parks and open space system includes a range of green spaces that support recreation, social interaction and psychological and spiritual renewal.

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### Outcome #3

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The parks and open space system contributes significantly to the health of the ecological network

## Best Practice



**Tanner Springs Park**, in Portland’s Pearl District, is a 0.93 acre natural oasis in the city. All of the rain water that falls within the park boundaries is collected in a wetland that is the central feature of the park. The park is planted with native trees and grasses representing local native landscapes. A variety of seating options including stepped seating edges and benches distributed throughout the park provide very public observation areas and intimate gathering places. A floating boardwalk crossing the wetland brings visitors alongside a public art piece that incorporates salvaged railroad tracks referencing the former uses of the site. The park was constructed for \$3.6 mil. and was opened in 2002.

## Best Practice



*The recently developed Southeast False Creek Neighbourhood introduces multiple forms of connection to water and incorporates multiple public amenities for water-based recreation. A wetland in Hinge Park makes use of rainwater collected from the neighbourhood providing habitat and also integrating children's play. Along the waterfront is a 650 m. continuation of Vancouver's seawall providing access to an aqua bus stop, floats for recreational paddling, multiple view points and places to be at the water's edge as well as a naturalized shoreline featuring the very successful Habitat Island.*

## Blue Network: Transforming and celebrating our waterfront and waterways

The Blue Network is a fundamental part of Richmond's "Island City" identity. The Fraser River and its estuary defines the city's edges, and the network of internal waterways (sloughs, ditches and canals) are part of the city's physical, economic and cultural heritage. While the perimeter dykes and the drainage function of the internal waterways are fundamental to the city's flood protection, there is increasing focus on the waterfront and waterways for their rich natural environments and for recreational amenities, as evidenced by the popularity of the city's waterfront parks and dike trails, some of Richmond's most renowned destinations. The Middle Arm Waterfront Park, Terra Nova Rural Park and Garden City Community Park bring water and the waterfront into the experience and function of those parks. The success of these places highlights the need to explore opportunities to expand the role of the Blue Network in the parks and open space system.

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### Outcome #1

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The recreational and ecological values of the waterfront and waterways are celebrated and protected

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### Outcome #2

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Richmond's world class waterfront provides a variety of activities and multiple destinations

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### Outcome #3

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Experiences of the waterfront and waterways reflect the cultural and ecological uniqueness of our island city heritage

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### Outcome #4

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Our Parks and open space system integrates water into the urban fabric in creative and innovative ways



## Diversity and Mult-Functionality: Meeting and integrating multiple community objectives and uses

The parks and public open space system plays many roles in the city, from providing social and recreational venues, routes for civic infrastructure and providing ecological services. City-owned parks are among the largest of the City's land holdings and are an increasingly valuable and irreplaceable investment for future generations. In addition, the urban realm (i.e., greenways, plazas and neighbourhood links) provides complementary services and connections to the parks system.

While parks in Richmond have traditionally served primarily recreational functions, people are increasingly seeking greater diversity in the types of recreational activities (e.g., community gardens, off-leash dog parks, places to practice Tai-chi) and opportunities for social interaction. At the same time, working landscapes like the urban forest, stormwater ponds and urban farms are being introduced into the system to improve the city's sustainability. Integrating this diversity of roles and services while protecting the integrity of the parks and open space system requires a balanced approach that will protect the community's investment for the future and serve current community objectives.

### Outcome #1

The system provides a variety of diverse open spaces that are flexible and able to respond to changes and community need

### Outcome #2

Community objectives are met while the finite resource of park land and public open space are protected

### Outcome #3

The City's sustainability is improved by the green infrastructure provided by the parks and open space system

## Best Practice



*Portland's Pioneer Courthouse Square is an urban plaza that is also connected to a major transit hub. The plaza is heavily programmed but also functions as the central downtown gathering place. Complementing the public programming are commercial activities including food services and other types of retail businesses. The square is operated by a non-profit entity that directs revenues from commercial rent to programming, maintenance, security and promotion.*

## Best Practice



*New York City's "High Performance Landscape Guidelines" and "21st Century Parks for New York City" acknowledges that given the challenges presented by expanding roles and finite resources, integration of park and open space planning, design, construction and maintenance practices is necessary. The guidelines identify three critical tasks to be addressed:*

1. *Understanding the biophysical context of each park (e.g. soil, water, and vegetation) at a scientific level, where each component is optimized for maximum performance and ecological benefit.*
2. *Responding to the changing cultural and recreational preferences of each community, and engaging and educating local communities as stakeholders not just in the design process but also in resource management.*
3. *Collaborating with operations staff and other agencies to design resilient parks that save labour, reduce annual expenses, and require less frequent capital replacement.*

## Resource Management: Responsive and collaborative stewardship

The parks and open space system is dynamic, with patterns of use and levels of demand changing with the seasons and as a result of changes in the community (e.g., demographic and cultural shifts, increasing density). Effective resource management means responding in a timely manner to emerging issues or changing community needs while maximizing results within the available budget with the appropriately skilled staff. The operational budget, which is derived from property taxes, user fees, grants and donations, must be allocated to a growing inventory of parks and open spaces and increasingly specialized services (e.g. artificial turf sports fields, community gardens). To ensure the quality of service is sustained in the future, the Parks Division has shifted from assigning resources by maintenance activity to individual parks or defined use areas (e.g., trail section). This approach coordinates regular maintenance activities with the specific character and function of each location. The focus in the future will be on measuring the outcomes of this shift in resource management to improve and sustain the quality of the parks and open space system.

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### Outcome #1

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Our Parks and open space system is managed by a responsive organization that meets community needs

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### Outcome #2

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Richmond's Parks division is innovative and efficient in its management of resources

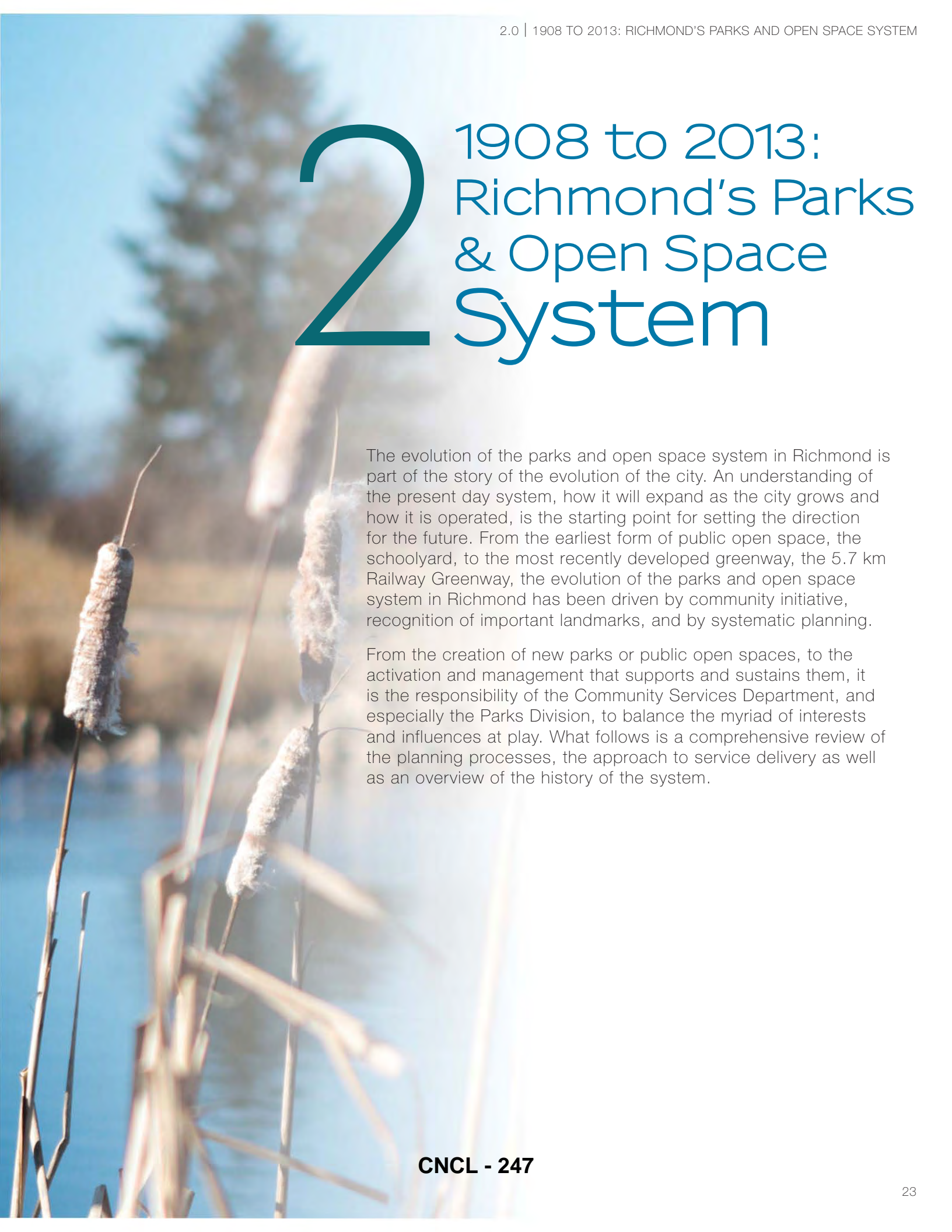
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### Outcome #3

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Our Parks and open space system inspires shared stewardship among multiple stakeholders to foster pride, purpose and a sense of community



The background of the page is a photograph of a pond. In the foreground, several tall, thin reeds and cattails are visible, some in sharp focus and others blurred. The water in the pond is a calm, light blue. In the background, there are more trees and a clear blue sky. The overall tone is peaceful and natural.

# 2 1908 to 2013: Richmond's Parks & Open Space System

The evolution of the parks and open space system in Richmond is part of the story of the evolution of the city. An understanding of the present day system, how it will expand as the city grows and how it is operated, is the starting point for setting the direction for the future. From the earliest form of public open space, the schoolyard, to the most recently developed greenway, the 5.7 km Railway Greenway, the evolution of the parks and open space system in Richmond has been driven by community initiative, recognition of important landmarks, and by systematic planning.

From the creation of new parks or public open spaces, to the activation and management that supports and sustains them, it is the responsibility of the Community Services Department, and especially the Parks Division, to balance the myriad of interests and influences at play. What follows is a comprehensive review of the planning processes, the approach to service delivery as well as an overview of the history of the system.

## 2.1 The Planning Context

The growth of the parks and open space system is planned in concert with the growth of the city. It is through systematic planning, and the relevant supporting policies, that a well-distributed, well-connected system of parks and open space is achieved.

### i. Official Community Plan (OCP)

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The OCP guides the City's growth through designation of land uses, locating civic infrastructure and public facilities, housing policies, targets for greenhouse gas reductions as well as policies regarding agricultural uses and ecosystem protection and enhancement. The Public Open Space and the Public Realm section in the 2041 OCP Update establishes the City's policies for the provision of parks and public open space and provides objectives for the protection and future expansion of the system.

### ii. Development Cost Charges (DCC's)

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New development typically means an increase in population and a resultant increase in the demand for municipal services. According to Provincial legislation, municipalities can charge developers a one-time proportional fee for the acquisition and development of parkland (as well as for sewers, drainage, water and roads). DCC's can be applied to acquiring land for new parks or to expanding existing parks in areas of the City affected by growth. They are also used to construct new parks or to add new features to existing parks. By law, DCC's cannot be used for parks operations and maintenance.

### iii. City Centre Area Plan (CCAP)

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According to the OCP, the majority of the City's growth over the next 30 years will occur in the City Centre. The CCAP shows in detail how much and where additional public open space will be secured or acquired. The City has already acquired 20 acres for future park and will continue to acquire land within the City Centre and citywide to accommodate the projected growth.

### iv. City and Richmond School District Relationship

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The City of Richmond and the Richmond School District have a long-standing agreement to co-locate schools and parks. The Richmond School District 38 elementary school and 10 secondary school sites comprise 22% of the total parkland in Richmond. Of the 48 school sites, 36 include property owned by the City. The cooperative relationship goes deeper with the joint use agreement where the Parks Division exchanges community use of school gymnasiums for school ground maintenance. In addition, the City and the Richmond School District both support school Parent Advisory Groups to enhance playgrounds and other park amenities.

## 2.2 The Community Services Department Service Delivery Model

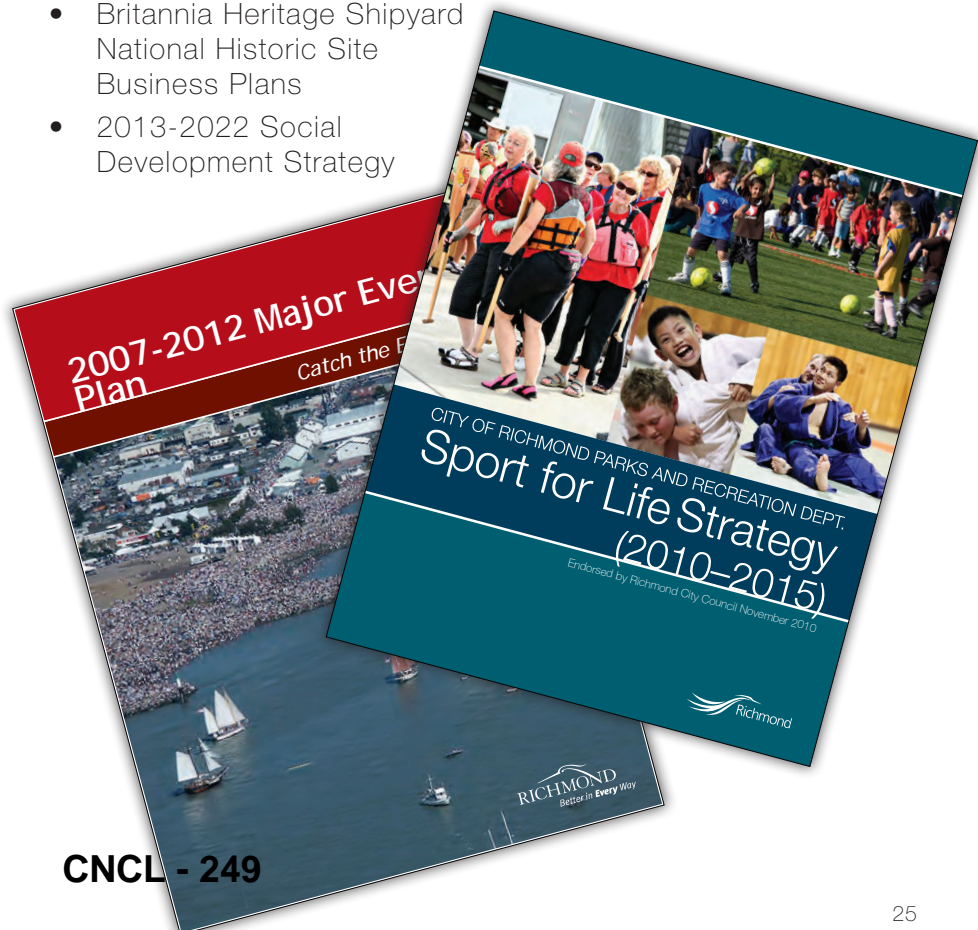
The Parks Division is one of the 4 divisions within the Community Services Department; Parks, Recreation, Arts, Cultural & Heritage Services, Community Social Development. The Department's programs and services are delivered according to the Well-Being Framework adopted in the Parks, Recreation, and Cultural Services Master Plan 2005-2015. The framework describes the essential needs of well-being; healthy lifestyles and a healthy environment, a connected community, and opportunities for individual growth. The Master Plan established a comprehensive service delivery model based on the following three approaches:

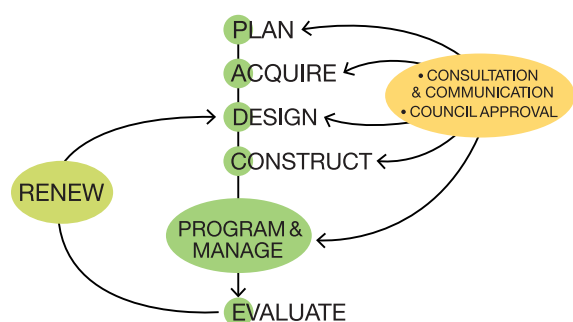
1. A Relationship-Based Approach describes how the City will work with others by valuing and encouraging community involvement and valuing effective partnerships.
2. Being Accountable in the context of parks and recreation services means providing the best services and programs possible within the resources available.
3. A Service-Based approach focuses on program and service priorities that;
  - Address community need;
  - Deliver the range of opportunities that will reach all segments of the community; and,
  - Ensure City and community resources are effectively allocated.

## 2.3 Related Strategies and Plans

The following is a list of City strategies and plans whose directions and recommendations are relevant to the effective delivery of services in the parks and open space system. See Appendix A for detail on the relevant directions and recommendations from each.

- PRCS Volunteer Management Strategy
- Older Adults Service Plan
- Youth Service Plan
- Community Wellness Strategy
- Richmond Sport for Life Strategy 2010-2015
- Richmond Field Sport Strategy
- Museum and Heritage Strategy
- Richmond Arts Strategy
- City Centre Public Art Plan 2011
- 2007-2012 Major Events Plan
- Waterfront Strategy
- ESA Management Strategy
- Britannia Heritage Shipyard National Historic Site Business Plans
- 2013-2022 Social Development Strategy





## 2.4 Parks Division Services Overview

The Parks Division's services are organized around three sections, a) **Parks Planning, Design and Construction**, b) **Parks Programs**, and c) **Parks Operations**. The following is an overview of the Parks Division's areas of responsibility and expertise.

### PLAN

The establishment of new parks and public open spaces is initiated through the planning of new neighbourhoods or redevelopment of neighbourhoods. At the planning stage, location and function (e.g., neighbourhood, community, city-wide) are determined and the integration of new parks and open spaces into the neighbourhood and into the larger system is carefully considered. Parks Planning staff are responsible for providing guidance through area planning, rezoning, and development application processes. Refer to Appendix B for more detail about the processes.

### ACQUIRE

As determined in the OCP, the projected population increase of 80,000 people over the next 30 years will mean expansion of the system by 133 ha. (330 acres) to meet the City's current standards for the provision of parks and open space. A set of criteria, based on the City's priorities, has been adopted to assist with planning for future land acquisition and to evaluate opportunities as they arise. The priorities are; acquisition of waterfront sites, accommodation of population and residential growth, completion of acquisition of existing parks, conservation of significant ecological features, response to public need, and acquisition of land being sold by other levels of government where it will have an impact on the system.

### DESIGN

The design of new or the renewal of existing parks and open spaces is the product of a thorough understanding of the site and its context, knowledge of best practices, public consultation, and design expertise. Through the design process, a program (i.e., the mix of activities and elements) is developed and finally, a master plan is presented to City Council for approval. Parks Design staff provide the expertise to undertake design and to direct developers and their consultants in the preparation of master plans and detailed design.

### CONSTRUCT

The Parks Division is responsible for the construction of parks and oversight of public open space constructed by others to ensure the City's objectives are met. For City constructed projects, Parks and Public Works staff have expertise in the construction of all types of park and open space projects and the wide variety of program elements included (e.g., sports fields and courts, playgrounds and water parks, plazas and amphitheatres, piers and floats).



## COMMUNICATE

Information about the system is communicated through reports and strategies presented to City Council, on the City's website, through information and marketing publications (e.g., maps, brochures), public open houses and other public forums, and through signage and interpretive features. The Parks Division is responsible for the graphics, mapping and technical production necessary to inform Council and the community about the parks and open space system.

## PROGRAM

Engaging individuals and community groups in the activation of parks and open spaces is the responsibility of the Parks Programs section. Stewardship activities are offered through the Partners for Beautification Program while educational and experiential programs are offered at Terra Nova Rural Park and the Richmond Nature Park. The Programs section facilitates community events and a variety of urban agriculture initiatives including community gardens. It is also charged with a central role in urban wildlife management and companion animal programs and services.

## MANAGE

Sustaining the quality of the City's parks, trails, boulevards and medians, the urban forest, and the grounds of City facilities is the responsibility of the Parks Operations section. From maintenance of park infrastructure, to the beautification of streets, to the management of vegetation along major infrastructure corridors (e.g., dykes and drainage ditches), the Operations section beautifies all parts of the City.

*For more information on the Parks Division's services, please refer to Appendix C.*

## 2.5 Community Relationships

The Parks Division works with a range of community organizations, non-profit organizations, sport and culture organizations, and individuals to augment City services and to provide services not offered by the City. These relationships add value to people's experiences and provide a multitude of opportunities for people to become engaged in parks and public open spaces.

- **Community Associations**  
The city's 8 community associations assist with the understanding of the needs of individual communities and provide direct connections to community members for various outreach and consultation processes. They also participate directly in delivering programs and supporting capital improvements in community parks.
- **Sports Organizations**  
The Parks Division works closely with outdoor athletic organizations through the Richmond Sports Council to build, maintain and allocate sports facilities.
- **Programming Relationships**  
There are a variety of organizations that run programs, including school programs, in parks and related facilities (e.g., Richmond Nature Park Society, The Sharing Farm Society).
- **Licensees and Tenants**  
Organizations that have lease or other agreements for use of park space or other City facilities (e.g., buildings) also offer some form of community benefit (e.g., the learn-to-row programs at the UBC M.S. Lecky Boathouse).

- **Partners for Beautification Program**

This City-run program offers stewardship opportunities and activities that provide a connection to nature for individuals and groups (e.g., corporations, cultural organizations, non-profit organizations).

- **Volunteers**

Volunteers assist the City in delivering programs and special events. While volunteers are an invaluable resource, expanding the capacity of the City and other organizations to deliver programs and events, the benefits of social interaction and engagement are an important part of community building.



*Garden City Community Park: The bridge over the stormwater detention pond*

## 2.6 The Evolution of the Parks and Open Space System

Richmond residents enjoy a wealth of parks that are treasured by the community and a network of waterfront trails that are a regional destination. The parks and open space system is comprised of parks and trails, greenways and streets, plazas and squares, waterfronts and waterways. The system offers 121 parks, a total area of 680 hectares (1680 acres), and over 50 kilometres of trails. Local neighbourhood parks are highly valued by the community, as are the City's special places; Garry Point Park for its waterfront location and spectacular views, the unique blend of natural features and agricultural activities at Terra Nova Rural Park, Minoru Park with its premier sports facilities and the peaceful, garden-like lakes area, and the Richmond Nature Park where one can experience and learn about Richmond's natural history.

The legacy of over 100 years of concerted effort by the community, the support of successive City Councils, and strategic planning and land acquisition has resulted in a system of parks, trails, and public open spaces that adds immeasurably to the quality of life enjoyed in Richmond.



*Steveston Park Playground c. 1970*

# The Evolution of Richmond's Parks & Open Space System

**1908** Mitchell School Opens

**1944** Steveston Park Playground

By 1950 there were **8** neighbourhood parks and **3** community parks

**1950's**

Richmond had a total of **20 acres of park** at **South Arm, Steveston, Brighthouse & King George**

**1955** *1st Park Bylaw*

- dedication of 60 acres for **Minoru Park**
- expansion of **King George** and **Steveston Parks**
- dedication of 10 acres for **Hamilton Park**

**1960's**

**13** new neighbourhood parks

**1960** Hugh Boyd Community Park

**1968** Thompson Burnett Community Park

**1970's** Richmond Nature Park

and **14** new neighbourhood parks

**1979** *1st Richmond Trails Plan*

**1980's**

**11** new neighbourhood parks  
Bath Slough, Horseshoe Slough and Shell Road Trails

**1984** Garry Point Park

**1990's**

**20** new neighbourhood parks  
West Dyke, South Dyke, River Road, East Richmond, Steveston Greenways, South Cove & McCallan Road Trails

**1995** Britannia Heritage Shipyards Park

**1998** Terra Nova Natural Area

**1999** McLean Park

**2000's**

**5** new neighbourhood parks

**2002** Development of **Terra Nova Rural Park** begins

**2004** **Imperial Landing** complete

**2005** Development of **Garden City Community Park** begins

**2009** **Richmond Olympic Oval**

Riverside Spirit Square and Water Sky Garden complete

**2010's**

**Middle Arm**

**Waterfront Greenway** complete

- **1** new neighbourhood park
- Purchase of **Railway Avenue Lands** and the **Grauer Lands**

**CNCL - 253**







CNCL - 255





# 3

## Service Excellence

This section outlines the ways in which community needs are assessed, how the standards used to determine open space provision are applied and how resources are allocated in order to provide an excellent quality of service to the community.

### 3.1. Assessing Community Need

#### 3.1.1. Community Demographics

Population growth and changing demographics are key factors in understanding shifts in community need. Population growth drives the growth of the parks and open space system and new services are targeted at those areas of the city experiencing growth. In the last decade, the city's population has grown by over 22,000 people at the same time as 74 ha. (183 acres) of parkland have been added to the system. Over the next decade, Richmond's population is forecast to increase by approximately 50,000 people, with 75% of the growth occurring City Centre.

The effects of changing demographics vary across the city, and over time, so the demographic profiles of each area must be considered in assessing the types of services offered. However, the larger demographic trends of an aging population and increasing cultural diversity have implications across the system.

Ensuring that our services are responsive to these influences is approached in the following ways:

- Regular updates to the Land Acquisition Strategy to update priorities based on growth and development trends;
- Consideration of demographic profiles at the planning area scale when undertaking park capital projects; and,

- Public consultation to obtain a more nuanced understanding of local demographics is conducted with regard to particular services or in association with particular projects.

### 3.1.2. Community Satisfaction

Community Satisfaction measures peoples' perceptions of how well their needs are being met and the quality of services provided. This information has been collected through surveys and public consultation processes.

#### ***2010 Ipsos Reid Recreation and Physical Fitness Survey***

This bi-annual survey conducted in municipalities across BC provides information on residents' activity levels and their level of satisfaction with the City's parks and recreation programs and facilities. The results that are specific to parks and trails in Richmond are as follows:

- 84% felt that access to paths, trails and green spaces are important to their physical fitness
- The top 3 types of outdoor activities are walking (50%), socializing outdoors (50%), and attending outdoor community events (49%)
- 91% are satisfied with the City's recreation facilities (which includes parks and trails)
- In response to the question "What do you like best about living in Richmond?" the strongest response was its "natural setting"

The value of this survey is that with its province-wide scope, it enables comparison with other municipalities on some of the basic services the system provides. The survey was first completed in 2006 and provides a good baseline for future evaluations.

#### ***PRCS Community Needs Assessment (2009)***

The Community Needs Assessment, which is conducted every 5 years, gathers information on the awareness of, participation levels in, and satisfaction with the City's parks, recreation, sports, and cultural programs, services and facilities. In the 2009 survey, residents expressed a high level of satisfaction and so the overarching recommendation of the study was to maintain the current levels of service offered. Some of the findings that relate directly to the Parks Division services are as follows:

- 83% of residents feel that the City provides enough parks playgrounds and trails
- The majority of residents typically go to their neighbourhood parks for most of their outdoor leisure activities
- Trails are viewed as very positive assets and are used quite regularly by large parts of the population.
- Park usage appears to be influenced somewhat by dog off-leash issues.

#### **Top Outdoor Activities (2009 PRCS Community Needs Assessment)**

83%	<i>Walk/run</i>
56%	<i>Socialize outdoors</i>
49%	<i>Attend outdoor community events</i>
48%	<i>Cycling for recreation or exercise</i>
44%	<i>Visit the Richmond Nature Park</i>
40%	<i>Play at a playground</i>
39%	<i>Visit museum/heritage sites</i>
39%	<i>Play outdoor sports</i>





*Dolphin Basketball Classic at Thompson Community Park*

The recommendations arising out of the Needs Assessment are:

- Continue to foster and encourage neighbourhood park use
- Showcase major parks for the higher quality amenities they offer
- Increase awareness of the Richmond Nature Park and what it offers
- Evaluate “dog off-leash” areas and policies, and consider adding off-leash areas as well as increasing enforcement
- Expand trails and trail connections to lead to increased usage.
- Create culturally relevant opportunities for groups to meet, exercise and socialise in neighbourhood parks

The Needs Assessment provides both quantitative and qualitative information that will inform the **Implementation Plan** of this Strategy and will form the basis for future monitoring and measurement.

### **2041 OCP Community Engagement**

The recent update to the OCP was informed by extensive community consultation through 28 public open houses, city-wide surveys and online discussion forums. The findings were that residents generally desire the protection of the existing parks and open space system. The priorities relevant to the parks and public open space system that were identified to be included in the OCP Update were:

- improve streets and connectivity in neighbourhoods
- provide more parks and open space
- improve the ecological network and its services
- improve opportunities to access the shoreline

## Focus Group Facts

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*71 Participants at  
7 Meetings with:*

- *Youth (city-wide)*
  - *Older Adults (City Centre)*
  - *Multi-cultural representatives (city-wide)*
  - *West Richmond Area*
  - *Thompson Area*
  - *South Arm Area*
  - *Steveston non-profit organizations*
- 

## ***Parks and Open Space Strategy Focus Groups***

A series of seven meetings were organized in 2011 to obtain input on the Strategy from a wide cross-section of people from each of the Community Centre catchment areas. The participants were young to old, with varying interests and ethnicities. They were led through a series of exercises to gain insight into the seven focus areas of the Strategy and to provide information on their experience with the parks and public open space system.

Most people reported satisfaction with the system in its current form. Residents' favorite places in Richmond were overwhelmingly Steveston Village, the dyke trails and Minoru Park. Some of the insights, themes, and highlights from the meetings include the following:

- Provide opportunities for connection with nature and the natural environment
- Increase opportunities for seniors to remain active
- Increase communication, education and information (i.e. signage) to residents on current assets
- Continue maintenance
- Enhance existing parks with other features; washrooms, lighting, etc.
- Increase bike routes and trail systems
- Include places of solitude and sanctuary into the overall parks and open space system
- Increase education related to ecosystems, resiliency and ecological networks

The complete report on the findings of the neighbourhood meetings can be found in Appendix E

## ***Emerging Priorities***

Monitoring of demographic shifts and community satisfaction will continue in the following ways:

- Use of demographic data from the most recent census providing information at the planning area level;
- In 2014, the Community Needs Assessment will be updated for the whole Community Services Department;
- The use of focus groups and on-line tools to collect more detailed and targeted information; and,
- Measurement of usage rates of parks and trails.

## 3.2 Open Space Standards

The open space standards are benchmarks for determining the distribution and quantity of parks and public open spaces and are used to guide planning, acquisition and use. The most critical standard the system must meet is for the distribution of parks. Achieving convenient, equitable access is fundamental to effectively meeting community need. However, in growing areas of the city, it is necessary to increase the quantity of parks and open spaces and the quantity standards provide the means to secure adequate parkland.



Middle Arm Waterfront Park

### 3.2.1. Park Quantity Standard

The standard for quantity of park and open space is expressed as a ratio of hectares or acres per 1000 population. This type of ratio is used by Parks agencies across North America but is applied differently in each jurisdiction as it relates to the local context. In Richmond, the quantity standard is used for all of the types of municipal park and open space. The standard is based on the historic level of quantity of dedicated parkland, a level of service the community expects and supports.

#### Quantity Standard

City Wide - 3.1 ha. (7.66 acres)/1000 population	City Centre* - 1.3 ha. (3.25 acres)/1000 population	133.5 additional ha. (330 acres) required for 2041 population of 284,000
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*\*The higher population densities in City Centre mean that residents will have access to parks and public open spaces within 400 metres of where they live to the standard of 3.25 acres/1000 population. The balance of open space will be located elsewhere to meet the city-wide quantity standard.*

### 3.2.2. Park and Trail Distribution Standards

The standards for distribution are based on walking distances and are applied to neighbourhood and community parks and city-wide trails. Use of these standards ensures that all residential areas, and most commercial areas, have equitable access to the system. In addition to the walking distance, neighbourhood parks are also situated so that users do not have to cross major streets in recognition that neighbourhood parks are the most accessible to those who have the least mobility (e.g., children, seniors).

The Distribution Standard is applied according to park/trail type. The park typology presented here is an update of the classification of parks and proposes a new standard for city-wide trails and greenways.

#### Distribution Standards

Parks	Neighbourhood Parks <ul style="list-style-type: none"> <li>• Serve an 800 m. radius</li> <li>• 400 m. radius in City Centre*</li> </ul>	Community Parks <ul style="list-style-type: none"> <li>• Serve a 1.5 km. radius</li> </ul>	City-wide Parks <ul style="list-style-type: none"> <li>• Location determined by unique site attributes (e.g., waterfront)</li> </ul>
Trails	City-wide Trails/Greenways <ul style="list-style-type: none"> <li>• serve a 1 km. radius</li> </ul>	Neighbourhood Links <ul style="list-style-type: none"> <li>• no standard</li> </ul>	

Parks and Trails Typology		
Type <sup>1</sup>	Sub-Type	Description
Neighbourhood Park <sup>2</sup>	Urban Plaza	<ul style="list-style-type: none"> <li>Smaller than 0.4 ha (1 acre).</li> <li>Providing for social gatherings, celebrations and passive recreation.</li> </ul>
	Pocket Park	<ul style="list-style-type: none"> <li>Smaller than 0.8 ha (2 acres).</li> <li>Providing small scale activities such as tot lots and gathering space.</li> </ul>
	Neighbourhood Park (including school sites)	<ul style="list-style-type: none"> <li>Between 0.8 to 8 ha. (2 and 20 acres).</li> <li>Providing for passive and informal active recreation incl. playgrounds and limited programmed sports and serve as neighbourhood gathering places.</li> </ul>
Community Park	No sub-types	<ul style="list-style-type: none"> <li>Larger than 8 ha (20 acres).</li> <li>Provide for active recreation uses incl. walking routes, destination playgrounds and fully programmed sports facilities, significant numbers of large-scale trees and features providing ecosystem services.</li> <li>Provide facilities and infrastructure for community scale events.</li> </ul>
City-Wide Park	Natural Area	<ul style="list-style-type: none"> <li>Variable size but ideally larger than 8 ha (20 acres) to function as hubs within the Ecological Network.</li> <li>Provide trails and interpretive and educational program opportunities.</li> </ul>
	Linear Park <sup>2</sup>	<ul style="list-style-type: none"> <li>Variable size but with a min. width of 10 m.</li> <li>Provide city-wide trail/greenway connections, include various neighbourhood amenities.</li> <li>May function as eco-corridors.</li> </ul>
	Signature Park	<ul style="list-style-type: none"> <li>Variable size.</li> <li>Contain special facilities, unique landscapes and cultural features.</li> </ul>
Trail	Trail	<ul style="list-style-type: none"> <li>City-wide recreational corridors, typically off-road, providing access to the waterfront, natural areas, parks, heritage sites and community facilities.</li> <li>Provide rest areas, and special amenities (e.g., piers)</li> <li>May function as eco-corridors.</li> </ul>
	Greenway <sup>3</sup>	<ul style="list-style-type: none"> <li>City-wide corridors that link multiple destinations such as parks, natural areas, historic sites, and community facilities.</li> <li>Provide a higher standard of amenity incl. designated pedestrian and cycling lanes, special features (landscaping, public art, special furnishing and paving).</li> <li>May function as eco-corridors.</li> </ul>
	Neighbourhood Link <sup>2</sup>	<ul style="list-style-type: none"> <li>Neighbourhood pedestrian and cycling routes both on local streets and off-street (incl. trails through parks).</li> <li>Provide connections to local destinations (e.g., schools, parks, shopping)</li> </ul>

## Notes:

1. Iona Beach Regional Park and Sea Island Conservation Area are administered by other agencies and so are not included in the City's park typology.

2. May be partially or wholly located on private property where public access has been secured through legal agreement.

3. Exclusive of on-street cycling routes without enhanced pedestrian facilities

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### 3.2.3 Analysis of Gaps

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Application of the Distribution Standards to the existing parks and trails system reveals that while the majority of Richmond's residential areas and even most commercial and industrial zones, are well served by parks and trails, there are gaps that must be addressed. Service gaps are revealed by plotting the distribution standards on the park system map. The Gap Analysis provides direction for addressing these gaps. The maps on pages 43, 45 and 47 show the Gap Analysis. Refer to Section 4 -Implementation Plan for specific actions.

---

#### Neighbourhood Parks (Map 2)

##### *i. City Centre*

Gaps exist, temporarily, in the City Centre in areas that are being redeveloped according to the City Centre Area Plan (CCAP). As these areas redevelop, new neighbourhood parks will be constructed. There are several properties already owned by the City, as indicated on Map (2), which will help to close most of the gaps within the next decade.

The gap shown in the Eastern part of Lansdowne Village (between No. 3 Road and Garden City Road) will be served by open space that will be developed along with the redevelopment of the Lansdowne Mall site. The timing of that redevelopment is unknown at this time.

In Bridgeport Village, on the western shore known as Duck Island, a preliminary development proposal has been submitted to the City that includes significant park space and waterfront amenities that will fill the gaps shown in that area.

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#### Community Parks (Map 3)

Traditional community parks were typically co-located with community centres and secondary schools and were largely dedicated to athletic facilities (e.g., sports fields and swimming pools). The new model for community parks incorporates some of the same features, such as destination playgrounds and community celebration facilities, but also includes a broader range of amenities. Since the community's focus has been on developing higher quality sports facilities in fewer locations (e.g., artificial turf fields at Hugh Boyd Community Park, Minoru Park, Richmond Secondary School, and King George Community Park), new community parks are not required to provide those facilities as their primary role.



### ***i. City Centre***

The future Middle Arm Waterfront Park, for which the City has already begun acquiring properties, will be both a city-wide destination park and will fulfill the role of a community park serving the western and northern sections of the City Centre. The area of Bridgeport Village that is not served by a community park is a non-residential area and, as noted previously, will see the development of significant park and waterfront amenities in the future.

### ***ii. West Cambie***

The need for a community park in this area has not previously been identified. Assessment of the need for a community park and a strategy for delivering the required services will be developed in the future.

### ***iii. Tait Neighbourhood***

The isolated nature of this small residential neighbourhood creates a challenge for delivering community level parks in a cost effective manner. The City has developed an adaptive strategy that capitalizes on new development on the North Arm waterfront. The development on River Dr between No. 4 Rd and Shell Rd., includes two waterfront parks and an upgrade to the dike trail that will provide gathering spaces, sports facilities and a destination playground. The developer is also contributing indoor community space that will be located at Tait Elementary School.

### ***iv. Blundell & Broadmoor Neighbourhoods***

The narrow gap that exists beyond the boundaries of the Steveston, Hugh Boyd, Thompson, and South Arm Community Park service areas will be addressed by increasing the range of community amenities offered at Blundell and London-Steveston Neighbourhood Parks. Both parks are larger than typical neighbourhood parks (11.3 and 17 ha. respectively) and offer numerous sports fields, sport courts and playgrounds. The City will undertake a planning process to determine what additional amenities will be required.

### ***v. Kingswood and Woodward Neighbourhoods***

These neighbourhoods fall outside the South Arm service area. To address this gap and to accommodate the growth occurring in the area, on the former Fantasy Gardens site, a new park (currently known as The Gardens Agricultural Park) will be developed. The original gardens will be restored and community gardens, celebration facilities, and a destination playground will be added to the park.

### ***vi. Sea Island***

This is a smaller neighbourhood surrounded by land controlled by the Vancouver International Airport Authority (YVR). The limited land base available to the City has made it difficult to provide a typical community park. The complement of park space in the neighbourhood, including the sports fields maintained by the City on YVR land, does provide a reasonable level of service. In the future, better connections to the City Centre will provide Sea Island residents with greater access to the major park and open space amenities located there.

## Trails & Greenways (Map 4)

To date, the City has not adopted a standard for the provision of trails. The importance of walking, cycling and trails to the community merits increased focus on trail and cycling network improvements. Therefore, a one kilometre radius service standard is being proposed with this Strategy. This service area is applied to city-wide trails and greenways. With the future update of the 2010 Trail Strategy, the resultant gaps in the system will be addressed. Some steps to address the gaps will be implemented in the near future.

### *i. Railway Greenway*

Development of the Greenway is underway providing service to a large area of West Richmond. Construction of the first phase will be completed in fall of 2013.

### *ii Lansdowne Linear Park*

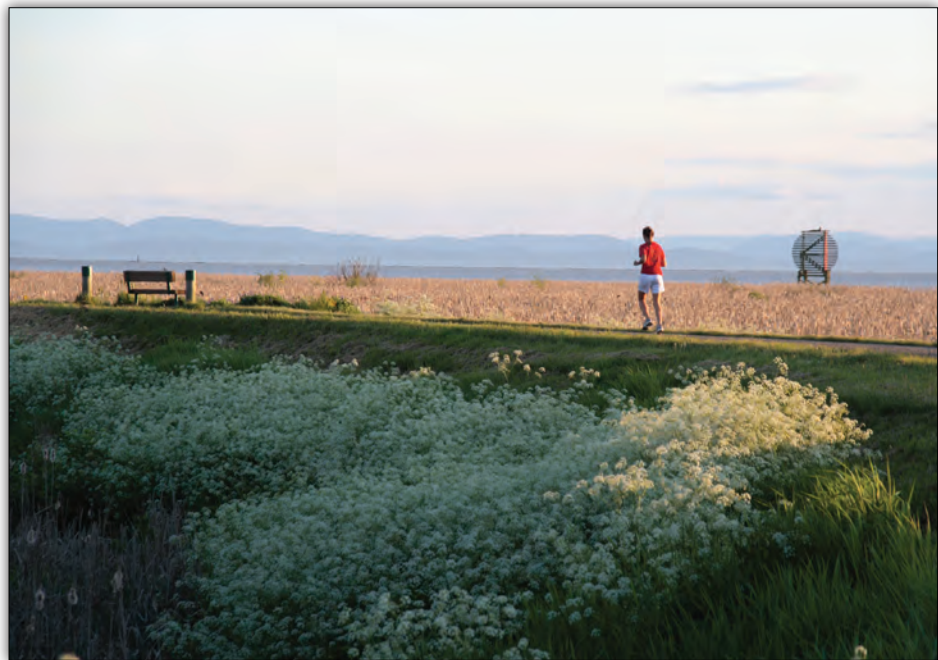
This park was identified in the CCAP to extend from No 3 Road west to the Oval and east to Garden City Road. With rapid redevelopment occurring in the Oval and Lansdowne Villages, planning for the Lansdowne Village West Blocks of this major link in the system has begun and will be implemented over time in concert with development.

### *iii. Garden City Road and Granville Avenue*

Both streets have been identified in the 2010 Trail Strategy and the CCAP as major greenways. With the development of the Railway Avenue Corridor, there is the potential to develop a more significant cycling and pedestrian linkage across Lulu Island from Steveston to Bridgeport that would serve neighbourhoods in the City Centre and beyond. Further study is required to advance this concept.

## Neighbourhood Links

There are a variety of small pedestrian links within neighbourhoods; City-owned walkways, trails through parks, and rights-of-way through private property. One of the objectives of the 2041 OCP is to "Improve walking, rolling and bicycle linkages within neighbourhoods to create safer, more convenient and attractive routes to multiple destinations a short distance from home". The objective is supported by policies that support links across neighbourhoods, many of which can be achieved by improvement to streets and walkways through parks, while others can only be achieved through redevelopment. Completing linkages for each of the city's 16 neighbourhoods will be the subject of further study so no standard for neighbourhood links is proposed in this Strategy.



*West Dyke Trail: one of Richmond's iconic destinations*





## Map 2: Neighbourhood Park Service Areas & Gaps



CNCL - 267

PRCS - 160



# Map 3: Community Park Service Areas & Gaps



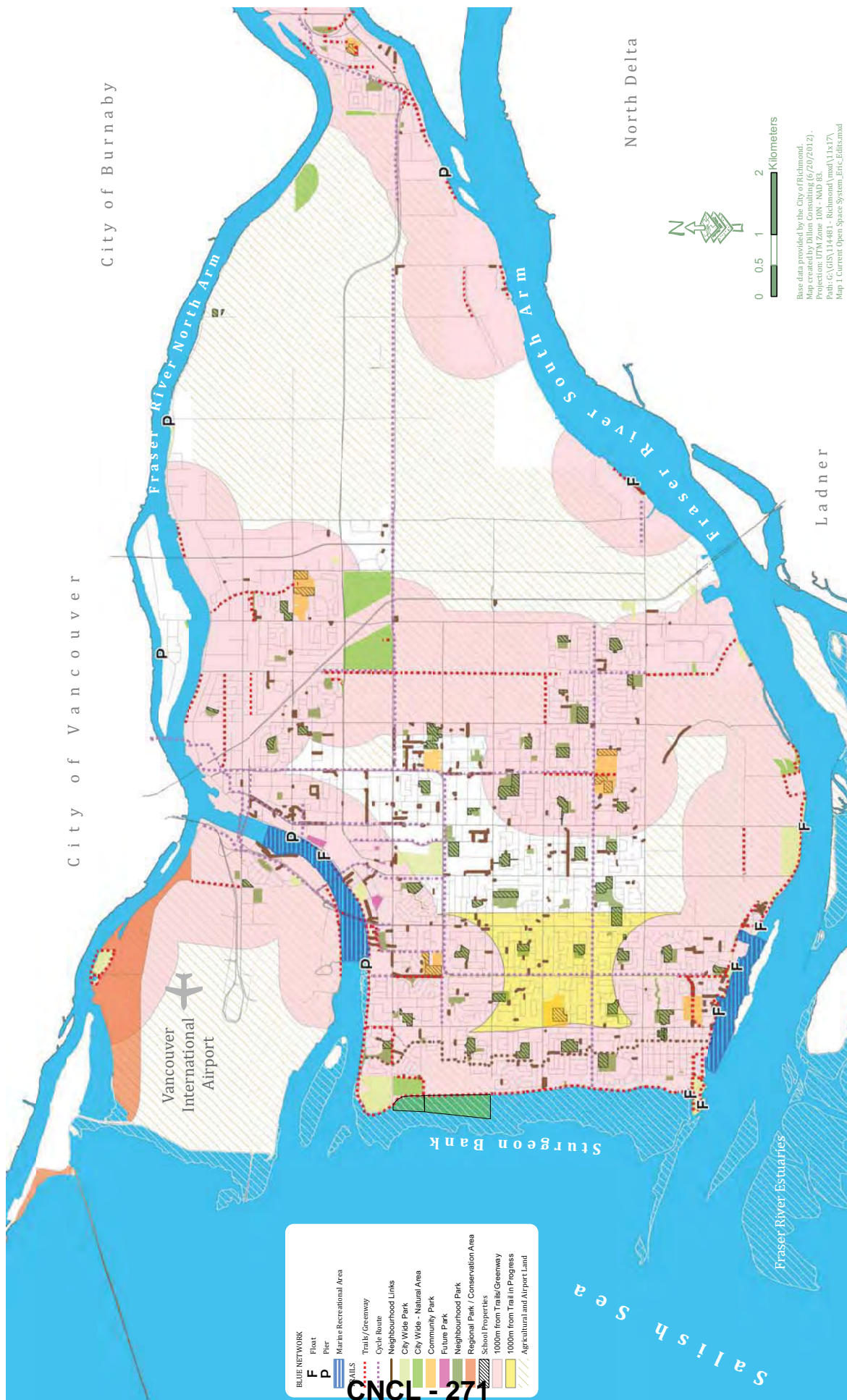
CNCL - 269

PRCS - 162





# Map 4: Trails Service Areas & Gaps



CNCL - 271

PRCS - 164



### 3.3. Allocation of Resources

As outlined in Section 2, the Parks Division delivers services in Planning, Design, Construction, Programs and Resource Management. Parks Division services are deployed to provide high-quality places and experiences in collaboration with community partners to enhance the city's social, environmental and economic health.

#### 3.3.1. Planning, Design and Construction Services

The services of this section include planning, landscape architecture, engineering technology, park/landscape construction, and graphic design. Parks staff are responsible for city-funded capital projects, development projects (that include design and construction of public open space), and for community initiated projects. Services are provided directly by Parks staff or through consultants and private contractors. Consultants and private contractors are used strategically to provide specific expertise and to increase the Division's capacity during periods of high volumes of work. When external resources are used, staff are positioned to maintain community relationships, ensure services are responsive, and to provide an intimate knowledge of place and community to each project.

##### ***City-funded Capital Projects***

Planning, design and construction services are provided for parks and trails identified in the City's 5 –Year Capital Plan and according to the process described in the Parks Division Service Overview in Section 2. The average annual capital budget in the last 5 years for park land acquisition has been \$8.2 mil. and for park development \$3.5 mil. Park development projects can take from 6 months, typical for many small playground projects, to several years, especially for larger signature parks like Terra Nova Rural Park, from the beginning of the planning and design process to the official opening.

##### ***Urban Development Related Projects***

Parks and publicly accessible open space can be provided directly through residential and commercial developments. The Planning and Design section reviews rezoning and development applications and works with developers to prepare servicing agreements for design and construction. In addition, field reviews during construction are provided to ensure that the City's requirements are met.

In the last 5 years, the size and number of development related projects has increased dramatically, and Parks services have expanded in response. There are currently 14 projects underway that will result in approximately 8 ha. (20 acres) of new parks and public open space that will potentially be completed within the next 5 years.



**CNCL - 273**

*Cambie Plaza at Middle Arm Waterfront Park*

### ***Community Initiated Capital Projects***

Community initiated projects are supported by the City according to the following process:

- a) A community group submits a project idea to the City.
- b) The project idea is reviewed by the City to understand if it fills a gap in service and its relationship to current 5-Year Capital Plan priorities.
- c) A report is submitted to Council for approval of the project and approval for commitment of City funding for the project.
- d) Upon Council approval, the project is scheduled according to the 5-Year Capital Plan and Parks Design and Construction work schedule.
- e) Parks staff work with the community group and any other affected stakeholders to develop the project design and construction specifications.
- f) Staff provide construction resources to build the project and/or construction management services where private contractors are involved to implement the project.
- g) Staff work with community partners to provide communications throughout the project.

Typically, community initiated projects bring greater community engagement and support for projects as well as contributing funding to City capital budgets that would not otherwise be available (e.g., grants available only to non-profit community organizations).

### ***Communication and Consultation***

Through all stages of park and open space development, communication and consultation with stakeholders is a critical part of developing the goals and objectives for each project. A variety of forms of public consultation are used to inform the park master planning process for new parks or any significant park renewal process. The consultation may take the form of a series of public open houses, surveys seeking information on priorities and patterns of use, or neighbourhood meetings and design workshops with individuals that are representative of the wider community of stakeholders.

Internal stakeholders (i.e., other City departments), and especially Parks Operations staff, are engaged during the design phase to make sure that completed projects are aligned with City policy and operations budgets. The Operational Budget Impact, or the cost of operation and maintenance, is calculated and is submitted to Council for approval along with each park master plan.

### ***Emerging Priorities***

From urban farms to rain gardens and from sports venues to cultural venues, the increasing multi-functionality and the new roles that parks and public open space play in the city present exciting planning, design and construction opportunities as well as challenges. Future services will encompass sustainability and climate change adaptation, ecosystem services and green infrastructure. The focus on the waterfront and creating great places that are unique to Richmond will continue and there will be a stronger focus on planning for trails, greenways and neighbourhood links.



### 3.3.2. Programming Services

Parks programs are delivered in accordance with the Service Delivery Model described in Section 2. The type of programs offered in parks and other venues range from formal registered programs such as educational programs at the Richmond Nature Park to programs for informal park use such as dog off-leash areas and to community events of all sizes.

The City offers programs directly, in partnership with community groups, or facilitates programs offered by community partners. These programs are operated according to the following process:

- a) Identification of a gap or need for a program (by the City or community partner)
- b) Identification of opportunities to offer a program
- c) Identification of the resources required to run the program
- d) Determination of who the lead program provider should be
- e) When the program is lead by a community partner, agreements clarifying roles and responsibilities between the program provider and the City are completed
- f) The City monitors all programs for service performance
- g) Programs and agreements are reviewed and updated annually

#### ***Partnerships and Lines Of Business***

A number of new partnerships and new lines of business have been introduced in the last decade expanding the range of program offerings well beyond the traditional adopt-a-park and interpretive programs. The rise of urban agriculture has resulted in several new partnerships and new program areas including the development of community gardens, the sharing Farm at Terra Nova and the facilitation of Kwantlen Polytechnic University's Farm School initiative to help young farmers learn the art and science of farming. Parks programs has taken on responsibility for urban wildlife management and companion animal services including the contract for operation of the Richmond Animal Shelter. Programming of heritage sites, at Britannia Heritage Shipyards and the heritage precinct at Terra Nova Rural Park, provide opportunities for parks programs to expand its offerings in conjunction with community partners.

#### ***Emerging Priorities***

In the next decade, program offerings will focus on those that reflect the City's cultural diversity, ensure opportunities for active living for all within our parks and open spaces and encourage knowledge, understanding and stewardship of the natural environment. In particular, partnerships with community groups to assist with reaching specific cultural populations, facilitating events and programs which celebrate the City's waterfront and developing opportunities for farming and urban agriculture will emerge as key focus areas for parks programs.



*Hugh Boyd Community Park hosts many soccer tournaments at the 6 acre artificial turf sports complex*

### Annual Civic Beautification Numbers

- 30,000 bulbs planted
- 200 km. of medians and boulevards maintained
- 325 hanging baskets on city streets
- 1000 banners installed

### 3.3.3. Resource Management

Excellence in the operation of the parks and open space system is a product of efficient use of resources to deliver the greatest benefit to the community. A skilled and highly trained work force coupled with key community partnerships as well as employment of appropriate technologies and innovation are all essential to delivering excellent service. The areas of resource management provided by the Parks Operations section include Urban Forestry, Horticulture, Turf Management and Asset Management.

#### ***Expanding Roles and Increasing Complexity***

The past decade has seen the development of new parks that are substantially different from traditional suburban parks in Richmond. These new parks, like Garden City Community Park, Terra Nova Rural Park and Paulik Gardens Neighbourhood Park, have a greater variety of assets and types of landscapes. This has introduced

greater complexity to the operation and maintenance of the system, which will continue, especially in City Centre where a greater variety of functions must be incorporated into each park and where higher usage rates will require a higher level of durability and more frequent asset replacement.

In addition, the role of Parks Operations has been significantly expanded beyond traditional parks maintenance to civic beautification of medians and boulevards, collaboration in maintenance of the public realm with other city departments and with private property owners, and a growing role in coordinating the expansion of the urban forest through urban redevelopment.

A further level of complexity has arisen from the restriction of the use of cosmetic pesticides, which will require a paradigm shift in the perception of landscape aesthetics in



the city. The prevailing aesthetic has grown up around the use of chemical fertilizers and cosmetic pesticides. A highly cultivated, horticultural landscape cannot be maintained in a cost efficient manner without them. At the same time, control of invasive plant species must continue for public safety and in parks with high ecological value (Natural Areas), to protect that value. In response, a new landscape aesthetic is emerging at the same time as Parks Operations is adopting innovative solutions to landscape management.

### ***Emerging Priorities***

This increase in complexity, coupled with the sheer increase in the size of the System (74 ha. or 183 acres of parkland have been developed since 2003) has created the need for new strategies for providing the community with high-quality service at the same time as the need to avoid dramatic operations budget increases. Steps that have already been taken include:

- Since 2002, maintaining permanent staff levels at 52 employees while increasing the numbers of temporary (seasonal) staff from 24 to 39 full-time equivalents;
- Reorganization of Parks Operations from geographical areas to portfolios of expertise, including Horticulture, Turf Management, Urban Forestry and Asset Management. This focus on specific functions will optimize staff's expertise and professionalism providing better, safer and more efficient services.
- Restructuring of the Operations Budget to facilitate more accurate program based tracking of costs for specific functions and for individual parks;

- Improved inventory data management;
- Deployment of mobile solutions to staff in the field (e.g., laptops, iPads) and,
- Calculation of operational budget impact submissions that reflect the new reality.

These changes allow for greater agility in adjusting the allocation of resources and facilitate greater accuracy in measuring resource management performance. The data collected now regarding the quality and condition of assets and their operational costs will form the baseline for future evaluation. Improved data management and meaningful evaluation in the future will require more sophisticated and targeted use of available technologies (e.g., GIS system, mobile technologies).



*Richmond's Beautification Program includes the display of 30,000 spring bulbs along city streets*







# 4 Implementation Plan

The Implementation Plan will guide the provision of parks and open space services for the next decade. It describes the work program and priorities for all three of the Parks Division service areas.

The Implementation Plan does not identify funding sources for proposed changes in program services. These changes will be accommodated through realignment of existing budgets or addressed through the annual operating and capital budget processes.

Annual review of the Implementation Plan will be undertaken to address emerging needs and issues and to measure progress toward achieving the Plan's outcomes. The Implementation Plan is structured in the following manner:

## 4.1 Implementation Plan Framework

There are seven focus areas that encapsulate the benefits that the parks and open space system in Richmond delivers to the community

Health &  
Wellness

Great  
Places &  
Experiences

Connectivity

Green  
Network

Blue  
Network

Diversity  
& Multi-  
Functionality

Resource  
Management

## Outcome Statements

Outcome statements describe the desired state of the parks and open space system in the future. These are the targets that will be used to evaluate the effectiveness of the priority actions.

## Priority Action / Program / Initiative

These actions, programs and initiatives make up the specific work that will be undertaken in order to realize the stated outcomes. Collectively, these form the basis for each section's annual work plan.

## Timeframe

The dates given indicate when an action, program or initiative will be completed. Many items are identified as 'ongoing to 2022' to indicate that they provide foundational direction which will guide actions throughout the life of the Strategy.

The timeframes are, in part, an indication of priority. They also reflect the magnitude of effort and resources required. Larger, more complex projects will have longer timeframes associated with them even though they may have a very high priority.

## 4.2 Focus Areas, Outcomes & Priority Actions

### HEALTH & WELLNESS: Places and programs for physical, social, and spiritual wellbeing

#### terminology...

**Wellness** is viewed from both individual and community perspectives and is concerned with "the realization of the fullest potential of an individual physically, psychologically, socially, spiritually, economically, and the fulfillment of one's role and expectations in the family, community, place of worship, workplace and other settings" (Smith BJ, Tang KC, Nutbeam D. (2006) "WHO Health Promotion Glossary: new terms". Health Promotion International Advance Access Published September 7, 2006. [www.who.int/healthpromotion](http://www.who.int/healthpromotion)).

#### Outcome #1

Our Parks and open space system is inviting and welcoming to residents and visitors of all ages and backgrounds

	Priority Action/Program/Initiative	Time-frame
1	Ensure parks are barrier free places for people of all ages and abilities	Ongoing to 2022
2	Provide increased opportunities for engagement through stewardship and events, public consultation, and programs	Ongoing to 2022
3	Increase the accommodation of youth through the development of targeted spaces and amenities (e.g., Thompson Youth Park)	Ongoing to 2022
4	Increase the accommodation of older adults through the provision of more resting areas along walking routes, more public washrooms, and incorporation of less strenuous activities within the system (e.g., gardening, nature viewing)	Ongoing to 2022
5	Develop more gathering and picnicking facilities for large groups (e.g., families, businesses, cultural groups) in community and city-wide parks	Ongoing to 2022

## Outcome #2

Residents of every neighbourhood have equitable access to safe, appealing places to engage in healthy, active lifestyles

Priority Action/Program/Initiative		Time-frame
1	Regularly review park distribution to ensure the standards are met city-wide	Ongoing to 2022
2	Conduct regular updates to the Park DCC program to respond to shifts in community need and changing land values	Ongoing to 2022
3	Endeavour to improve the accessibility and visibility of existing parks by acquiring properties to increase street frontage	Ongoing to 2022
4	Assess the need for community park level services in the West Cambie area and at Blundell and London-Steveston Neighbourhood Parks and develop plans for service delivery	2014- 2016
5	Increase the promotion of the use of neighbourhood school parks by neighbourhood residents outside of school hours.	Ongoing to 2022
6	Incorporate opportunities for physical literacy skill development and for unstructured play into the design of children's playgrounds	Ongoing to 2022
7	Identify appropriate locations to provide weather protection to expand the range of opportunities for health and wellness activities	Ongoing to 2022
8	Ensure new sports facilities and sports facility upgrades reflect current and emerging trends in sport	Ongoing to 2022

## Outcome #3

The diverse interests of the community are reflected in the range of spaces and programs offered by the Parks and open space system

Priority Action/Program/Initiative		Time-frame
1	Diversify the range of activities available in neighbourhood parks	Ongoing to 2022
2	Expand existing Nature Park programs into community and neighbourhood parks	Ongoing to 2022
3	Seasonally, review direct and indirect program offerings to ensure community needs are reflected.	Ongoing to 2022
3	Create more opportunities for nature oriented activities (e.g., fishing, wildlife & bird viewing, gardening) closer to more neighbourhoods	Ongoing to 2022
4	Support programs that encourage urban agriculture including 'learn to garden' opportunities	Ongoing to 2022
5	Develop a city wide community garden plan to identify locations for new gardens and new community partners	2013-2014
6	Develop opportunities for cultural programming in parks and other public open spaces	Ongoing to 2022
7	Consider dog off-leash areas within the development of new parks	Ongoing to 2022
8	Prepare a prioritized list of field sports facilities improvements funded by the Field Sport User Fee Reserve fund	2014-2015
9	Review parks that no longer require formal sport fields (incl. school sport field requirements by the RBCSD District) and develop a program for renewal or adaptation	2015-2017

## terminology...

**Urban Agriculture** is defined as "the practice of producing food within cities that encompasses a broad range of initiatives and production models that share the objective of providing urban residents access to fresh food grown in backyard gardens, roof top gardens, community gardens and urban farms". (Metro Vancouver. "Regional Food System Strategy". February 2011.)

**Crime Prevention through Environmental Design (CPTED)** is the application of design principles in communities, neighbourhoods, homes and other buildings, streets and parks that discourage criminal activity.

**Physical Literacy** refers to the ability of an individual "to move with competence and confidence in a wide variety of physical activities in multiple environments that benefit the healthy development of the whole person". (Physical & Health Education Canada. Physical Literacy. [www.phe.ca](http://www.phe.ca))

## GREAT PLACES AND EXPERIENCES: Promoting a vibrant and “distinctly Richmond” parks and open space system

### terminology...

#### **The Urban Realm**

*includes streets, plazas, squares, boulevards, and pedestrian and cycling linkages between and through neighbourhoods.*

#### **Event Infrastructure**

*refers to the spaces, structures and services required to support the staging of special outdoor events.*

#### **The Park Land**

**Acquisition Strategy** is the City's long-term plan for the systematic acquisition of parkland in response to population growth.

### Outcome #1

The rich variety of great places, features and activities in the parks and open space system contribute to the city's vibrancy and identity

	Priority Action/Program/Initiative	Time-frame
1	Acquire signature places, especially along the waterfront (e.g., continue to acquire property for the signature waterfront park on the Middle Arm in City Centre)	Ongoing to 2022
2	Promote innovative, high quality design for the parks and open space system that reflects the City's distinct island culture and landscape	Ongoing to 2022
3	Develop distinct identities for parks and open spaces in each neighbourhood/village	Ongoing to 2022
4	Develop a plan for new parks in City Centre to address their character, function and relationship to each other	2013-2015
5	Develop a guide for design and construction requirements for parks and open spaces associated with developments	2014

### Outcome #2

The Parks and open space system enhances Richmond's status as an exceptional local, regional and international destination

	Priority Action/Program/Initiative	Time-frame
1	Create exceptional destinations by investing in the unique attributes of the City's major parks and open spaces (e.g., renew existing features, develop new unique amenities)	Ongoing to 2022
2	Showcase permanent and temporary site specific public art in key locations and integrate public art into everyday experiences in parks and open spaces	Ongoing to 2022
3	Promote Richmond's great outdoor spaces through web resources and various media	Ongoing to 2022



### Outcome #3

The city's unique landscape, food, arts, culture, sports and signature events are supported and showcased

	Priority Action/Program/Initiative	Time-frame
1	Improve the City's ability to host major events by integrating appropriate event infrastructure into key parks	Ongoing to 2022
2	Nurture community events by providing leadership, guidance and, where appropriate, resources	Ongoing to 2022
3	Increase the promotion of Richmond's special places and events	Ongoing to 2022
4	Review existing City produced park events and update to ensure they reflect Richmond's uniqueness	2013
5	Update web-based content and add mobile functionality to better showcase Richmond's unique places	2013-2014
6	Develop more on-line, interactive communication tools to increase awareness (e.g., Metro Parks iParks Navigator)	Ongoing to 2022

### Outcome #4

Richmond's natural and cultural heritage are brought to life through active engagement, education and interpretation

	Priority Action/Program/Initiative	Time-frame
1	Work with others to offer educational programs about Richmond's unique places and natural environment.	Ongoing to 2022
2	Set priorities for development of interpretive programs for significant natural, cultural and heritage sites	Ongoing to 2022
3	Develop and implement interpretive programs for each of the city's major waterfront destinations (e.g., Steveston, West Dyke, Middle Arm).	2014

## CONNECTIVITY: Linking People, Community and Nature

### terminology...

**Ecological Network** is a connected system of natural and semi-natural areas critical to the City's long term ecological health. It includes aquatic (freshwater and marine) and terrestrial ecosystems on both private and public lands.

**Ecosystem Services** are the dynamic, natural processes of the environment that significantly contribute to human well-being and enhance our quality of life.

**Natural Areas** are areas that have lesser amounts of cultural alteration and retain to some degree elements of their ecological function and biodiversity benefit. It should be noted that cultural and individual perception strongly influences what is defined as natural.

**Biodiversity** is the variability of living organisms from all sources and the ecological complexes of which they are a part (UNEP) (abbrev)

**Invasive Species** are any non-native organisms that cause economic or environmental harm and can spread quickly to new areas of BC. (ISC Canada / IPC-BC)

### Outcome #1

There are well established pedestrian and cycling connections between every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, natural areas, streets, commercial areas and industrial parks) and to the regional system.

	Priority Action/Program/Initiative	Time-frame
1	Update the 2010 Richmond Trail Strategy	2015
2	Develop a policy for a 1kilometre distribution standard for city-wide trails and greenways	Ongoing to 2022
3	Improve and construct trail connections across the parks system to better support walking, rolling and cycling	Ongoing to 2022
4	Work with neighbouring municipalities to strengthen cross-boundary connections to the regional trails systems	Ongoing to 2022
5	Support the development of pedestrian linkages within neighbourhoods to key destinations through parks and through commercial and residential developments	Ongoing to 2022
6	In conjunction with YVR and developers, prioritize the completion of the trail & greenway links to the waterfront and bridges identified in the Middle Arm Open Space Master Plan Concept	Ongoing to 2022
7	Develop a plan for a major walking and cycling connection from Bridgeport to Steveston along Garden City Road to Granville Avenue to the Railway Greenway	2016
8	Strengthen neighbourhood links and add amenities along the Railway Greenway	2013-2015
9	Map current neighbourhood links, identify gaps and develop design guidelines for neighbourhood Green Links.	2015
10	Secure linkages across private property through acquisition or public rights of way agreements where gaps exist	Ongoing to 2022

## Outcome #2

The system is inviting, accessible, and safe, enabling residents and visitors to feel comfortable and connected to the community

	Priority Action/Program/Initiative	Time-frame
1	Increase the number of amenities along trails at key access points to increase comfort, accessibility and convenience (e.g., rest areas, washrooms, weather protection)	Ongoing to 2022
2	Develop and implement a wayfinding and signage plan for the parks and open space system	2014-2015
3	Create a plan and locate markers on major city wide trails to assist in the provision of services	Ongoing to 2022
4	Develop new trail standards to support use by the full range of mobility devices	2015
5	Provide lighting for those locations intended for night time use, primarily urban places where there are adjacent, complementary uses	Ongoing to 2022

## Outcome #3

The system supports a culture of walking and cycling and supports a range of active transportation modes

	Priority Action/Program/Initiative	Time-frame
1	Plan for children and youth as pedestrians and cyclists by addressing their safety, increasing their mobility and encouraging physical fitness	Ongoing to 2022
2	Increase programming on the trail system	Ongoing to 2022
3	Monitor usage of the trail system to better refine trail standards and programming	Ongoing to 2022
4	Work with others to promote Richmond as a cycling destination for both recreational cyclists and athlete training	Ongoing to 2022
5	Create a pilot a wellness walk in City Centre and evaluate the potential for expansion	2015

## GREEN NETWORK: Creating a greener, dynamic and resilient cityscape

### terminology...

**Greenways** are significant city-wide pedestrian, rolling and cycling linear corridors that link multiple destinations including parks, historic sites, natural areas, community facilities and amenities, residential and commercial areas. Greenways offer a higher standard of amenity including wider sidewalks and boulevards, designated cycling lanes, gathering/rest areas, special features (e.g., gateways, public art) and may also function as ecological corridors.

**Trails** are city-wide, recreational corridors that accommodate a wide variety of pedestrian, rolling, cycling and other non-motorized uses (e.g., equestrian) that are typically off-road and provide access to, or are in proximity to the City's major natural areas (e.g., the waterfront and natural areas like the Richmond Nature Park). These corridors also function as ecological corridors, linking hubs and sites in the Ecological Network.

### Outcome #1

Nature and natural areas are recognized as fundamental building blocks of a liveable and healthy city.

	Priority Action/Program/Initiative	Time-frame
1	Provide more opportunities for people to experience nature	Ongoing to 2022
2	Provide leadership in education and awareness of Richmond's unique ecological assets and natural areas	Ongoing to 2022
3	Increase engagement with community groups interested in environmental stewardship through the Partners for Beautification program	Ongoing to 2022
4	Explore new ways to raise awareness of the value and function of Richmond's natural areas	Ongoing to 2022
5	Improve community awareness and the availability of programs which allow residents to understand our natural environment	Ongoing to 2022
6	Prepare a communication plan to raise awareness of the benefits of ecosystem services in the city	2014

### Outcome #2

The parks and open space system includes a range of green spaces that support recreation, social interaction and psychological and spiritual renewal

	Priority Action/Program/Initiative	Time-frame
1	Identify and implement opportunities to bring the experience of nature into developed areas of the city as part of the Ecological Network Strategy	Ongoing to 2022
2	Ensure that Richmond's natural and cultural landscapes are protected and enhanced within the system	Ongoing to 2022
3	Carefully integrate recreational uses in natural areas to provide positive, restorative experiences while conserving ecological functions	Ongoing to 2022
4	Implement the urban wildlife management framework and its 4 pillars; education, habitat management, scaled intervention, research and monitoring.	Ongoing to 2022
5	Sensitively develop public use of the Grauer Lands on Sturgeon Banks and the Northeast Bog Forest	2013-2014

## Outcome #3

The parks and open space system contributes significantly to the health of the ecological network

	Priority Action/Program/Initiative	Time-frame
1	Protect, sustain and enhance the biodiversity of natural areas	Ongoing to 2022
2	Integrate ecosystem services within urban parks, trails and greenways to contribute to the City's Ecological Network Strategy	Ongoing to 2022
3	Identify opportunities to adjust management practices to enhance the Ecological Network	Ongoing to 2022
4	Establish a process equivalent to the City's 2012 Environmentally Sensitive Areas (ESA) Management Strategy to map, protect and manage ecological and natural areas within City parks and open spaces along with compensatory standards and guidelines.	2015
5	Develop an updated Urban Forest Strategy that recognizes its value to the ecological network	2013
6	Establish pilot projects for innovative management practices that will support ecological services (e.g. modified turf management practices)	2013
7	Develop a systematic approach to addressing invasive plant species	2014

## terminology...

**Neighbourhood Links** are neighbourhood pedestrian and cycling routes that provide safe and convenient links to local destinations such as schools, parks, community facilities or neighbourhood shopping centres. Neighbourhood links follow local streets, sidewalks and lanes, travel through parks, and through private property (e.g., publicly accessible walkways through commercial and multi-family residential developments).

**Cycling Routes** are designated bike lanes on major thoroughfares and some major streets that feature signage, pavement markings and bicycle-friendly traffic signals

**2010 Trail Strategy** established a vision for Richmond's trail system of a "vibrant network of interconnected trails, greenway, blueways and cycling routes that will link people to each other, to their community and to Richmond's unique natural and cultural heritage."

## BLUE NETWORK: Transforming and celebrating our waterfront and waterways

### terminology...

**The Waterfront** in Richmond consists of a variety of experiences; the Fraser River foreshore, the West Dyke shoreline and the many character areas along the waterfront

**Waterways** are the City's upland watercourses, including sloughs, canals, ditches and wetlands that serve the critical functions of drainage conveyance and provision of irrigation, as well as providing diverse habitat value

**Rainwater/Stormwater Management** is the practice of collecting rainwater to reduce flows and improve water quality before directing it to the City's drainage system to prevent flooding, while working to preserve ecological values in open watercourses.

### Outcome #1

The recreational cultural and ecological values of the waterfront and waterways are celebrated and protected

	Priority Action/Program/Initiative	Time-frame
1	Work with external agencies (e.g., DFO, Environment Canada) to protect and enhance the ecological values of the Fraser River, foreshore areas and Sturgeon Banks	Ongoing to 2022
2	Develop and deliver programs to interpret the rich history and environment of the waterfront	Ongoing to 2022
3	Work with other City Departments and community partners to protect and enhance ecological values of the city's waterways, bogs and wetlands.	Ongoing to 2022
4	Work with Engineering, Public Works and others to develop a plan identifying potential locations to create wetlands and ponds to expand canals and sloughs to achieve multiple benefits (e.g., rainwater management, ecosystem services, recreational programs)	2014
5	Develop and deliver water-based recreation and education programs and events in conjunction with partners (e.g., rowing, fishing, dragon boating, paddling, casual moorage)	Ongoing to 2022
6	Undertake dredging in Steveston Harbour to support waterfront programs, promote economic development and support a working harbour	Ongoing to 2022

### Outcome #2

Richmond's waterfront provides a variety of activities and multiple destinations

	Priority Action/Program/Initiative	Time-frame
1	Advance the objectives identified for the City's waterfronts in the Waterfront Strategy, the City Centre Area Plan and the Official Community Plan and the Middle Arm Open Space Master Plan Concept	Ongoing to 2022
2	Develop a program and dedicated funding source to retrofit and enhance existing waterfront amenities (piers, floats, beaches, boat launches)	2013
3	Contribute to the advancement of the vision for the Steveston Harbour Long Term Vision Plan	Ongoing to 2022
4	Deliver and support the City's signature maritime events	Ongoing to 2022
5	Develop and implement an updated business plan for the Britannia Heritage Shipyard National Historic Site which addresses the governance model for the site.	2013
6	Maximize public usage and programming of the restored Britannia Seine Net Loft.	2014

	Priority Action/Program/Initiative	Time-frame
7	Enhance existing and provide new waterfront amenities to expand opportunities for public use (e.g., trails on dykes, plazas on pump stations)	Ongoing to 2022
8	Coordinate with other regional and international Pacific ports for joint maritime and waterfront event and programming opportunities (e.g., Pacific Host Port Alliance)	Ongoing to 2022
9	Enhance and coordinate program opportunities linking Steveston maritime destinations (e.g., Scotch Pond, Garry Point Park, Gulf of Georgia Cannery, Britannia, London Landing)	Ongoing to 2022

### Outcome #3

The experiences of the waterfront and waterways reflect the cultural and ecological uniqueness of our island city heritage

	Priority Action/Program/Initiative	Time-frame
1	Develop design guidelines for the 10 City Centre Area waterfront destinations identified in the City Centre Area Plan.	2014 and ongoing
2	Develop an overall comprehensive waterfront interpretation plan with a Phase 1 focus on Terra Nova, Grauer Lands, the West Dyke and Garry Point Park and the Steveston Cannery Row.	2014 and ongoing
3	'Art on the Edge' - Enhance a strong sense of place and add a new layer of interest by developing a comprehensive 'Art on the Edge' plan promoting and integrating public art into waterfront.	2014 and ongoing
4	Work with Ducks Unlimited to develop a plan for the Grauer Lands that protects and enhances the ecological health and allows for a new experience by building a boardwalk into Sturgeon Banks.	2014 and ongoing

### Outcome #4

Our Parks and open space system integrates water into the urban fabric in creative and innovative ways

	Priority Action/Program/Initiative	Time-frame
1	Explore best practices in innovative uses of water in parks, along greenways and streets (e.g., Water Sky Garden at the Richmond Olympic Oval)	Ongoing to 2022
2	Complete a redesign of the failing Minoru Lakes to restore its role as a premier water feature in the city centre	2015
3	Provide water-based recreation activities and safety programs on Garden City pond	2015
4	Upgrade the ponds in the Nature Park to better accommodate interpretive and educational programs and to enhance its destination status	2013-2015
5	Develop innovative methods to integrate water into play environments	Ongoing



## terminology...

### **Civic Infrastructure**

refers to the systems that convey public utilities like water, sewers, roads, power and storm drainage. Increasingly, cities are looking at green infrastructure for some of those systems (e.g., storm drainage) as an alternative to traditional grey infrastructure. Green infrastructure uses methods that mimic natural systems to provide services at a lower cost and to achieve multiple benefits.

### **Dogs in Parks Task Force**

developed strategic directions to address the issues of design, education, partnerships, and enforcement related to dog management in Richmond:

1. Opportunities for accessible, off-leash use of open spaces for Richmond dog owners.
2. Effective communications regarding dogs in Richmond.
3. Effective, efficient and sustainable delivery of services and support for issues that affect dogs in the community.
4. Enforcement of dog-related bylaws is coordinated, consistent, and fair.

## DIVERSITY AND MULTI-FUNCTIONALITY: Meeting and integrating multiple community objectives and uses

### Outcome #1

The system provides a variety of diverse open spaces that are responsive to community need

	Priority Action/Program/Initiative	Time-frame
1	Increase the diversity of functions and activities available in neighbourhood parks	Ongoing to 2022
2	Update the criteria and priorities for neighbourhood parks under the Park Characterization Program	2013
3	Respond to community initiated capital requests in a systematic fashion; <ul style="list-style-type: none"> <li>• Update the guide for community initiated capital requests</li> <li>• Develop a set of criteria for prioritizing requests and align with the City's Capital Program</li> </ul>	2013
4	Investigate the feasibility of a neighbourhood grants program for small capital projects (e.g., Vancouver's Greenest City Neighbourhood Fund) to assist community groups where appropriate	2014
5	Develop criteria for partnering with the Richmond School District to add value to school grounds as opportunities arise	2014

### Outcome #2

Community objectives are met while the finite resource of park land and public open space are protected

	Priority Action/Program/Initiative	Time-frame
1	Continue to acquire land for park purposes and update the Park Land Acquisition Strategy regularly to address changing priorities and land values	Ongoing to 2022
2	Evaluate the impacts of proposed non-park uses on the protection of dedicated park land	Ongoing to 2022
3	Limit building footprints and other types of civic infrastructure in parks to functions that can demonstrably add community benefit while ensuring open space standards are maintained	Ongoing to 2022
4	Ensure civic infrastructure is appropriately integrated so that parks, community use and ecological values are not compromised (e.g., District Energy Utility infrastructure)	Ongoing to 2022
5	Work with park user groups to balance formal, programmed uses with informal use to meet community needs (e.g., reallocation of underutilized sports fields to other uses)	Ongoing to 2022
6	Work with the Richmond School District to maximize mutual objectives for open space and coordinate planning for growth	Ongoing to 2022

## terminology...

*Vancouver's Greenest City Neighbourhood Fund goals are to i) advance multiple efforts outlined in Vancouver 2020: A Bright Green Future Action Plan; ii) promote participation at the neighbourhood level, and iii) to leverage other external funding, partnerships, and resources.*

	Priority Action/Program/Initiative	Time-frame
7	Update the Richmond Field Sports Strategy to include organized and non-organized sport uses, current trends and developments in sport	2015
8	Develop feasibility studies and business plans for additional revenue generating activities that provide community benefit and services not currently offered by the City (e.g., concessions, contracted services, retail services)	2014
9	Complete the development and initiate the programming of the Terra Nova Heritage Precinct	2013 - 2015

## Outcome #3

The City's sustainability is improved by the green infrastructure provided by the parks and open space system

	Priority Action/Program/Initiative	Time-frame
1	Ensure sustainable resource use through appropriate level of park development and use of the lowest impact on operational practices and construction methods	Ongoing to 2022
2	Protect soil resources and capture soil being excavated for development	Ongoing to 2022
3	Adopt best management practices for rainwater/stormwater management in parks and public open spaces	2014
4	Conduct best practices research on the impacts of climate change on parks, ecosystems and the urban forest and adopt strategies for adaptation	2015 and ongoing
5	Manage the urban forest to maximize ecosystem services as an important component of civic infrastructure	Ongoing to 2022
6	Investigate methods to reduce the need for irrigation through innovative design and operations practices	Ongoing to 2022
7	Investigate the feasibility of separate locations for Parks soil processing and storage	2014

## RESOURCE MANAGEMENT: Responsive and collaborative stewardship

### terminology...

**Resource Management Plans** are park or area specific plans which describe the individual asset types present and the service level and maintenance activities required to sustain each asset type.

**Playground Equipment Replacement Program** is an annual Capital funding program that is dedicated to replacing playground equipment that no longer meets current safety guidelines

**Development Cost Charges (DCC)** are paid by development to cover the cost of expansion to municipal services including parkland acquisition and park development.

**Urban Forest Strategy** provides the framework for managing trees on City property (e.g., on streets, in parks)

**Geographical Information System (GIS)** is used to inventory and monitor all of the assets in the system.

### Outcome #1

Our Parks and open space system is managed by a responsive organization that meets community needs

	Priority Action/Program/Initiative	Time-frame
1	Regularly review and update ongoing maintenance programs and practices to reflect current conditions and best practices to improve service	Ongoing to 2022
2	Conduct a comprehensive review of all agreements, update as necessary, and dedicate resources to contract administration	2013
3	Work with other Departments and Municipalities toward an update of the Provincial DCC guidelines to better reflect the range of service provided by the Parks Division	2015
4	Undertake a review of the planning and business processes for rezoning and development applications that involve parks and public open spaces to document and improve communication and implementation	2014
5	Develop and implement design initiatives and key preventative maintenance programs to reduce the volume of demand for service requests (e.g., shrub and flower beds, drainage)	2013-2014
6	Annually review and update the Neighbourhood School and Park Playground Replacement Program priority list	2013
7	Consistently manage the City's animal management contract and find opportunities for efficiencies	Ongoing to 2022
8	Implement the Animal Shelter Feasibility Study leading to the construction of a new animal shelter	2014
9	Document and review the value of caretakers to the City and ensure agreements are in place to mitigate risks	2014

### Outcome #2

Richmond's Parks division is innovative and efficient in its management of resources

	Priority Action/Program/Initiative	Time-frame
1	Align resources to continually improve operational efficiency and quality of asset management to achieve the greatest community benefit in the most cost effective manner	Ongoing to 2022
2	Increase consideration of future maintenance requirements through appropriate design and quality of construction	Ongoing to 2022
3	Develop resource management plans for each park and trail (e.g., Terra Nova Rural Park, Garden City Community Park)	Ongoing to 2022
4	Ensure the quality of parks infrastructure through a systematic infrastructure evaluation process and a comprehensive, long term infrastructure replacement program.	Ongoing to 2022
5	Establish a dedicated resource management section to evaluate and monitor the quality of park infrastructure	Ongoing

	Priority Action/Program/Initiative	Time-frame
6	Continue to work with commercial industry partners towards improving solutions, education, technology, products and methods of pest control without the use of cosmetic pesticides	Ongoing to 2022
7	Establish satellite Parks Operations locations at strategic civic locations	2015
8	Pursue alternative sources of funding, such as utility funding for infrastructure replacement, and grant initiatives at the Provincial and Federal level	Ongoing to 2022
9	Adopt best practices and assign resources for use of GIS systems to manage park, trail, urban forest and other open space assets	2014
10	Update and expand the Urban Forest Management Strategy	2014
11	Conduct an audit of the Boulevard Maintenance program to ensure current levels of service are consistent with the Boulevard Maintenance Regulation Bylaw	2014
12	Clarify the Parks Division role in managing new open space and amenities in the public realm including rights of way in privately owned publicly accessible open space	2014
13	Implement the deployment of mobile technology solutions for use by Parks Operations Parks	2013-2017
14	Review the status of the fleet of vessels at Britannia Heritage Shipyard National Historic Site and determine the best model for management of this resource.	2013

### Outcome #3

Our Parks and open space system inspires shared stewardship among multiple stakeholders to foster pride, purpose and a sense of community

	Priority Action/Program/Initiative	Time-frame
1	Align services with the Corporate Services Level Review	Ongoing to 2022
2	Quantify the benefits and maintain the existing cooperative relationship with the Richmond School District with regard to school grounds maintenance in exchange for community use of school gyms	Ongoing to 2022
3	Develop plans and priorities for stewardship projects for groups and individuals which provide value for both City and volunteers	Ongoing to 2022
4	Develop awareness and communication programs to foster stewardship and describe the benefits of the city's natural areas and the urban forest by residents and community groups	Ongoing to 2022
5	Rebrand the Partners for Beautification Program to re-engage the community	2013



South Dyke Trail and Gilbert Beach

## 4.3 Measuring Results

To ensure community needs are met, regular monitoring and evaluation will be conducted to assess the Parks Division's performance in delivering the services it is mandated to provide. The purpose of the monitoring is to:

- Ensure the system is meeting the City's standards for service;
- Evaluate the efficiency and effectiveness of methods of service delivery; and,
- Measure the progress toward achieving long-term outcomes

Performance will be measured in three ways:

1. Community Satisfaction
2. Service Standards
3. Resource Management Performance

### ***Performance Reporting***

Beginning in 2014, the Parks Division will begin to collect the appropriate data for performance reporting that will:

- Establish service baselines and targets;
- Provide an update on Capital Projects;
- Track changes in budgets and resource allocation;
- Evaluate the effectiveness of programs; and,
- Monitor progress on priority actions.

Performance reporting will be conducted every three to five years. The benefits of continually measuring results are improved performance, enhanced accountability, greater cost effectiveness and increased innovation.



## 4.4 Looking Forward to 2022

The Implementation Plan provides the priority actions for meeting community need and sustaining a high quality parks and open space system for the next decade. The Parks Division will align its annual work plans with the Outcomes and Priority Actions of the Plan. The Implementation Plan will be regularly reviewed and revised as required by changes in community need and the resources available in the Capital and Operating budgets.

Some of the key priority actions of the plan are:

- Diversify the range of activities available in neighbourhood parks
  - Close the existing gaps in the system
  - Create exceptional destinations by investing in the unique attributes of the City's major parks, open spaces and waterfront
  - Update the 2010 Trail Strategy
  - Develop a policy for a one km. radius distribution standard for city-wide trails and greenways
  - Develop and implement a wayfinding and signage plan
  - Develop park natural areas protection and management guidelines
  - Deliver programs that respond to emerging community priorities
- including urban agriculture, wildlife management and companion animal services
  - Explore additional revenue generating activities
  - Establish a dedicated resource management section
  - Update and expand the Urban Forest Strategy
  - Develop and implement an updated business plan for the Britannia Heritage Shipyard National Historic Site which addresses the governance model for the site.

In order to ensure that the Outcomes are met, regular reporting to measure results will be initiated. With this strategic approach, the parks and open space system in 2022 will continue to be treasured by the community and deliver excellent services.

*Water Sky Gardens at the Richmond Olympic Oval*



**CNCL - 295**





# Appendix

## Related Strategies & Plans





Plan/Strategy Title	Key Direction/Recommendation
PRCS Volunteer Management Strategy	Increase organizational capacity and coordination for recruiting and managing volunteers
Older Adults Service Plan	<ul style="list-style-type: none"> <li>• Ensure older adults are well-informed</li> <li>• Build a sense of belonging</li> <li>• Ensure easy physical access and provide comfortable places</li> <li>• Involve older adults through consultation</li> </ul>
Youth Service Plan	<ul style="list-style-type: none"> <li>• Ensure youth are knowledgeable about programs and opportunities</li> <li>• Increase the number of recreational, social, and cultural opportunities geared specifically to youth</li> <li>• Design and operate spaces that are welcoming and friendly to youth</li> </ul>
Community Wellness Strategy	Create urban environments that support wellness and encourage physical activity
Richmond Sport for Life Strategy 2010-2015	<ul style="list-style-type: none"> <li>• Physical Literacy</li> <li>• Provide an adequate number and quality of sport facilities to support expanding participation and the ability to host sport events</li> </ul>
Richmond Field Sport Strategy	<ul style="list-style-type: none"> <li>• Improve the quantity and quality of Richmond's outdoor field sport facilities for all field sport users</li> <li>• Ensure field sport development in Richmond is integrated with the City's economic, tourism and official community plan</li> </ul>
Museum and Heritage Strategy	Develop a business plan, a conservation plan and an interpretation plan for each heritage site
Richmond Arts Strategy	<ul style="list-style-type: none"> <li>• Enhance public awareness and understanding of public art</li> <li>• Increase the amount of public art</li> </ul>
City Centre Public Art Plan 2011	<ul style="list-style-type: none"> <li>• Situate art in strategic, high profile locations</li> <li>• Provide opportunities for "intimate" and "discovered" works</li> </ul>
2007-2012 Major Events Plan	Continue to build our event hosting capacity
Waterfront Strategy	<ul style="list-style-type: none"> <li>• Create a world class waterfront experience of vibrancy, excitement and beauty through series of linked destinations, landmarks, programs and activities</li> <li>• Maximize the ecological integrity of the City's waterfront by ensuring that opportunities to improve aquatic habitats are considered as an integral component of planning, design, and implementation of waterfront projects</li> </ul>
ESA Management Strategy	Support ecosystem services
Britannia Heritage Shipyard National Historic Site Business Plan	<ul style="list-style-type: none"> <li>• Long term site preservation</li> <li>• Effective and efficient operations</li> <li>• An enhanced visitor experience</li> </ul>
2010 Richmond Trail Strategy	<ul style="list-style-type: none"> <li>• Established a trails hierarchy</li> <li>• Identified gaps in the network</li> <li>• Recommendations for planning, design and construction projects</li> </ul>
Draft 2013 to 2022 Social Development Strategy	<ul style="list-style-type: none"> <li>• Provide high quality recreation, arts cultural and wellness opportunities</li> <li>• Developing and enhancing an appropriate range of parks, recreation and cultural facilities throughout Richmond.</li> </ul>



# Appendix

## Parks & the Development Approval Process





Parks Division Roles in the Development Approval Process	
Preliminary Rezoning Submission	<p>Purpose: to describe the development proposal's general compliance with the OCP/ Area Plan/ Zoning Bylaw.</p> <ul style="list-style-type: none"> <li>Includes preliminary conceptual design for any parks or public open spaces (e.g., on-site walkways, plazas, greenways, neighbourhood links)</li> <li>The Developer may be required to undertake public consultation prior to making a rezoning application</li> </ul> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Initial development proposal submission including conceptual plans, elevations, cross-sections, representative images</li> <li>2. Staff/proponent meeting to discuss initial submission</li> <li>3. Typically, 3 more submissions are reviewed before the rezoning submission is recommended to go forward</li> </ol>
Rezoning Considerations	<p>Purpose: to describe legal requirements for rezoning (e.g., subdivision, road dedication, park dedication, registration of rights-of-way) and to describe the conditions that must be satisfied prior to the adoption of the rezoning bylaw (affordable housing, child care, public art)</p> <ul style="list-style-type: none"> <li>Describe all the required covenants and legal agreements that must be registered on title (e.g., child care, affordable housing, live/work)</li> <li>Describe the requirements for Right-of-Way agreements (e.g., pedestrian, cycling, vehicle, u/g utilities)</li> <li>Describe the Servicing Agreement requirements for the design and construction of off-site works for streets (roads, sidewalks, boulevards, tree protection, tree replacement), greenways, parks</li> <li>Describe which works require Letters of Credit</li> <li>Describe the Development Permit conditions (density calculations, etc.)</li> <li>Describe the Building Permit conditions</li> </ul> <p>Note: a preliminary calculation of DCC's may be requested and has been provided in some cases but there is no consistent practice for doing so.</p> <p>Process:</p> <ol style="list-style-type: none"> <li>1. A formal Rezoning Application is made by the proponent</li> <li>2. Staff review and comment and begin preparation of rezoning considerations</li> <li>3. Legal agreements are drafted</li> </ol>



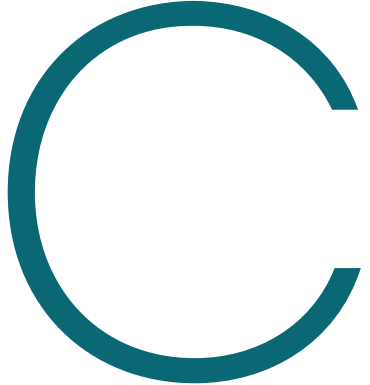
Rezoning Application	<p>Purpose: Approval of rezoning bylaw by Council and rezoning conditions including the form of development and off-site works including parks and public open spaces.</p> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Staff report to Council includes: <ul style="list-style-type: none"> <li>• Recommendations regarding approval of rezoning application</li> <li>• Outline of conditions to be met prior to final adoption</li> <li>• Rezoning considerations</li> </ul> </li> <li>2. First reading by Council <ul style="list-style-type: none"> <li>• Approval or referral</li> </ul> </li> <li>3. Public hearing <ul style="list-style-type: none"> <li>• Advertisement in newspapers, mail-out to adjacent property owners</li> </ul> </li> <li>4. Satisfaction of rezoning requirements</li> <li>5. Final reading and adoption of Rezoning Bylaw by Council</li> </ol>
Park Concept Approval	<p>Purpose: To receive Council approval for the acquisition and development of dedicated parkland provided directly through development.</p> <ul style="list-style-type: none"> <li>• Define the terms of acquisition, design, and park development (who builds what and in what phases)</li> <li>• Developer provides conceptual plan and cost estimate</li> <li>• Staff are responsible for calculating the Operational Budget Impact (OBI) associated with the new park development.</li> </ul> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Staff approval of the conceptual design and cost estimate</li> <li>2. Calculation of the OBI</li> <li>3. Staff prepare report to Council recommending adoption of the park concept and the OBI</li> <li>4. Council approval of the park concept and OBI</li> </ol>
Servicing Agreement	<p>Purpose: To describe and secure financing for off-site works (e.g., utilities, roads, parks, street trees) and some on-site works (e.g., pump stations, SRW's incl. publicly accessible open space and pedestrian links)</p> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Development of detailed design drawings by Developer</li> <li>2. Drawing review and mark-up by Staff</li> <li>3. Revisions and resubmission by Developer</li> <li>4. Detailed design approval by Staff</li> <li>5. Developer prepares an updated, detailed cost estimate</li> <li>6. Value of DCC's and the applicable DCC credits are calculated by the City (Dev. Apps)</li> <li>7. Value of the letter of credit is established (typically at 150% of the value of the works)</li> <li>8. Law prepares SA and any accompanying legal agreements (ROW's, covenants)</li> </ol>

<p>Development Permit</p> <p><i>(sometimes concurrent with preparation of SA)</i></p>	<p>Purpose: Approval of form of development, density, etc. as well as confirm compliance with DP conditions (ESA, Agriculture, hazardous conditions, tree preservation/compensation)</p> <ul style="list-style-type: none"> <li>• Submission of detailed design of off-site and on-site works</li> <li>• Potential reduction in the value of the letter of credit where sufficient detail is provided</li> </ul> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Advisory Design Panel submission</li> <li>2. Staff review and comment</li> <li>3. Once ADP and staff comments have been addressed, submission by Developer to Development Permit Panel for approval</li> <li>4. Submission by Developer of letters of credit and any required contributions (e.g., public art)</li> <li>5. Staff prepare report to Council recommending approval of Development Permit</li> </ol>
<p>Building Permit (BP)</p>	<p>Purpose: To confirm compliance with BC Building Code and relevant bylaws.</p> <ul style="list-style-type: none"> <li>• BP drawings are not typically circulated to Parks staff</li> <li>• On approval of BP, construction may commence</li> </ul>
<p>Park and Public Open Space Construction</p>	<p>Purpose: Construction of SA works.</p> <ul style="list-style-type: none"> <li>• Parks responsible for conducting field reviews of works occurring on dedicated parkland to ensure compliance with SA agreements</li> <li>• Parks responsible for conducting field reviews of SRW works to ensure compliance with SA agreements</li> <li>• Parks supports Engineering Inspections in field reviews of off-site street works and on-site works (works not included in Parks SA agreements)</li> <li>• All street tree planting (e.g., trees planted within road ROW's) are inspected by Parks staff</li> </ul> <p>Process:</p> <ol style="list-style-type: none"> <li>1. Tender of park construction drawings by developer/owner. Tender bid pricing is used to confirm the value of DCC credits</li> </ol> <p>Parks staff work with Inspections staff to:</p> <ol style="list-style-type: none"> <li>2. Attend site meetings with contractors</li> <li>3. Prepare of regular field review reports</li> <li>4. Confirm all required permits are in place</li> <li>5. Review site layout to confirm compliance with SA drawings</li> <li>6. Inspect all excavation and site preparation</li> <li>7. Inspect all materials delivered to the site</li> <li>8. Review grading and drainage to confirm compliance with SA drawings</li> <li>9. Commissioning</li> <li>10. Sign-off on completion of the terms of the SA agreement</li> <li>11. Submission of as-built drawings by developer/owner for record purposes</li> <li>12. Maintenance warranty period – developer/owner is responsible for maintenance and replacement of any deficient work for a pre-approved period (e.g., 1 to 2 years). Parks staff inspect all park assets during and at the end of the warranty period.</li> </ol>



# Appendix

## Parks Division Lines of Business



## Parks Division Lines of Business

Each of the 3 sections within the Parks Division is responsible for multiple lines of business which form the basis of the annual work plans. The following is a summary of the lines of business and average annual service levels for each:

### Planning and Design and Construction

- Support corporate/city-wide initiatives and projects (e.g., OCP Update, area plan updates, Waterfront Strategy, Lansdowne Rd. Transformation Project)
- Preparation and implementation of strategic plans (e.g., 2010 Richmond Trail Strategy, Urban Forest Management Strategy)
- Reporting to Committee and Council
- Parkland acquisition
- 5 Year Parks Capital Plan preparation (major and minor capital projects)
- Park and open space master planning and design for an average of 5 plans per year
- Review and preparation of agreements for development applications that include public parks
- Review and preparation of agreements for development applications that include publicly accessible open space (streetscapes, greenways, neighbourhood links, plazas, street trees)
- Park and open space construction management for 10 to 15 projects per year
- Preparation of park specific resource management plans to guide maintenance and operations
- Public consultation with residents and stakeholder groups on Major Parks Capital projects
- Communication and liaison with community groups, external agencies and other levels of government
- Information and Marketing – on-line communications, 12 brochures, 25-30 interpretive and directional signs, an average of 10 special event promotions and displays per year, 2 award submissions per year, 3 to 4 grant applications per year
- Mapping, GIS data base management and technical support
- Liaison with the Richmond Athletic Commission
- Waterfront and Blueways Program – management of construction and maintenance of Richmond's docks, piers, and publicly accessible waterfront development and coordination of dredging in marine recreation areas

## Programs

- Production of 15 to 20 parks and Corporate special events (e.g., Halloween Fireworks, Facility Openings, and Earth Day).
- Providing planning and operational support for 10 community special events.
- Management of 4 park community facilities (Terra Nova Rural Park Barn, Buemann House, Paulik Park Garden Centre, Woodward Landing / Girl Guide Camp).
- Facilitate delivery of community programs in parks and park facilities (65 programs engaging approximately 3500 people per year).
- Management of park caretakers (19 caretakers provide services valued at \$250,000 annually)
- Liaison and contract administration with community user groups - developing and maintaining user group agreements with 11 community groups
- Coordination of Richmond Street Banner Program - an annual public competition for production of 1000 street banners
- Coordination of the Partners for Beautification Program for approximately 60 PFB groups (residents, schools, businesses and community groups)
- Urban Agriculture – liaison with the with Richmond Food Security Society for management of 200 community garden plots at five sites
- Operation and Programming of the Richmond Nature Park and Kinsmen Pavilion in conjunction with the Richmond Nature Park Society




## Operations

- Civic maintenance of parks, boulevards, medians, City facility grounds, trails, plazas, furniture and all existing infrastructure.
- Urban Forestry - maintenance of approximately 70,000 street and park trees and operations of the City tree nursery
- Horticulture – planting and maintenance of 300 hanging baskets, flower displays incl. 60,000 annual flowers and 30,000 Spring bulbs, shrub and perennial displays, hedges, 218 public walkways, indoor plants in civic buildings.
- Turf Management -  
18 all weather sand based turf sports fields, 77 clay based sports fields, 8 artificial turf fields, 2 artificial bowling greens, 1 Pitch and Putt golf course, 500 acres of general grass mowing.
- Asset Management – maintenance of 15 public washrooms, 10 plazas, sport field lining and goal post maintenance on 77 fields, 80 waterfront amenities (bridges, piers, wood decks, boat launches, and walkways), 8 artificial sport fields, graffiti removal on all civic properties, landscape repair requests from Public Works and Engineering, all fencing and gates within the park systems, 1000 pieces of park furniture, 200 bike racks, 8 water features, 4 water play systems, 35 drinking water fountains, 160 irrigation systems, 55 play grounds, cleaning and safety checks of 6 dog off-leash areas, 69 tennis courts, 4 lacrosse boxes, 33 basketball courts, 37 bleachers, 46 parking lots, installation and removal of 1000 banners annually, 600' x 20' of floating docks, log and debris cleanup along the shores of the South Arm of Fraser River
- Construction and Maintenance - \$3 mil to \$5 mil in capital construction projects, retrofitting, rebuilding and repairing park assets and utilities, hanging and removal of festive lighting, weeding of all main road sidewalks, 42 km of dyke trails and 30 km of other trails
- Customer Service – response to 4000 public and internal customer requests.
- Integrated Pest Management - implementation of pest control best practices, products and equipment to address implementation of Pesticide Use Control Bylaw No. 8514 which bans use of traditional herbicides, insecticides and fungicides
- Invasive Species Management
- Wildlife Management
- Natural Areas Management - 337 acres of natural areas requiring specific and alternative management approaches
- Parks Small and Large Equipment Management - 131 large and 120 small pieces of Parks Operations equipment
- Contracted Services – maintenance of the grounds at Richmond Olympic Oval, Richmond School District office grounds, private school on Odlin Road, RCMP Headquarters, 7 Richmond Fire Halls, Steveston Harbour Authority Tin Shed site (3rd St. and Moncton Rd.)
- School Board Property Maintenance – maintenance of 373 acres of school grounds
- Salting and snow removal at City facilities and walkways and pathways
- Safety audits and staff safety training
- Special Events - set up, take down and traffic control at 30 major special events and 70 minor events (community, corporate and Parks events)



# Appendix

## Parks and Open Space System Inventory

A large, stylized teal letter 'D' graphic that serves as a background element for the title.



Richmond Park Inventory			
Date	Park	Park Type	Acreage
1900s - 1920s			
1908	Mitchell Neighbourhood Park	Neighbourhood	10.035
1920	Minoru Park	City Wide	65.417
1920	General Currie Neighbourhood Park	Neighbourhood	5.413
1922	Lord Byng School Park	Neighbourhood	5.540
1928	Cambie Field Neighbourhood Park	Neighbourhood	2.987
1930s - 1940s			
1939	King George/Cambie Community Park	Community	38.613
1943	Sea Island Community Centre Park	Community	0.336
1943	Burkeville Neighbourhood Park	Neighbourhood	3.167
1944	Steveston Community Park	Community	30.655
1946	Sea Island School Park	Neighbourhood	3.440
1948	Grauer Neighbourhood Park	Neighbourhood	11.030
1948	Palmer/Garden City Park	Neighbourhood	26.667
1950s			
1952	Richmond HighPark	City Wide	9.138
1954	Cook Neighbourhood Park	Neighbourhood	8.690
1955	Tait Neighbourhood Park	Neighbourhood	4.920
1957	Kidd Neighbourhood Park	Neighbourhood	11.429
1959	Gilmore Neighbourhood Park	Neighbourhood	11.020
1959	Dixon School Park	Neighbourhood	11.407
1959	Errington Neighbourhood Park	Neighbourhood	8.410
1959	Garratt Neighbourhood Park	Neighbourhood	4.000
1959	Tomsett School Park	Neighbourhood	6.030
1960s			
1960	Hugh Boyd Community Park	Community	42.245
1960	Ferris Neighbourhood Park	Neighbourhood	7.844
1960	Walter Lee School Park	Neighbourhood	12.566
1961	Thompson School Park	Neighbourhood	7.800
1961	McKay Neighbourhood Park	Neighbourhood	8.338
1961	Woodward School Park	Neighbourhood	9.190
1963	Kilgour Neighbourhood School Park	Neighbourhood	9.810
1964	Manah Steves School Park	Neighbourhood	20.403
1964	McDonald Beach Park	City Wide	26.142
1964	Heather Dolphin Neighbourhood Park	Neighbourhood	2.000
1965	Gibbons VLA Park	Neighbourhood	1.810
1965	South Arm Park	Community	56.750
1965	London/Steveston Neighbourhood Park	Neighbourhood	42.375
1966	Debeck School Park	Neighbourhood	7.600
1968	Thompson/Burnett Community Park	Community	27.199
1969	Bridge School Park	Neighbourhood	5.886
1960's	International School	Neighbourhood	3.861

Date	Park	Park Type	Acreage
<b>1970s</b>			
1970	Richmond Nature Park West	City Wide - Natural Area	106.290
1970	Richmond Nature Park East	City Wide - Natural Area	106.106
1971	McNair School Park	Neighbourhood	21.768
1974	Maple Lane School Park	Neighbourhood	10.989
1974	Quilchena Neighbourhood Park	Neighbourhood	12.139
1974	McCallan Neighbourhood Park	Neighbourhood	3.514
1975	Mariners Village Neighbourhood Park	Neighbourhood	2.234
1976	Morris Neighbourhood Park	Neighbourhood	6.754
1976	Kingswood Neighbourhood School Park	Neighbourhood	8.140
1976	Brighthouse Athletic Park	City Wide	7.841
1978	Rideau School Park	Neighbourhood	10.729
1978	Marrington Neighbourhood Park	Neighbourhood	2.369
1979	Albert Airey Neighbourhood Park	Neighbourhood	3.616
1979	McKinney Neighbourhood Park	Neighbourhood	9.888
1979	Westwind Neighbourhood Park	Neighbourhood	13.210
1970's	Miller Park (YVR, soccer field)	Neighbourhood	3.200
1970's	Templeton Field (YVR, former rugby field)	Neighbourhood	6.970
<b>1980s</b>			
1980	Blundell Neighbourhood Park	Neighbourhood	28.620
1980	Woodwards Landing	City Wide	6.238
1981	Diefenbaker Neighbourhood Park	Neighbourhood	10.820
1981	Steveston Town Square	City Wide	0.202
1981	London Farm	City Wide	4.060
1981	Sandiford Tot Lot	Neighbourhood	0.951
1981	Parklane Neighbourhood Park	Neighbourhood	4.746
1982	Tiffany Neighbourhood Park	Neighbourhood	0.243
1984	Bath Slough Trail	City Wide Trail	3.400
1985	Horseshoe Slough Trail	City Wide Trail	
1986	Honda Park (private)	City Wide	
1986	Brighthouse Neighbourhood School Park	Neighbourhood	12.985
1987	5th Avenue Road End Park	Neighbourhood	0.363
1988	South Dyke Tree Nursery and Farm	City Wide	56.000
1988	Hamilton VLA Neighbourhood Park	Neighbourhood	1.555
1988	Hamilton Highway Park	Neighbourhood	7.187
1988	CN Trail	City Wide Trail	12.985
1989	Garry Point Park	City Wide	74.342
1989	Shell Road Trail	City Wide Trail	
1980's	Bridgeport Industrial Park	Neighbourhood	2.590
1980's	East Richmond Neighbourhood Park	Neighbourhood	3.898
1980's	North Arm Trails	Trail	

Date	Park	Park Type	Acreage
1990s			
1990	T. Homma Neighbourhood Park	Neighbourhood	5.757
1990	Agassiz Neighbourhood Park	Neighbourhood	1.639
1990	Kozier Neighbourhood Park	Neighbourhood	0.777
1990	Richmond Street Neighbourhood Park	Neighbourhood	0.363
1990	Fedoruk-Kartner Park	Neighbourhood	0.823
1991	McNeely School Park	Neighbourhood	9.776
1991	Talmey Neighbourhood Park	Neighbourhood	9.911
1991	Garnet Tot Lot	Neighbourhood	0.339
1993	Wowk Neighbourhood Park	Neighbourhood	8.958
1994	No. 7 Road Pier Park	City Wide	5.545
1995	Britannia Shipyard Park	City Wide	7.950
1996	Anderson Neighbourhood School Park	Neighbourhood	6.030
1996	Odlin Neighbourhood Park	Neighbourhood	6.333
1997	Dover Neighbourhood Park	Neighbourhood	7.992
1997	Mitchell Island Pier Park	City Wide	1.374
1997	Mitchell Island ESA	City Wide - Natural Area	1.066
1997	Terra Nova Neighbourhood Park	Neighbourhood	19.479
1997	Lang Park	Neighbourhood	0.350
1997	Great West Cannery Park (South Cove)	Neighbourhood	2.008
1997	Kilby Neighbourhood Park (Rose Garden)	Neighbourhood	0.358
1998	Richmond Skateboard Park	City Wide	0.391
1998	Terra Nova West Natural Area	City Wide - Natural Area	34.171
1998	Odlinwood Neighbourhood Park	Neighbourhood	4.909
1998	Flight Path Park (YVR)	City Wide	0.531
1998	Hamilton Community Park	Community	12.400
1998	McMath School Park	Neighbourhood	18.352
1999	South Dike Trails (Dike Rd/Gilbert Beach to Woodward Landing)	Trail	
1999	Woodward Landing Park	City Wide	6.238
1999	No 3 Rd Doggy Park	City Wide	4.131
1999	McLean Neighbourhood Park	Neighbourhood	10.725
1999	Terra Nova South Park	Neighbourhood	1.280
1999	Steveston Area Trails	Trail	
1990's	Fraserwood Park	City Wide	0.400
1990's	Lee Slough	City Wide - Natural Area	2.243
1990's	Woodwards Slough	City Wide - Natural Area	3.921

Date	Park	Park Type	Acreage
<b>2000s</b>			
2000	East Richmond (Hamilton, Graybar)	Trail	
2002	Odlinwood ESA	City Wide - Natural Area	1.672
2002	Toyota Park (private)	Neighbourhood	1.580
2003	MacNeill Neighbourhood School Park	Neighbourhood	14.857
2004	Imperial Landing	City Wide	6.498
2004	Terra Nova Rural Park	City Wide	63.000
2004	Birch Neighbourhood Park	Neighbourhood	1.750
2005	Garden City Community Park	Community	24.310
2005	Katsura Neighbourhood Park	Neighbourhood	1.839
2005	Paulik Neighbourhood Park	Neighbourhood	6.188
2005	Bike Terrain Park (acq. 1994)	City Wide	1.048
2009	Model Airplane Park	City Wide	4.126
2009	West Cambie Greenway	Trail - City Wide	2.858
<b>2010s</b>			
2010	Richmond Olympic Oval Site	City Wide	10.500
2010	North East Bog Forest	City Wide - Natural Area	49.312
2010	Railway Ave Rail Row	Trail / City Wide	14.700
2011	The Gardens Agricultural Park	City Wide	12.200
2011	West Cambie Neighbourhood Park	Neighbourhood	5.793
2011	Middle Arm Waterfront Park (Cambie to No 2 Rd.)	City Wide	9.980
2012	Sturgeon Banks Natural Area (Grauer)	City Wide - Natural Area	126.970
2013	7300 Elmbridge Way (Pork Chop Park)	Neighbourhood	0.720
2013	Hollybridge Canal Park	Neighbourhood	2.090
			1695.616

**Legend**

	Other City Owned
	Owned solely by the Richmond School District
	Privately owned



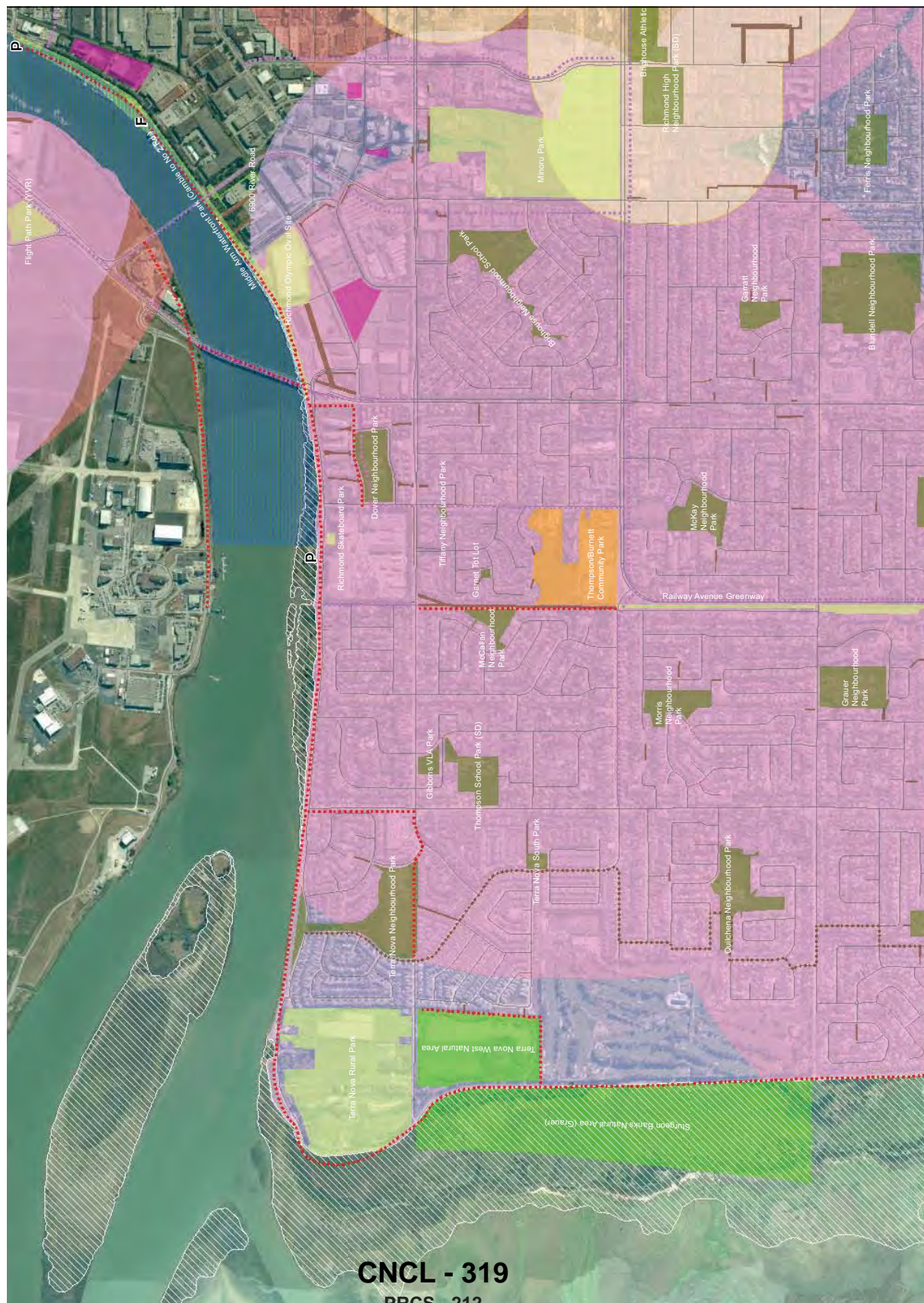
## Neighbourhood and Community Park Gaps: Sea Island







# Neighbourhood and Community Park Gaps: Thompson





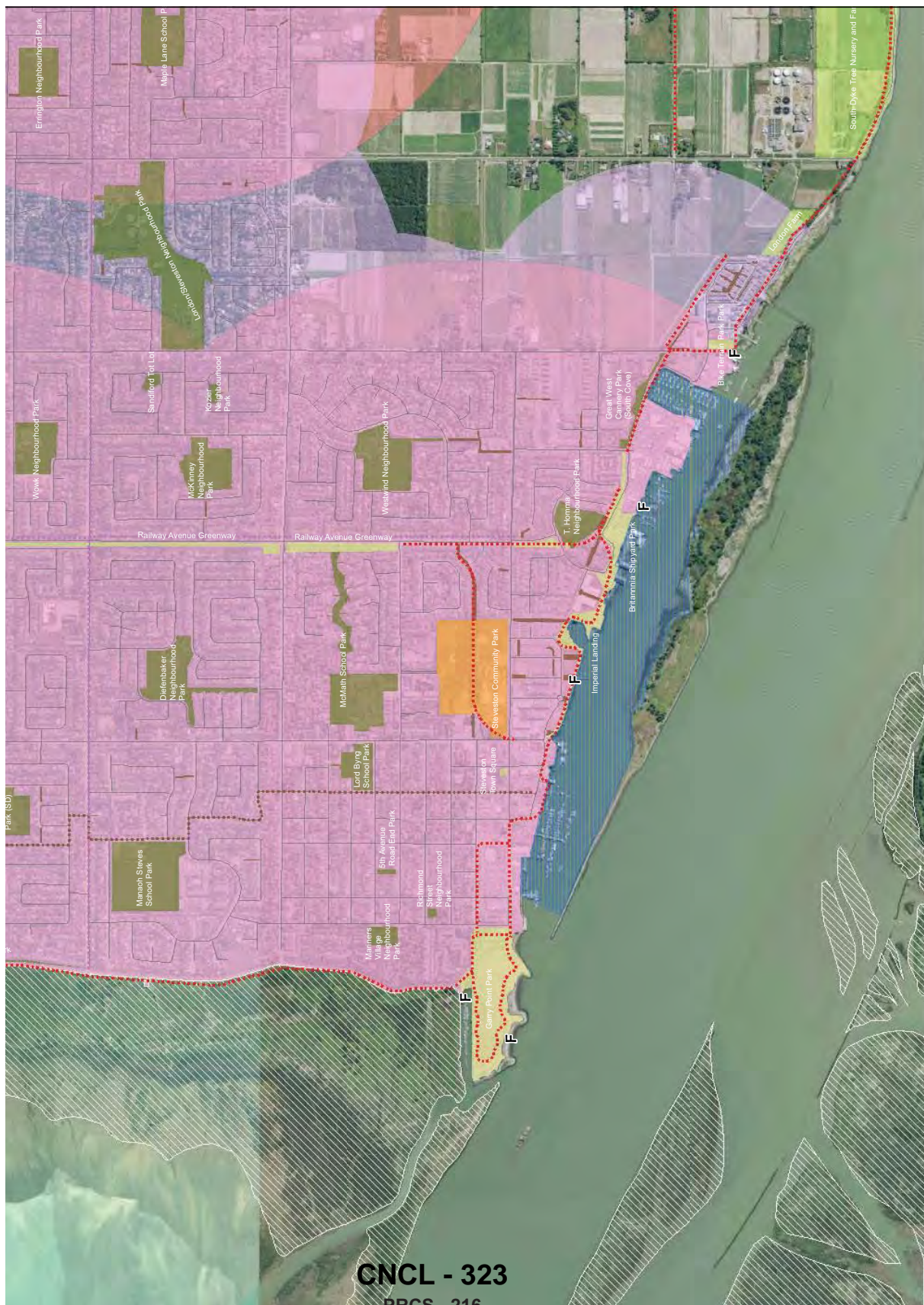








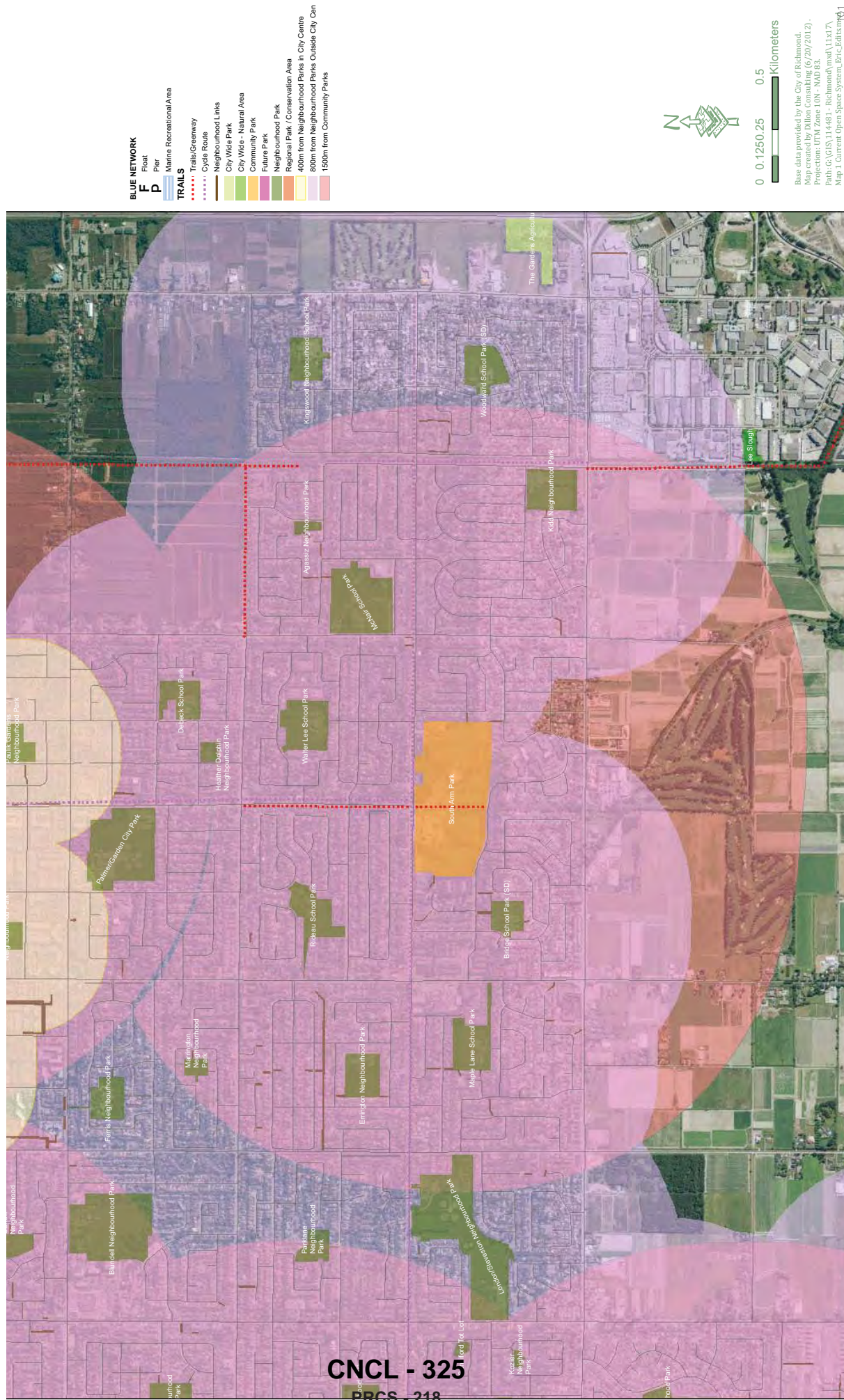
# Neighbourhood and Community Park Gaps: Steveston







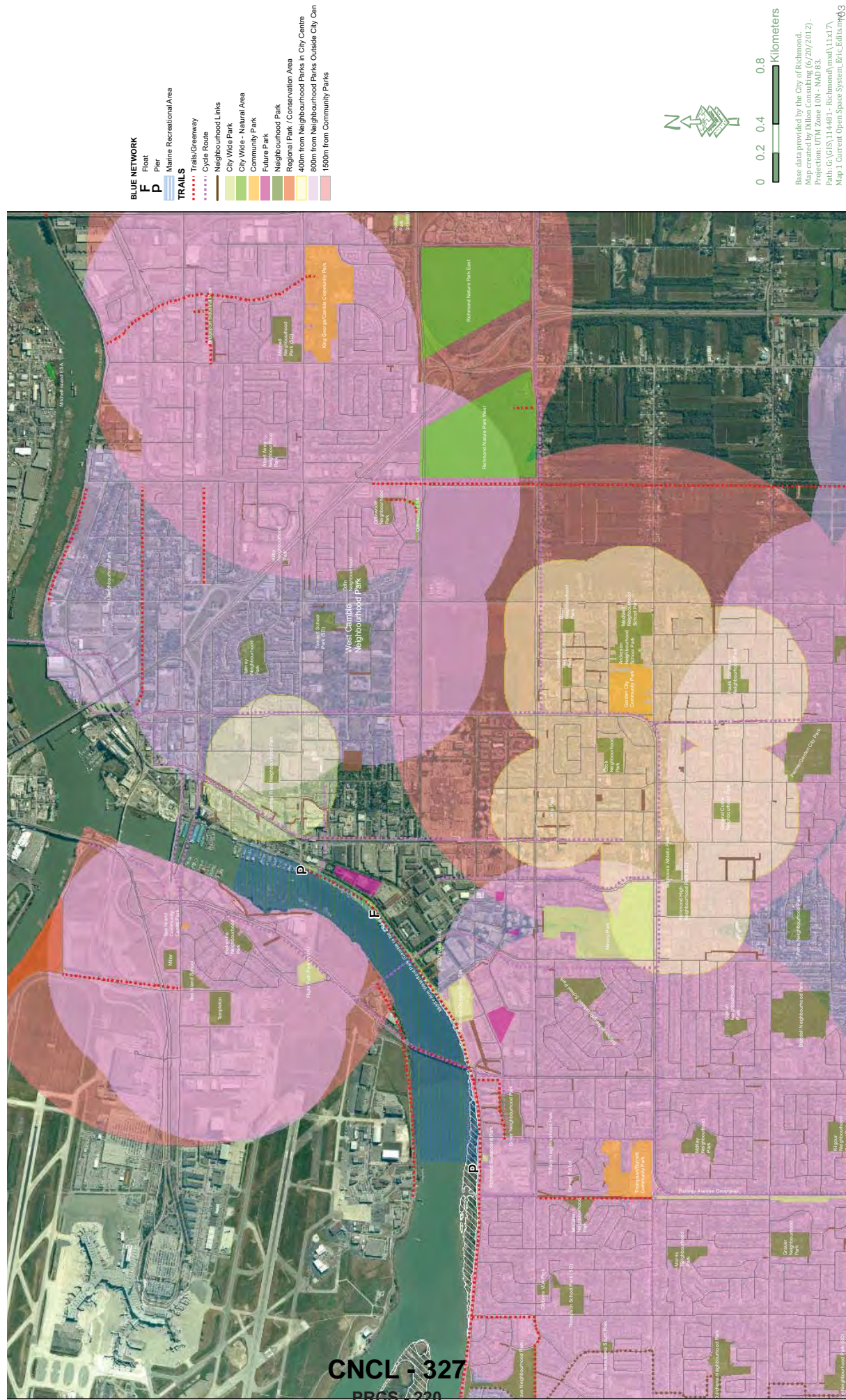
## Neighbourhood and Community Park Gaps: South Arm







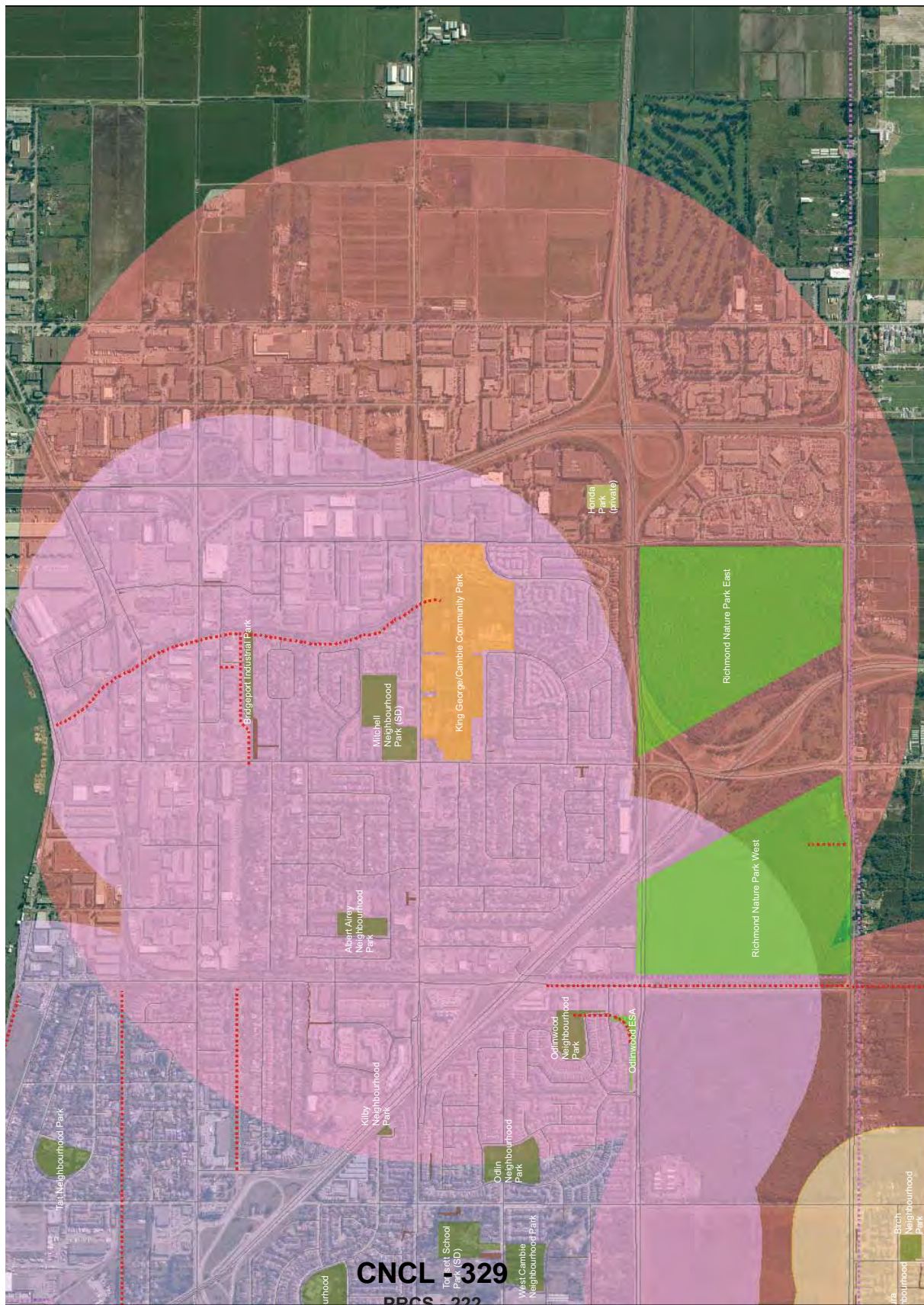
## Neighbourhood and Community Park Gaps: City Centre







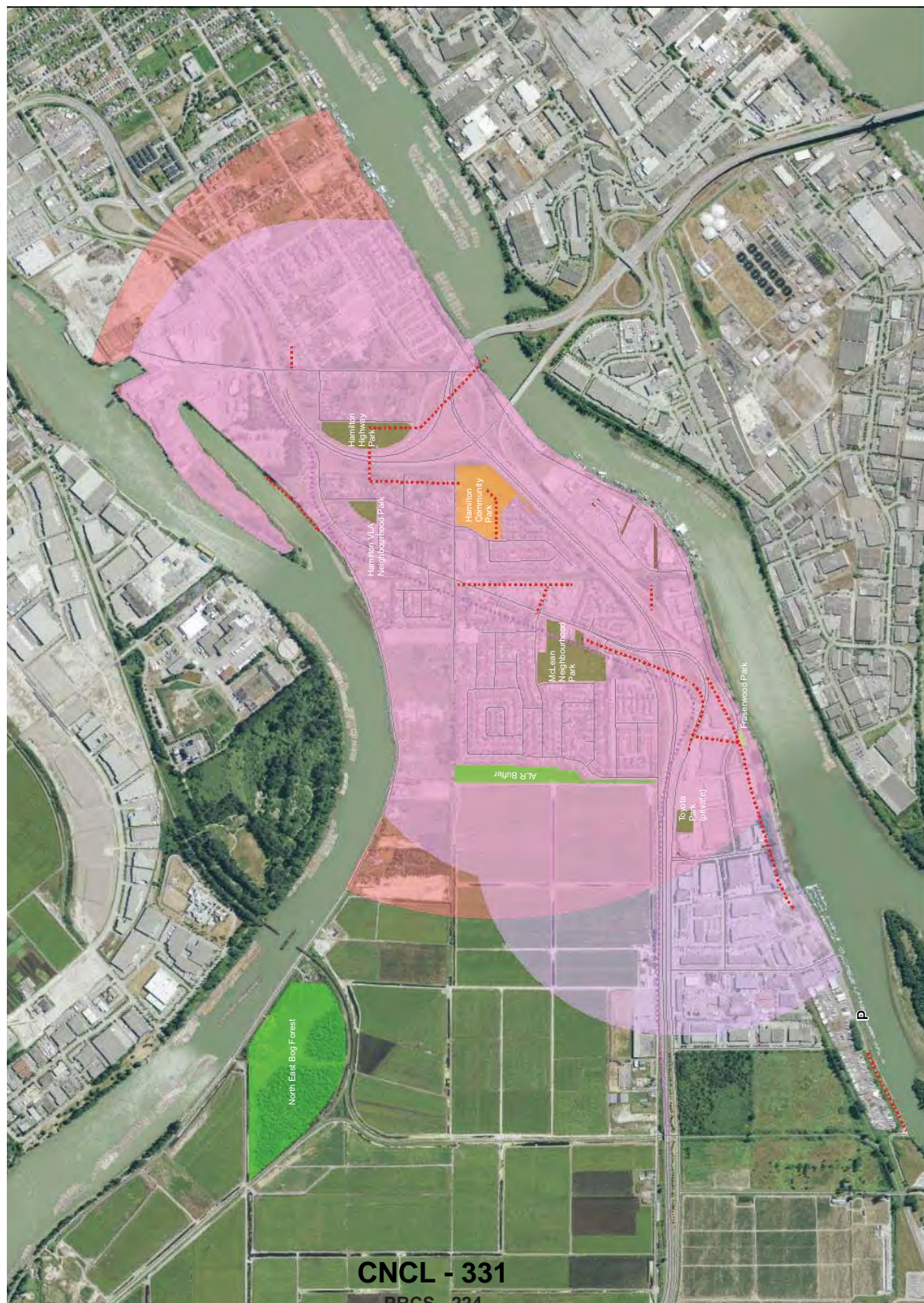
# Neighbourhood and Community Park Gaps: East Richmond







# Neighbourhood and Community Park Gaps: Hamilton



- BLUE NETWORK**  
**F** Float  
**P** Pier  
**Marine Recreational Area**  
**TRAILS**  
 ... Trails/Greenway  
 ... Cycle Route  
 ... Neighbourhood Links  
 ... City Wide Park  
 ... City Wide - Natural Area  
 ... Community Park  
 ... Future Park  
 ... Neighbourhood Park  
 ... Regional Park / Conservation Area  
 ... 400m from Neighbourhood Parks in City Centre  
 ... 800m from Neighbourhood Parks Outside City Can  
 ... 1500m from Community Parks



0 0.125 0.25 0.5 Kilometers

Base data provided by the City of Richmond  
 Map data by Google Earth (6/20/2012)  
 Projection: UTM Zone 18N - NAD 83  
 Path: G:\GIS\114481 - Richmond\map\114477  
 Map 1 Current Open Space System, Eric Edits.mxd





# Trails Service Areas & Gaps: Sea Island





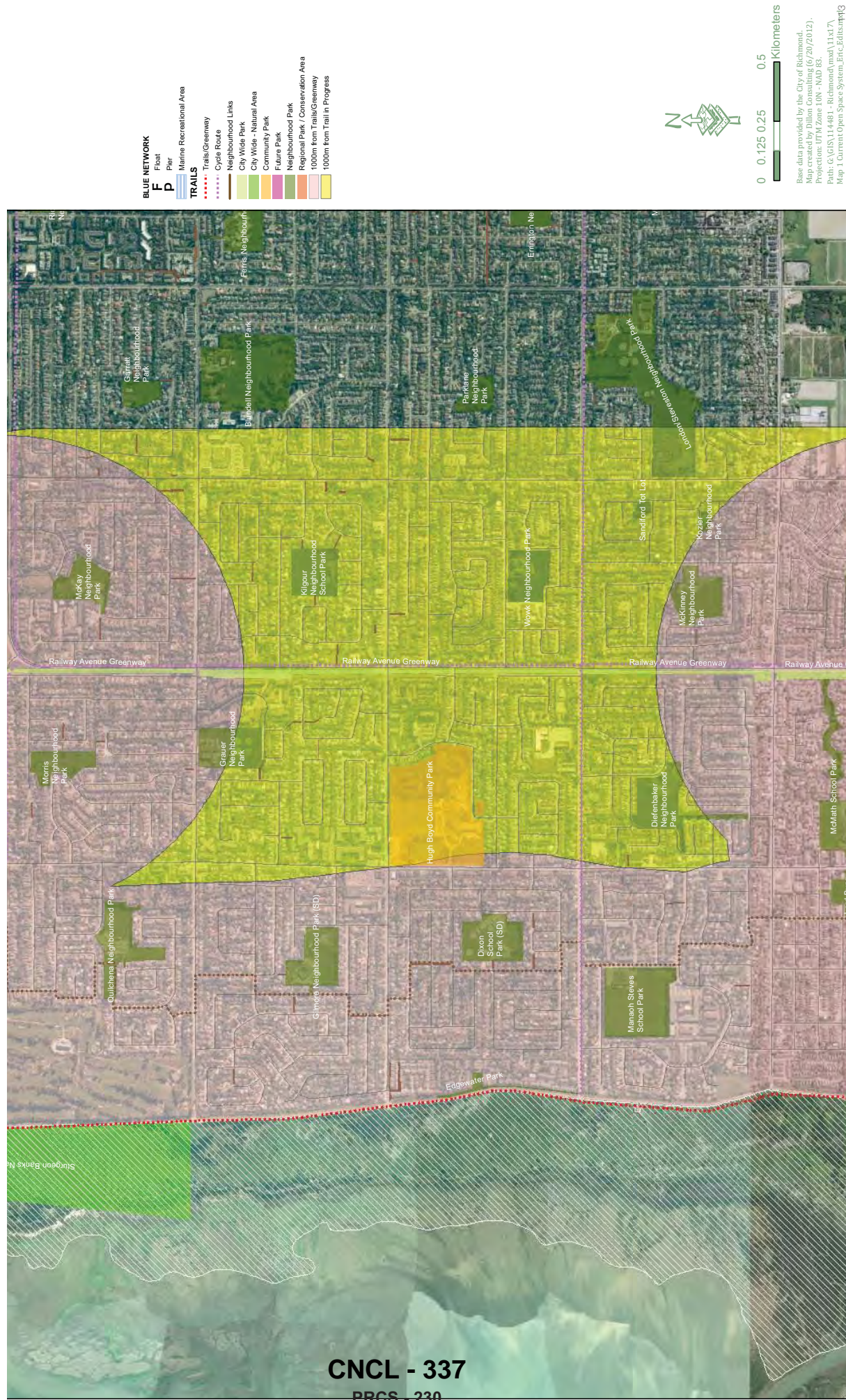








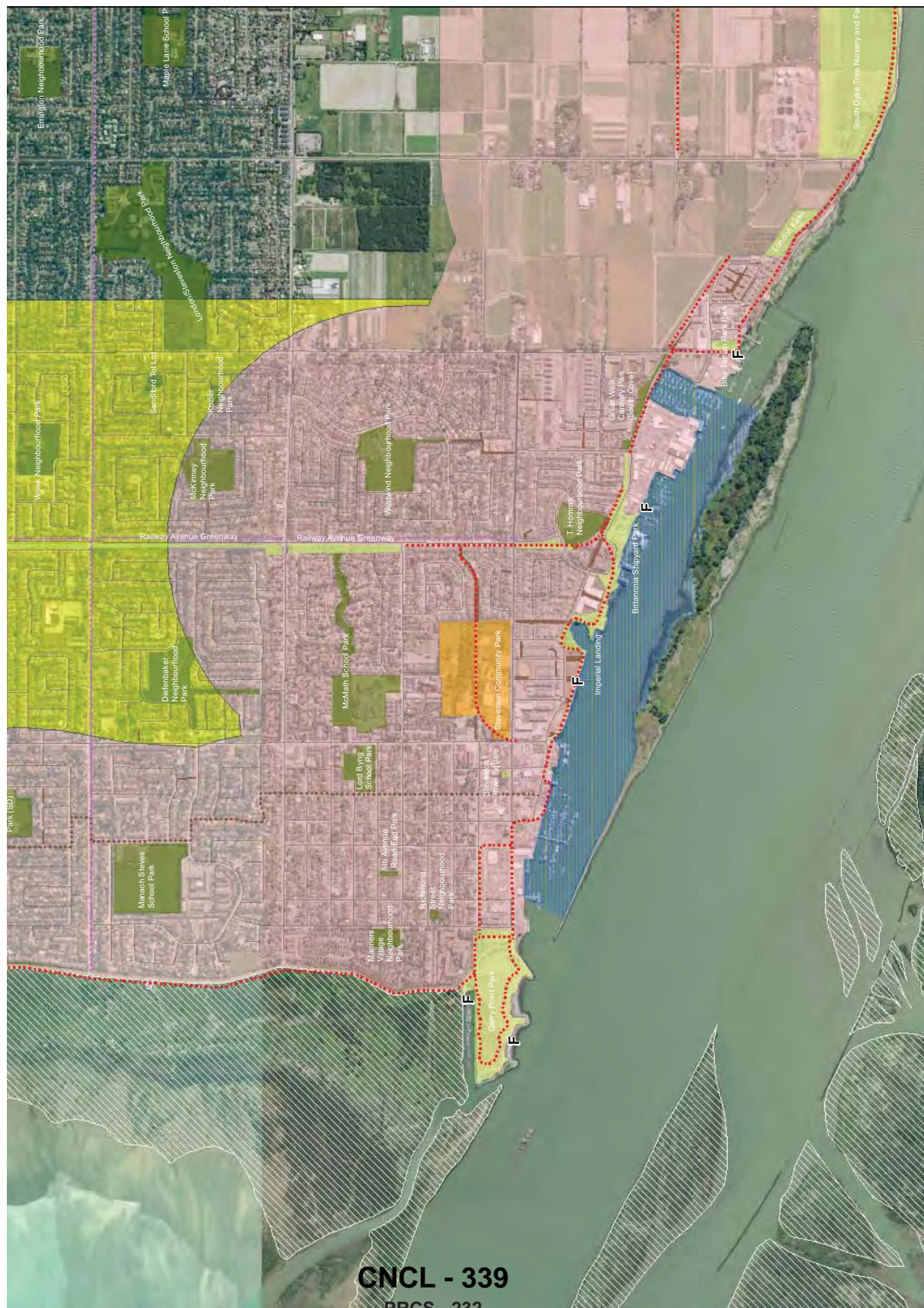
## Trails Service Areas &amp; Gaps: West Richmond / West Dyke







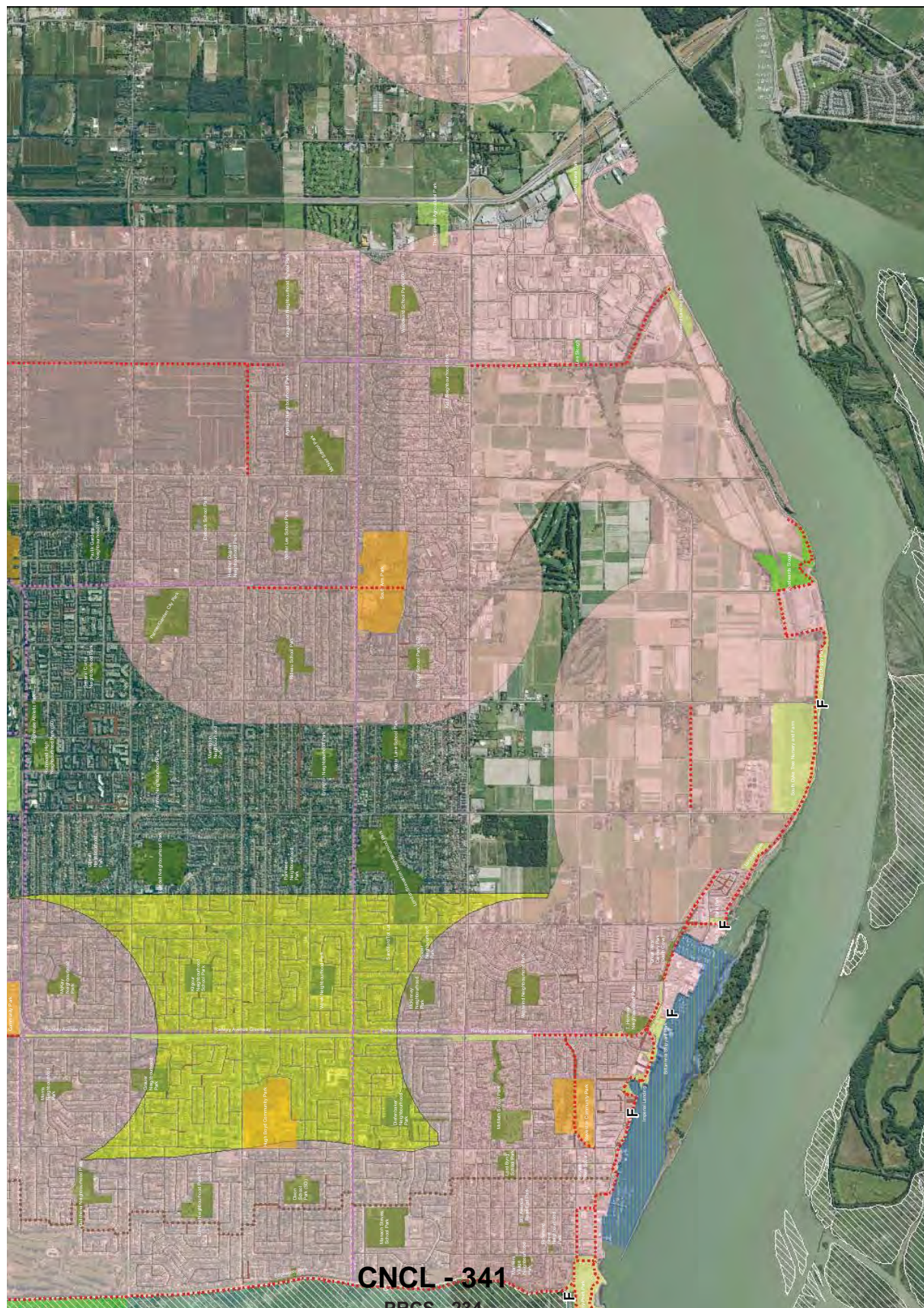
# Trails Service Areas & Gaps: Steveston / South Dyke







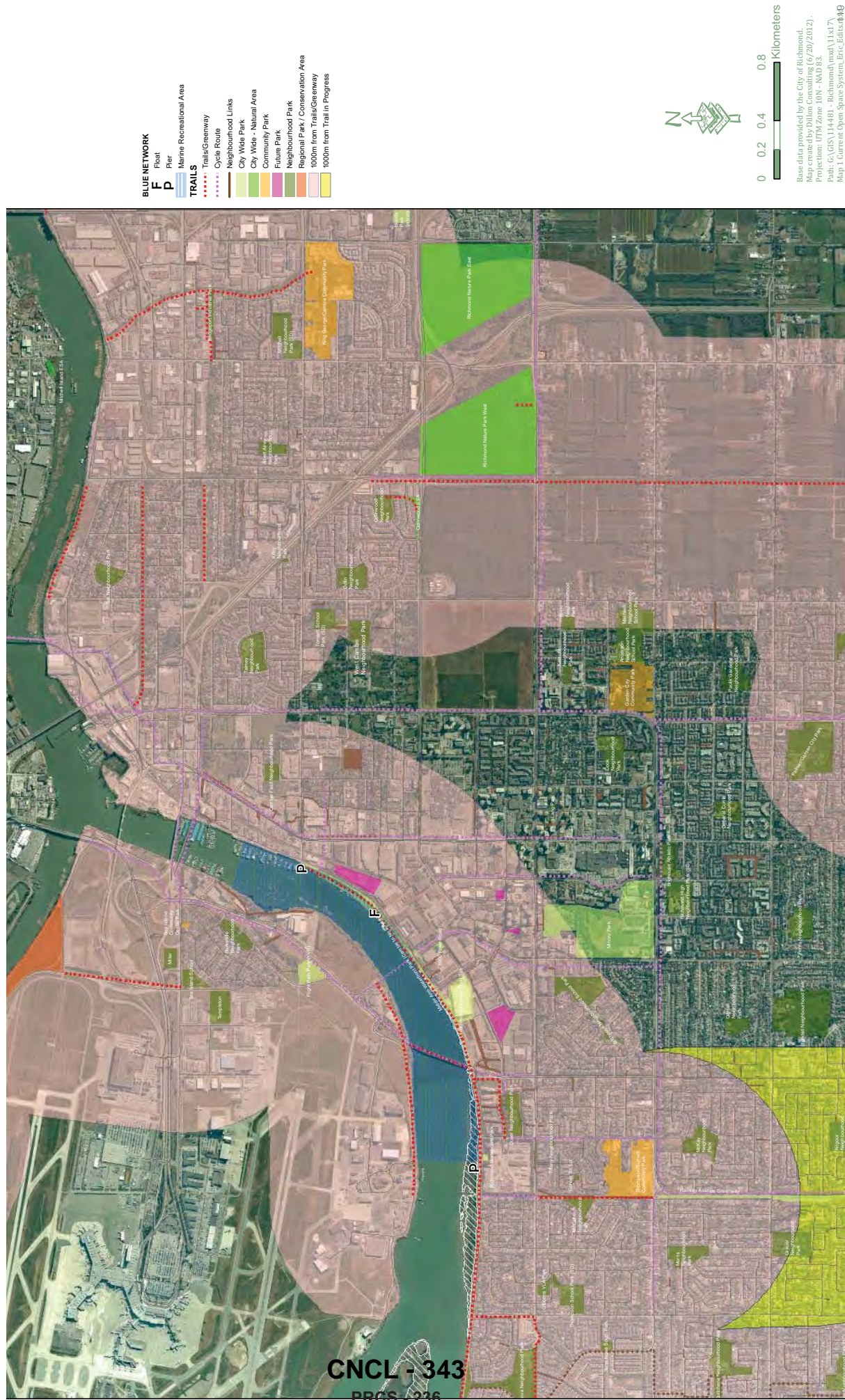
# Trails Service Areas & Gaps: South Arm / South Dyke







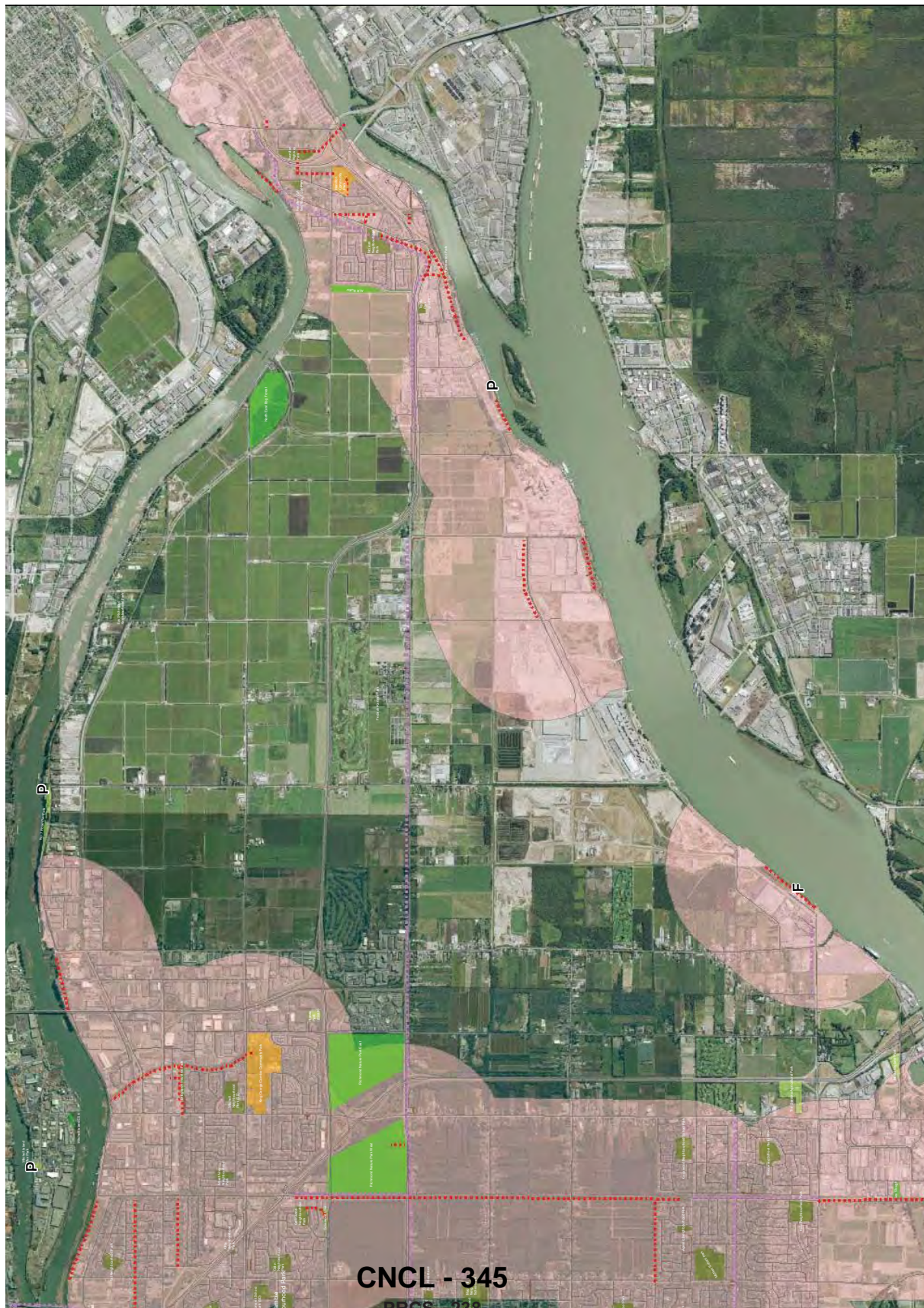
## Trails Service Areas & Gaps: City Centre







# Trails Service Areas & Gaps: East Richmond / Hamilton



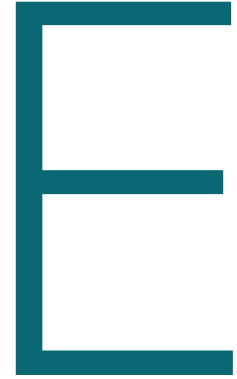
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# Appendix

## Public Consultation Report







PUBLIC CONSULTATION, JUNE & JULY, 2011

# Richmond Parks + Open Space Strategy Summary Report



Prepared for the  
CITY OF RICHMOND

Prepared by  
CITYSPACES CONSULTING LTD.  
Updated: November 3, 2011





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## EXECUTIVE SUMMARY

### BACKGROUND

Phase One of Public Consultation for the Richmond Parks + Open Space Strategy consisted of a series of neighborhood meetings, organized through the Community Centre Associations by Parks and Recreation staff. A total of seven meetings were held during June and July 2011.

#### *Intent of Neighborhood Meetings*

The intent was inform and to obtain input on the Strategy from a cross-section of the people within the neighborhoods, from young to old with varying interests and ethnicities.

#### *Meeting Agenda*

Guided by a facilitator the meetings provided information on the process and the work completed to date. Participants were led through a series of exercises to gain insight into the seven focus areas of the Strategy. Participants were also provided an opportunity for further written feedback.

#### *Meeting Attendees*

All total seventy-one (71) people attended the seven meetings. A facilitator from CitySpaces Consulting, supported by a member of the team from Dillon Consulting, led the meetings. Richmond Parks staff attended all of the meetings.

### FEEDBACK SUMMARY

#### *Overall Feedback*

Most people were happy with the parks and open space system in its current form. Residents' favorite places in Richmond were overwhelmingly Steveston, the dykes and Minoru Park. Some of the insights, themes, and highlights from the meetings include the following. Provide opportunities for connection with nature and the natural environment;

- Increase opportunities for seniors to remain active;
- Consider a culturally themed, Chinese oriented, park;
- Increase communication, education and information (i.e. signage) to residents on current assets;
- Continue maintenance;
- Enhance existing parks with other features; washrooms, lighting, etc.; Increase bike routes and trail systems;
- Include places of solitude and sanctuary into the overall parks and open space system;
- Increase education related to ecosystems, resiliency and ecological networks.



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### ***Feedback on the Focus Areas***

The seven Focus Areas are Connectivity; Green Network; Great Spaces and Experiences; Blue Network; Health and Wellness; Resource Management and; Multifunctional and Diverse. Five of the Seven Focus Areas and their outcomes were reviewed at the meetings. The two not reviewed were Resource Management and Multifunctional and Diverse that focus on delivery of services and internal operations.

The participants provided comment on the outcomes most important to each participant. From the comments provided, actions were developed for utilization in the framework for the 10-year implementation plan.

### ***Recommendations for Revisions to the Focus Areas and their Outcomes***

In general, participants were comfortable with the seven Focus Areas and outcomes presented. Refinements have been identified but no substantive changes are required. Through the meetings it became clear, the Focus Areas and their Outcomes need to be reviewed to remove the use of jargon and simplify the language.

### ***Additional Information provided from the Feedback Forms***

Feedback Forms were handed out at all meetings with the exception the Youth Session, where it was felt the engagement in the session provided the necessary feedback. The intent with the Feedback Forms was to gain greater detail and insight on four topic areas including major parks; neighbourhood parks; trails, walkways and bikeways; and sustainability. Fifty one feedback (51) forms were returned and tabulated. The input gathered from the Feedback Forms was consistent with Discussions from the meetings.



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## PUBLIC CONSULTATION SUMMARY

### BACKGROUND

Phase One of Public Consultation for the Richmond Parks + Open Space Strategy consisted of a series of neighbourhood meetings, organized through the Community Centre Associations and Park staff. Key representatives from each neighbourhood were invited to participate in the interactive sessions held at the community centres. Participants included Board members, area residents, representatives from other community organizations and youth. Invitees were chosen, in order to achieve a variety of local and community opinions and ideas for the future of Parks and Open Spaces in Richmond. The intent was to obtain input from a cross-section of the people within the neighbourhoods, from young to old with varying interests and ethnicities.

The following outlines the meetings undertaken and their locations and dates.

- Youth Meeting, Olympic Oval Legacy Lounge, June 2, 2011 (11 participants)
- City Centre Community Centre, June 7, 2011 (10 participants)
- West Richmond Community Centre, June 14, 2011 (7 participants)
- Thompson Community Centre, June 9, 2011 (12 participants including Sea Island residents)
- South Arm Community Centre, June 23, 2011 (9 participants)
- Steveston Group of Eight, Harbour Offices, July 4, 2011 (approximately 10 participants)
- Multi-Cultural Group, Minoru Cultural Centre, July 27, 2011 (12 participants, all Chinese)

Due to an unprecedented number of events in June and July including Ship to Shore and OCP community events, the meetings at the Steveston Community Centre and Hamilton/East Richmond were cancelled, due to lack of attendance. Several attempts were made at re-scheduling. Feedback Forms were provided to each of these Community Centre Associations and input and feedback was gathered via the feedback forms.

### *Intent of Neighbourhood Meetings*

The intent of the neighbourhood meetings was to:

- Provide an opportunity to understand the Parks + Open Space Strategy and why it is being done
- Inform the community on the process
- To gain input into preliminary policies called Focus Areas. The seven Focus Areas include Health and Wellness, Blue Network, Connectivity, Green Network, Great Spaces and Experiences, Multi-Functional and Diverse and Resource Management.



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### ***Meeting Agenda***

Guided by a facilitator from CitySpaces Consulting Ltd., the meeting followed the format below:

- Introduction and overview of the meeting;
- Roundtable exercise to identify people's favorite outdoor places in Richmond overall, their favorite outdoor places in their neighbourhood, why they enjoyed these places and how they got there;
- Overview of the Strategy to date, including why it is being done, what the process is and an overview of the Focus Areas;
- Based on the responses from people's favorite places, 2-3 Focus Areas were chosen by the facilitator. A second exercise was undertaken by participants. This entailed reading through the Focus Area Outcomes, choosing the most significant outcome from each person's perspective, identifying why it is important and how it could be implemented in the next 10 years.
- Feedback forms were provided with further detailed questions.

For a detailed summary of each meeting and a synopsis of the Feedback Forms please see the Meeting Minutes & Feedback Form Summation Report.

### ***Meeting Attendees***

According to the sign-in registration sheets, seventy-one people attended the 7 meetings held over June and July.

On hand, to inform on the project, to answer project process and municipal questions, was Jamie Esko, Park Planner. Jamie also coordinated all the meetings through the Community Centres. Other staff who attended the various meetings included:

- Mike Redpath, Manager of Parks and Recreation - attended the South Arm and Steveston meetings
- Clarence Sihoe, Park Planner - attended the City Centre and South Arm meetings
- Doug Shearer, Park Planner - attended the Youth and Thompson meetings
- Yvonne Stich, Park Planner - attended the West Richmond meeting
- Managers from each of the Community Centre's where a meeting was held



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### ***Project Team Attendees***

Consultation Staff included:

- Colette Parsons, CitySpaces Consulting - facilitator for all meetings
- Alex Taylor, Dillon Consulting - attended the West Richmond, South Arm and Multi-Cultural meetings

## **FEEDBACK SUMMARY**

### ***Overall Feedback***

In general, most people were happy with the Parks + Open Space system in its current form. Some of the insights, themes and highlights from the meetings include the following. Residents favorite places in Richmond were overwhelmingly Steveston, in general, waterfront and dyke trails, and Minoru Park.

- There was a strong desire from the youth group to have a connection with nature and the natural environment. There was an overwhelming desire to go to quiet, natural, contemplative spaces. There was also a desire for places to have outdoor fires and covered outdoor spaces for year-round social gathering.
- The Seniors group from City Centre were highly active and are looking for opportunities to remain active. There was a desire for more washrooms, bike racks and adequately lit, wider and safe (i.e. separated) bike and community paths. Public transit to all parks was also a desire.
- The multi-cultural, Chinese group sees safety as an important factor in utilizing parks. They expressed interested in a culturally themed, Chinese oriented, park. Feedback regarding sustainability and “green themes” was provided yet it was evident that further work needed to be done to fully understand their definition of “green”.
- Greater communication, education and information (i.e. signage) to residents on the current assets. An on-line map tool was suggested so members of the public could click on a park name and all the services at that park would be indicated.
- Ensure, in the future, that park and open space assets are maintained to meet or exceed the current standards.
- Enhance existing assets, like parks and the dykes with additional amenities – washrooms, some commercial nodes along waterfront, seating areas, walking routes around existing parks
- Overwhelmingly, residents wanted to increase bike routes and trail systems making a cohesive cycling network to service centres and through the farm areas of Richmond. With the flat land of Richmond people saw an extensive network of trails, greenways and separated on street cycling routes (separate cyclists from vehicles) as a way to remain active, increase ridership, diminish the need for the automobile and reduce the size of the streets.



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- Include places of solitude and sanctuary into the overall parks and open space system
- The outcomes related to ecosystems, resiliency and ecological networks did not resonate with respondents.

It should be noted that the input gathered from the Feedback Forms was consistent with discussions from the meetings.

### ***Favourite Places in Richmond***

From the exercise to identify people's favourite outdoor places in Richmond or in their neighbourhood the overwhelming majority of people chose Steveston and the dyke system as their favourite places. In identifying Steveston, people felt there was a combination of elements from the Village and Boardwalk, to Gary Point Park and access to the dyke that made it a special place. The dyke system also ranked very high. As well, Minoru Park was highlighted as a favorite place in Richmond due to the variety of activities and facilities.

In people's neighbourhoods the dykes and Steveston continued to rank high. There was more diversity in the neighbourhood favorite places and usually it was the local park that people identified.

Below is a tabulation of the responses.

No. of Responses	FAVOURITE PLACE: Richmond
25	Steveston (dykes and Parks including Britannia Heritage Shipyard Park)
12	Minoru Park
8	Garry Point Park
8	Dyke System
6	South Arm Community Park
2	Terra Nova Park
2	Garden City Community Park
1	River Road
1	Finn Slough
1	McDonald Beach
1	Shell Road Trail
2	King George Community Park
1	Iona Island
1	Thompson Community Centre



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No. of Responses	FAVOURITE PLACE: Neighbourhood
8	Steveston - Boardwalk, Village and Garry Point
7	The Dykes
7	Minoru Park
4	South Arm Community Park
4	Garden City Community Park
4	Hugh Boyd Community Park
3	South Arm Community Park
2	Shell Road Trail
2	Blundell Neighbourhood Park
2	Thompson Community Park
1	The Steveston Docks
1	Parklane Neighbourhood Park
1	McKinney Neighbourhood Park & Playground
1	River Road
1	Kingswood Neighbourhood School Park
1	Terra Nova
1	Wowk Neighbourhood Park
1	Kidd Neighbourhood School
1	McKinney Neighbourhood Park



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### ***Feedback on the Focus Areas***

The seven Focus Areas are Connectivity; Green Network; Great Spaces and Experiences; Blue Network; Health and Wellness; Resource Management and; Multifunctional and Diverse. Five of the Seven Focus Areas and their outcomes were reviewed at the meetings. The two not reviewed were Resource Management and Multifunctional and Diverse that focus on delivery of services and internal operations.

The participants provided input on the outcomes most important to each participant. Participant comments are indicated in the comment column. From the comments provided, the consultant team developed a series of relevant actions.

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### Connectivity - City Centre, Thompson, Multi-Cultural Group and Steveston

Three groups, City Centre, Thompson, and the Multi-Cultural reviewed the outcomes for the Connectivity Focus Area. The following is a synopsis of comments and potential actions.

No.	Outcome	Total No. of Responses	Comments	Actions
1	Connects every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, natural areas, streets, commercial areas and industrial parks) in a legible manner	15	<p>Many participants found this outcome a significant one for the community and a future desired outcome. Specific comments included:</p> <ul style="list-style-type: none"> <li>As Richmond is flat more walking and cycling paths will lead to greater use</li> <li>Ensure integration of Chinese values into trails, parks and open spaces. Need to connect to the vast number of people exercising in the malls.</li> <li>Communicate how people can move around</li> <li>The word legible needed to be explained to some participants</li> </ul>	<ul style="list-style-type: none"> <li>Expand walking and cycling network to connect Richmond together</li> <li>Start with City Centre and work outwards</li> <li>Separate walking and cycling paths from traffic and provide adequate lighting, signage</li> <li>Determine needs of the multi-cultural communities and integrate their needs into trails, parks and open spaces e.g. consider an asian-themed park</li> <li>Set up an on line interactive map of parks, open spaces and trails e.g. BCSLA web atlas. This could be available at key destinations, like, shopping centres</li> </ul>



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No.	Outcome	Total No. of Responses	Comments	Actions
2	Is accessible, inclusive, and safe, enabling residents and visitors to feel comfortable and connected to the community and the environment.	18	<ul style="list-style-type: none"> <li>By providing qualities expressed in this outcome will connect people together.</li> <li>People felt a park system that is accessible, inclusive and safe is a reflection of the social health of the community</li> <li>Safety is important to a harmonious society</li> <li>Park facility and environmental safety seen as important too</li> </ul>	<ul style="list-style-type: none"> <li>Ensure isolated dyke trails are connected into the overall system</li> <li>Consider age needs, physical needs, culture and language in the development of parks</li> <li>Emphasize comfort, accessibility, nature and convenience</li> <li>Consider balancing Outcomes 2 &amp; 3 between human needs and environmental needs</li> </ul>
3	Provides strong linkages between important ecological features to enhance citywide ecological function.	3	This outcome did not resonate as much with respondents. People wanted to better understand the impacts to Richmond's ecological systems on their day to day life.	<ul style="list-style-type: none"> <li>Engage and communicate with citizens to raise awareness and build shared values regarding ecological features and functions within Richmond.</li> <li>Consider age, culture and language in communicating on ecological features and functions.</li> </ul>
4	Promotes a culture of walking and cycling and supports a range of active transportation modes.	5	<ul style="list-style-type: none"> <li>Consider foot and bike traffic only in congested areas, and shuttle services</li> <li>Punch streets and greenway through super-blocks</li> <li>Provide a safe bike route on every street</li> <li>Improve current walking and biking trails as not everyone owns a car</li> </ul>	<ul style="list-style-type: none"> <li>Expand the walking and cycling network to connect Richmond utilizing existing roadway width to introduce bike lanes, slow traffic down, increase physical activity and reduce air pollution.</li> <li>Separate walking and cycling paths from traffic and provide adequate lighting, signage. Copenhagen was cited as an example.</li> <li>Consider defining bike vs. walk areas on busy parts of the dyke</li> </ul>

### Health and Wellness - City Centre, West Richmond

Two neighbourhood groups, City Centre and West Richmond, reviewed the outcomes for the Health and Wellness Focus Area. The following is a synopsis of comments and potential actions.

No.	Outcome	Total No. of Responses	Comments	Actions
1	Is inviting and welcoming to residents and visitors of all ages and backgrounds.	9	<ul style="list-style-type: none"> <li>• Must be well maintained to encourage use</li> <li>• Need to think of who will be future residents and gear parks needs to those users i.e. Chinese, Japanese, East Indian</li> <li>• Shelter, trees, plazas and places to sit, increase walk/bike trails, bike racks, water fountains and recycling desired</li> </ul>	<ul style="list-style-type: none"> <li>• Define the appropriate level of service for each park and communicate maintenance information with the Community</li> <li>• Work with ethnic communities to determine their needs in parks</li> <li>• Review existing parks to determine what additional features would make it inviting</li> </ul>
2	Ensures that residents of every neighbourhood have equal access to safe, appealing places to walk, exercise, play, socialize and engage in a healthy, active lifestyle.	9	<ul style="list-style-type: none"> <li>• New communities should have the same access to safe and appealing parks as the older neighbourhoods. May not be possible to deliver this to all areas of Richmond</li> <li>• More pocket green spaces to rest along the way</li> <li>• More options for exercise for young and old. i.e. basketball hoops for youth and walking/playing games for seniors</li> </ul>	<ul style="list-style-type: none"> <li>• Determine distance measures to neighbourhood parks and facilities</li> <li>• Increase neighbourhood parks as the population increases</li> <li>• Review existing parks to determine what additional features would add value to them</li> </ul>
3	Provides a full range of spaces for gatherings, sports, events and quiet sanctuaries within the city.	8	The term sanctuary and providing it in parks seemed important to many respondents.	<ul style="list-style-type: none"> <li>• Review existing parks to determine how to incorporate the concept of sanctuary</li> </ul>



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## Great Spaces & Experiences - Thompson and Steveston

One neighbourhood group, Thompson, reviewed the outcomes for the Great Spaces & Experiences Focus Area. The following is a synopsis of comments and potential actions.

No.	Outcome	Total No. of Responses	Comments	Actions
1	Significantly contribute to the city's vibrancy and identity through a rich variety of special places, features and activities.	14	<ul style="list-style-type: none"> <li>Celebrate the diversity of Richmond Increased cultural, heritage, and other events and activities</li> <li>Offer specialized facilities at major parks</li> <li>Add art to parks</li> <li>Utilize school spaces</li> </ul>	<ul style="list-style-type: none"> <li>Work with community organizations to diversify events</li> <li>Incorporate meeting places and spaces, such as, covered seating areas, into existing parks</li> <li>Incorporate art into more parks</li> <li>Work with the School District to increase utilization of school space</li> </ul>
2	Enhances Richmond's status as an exceptional regional and international destination.	0	This did not resonate with respondents. Our sense is that people would prefer to have spaces and experiences for Richmond residents first. If that attracts others it would be a bonus.	Ensure experiences are developed first for the local community with an added benefit of drawing regional, national and potentially international attention.
3	Showcases the city's unique landscape, food, arts and culture and supports the city's signature festivals, sports, tournaments and events.	8	<ul style="list-style-type: none"> <li>Desire for greater communications to highlight what facilities are available and what is happening</li> <li>Option to host tournaments and highlight what is unique about Richmond e.g. dragon boating on the Middle Arm</li> </ul>	<ul style="list-style-type: none"> <li>As discussed in Connectivity Actions, set up an on line interactive map of parks, open spaces and trails</li> <li>Ensure appropriate parking and street closures for events</li> </ul>
4	Brings life to Richmond's natural and cultural heritage through active engagement, education and interpretation.	5	Desire for greater interactive education and communications to highlight what is available and happening.	<ul style="list-style-type: none"> <li>Consider planning and investing in a communications tool to inform, educate and communicate</li> <li>Increase access to and content of heritage assets e.g. Britannia</li> </ul>



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### Blue Network - City Centre and Steveston

One neighbourhood group, City Centre, reviewed the outcomes for the Blue Network Focus Area. The following is a synopsis of comments and potential actions.

No.	Outcome	Total No. of Responses	Comments	Actions
1	Celebrates and protects the recreational and ecological values of our waterfront, sloughs, wetlands and canals	1	Ecology needs to be incorporated into all aspects of the City from the Centre out to the dykes.	<ul style="list-style-type: none"> <li>• Ensure that ecology figures prominently in all aspects of Richmond's Parks and Open Spaces, not just the waterfront.</li> <li>• Engage and communicate with citizens to raise awareness and build shared values regarding ecological features and functions within Richmond.</li> <li>• Use interpretive signage as a communication tool.</li> </ul>
2	Showcases a world-class waterfront that provides a variety of activities and multiple destinations	1	<ul style="list-style-type: none"> <li>• People love the access to the dykes and the waterfront and are looking for ways to enhance it.</li> </ul>	<ul style="list-style-type: none"> <li>• Consider incorporating washrooms, art, lighting where appropriate, seating, access to touch the water, and other features.</li> </ul>
3	Provides experiences of the waterfront and waterways that reflect the cultural and ecological uniqueness of our island city heritage	2	<ul style="list-style-type: none"> <li>• Keep an aspect of the waterfront true to its natural, industrial and water related activities.</li> <li>• Each neighbourhood should develop its waterfront so there are a series of experiences</li> </ul>	Establish waterfront guidelines, by area, to create a variety of experiences along its length
4	Integrates water into the urban fabric in creative and innovative way	3	There is a desire for access to the water through boardwalks or enlarge canals. Although others felt it was important to maintain and respect the industrial businesses along the water.	<ul style="list-style-type: none"> <li>• Provide locations where people can interface with the water</li> <li>• Improve the access to the water along the waterfront</li> </ul>



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### Green Network - West Richmond, South Arm and Steveston

Two neighbourhood groups, West Richmond and South Arm, reviewed the outcomes for the Green Network Focus Area. The following is a synopsis of comments and potential actions.

No.	Outcome	Total No. of Responses	Comments	Actions
1	Is an integrated green network of parks, plazas, streets, greenways, trails, urban forests, natural areas, playing fields, and gardens that form a fundamental building block of a livable, and healthy city.	5	Desire to have this done well, keeping standards up, maintaining what exists and improving to an even greater inter-connectedness between parks, plazas, streets, greenways, trails, urban forest, and gardens.	Ensure the appropriate level of service and maintenance information for each park is communicated to the local community
2	Protects and creates a range of green spaces from the built to the natural that supports recreation, social interaction, and psychological and spiritual renewal.	6	<ul style="list-style-type: none"> <li>Green spaces create inner tranquility which is needed in a city setting</li> <li>People value green spaces, farmland and natural areas and want natural settings</li> <li>Concern for both protecting and maintaining existing green spaces and for acquiring for the future</li> </ul>	<ul style="list-style-type: none"> <li>Continue to balance the range of parks, greenway and open space opportunities to ensure natural and agricultural settings are incorporated into the overall system</li> <li>Develop an appropriate interface with agricultural lands so that farming is integrated into the green network</li> </ul>
3	Contributes significantly to the conservation and enhancement of the ecological network of resilient and healthy eco-systems.	0	This outcome did not resonate with participants	Consider a strong education program with the community to build awareness and understanding of the concepts of ecological networks, resiliency and healthy eco-systems.



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No.	Outcome	Total No. of Responses	Comments	Actions
4	Incorporate innovative ecosystem services, that ensure biodiversity, clean water and air and that are integrated with many other parks and open space uses.	1	Biodiversity protects habitats and environments. Improves water/air that we all drink and breath. Can innovative bylaws address the management of ecologically sensitive areas?	<ul style="list-style-type: none"> <li>• Develop clear guidelines for incorporating ecosystem services into park and open spaces.</li> <li>• Consider a recycling pilot project for Steveston</li> </ul>



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### ***Recommendations for Revisions to the Focus Areas***

Overall the use of jargon in the outcome statements should be reviewed. Words like legible do not have clear meaning to all people. Consider the use of a glossary to explain the intent of words or terms if they need to remain in the outcome statements.

**Connectivity** - Outcome 1 & 2: Consider removing the reference to the environment in Outcome 2 and strengthening it in Outcome 1 as follows.

- **Outcome 1:** “Connects every element of the city (neighbourhoods, schools, civic spaces, neighbourhood service centres, parks, environmental and natural areas, streets, commercial areas and industrial parks) in an organized and easily discoverable manner.”
- **Outcome 2:** Is accessible, inclusive, and safe, enabling residents and visitors to feel comfortable and connected to the community.”

**Health and Wellness** - Outcome 1 is very similar to Outcome 2 in Connectivity. Consider removing Outcome 1 from Health and Wellness and strengthening Outcome 2 in the Connectivity Outcomes, building on previous changes above.

- **Connectivity Outcome 2:** “Is inviting, welcoming, accessible, inclusive, and safe, enabling residents and visitors of all ages and backgrounds to feel comfortable and connected to the community.”
- **Health & Wellness Outcome 2:** As cycling was so strongly supported in the discussions consider adding it to this outcome as follows. “Ensures that residents of every neighbourhood have equal access to safe, appealing places to walk, cycle, exercise, play, socialize and engage in a healthy, active lifestyle.”

**Great Spaces & Experiences** - Outcome 2: While becoming an international destination may be a City desire, the respondents felt it was more important to focus on the locals and regional residents. It was felt that If international exposure comes out of it there is a benefit to the City but it should not necessarily be a focus. Consider revising as follows.

- **Outcome 2:** “Enhances Richmond’s status as an exceptional local, regional and international destination.

**Blue Network** - No further revisions recommended.

**Green Network** - Consider the following refinement.

**Outcome 1:** “Is an integrated green network of parks, plazas, streets, greenways, trails, urban forests, natural areas, (agricultural lands) that form a fundamental building block of a livable, and healthy city.”



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## Conclusion

In closing, the meetings were well attended and were a success.

At the end of each feedback form the following question was posed. "Have you found this session informative? Engaging? Any suggestions for improvements?" The feedback from those that answered the question (approximately half the respondents) indicated overwhelmingly that they found the session engaging and informative. Specific comments included

- Small groups are good especially with all ages and ethnicities
- Better than anticipated
- Very engaging!

One responder indicated that they would have like more time for further discussion.

The multi-cultural group, predominantly asian, appreciated their own session and hoped, in the future, there would be opportunities for similar sessions to provide input.

The community input sessions were a success due to

- included of variety of people from all ages, ethnicities, social-economic backgrounds
- drew people in through through an icebreaker exercise to start the meeting
- provided succinct and defined information on a specific topic
- incorporated interactive exercises
- provided time for hearing varying viewpoints and allowing discussion

Also working through the Community Centres provided access to a group of individual community members representing the interests of each neighbourhood.

Future parks and recreation engagement sessions should work through the community centres to find the appropriate members of the public for participation, should incorporate a series information and engagements tactics to gain input and provide opportunities for small group discussion as well as general input through open houses or on-line surveys.



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### ***Additional Information provided from the Feedback Forms***

Feedback Forms were handed out to the various Community Centre and Stakeholder Groups with the exception the Youth Session, where it was felt the engagement in the session provided the necessary feedback. The intent with the Feedback Forms was to gain greater detail and insight on four topic areas including major parks; neighbourhood parks; trails, walkways and bikeways; and sustainability. Fifty one (51) feedback forms were returned and tabulated. The following is a synopsis of the findings. A detailed summary can be found in the Richmond Parks and Open Space Strategy: Meeting Minutes & Feedback Forms Summation Report.

#### **Question 1: Major Parks**

Are you familiar with Richmond's major parks?	<ul style="list-style-type: none"> <li>• 45 Yes</li> <li>• 4 Marginally/So-so</li> <li>• 3 Most of them</li> </ul>
Please name a few you know.	The majority of respondents named Minoru (43 responses) and Gary Point Park (35) as the parks they were most familiar with. King George, South Arm and Garden City and Terra Nova Parks also received high responses.
Are there any barriers to using the major parks versus your neighbourhood park?	The majority of respondents (24) indicated that there were no barriers to using major parks in Richmond. Some respondents indicated distance (14), transportation (4) and parking (1) as barriers.
What kinds of events would you like to see in Richmond's major parks?	The majority of respondents choose on events (33) including music, food, entertainment, multi-cultural events, sports (9) and family oriented activities (5) as some of the feature events they would like to see in the major parks.



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#### **Question 2: Neighbourhood Parks**

Name the closest neighbourhood park to where you live?	South Arm (10), Minoru (6) and Thompson (6) were the parks most identified. A variety of twenty other parks were identified.
Are there any barriers to using your neighbourhood park?	The majority of respondents (41) indicated that there were no barriers to using neighbourhood parks in Richmond. No other strong themes emerged out of this question.
What kinds of features or activities would you like to see in your neighbourhood park?	There was a variety of responses from people liking their neighbourhood parks as they are now (9) to events (music/ concerts/food/entertainment/multicultural) (13) to games and sports (8). People friendly places were cited (6) as well as better signage/lighting/maintenance (5) and new and upgrades to play equipment (4).

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Question 3: Trails, Walkways and Bikeways	
Do you walk or cycle in your neighbourhood and which do you do?	The majority of respondents identified both walking and cycling (42).
Do you have convenient access to a trail?	While the majority of respondents (27) identified that they lived close to a trail, a significant number (17) indicated that they did not have convenient access to a trail or the trail system.
What improvements would you like to see in your local trail system?	Some respondents (8) identified better integration/connectivity/accessibility as improvements. Others identified fountains/washrooms/seating areas (6) and better signage and lighting (5). One comment that came up in the feedback forms and was discussed at the meetings was the concept of a continuous walk along the waterfront without interruptions or dead ends.

The numbers related to questions on sustainability speak for themselves.

Question 4: Sustainability	Support	Non-support	Neutral
Are you supportive of the following sustainability measures in parks, open spaces and trails:			
+ Using park and other public open spaces for green infrastructure like stormwater management or alternative energy generation	38	3	7
+ Using parks and other open spaces (i.e. streets) for farmers markets	32	9	7
+ Utilizing parks and other city owned land for community gardens or urban agriculture	34	7	7
+ Increasing the number of walkways, trails and bikeways through neighbourhoods connecting to neighbourhood commercial centres, Canada Line stations and community centres	42	3	3



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A long form survey was provided to those Community Centres where meetings were not held due to scheduling and lack of participation. The long form surveys were given to the East Richmond/Hamilton and Steveston Community Centres. Several members from Steveston “Group of 8” also filled out the long form survey. Three additional questions were asked in the long form survey. They included:

- *Please write down your favourite outdoor space in Richmond:* Steveston and Minoru were identified.
- *Indicate why it is your favourite place:* Similar to the meetings it was natural beauty, socializing, access to water. Several people indicated Historical sites as why it was their favourite place.
- *Name your favourite neighbourhood park and why it is your favourite:* Gary Point and Hamilton Parks were identified.
- *What do you think could be done to improve parks and open spaces in your neighbourhood?* Either nothing or more trees, benches and maintenance were identified.



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# City of Richmond

## Report to Council

**To:** Planning Committee **Date:** August 26, 2013  
**From:** Cathryn Volkering Carlile  
General Manager, Community Services **File:** 99-Community  
Services/2013-Vol 01  
**Re:** **Housing Agreement Bylaw No. 8862 to Permit the City of Richmond to Secure  
Affordable Housing Units located at 9500 Cambie Road (0890784 BC Ltd.)**

### Staff Recommendation

That Housing Agreement (9500 Cambie Road) Bylaw No. 8862 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8862 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required as a condition of Rezoning Application No. 10-557519.

Cathryn Volkering Carlile  
General Manager, Community Services  
(604-276-4068)

Att. 1

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Law Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b> DW	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## Staff Report

### Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 8862, **Attached**) to secure 4,302 ft<sup>2</sup> or 6 affordable housing units in the proposed development located at 9500 Cambie Road (**Attachment 1**).

The report and bylaw are consistent with Council's adopted term goal:

*Development of a clearer definition of affordable housing priorities and subsequent utilization of affordable housing funding.*

They are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

GBL Architects Inc., on behalf of 0890784 BC Ltd., has applied to the City of Richmond to rezone 9500 Cambie Road from "Single Detached (RS1/F)" to "Low Rise apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" to permit development of approximately 135 residential units, including six (6) affordable housing units over a parking structure.

On December 20, 2011, the rezoning application received 2<sup>nd</sup> and 3<sup>rd</sup> reading at Public Hearing (RZ Application 10-557519 and associated Richmond Zoning Bylaw 8500, Amendment Bylaw 8826). The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 8862) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third reading. Following adoption of the Bylaw, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

### Analysis

The subject rezoning application involves a development consisting of approximately 135 residential units, including six (6) affordable rental housing units, the combined habitable floor area of which shall comprise at least 0.066 of the total maximum Floor Area Ratio (FAR) of the subject development's total residential building area. The affordable rental housing component of this project consists of 4,302 ft<sup>2</sup> (399 m<sup>2</sup>) of livable space that includes three (3) two-bedroom units and three (3) one-bedroom units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low end market rent rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with specified requirements. The Agreement also specifies that occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces.

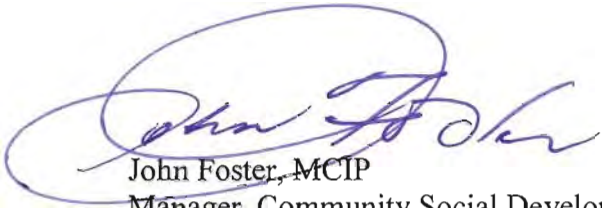
The owner has agreed to the terms and conditions of the attached Housing Agreement.

### **Financial Impact**

Administration of this Housing Agreement will be covered by existing City resources.

### **Conclusion**

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 8862 is required to permit the City to enter into a Housing Agreement which together with the housing covenant to be registered on title will act to secure six (6) affordable rental units that are proposed in association with Rezoning Application 10-557519 (RZ Bylaw No. 8826).

A handwritten signature in blue ink, appearing to read "John Foster", is written over a horizontal line.

John Foster, MCIP  
Manager, Community Social Development  
(604-247-4941)

JF: jdb





**Housing Agreement (9500 Cambie Road) Bylaw No. 8862**

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 004-065-999      Lot 9 Block "A", Section 34, Block 5, North Range 6,  
West New Westminster District Plan 1224

2. This Bylaw is cited as **"Housing Agreement (9500 Cambie Road) Bylaw No. 8862"**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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



\_\_\_\_\_  
MAYOR

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

**HOUSING AGREEMENT**  
**(Section 905 Local Government Act)**

**THIS AGREEMENT** is dated for reference the 21st day of August, 2013.

**BETWEEN:**

**0890784 B.C. Ltd. (Inc. No. 0890784)**

a company duly incorporated under the laws of the Province of British Columbia and having its registered office at 308 – 8171 Cook Road, Richmond, British Columbia, V6Y 3T8

(the “Owner” as more fully defined in section 1.1 of this Agreement)

**AND:**

**CITY OF RICHMOND,**

a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the “City” as more fully defined in section 1.1 of this Agreement)

**WHEREAS:**

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

**ARTICLE 1  
DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009, adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
  - (i) in respect to a bachelor unit, \$34,000 or less;
  - (ii) in respect to a one bedroom unit, \$38,000 or less;
  - (iii) in respect to a two bedroom unit, \$46,500 or less; or
  - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada

Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
  - (i) a person;
  - (ii) two or more persons related by blood, marriage or adoption; or
  - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on \_\_\_\_ day of \_\_\_\_\_, 2013, under number \_\_\_\_\_, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:  
  
 PID: 004-065-999  
 Lot 9 Block "A" Section 34 Block 5 North Range 6 West New Westminster  
 District Plan 1224
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (p) **"Permitted Rent"** means no greater than:

- (i) \$850.00 a month for a bachelor unit;
- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (q) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (r) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (s) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (t) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (u) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (v) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

## 1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;

- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

## **ARTICLE 2**

### **USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS**

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already



provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.

**ARTICLE 3**  
**DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS**

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
  - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
  - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
  - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
  - (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;

- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
  - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
  - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
  - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
  - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
  - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.3(f)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(g) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.3(f)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

#### ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:

- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
- (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

## **ARTICLE 5**

### **STRATA CORPORATION BYLAWS**

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or amenities of the strata corporation.
- 5.5 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation except on the same basis that governs the use and enjoyment of any common property, limited common property or other common areas, facilities or amenities of the strata corporation by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

**ARTICLE 6  
DEFAULT AND REMEDIES**

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

**ARTICLE 7  
MISCELLANEOUS**

**7.1 Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 905 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

## 7.2 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

## 7.3 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

## 7.4 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

## 7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or

- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

**7.6 Survival**

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

**7.7 Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 905(5) of the *Local Government Act* will be filed on the title to the Lands.

**7.8 City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

**7.9 Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.



**7.10 No Public Law Duty**

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

**7.11 Notice**

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

And to: City Solicitor  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

**7.12 Enuring Effect**

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

**7.13 Severability**

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

**7.14 Waiver**

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

**7.15 Sole Agreement**

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

**7.16 Further Assurance**

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

**7.17 Covenant Runs with the Lands**

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

**7.18 Equitable Remedies**

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

**7.19 No Joint Venture**

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

**7.20 Applicable Law**

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

**7.21 Deed and Contract**

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

**7.22 Joint and Several**

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

**7.23 Limitation on Owner's Obligations**

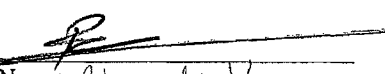
The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement as of the day and year first above written.

**0890784 B.C. LTD.**

by its authorized signatory(ies):

Per:   
Name: Ajit Thaliwal

Per:   
Name: Bhupinder Koonen

**CITY OF RICHMOND**

by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
David Weber, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

**Appendix A to Housing Agreement**

**STATUTORY DECLARATION**

CANADA	)	IN THE MATTER OF A
	)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA	)	THE CITY OF RICHMOND
	)	("Housing Agreement")

TO WIT:

I, \_\_\_\_\_ of \_\_\_\_\_, British Columbia, do solemnly declare that:

1. I am the owner or authorized signatory of the owner of \_\_\_\_\_ (the "Affordable Housing Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
3. For the period from \_\_\_\_\_ to \_\_\_\_\_, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

*[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]*

4. The rent charged each month for the Affordable Housing Unit is as follows:
  - (a) the monthly rent on the date 365 days before this date of this statutory declaration: \$ \_\_\_\_\_ per month;
  - (b) the rent on the date of this statutory declaration: \$ \_\_\_\_\_; and
  - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$ \_\_\_\_\_.
5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME at the City of \_\_\_\_\_,  
\_\_\_\_\_, in the Province of British  
Columbia, this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, 2013.

)  
)  
)  
)  
)  
)  
)  
)  
)  
)

\_\_\_\_\_  
DECLARANT

\_\_\_\_\_  
A Commissioner for Taking Affidavits in the  
Province of British Columbia

### PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0890784 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 004-065-999

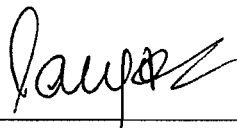
Lot 9 Block "A" Section 34 Block 5 North Range 6 West New Westminster District  
Plan 1224

(the "Lands")

**GULF AND FRASER FISHERMEN'S CREDIT UNION** (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers CA1813114 and CA1813115, respectively ("the Bank Charges").

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**GULF AND FRASER FISHERMEN'S CREDIT UNION**  
by its authorized signatory(ies):

Per:   
Name: JULIANA YUNG  
Executive Vice President, Credit

Per:   
Name: MOSES CHAN  
Commercial Account Manager





# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee  
**From:** John Irving, P. Eng, MPA  
Director, Engineering  
**Re:** **Enhanced Pesticide Management Program**

**Date:** September 3, 2013  
**File:** 10-6125-04-01/2013-  
Vol 01

### Staff Recommendation

That, in accordance with the original program objectives, the Enhanced portion of the Enhanced Pesticide Management Program be discontinued.

John Irving, P. Eng, MPA  
Director, Engineering  
(604-276-4140)

Att: 5

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Finance Division	<input checked="" type="checkbox"/>		
Parks Services	<input checked="" type="checkbox"/>		
Community Bylaws	<input checked="" type="checkbox"/>		
<b>REVIEWED BY DIRECTORS</b>	<b>INITIALS:</b>	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b>

## Staff Report

### Origin

On April 27, 2009 Council adopted the Enhanced Pesticide Management Program (EPMP) with the following resolutions:

1. *That the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond" be received for information;*
2. *That Option 4 (as outlined in the staff report dated April 16, 2009 from the Director of Parks and Public Works Operations, entitled "Pesticide Use Management in Richmond"), be enacted and related policies and procedures be reviewed in one year to measure its effectiveness and improve it; and*
3. *That the timing of budgetary implications be reviewed.*

The related Pesticide Use Control (PUC) Bylaw No. 8514 was subsequently adopted on October 13, 2009 with Municipal Ticketing Information (MTI) provisions.

The intention of this report is to update Council on the lack of Provincial action towards a ban for the use of pesticides for cosmetic purposes, provide an update on the EPMP since adoption in 2009 and present options for moving forward.

### Analysis

#### EPMP Program Overview

At the time of the EPMP adoption, there was significant community interest for a municipal bylaw to ban the use of pesticides for cosmetic purposes. On April 27, 2009 Council adopted Option 4, the most comprehensive of the options presented (**Attachment 1**). The EPMP was modeled upon reporting by the Canadian Centre for Pollution Prevention (C2P2)<sup>1</sup> that placed emphasis upon regulatory cosmetic pesticide bylaws that are coupled with strong education and community outreach programs. The five delivery elements of the EPMP (detailed in **Attachment 2**) include:

1. Education and Community Partnership;
2. Corporate Reduction;
3. Senior Government Regulation;
4. Pesticide Use Control Bylaw; and
5. Cost/Resource Implications.

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<sup>1</sup> *The Impact of By-Laws and Public Education Programs on Reducing the Cosmetic / Non-Essential, Residential Use of Pesticides: A Best Practices Review*, (2004), Canadian Centre for Pollution Prevention and Cullbridge Marketing and Communications: <http://www.c2p2online.com/documents/PesticidesBestPracticeReview-FINAL040324.pdf>

Since 2010, the EPMP has been funded annually through the Sanitation and Recycling utility budget. The *2013 EPMP Budget* below shows the Program breakdown.

### **2013 EPMP Budget**

TFT Environmental Coordinator (1.0 TFT, salary and fringe)	\$ 87,373
Education and Community Partnerships	\$ 15,000
TFT Bylaw Enforcement (0.5 TFT, education, patrols and response)	\$ 40,675
<b>TOTAL Budget</b>	<b>\$143,048</b>

A Report to Council has been brought forward annually to provide an overview of each fiscal year of the Program and provide updates on the status of Provincial action towards a regulation to ban the use of pesticides for cosmetic purposes. The first two years of the Program focused significant efforts towards Bylaw compliance, Bylaw support, retailer programs, outreach activities and education workshops to transition from the use of traditional pesticides to the use of new-generation, low-toxicity pesticides. At the same time, considerable changes were undertaken to manage City lands in the absence of traditional pesticides.

With high public awareness and compliance for the Bylaw in the first two Program years, efforts over the past two years have steadily increased the focus towards:

- The identification, monitoring and control of invasive species on City lands including infrastructure such as dikes and storm drainage (e.g. Early Detection and Rapid Response (EDRR) approaches for Giant hogweed, Common reed and Parrot feather management, control of Japanese knotweed and containment of European fire ants).
- Ongoing research and trials for new generation pesticides, machinery & treatments for City lands (e.g. corn gluten meal, compost tea for sports fields, *Aquacide* machine).
- Improving natural lawn care and organic gardening workshops (e.g. Edible Wilds, Lawn Alternatives, Seasonal Kitchen, Local Foods and Fall Lawn Care). A total of 1,545 residents have participated in the City workshops since 2010. In 2013, sustainable food choices workshops were added to support local consumer awareness of genetically engineered (GE/GMO) foods with an emphasis on consumption of fresh and locally produced items.

### Highlights of the EPMP

Since its adoption, the City's EPMP has garnered significant recognition and interest. Overall program highlights are outlined on **Attachment 3**. Recent and notable highlights from 2013 include:

- An invitation for City staff to present the EPMP at the 50<sup>th</sup> Western Turf Grass Association Conference and Trade Show in Penticton, BC in March 2013.
- The Honourable Gordon Mackintosh, Minister of Conservation and Water Stewardship for the Province of Manitoba, contacted and met with Staff to learn about the EPMP successes and challenges to inform the introduction of legislation restricting the use of cosmetic pesticides for Manitoba.
- A successful EDRR effort to eradicate the Common reed, an aggressive invasive plant first recorded provincially in Richmond by EPMP staff.
- The City's EPMP supports the provision of pesticide free organic wastes for Harvest Power. Agriculture Canada recently informed Harvest Power of new findings from Pacific Agricultural Certification Society (PACS), an organic certification body. PACS has confirmed that organic waste sources originating from municipalities such as Richmond, with cosmetic pesticide restrictions in place, enable the usability of Harvest Power organic waste products for organic farming without affecting the farms' organic certification.

### Provincial Action on Cosmetic Pesticides

Since the Provincial *Special Committee on Cosmetic Pesticides* first reported their findings in the spring of 2012, there has been little progress on their 17 recommendations. The *March 15th, 2013*, Information Memorandum entitled *Amendments to the Integrated Pest Management Act* provided a general update on the recent amendments to the Provincial *Integrated Pest Management (IPM) Act* that relate to specific recommendations put forward by the *Special Committee*. The intent of the amendments was to establish greater oversight regarding the use of cosmetic pesticides on all private lands (i.e. residential, commercial, industrial, etc.). The new provisions require private landowners to hire licensed cosmetic pesticide applicators. The amendments also establish the ability to allow the use of new generation, low toxicity pesticides to unlicensed pesticide users.

Further public consultation on the details of the IPM regulatory amendments is anticipated.

The *Special Committee on Cosmetic Pesticides* has not recommended any action towards a provincial ban on the use of pesticides for cosmetic purposes.

## EPMP Options for 2014

### *Option 1. Discontinue the Enhanced portion of the EPMP.*

At the time of the EPMP adoption, there was significant community interest for a municipal bylaw to ban the use of pesticides for cosmetic purposes. Since Bylaw adoption in 2009, there have been no violations issued through Community Bylaws. Staff outreach strategies with local pesticide retailers, attendance at community events and Community Bylaw incident reporting suggest a high level of Bylaw awareness by residents and associated industry partners (i.e. landscaping professionals, pesticide retailers, nursery trades etc.). Over that same period of time, City practices continue to evolve and adapt to the use of new-generation, low-toxicity pesticides and practices on City lands.

The transition from traditional pesticide use to new-generation pesticides and best practices requires ongoing dedication of resources to minimize the future risks and costs posed by this new era of vegetation management.

The EPMP has received wide-spread recognition for its robust design to facilitate community awareness and compliance towards the use of pesticides for cosmetic purposes. During the past four years of EPMP implementation, the objective to meet Bylaw compliance for the non-use of traditional pesticides for cosmetic purposes has been met. At the same time, the Province has not taken any action towards a Provincial ban on the use of pesticides for cosmetic purposes despite significant consultation and efforts undertaken by the *Special Committee on Cosmetic Pesticides*.

Option 1 will result in an overall reduction in the level of service for the EPMP while retaining the Bylaw. Option 1 includes:

- The loss of the enhanced components of the EPMP, detailed in **Attachment 4**, that include:
  - i) community outreach and education workshops; research;
  - ii) pilot programs and training for new generation pesticide use on City lands;
  - iii) invasive species management; and
  - iv) technical support for community inquiries regarding weeds, pests, invasive species and pesticides.
- The retention of Pesticide Use Control Bylaw No. 8514 as well as the technical funding of \$63,425 required to support the Bylaw.<sup>2</sup>
- The reduction of budgeting in the Sanitation and Recycling budget from the current 2013 budget of \$143,048 to \$63,425.

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<sup>2</sup> This amount includes the \$40,675 from the 2013 EPMP budget for Bylaw Enforcement as well as \$22,750 for consultancy provisions of service for the technical support. The hourly consultant rate used to calculate these costs is a standard \$125 per hour.

Option 1 responds to the original intent to establish temporary enhanced support to meet the implementation objectives of a restrictive cosmetic pesticide use bylaw.

In light of the lack of Provincial action to develop a regulation to ban the use of pesticides for cosmetic purpose, retention of the Bylaw components of the Program is recommended.

***Option 2. Establish a permanent EPMP.***

This Option would establish dedicated resources for the long term and position the City in a risk and cost reduction scenario for the response and action towards pesticide and vegetation management.

Option 2 allows the City:

- To maintain the current level of service.
- To deal with ongoing and burgeoning EPMP issues as they arise. This includes:
  - Invasive Species management for: the new EDRR program for *Parrot feather*; ongoing *Giant Hogweed* and *Common reed* EDRR programs; *European Fire Ant* containment; *Japanese knotweed* mapping and control; European fire ant containment; and community gardens & urban agriculture initiatives (e.g. Terra Nova and Garden City Lands)
  - Research and staff training for new generation pesticide products and trials on City lands.
  - Respond to invasive species and weed management for current trends such as the expansion of community gardens and urban agriculture initiatives (e.g. Terra Nova, Railway Corridor, Garden City Lands etc.).
  - Research and review of turf management practices on City lands. This includes compost tea trials, the possible recommendation to purchase new machinery, mowing regime amendments, research trials, etc.
- Flexibility to support other sustainability objectives that are related to outreach, public engagement and educations, included within the City's Sustainability Framework and Council priorities.
- To continue the delivery of popular natural lawn care and organic gardening workshops throughout the year.

The EPMP provides the community with a robust tool kit for responding to this new era of lawn and garden care. Landscape industry practitioners and City Operations staff are supported with training and education to facilitate new approaches to landscape management and new-generation pesticide practices. A permanent EPMP enables a sustainable approach to pesticide management and positions the City to respond to the ecological shifts related to climate change and the associated proliferation of invasive species.

Option 2 would require the conversion of the Temporary Full Time Environmental Coordinator into a Regular Full Time position, requiring the creation of a new Position Control Compliment number. This option requires no changes to the EPMP funding and has no impact on the



Program budget that has been in place from 2010 through 2013. The EPMP is included annually in the Sanitation and Recycling utility budget.

Option 2 is not recommended as it prolongs the temporary scope of the program that was intended for the EPMP. The EPMP was originally adopted as a temporary measure pending Provincial action towards a ban on the use of pesticides for cosmetic purposes.

### **Financial Impact**

The EPMP is currently funded annually in the Sanitation and Recycling utility budget. Option 1 would result in a reduction of \$79,623 from the current Sanitation and Recycling utility budget.

### **Conclusion**

The recent adoption of restrictive bylaws for the cosmetic use of pesticides across Canada set the stage for the City to adopt a comprehensive EPMP in 2009. Since that time, the City has become recognized as a leader for its pro-active approach to all aspects of the Program. The main objective of the EPMP was to achieve compliance for a cosmetic pesticide use control bylaw. In light of the lack of Provincial regulation to ban the use of pesticides for cosmetic purposes and the high level of compliance achieved for the Pesticide Use Control Bylaw 8514, the original intent of the EPMP has been met, as such it is recommended that the enhanced portion of the program be discontinued.



Lesley Douglas, B.Sc., R.P.Bio.  
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(604-247-4672)  
LD:jep

Attachment 1	Comparison of Recommended Approach with Alternative Options (from April 16, 2009 - Report to Committee)	REDMS 3965077
Attachment 2	EPMP – Current Program Summary	REDMS 3900982
Attachment 3	Overview of Richmond's Enhanced Pesticide Management Program (EPMP) highlights	REDMS 3867152
Attachment 4	Enhanced Pesticide Management Program Service Delivery Allocations	REDMS 3890706

# Comparison of Recommended Approach with Alternative Options (from April 16, 2009 - Report to Committee - REDMS 2537280)

Aim	Option 1- Recommended Strategy: Enhanced Management and Policy-Based Program		Option 2: Policy and Existing Management Program		Option 3: Restrictive Cosmetic Pesticide Bylaw (rescind Policy)		Option 4: Policy, Enhanced Management Program and Restrictive Bylaw	
	Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit		Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit		Targets pesticide use for cosmetic purposes on residential and/or City-owned land		Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit	
Service Delivery Levels	Corporate Reduction	<ul style="list-style-type: none"> <li>Accelerated IPM program<sup>1</sup> that maintains current aesthetic levels</li> <li>Expanded local education program to encompass more user groups and partnerships (e.g., working with retail)</li> <li>Work with industry on accreditation</li> <li>Explore problem prevention measures (e.g. landscaping guidelines)</li> <li>Encourage Metro Vancouver to take strong regional role in community education</li> <li>Liaising/consulting with community</li> </ul>	<ul style="list-style-type: none"> <li>IPM continual improvement base program</li> </ul>		<ul style="list-style-type: none"> <li>Cease use of non-exempted pesticides immediately</li> </ul>		<ul style="list-style-type: none"> <li>Cease use of non-exempted pesticides immediately</li> </ul>	
	Education & Community Partnerships	<ul style="list-style-type: none"> <li>Expanded local education program to encompass more user groups and partnerships (e.g., working with retail)</li> <li>Work with industry on accreditation</li> <li>Explore problem prevention measures (e.g. landscaping guidelines)</li> <li>Encourage Metro Vancouver to take strong regional role in community education</li> <li>Liaising/consulting with community</li> </ul>	<ul style="list-style-type: none"> <li>Base education program (e.g. website and residential pesticide use workshops)</li> <li>Work with industry on accreditation</li> </ul>		<ul style="list-style-type: none"> <li>Education program changed to inform and advise on restrictive bylaw and alternative practices for residential property care</li> <li>Significant consultation for draft bylaw recommended</li> </ul>		<ul style="list-style-type: none"> <li>Expanded education program that includes initiatives to inform on the restrictive bylaw</li> <li>Work with industry on accreditation</li> <li>Explore problem prevention measures (e.g. landscaping guidelines)</li> <li>Encourage Metro Vancouver to take strong regional role in community education</li> <li>Significant consultation for draft bylaw recommended</li> <li>Ongoing liaising/consulting with community</li> </ul>	
	Senior Government Regulation	<ul style="list-style-type: none"> <li>Actively support the Province in enacting a targeted Province-wide restrictive regulation for pesticide use for cosmetic purposes (e.g., ban Weed and Feed products)</li> <li>Actively lobby provincial government to better regulate all type of uses</li> <li>Consideration given to lobbying federal government to better regulate product approvals</li> <li>Explore partnership opportunities (e.g. joint distribution of info on regulations, practices)</li> </ul>	<ul style="list-style-type: none"> <li>Identified lobbying senior governments as a strategic focus but no meaningful progress achieved due to resource limitations</li> </ul>		<ul style="list-style-type: none"> <li>Not a focus area</li> </ul>		<ul style="list-style-type: none"> <li>Actively lobby provincial government to better regulate sales (e.g. ban "Weed and Feed")</li> <li>Consideration given to lobbying federal government to better regulate product approvals</li> <li>Explore partnership opportunities (e.g. joint distribution of information on regulations, alternative practices)</li> </ul>	
	Municipal Regulation	<ul style="list-style-type: none"> <li>Continue to enforce pesticide notification bylaw</li> </ul>	<ul style="list-style-type: none"> <li>Continue to enforce pesticide notification bylaw</li> </ul>		<ul style="list-style-type: none"> <li>Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property<sup>2</sup></li> </ul>		<ul style="list-style-type: none"> <li>Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property<sup>2</sup></li> </ul>	
Cost/Resource Implications	\$110,000 annual operating cost; 1.6 FTE (1 FTE education/advocacy; .6 FTE Parks labour)		No added cost or resources		\$170,000 annual operating impact plus \$15,000 for bylaw consultation; 2.2 FTE (1.2 FTE Parks labour; 1 FTE Bylaw enforcement/education)		\$210,000 annual operating impact plus \$15,000 for bylaw consultation; 2.7 FTE (1.2 FTE Parks labour; 1 FTE education/advocacy; .5 FTE bylaw enforcement)	

<sup>1</sup> e.g., no use of non-exempted pesticides within 3 years, development of strengthened IPM management system (policy, monitoring, reporting), dedicated IPM improvement budget

<sup>2</sup> Exemptions can be specified, and could include lawn bowling greens, the pitch and putt course, or other scenarios in which eliminating pesticide use may lead to substantial loss or damage of amenities.

		<b>Policy, Enhanced Management Program and Restrictive Bylaw</b> (As Adopted on April 27, 2009)
<b>Aim</b>		Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit
<b>Service Delivery Levels</b>	Corporate Reduction	<ul style="list-style-type: none"> <li>• Cease use of non-exempted pesticides immediately</li> </ul>
	Education & Community Partnerships	<ul style="list-style-type: none"> <li>• Expanded education program that includes initiatives to inform on the restrictive bylaw</li> <li>• Work with industry on accreditation</li> <li>• Explore problem prevention measures (e.g. landscaping guidelines)</li> <li>• Encourage Metro Vancouver to take strong regional role in community education</li> <li>• Significant consultation for draft bylaw recommended</li> <li>• Ongoing liaising/consulting with community</li> </ul>
	Senior Government Regulation	<ul style="list-style-type: none"> <li>• Actively lobby provincial government to better regulate sales (e.g. ban “Weed and Feed”)</li> <li>• Consideration given to lobbying federal government to better regulate product approvals</li> <li>• Explore partnership opportunities (e.g. joint distribution of information on regulations, alternative practices)</li> </ul>
	Municipal Regulation	<ul style="list-style-type: none"> <li>• Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property<sup>1</sup></li> </ul>
<b>Cost/Resource Implications</b>		<p>\$210,000 annual operating impact plus \$15,000 for bylaw consultation; 2.7 FTE (1.2 FTE Parks labour; 1 FTE education/advocacy; .5 FTE bylaw enforcement)</p> <p><b>Note:</b> The 1.2 FTE Parks labour funding was only provided in the first funding year of the EPMP</p>

<sup>1</sup> Exemptions can be specified, and could include lawn bowling greens, the pitch and putt course, or other scenarios in which eliminating pesticide use may lead to substantial loss or damage of amenities.

## Overview of Richmond's Enhanced Pesticide Management Program (EPMP) Highlights

	<b>Policy, Enhanced Management Program and Restrictive Bylaw</b>
<b>Aim</b>	<i>Targets all types of pesticide use (commercial, agricultural, residential) based on level of risk and benefit</i>
<b>Corporate Reduction</b>	
<i>Cease use of non-exempted pesticides immediately</i>	<ul style="list-style-type: none"> <li>• Developed in-house monitoring program to determine the efficiency of trials for compost tea applications on City sports fields</li> <li>• Increased mechanical, manual and cultural weed control methods</li> <li>• Acquisition and retrofit of equipment allowing non-traditional approach to weed management (e.g. <i>Greensteam™</i>, <i>Aquacide™</i> machine, corn gluten meal and compost tea applicators)</li> <li>• Continuous research and evaluation of new science, products, practices and technologies related to cosmetic pest management</li> <li>• Parks Department ceased and substituted cosmetic use of non-exempted pesticides by exempted (i.e. permitted and low-toxicity) pesticides</li> </ul>
<b>Education and Community Partnership</b>	
<i>Expanded education program that includes initiatives to inform on the Pesticide Use Control Bylaw</i>	<ul style="list-style-type: none"> <li>• 116 Natural Gardening, Tree Care &amp; Lawn Care workshops, including Chinese languages were held (38 scheduled for 2013, including four on local and sustainable food choices) with over 1545 residents in overall attendance since 2010.</li> <li>• Advertisements and promotion for the PUC Bylaw (e.g. local newspapers, Leisure Guide, City website, community events, etc.)</li> <li>• PUC Bylaw Information (including in Chinese language) Environmental Sustainability Workshop brochures distributed to City facilities, retailers, and through information booths on <i>Natural Gardening</i> public during events</li> <li>• City website updated with comprehensive resources on the Bylaw, and workshops and technical information on pesticide alternatives</li> <li>• Established EPMP Natural garden phone line</li> <li>• PUC Bylaw Information inserts sent with utility and property tax bills (2010)</li> </ul>
<i>Work with Industry on Accreditation</i>	<ul style="list-style-type: none"> <li>• Provide pesticide free weed management-training workshops to licensed landscaping practitioners, in partnership with the British Columbia Landscape and Nursery Association (BCLNA). City staff continues to network with other municipalities and organizations for strategies to reduce city costs and risk exposure for landscape and vegetation management.</li> <li>• Bylaw information brochures, surveys and training opportunity letters were sent to all licensed landscapers operating in Richmond</li> </ul>

<p><i>Explore problem prevention measures</i></p>	<ul style="list-style-type: none"> <li>• The Ministry of Forests, Lands and Natural Resource Operations is proposing to add the aquatic invasive plant Parrot Feather to the Provincial Noxious Weed List due to the City's request for to management and control assistance</li> <li>• Collaborate with the Province and other partners in the development of a regional and local response plan for European fire ant infestations.</li> <li>• Developed and published <i>Giant Hogweed Identification and Response</i> webpage on City website and reporting phone line</li> <li>• Assisted residents and responded to Giant Hogweed reports, concerns and removal information on their property. Monitoring known properties and providing advanced notices and information to owners were resulted in a dramatic decrease of GH distribution. The City has a 24 hour response program for reporting of Giant hogweed from the general public.</li> <li>• Continue to collaborate with the provincial invasive plant EDRR program to monitor the treated infestation site of <i>Phragmites</i>, the Common reed, in Richmond</li> <li>• With the advent of many new non-traditional pesticides on the market for residential use, considerable staff time has utilized for research, product efficacy and product awareness. This information is shared with residents, the landscaping community and City staff</li> <li>• Working with invasive plant specialists, integrated pest management practitioners and horticultural specialists, to ensure the City is optimizing problem prevention practices</li> <li>• Established new City standard for the removal of Japanese knotweed roots and stems for all dike upgrade projects</li> <li>• Respond to City staff and community information calls on invasive species (e.g. purple loosestrife, Japanese knotweed, Giant hogweed, English ivy, parrot feather, European fire ants, etc)</li> <li>• Lead community stewardship projects involving noxious weeds and other invasive plant removal in natural areas (e.g. parks, riparian management areas, environmentally sensitive areas)</li> </ul>
<p><i>Encourage Metro Vancouver to take strong regional role in community education</i></p>	<ul style="list-style-type: none"> <li>• Metro Vancouver is considering the launch of a coordinated community education program including natural lawn gardening, organic gardening and pest management.</li> </ul>
<p><i>Significant consultation for draft Bylaw recommended</i></p>	<ul style="list-style-type: none"> <li>• Completed and reported in staff report dated September 11, 2009, entitled "<i>Pesticide Use Control Bylaw</i>"</li> </ul>
<p><i>Ongoing liaison/consulting with community</i></p>	<ul style="list-style-type: none"> <li>• Feedback from the community solicited through a number of items including: voluntary survey indicating 79% awareness of PUC Bylaw; a telephone survey for licensed landscapers (indicating 50% interest in natural lawn care training; booths at public events; e-mails; phone calls, and letters to staff</li> <li>• City staff routinely visited local pesticide retailers. All retailers were receptive and agreed to post information on the Bylaw and Workshops at point of sale</li> <li>• Through staff visits, three retailers have voluntarily removed non-exempted pesticides from their shelves</li> <li>• The Environmental Coordinator fielded and Responded to numerous information and complaints calls, e-mails and front of house requests from public and local landscapers, to support compliance with the Bylaw</li> </ul>

<b>Senior Government Regulation</b>	
<i>Actively lobby provincial government to better regulate sales.</i>	<ul style="list-style-type: none"> <li>• Ongoing City Staff communication with Provincial Staff to obtain updates on any action pertaining to a cosmetic pesticide regulation or action on the <i>Special Committee</i> recommendations</li> <li>• Provided the City's Response to the <i>Special Committee on Cosmetic Pesticides Consultation</i></li> <li>• Letter to Richmond MLA John Yap, appointee to the Special Committee on Cosmetic Pesticides, re-iterating the City's commitment to reducing the use and exposure to pesticides for cosmetic purposes</li> <li>• Letter to the Province sent by Mayor and Council, to advocate and support the introduction of province wide legislation prohibiting the cosmetic use of pesticides.</li> <li>• City Staff provided a response to the Province's <i>Cosmetic Use of Pesticides in British Columbia Consultation</i> paper in support of a provincial cosmetic pesticide regulation</li> </ul>
<i>Consideration given to lobbying federal government to better regulate product approvals</i>	<ul style="list-style-type: none"> <li>• The City's response to Health Canada Pest Management Registration Agency's Re-Evaluation program (REV2010-18) Consultation</li> </ul>
<i>Explore partnership opportunities</i>	<ul style="list-style-type: none"> <li>• All local pesticides retailers continue to provide City information on the Bylaw and the education program in their stores.</li> <li>• Presented the EPMP at the 50th Western Turf Grass Association Conference and Trade Show in Penticton, BC in March 2013</li> <li>• The Honourable Gordon Mackintosh, Minister of Conservation and Water Stewardship for the Province of Manitoba, contacted and met with Staff to learn about the EPMP successes and challenges to inform the introduction of legislation restricting the use of cosmetic pesticides in his province;</li> <li>• Parks hosted the <i>Integrated Pest Management Best Practices Field Day</i> in 2012, to learn and share Best Practices with neighboring municipal parks managers and staff</li> <li>• Partnered with the BC Landscape and Nursery Association (BCLNA) to provide training opportunities for practitioners in the City</li> <li>• Collaborated with the Richmond School District (RSD) to apply restrictions on RSD lands</li> <li>• The City's PUC Bylaw continues to be cited as a model bylaw to regulate the cosmetic use of pesticides in the province</li> </ul>
<b>Municipal Regulation</b>	
<i>Enforce a Bylaw that restricts the cosmetic use of pesticides on residential and City owned property</i>	<ul style="list-style-type: none"> <li>• The Environmental Coordinator fielded and Responded to numerous information and complaints calls, e-mails and front of house requests from public and local landscapers, to support compliance with the Bylaw (43 to date in 2013)</li> <li>• Community Bylaws officers promoted public awareness and compliance of the PUC Bylaw by conducting weekend patrols and inspections through summer months</li> <li>• Assisted Community Bylaws with technical expertise, education and regulatory context regarding pesticide use</li> <li>• Community Bylaw officers visited retailers of cosmetic pesticides to promote awareness of the Bylaw</li> <li>• While no violations were issued, the staff assisted Community Bylaws with complaints and conducted on-site visits with Bylaw staff to educate residents on alternatives to traditional pesticides</li> <li>• Adoption of Pesticide Use Control (PUC) Bylaw No. 8514 (October 2009)</li> </ul>



## Enhanced Pesticide Management Program Service Delivery Allocations

Service	%	Actions/Items
<b>Corporate Reduction Delivery Level 30</b>		
1. Research and evaluate new cosmetic pest management products, practices and technologies	10	<ul style="list-style-type: none"> <li>• Training opportunities for City Staff</li> <li>• Evaluate newly registered products and practices compliant with Bylaw</li> <li>• Networking with local, regional and provincial stakeholders</li> </ul>
2. Develop and implement pilot program monitoring	5	<ul style="list-style-type: none"> <li>• Research and develop specific methodologies to collect data for each new program designed to pilot new generation, low toxicity pesticides</li> <li>• Collect and analyze program data and make recommendations</li> </ul>
3. Optimize problem prevention practices including invasive species management	15	<ul style="list-style-type: none"> <li>• Provide technical assistance and Training for City Staff</li> <li>• Collaborate with regional and provincial invasive species NGOs and agencies to collaborate on invasive species management priorities, new invaders, control methods and best practices for invasive plant species management in Richmond (e.g. Giant hogweed, Japanese knotweed, Wild chervil, Common reed, Parrot feather, European Fire Ants)</li> <li>• Respond to City's Giant Hogweed Control Program phone line and reports</li> <li>• Leading community invasive plant stewardship projects</li> </ul>
<b>Education &amp; Community Partnerships Delivery Level 40</b>		
4. Expanded education program including information on Pesticide Use Control Bylaw	20	<ul style="list-style-type: none"> <li>• Work with Industry to adopt compliant practices</li> <li>• Promotion and Advertisements</li> <li>• Natural Gardening, Tree Care &amp; Lawn Care workshops, including Chinese languages</li> <li>• City website updated with comprehensive resources on the Bylaw, and workshops and technical information on pesticide alternatives</li> </ul>
5. Community liaison/consulting	20	<ul style="list-style-type: none"> <li>• Natural Gardening and Pest Solutions information at City and Community events</li> <li>• Natural gardening and pesticides phone line</li> <li>• Exploring partnership opportunities with Local retailers, associations and organizations</li> <li>• Community invasive plant removal events (e.g. Earth Day, Bath Slough &amp; Middle Arm, Green Ambassadors events etc.)</li> </ul>
<b>Senior Government Regulation Delivery Level 10</b>		
6. Actively lobby senior governments to better regulate sales and product approvals	5	<ul style="list-style-type: none"> <li>• Mayor and Council Letters supporting the prohibition of cosmetic pesticides</li> <li>• City response to the Province's Cosmetic Use of Pesticides Consultations</li> <li>• City response to Health Canada Pest Management Registration Agency Consultations</li> </ul>
7. Coordinate municipal response with provincial agency regulations and initiatives	5	<ul style="list-style-type: none"> <li>• Elevate provincial support for key invasive species (i.e. Common reed, Parrot feather, European Fire Ant)</li> <li>• Lobby for EDRR programs (e.g. Common reed, Parrot feather)</li> <li>• Collaborate with agencies for technical information and research to support timely and effective responses to pesticide and invasive management scenarios.</li> </ul>
<b>Municipal Regulation Delivery Level 10</b>		
8. Enforce a Pesticide Use Control Bylaw	10	<ul style="list-style-type: none"> <li>• Assist Community Bylaws with technical expertise, education and regulatory context (e.g. Pesticide use reports, Giant hogweed EDRR)</li> <li>• Annual visit to retailers of cosmetic pesticides to promote awareness of the Bylaw and City education workshops.</li> <li>• Information queries regarding PUC Bylaw</li> </ul>
9. Other projects	10	<ul style="list-style-type: none"> <li>• Richmond Earth Day Youth (REaDY) Summit coordination</li> <li>• Climate Change Showdown program coordination</li> <li>• Genetically Engineered Free BC consumer choices support</li> </ul>
<b>TOTAL</b>	<b>100</b>	

CNCL - 405



# City of Richmond

## Memorandum Planning and Development Department Policy Planning

**To:** Planning Committee  
**From:** Wayne Craig,  
Director of Development

**Date:** October 2, 2013  
**File:** RZ 10-528877

**Re:** RZ 10-528877 - SmartCentres/Walmart Rezoning Application - Referral

This memo provides a response to the Planning Committee referral dated September 17, 2013 regarding the First Richmond North Shopping Centres Ltd., (SmartCentres) rezoning application (RZ 10-528877). The specific referral items were as follows:

***"That the application by First Richmond North Shopping Centres Ltd. for Rezoning at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road be referred back to staff and staff to report back at the Committee's next scheduled meeting with the following information:***

- 1) types of activities expected in the proposed development which is envisioned as a regional centre;***
- 2) details of the traffic study, e.g. projections on (i) number of people living in the area, (ii) volume of people going into the development; (iii) ingress to and egress from the development including: Alderbridge Way, Garden City Road, No. 4 Road and Cambie St.;***
- 3) back up plans, excluding expropriation, in the event that the City would not be able to acquire the two required lots for the Connector Road;***
- 4) rationalization of staff's position that the Connector Road will not be needed in 10 years;***
- 5) comments whether the proposed landscaping is adequate, in particular the suitability of tree species to be planted; and***
- 6) advise on how City taxpayers and Council will be protected in the future in terms of the cost associated with the purchase of the two required lots for the construction of the Connector Road."***

Staff was also directed to provide the Committee and all members of Council with the following:

- i. traffic study on the proposed development;
- ii. report of SmartCentres' and the City's environmental consultants on the Environmentally Sensitive Area (ESA);
- iii. Report on the status of trees on site; and
- iv. map showing Agricultural Land Reserve Areas where a buffer is not required.

The request for additional information will be addressed in this memo and separate memos from the Director of Transportation, Manager of Real Estate Services and the Manager of Policy Planning.

SmartCentres Revised Proposal:

SmartCentres now proposes two key changes to the previous (September 17, 2013) development proposal including:

- Shifting May Drive approximately 6m to the west, which would increase the park dedication plus a cash contribution totalling \$52,125 for environmental enhancements to the proposed park. Parks staff would utilize these funds as part of a comprehensive approach to improve this future park area when the final configuration of the park has been determined; and
- Provision of a separate cash contribution totalling \$186,155 for ecological enhancements to the West Cambie Park (WCP). Parks staff would use these funds to extend the north-south ecological corridor with the West Cambie Park (WCP).

See also the SmartCentres revised Site Plan (**Attachment 1**), the revised Landscape Plan (**Attachment 2**) and a detailed comparison table of the previous SmartCentres previous proposal dated August 29, 2013 and the revised proposal dated September 26, 2013 (**Attachment 3**).

**Referral Item 1:**

- *“Types of activities expected in the proposed development, which is envisioned as a regional centre”*

Regarding this referral item staff can report the following:

Background:

In 2003, SmartCentres submitted a rezoning application (RZ 03-235259) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500 Alexandra Road in order to facilitate an automobile-oriented shopping centre. Council consideration of this rezoning application initiated a review of the West Cambie Area Plan (WCAP). The updated WCAP was adopted by Council on July 24, 2006 after considerable public input and makes provisions for the significant redevelopment of this planning area, including the creation of an urban village retail/commercial centre in the vicinity of the Alderbridge Way and Garden City Road intersection.

The WCAP - Alexandra Neighbourhood Land Use Plan includes 2 mixed use areas to ensure the creation of a vibrant, pedestrian-friendly urban village centre within the West Cambie Area (WCA). “Mixed Use Area A” to the west of the future ‘High Street’ envisions a compact, urban, street-fronting retail/commercial area while “Mixed Use Area B” to the east of the future ‘High Street’ permits large and small floor plate retail commercial units (CRU’s). SmartCentres proposal east of the ‘High Street’ would include a Walmart store with a total floor area of 14,975 m<sup>2</sup> (161,188 ft<sup>2</sup>), which is consistent with the requirements of “Mixed Use Area B” in the WCAP. SmartCentres proposal also includes site planning, architectural and landscape design elements that would contribute to the creation of a complete and balanced community within the WCA.

Open space enhancements within the proposed SmartCentres development include the extension of the Alexandra Way pedestrian corridor connecting the Alderbridge Way/Garden City Road intersection with the Alexandra Road/High Street intersection and the WCA to the north via wider sidewalks, pedestrian plazas, extensive decorative paving and raised pedestrian crossings within the proposed development west of the ‘High Street’. However, further design development is required at the Development Permit stage to ensure a high quality design with an appropriate level of pedestrian amenities.

Types of Proposed Retail/Commercial Development:

SmartCentres proposes a shopping centre type development with a gross floor area of 36,018 m<sup>2</sup> (387,692 ft<sup>2</sup>). The proposed land use would be exclusively retail/commercial development in predominantly 1-storey buildings with the exception of the Walmart store (2 to 3-storeys), Building A, the 2-storey anchor building west of the 'High Street' along Garden City Road and the parkade (4-storeys) along Alexandra Road.

SmartCentres proposes two anchor tenants within the overall development. The Walmart store totalling approximately 161,188 ft<sup>2</sup> would be the anchor tenant on the east side of the 'High Street'. The anchor tenant on the west side of the 'High Street' would be a department-type store of approximately 35,000 ft<sup>2</sup> offering household, pharmacy, cosmetics, and electronics sales as well as other ancillary uses on the ground floor of Building A. In total, Building A would contain 3 to 4 tenants with 2 tenants on the second floor including a fashion retailer and a house wares retailer, roughly 26,000 ft<sup>2</sup> in size each. SmartCentres indicates that approximately 34% or 130,888 ft<sup>2</sup> of the proposed total floor area would consist of smaller CRU's ranging in size from 2,000 to 4,000 ft<sup>2</sup>. SmartCentres anticipates that the smaller CRU's will offer a variety of products and services typically found in a shopping centre, including retail (e.g., fashion, shoes, house wares, electronics, cosmetics), restaurants, services (e.g., personal services such as hair salons, optical, medical), as well as financial services such as banks and credit unions.

The products and services would be appropriate to service the local scale needs of nearby residents, with some fashion and other offerings that will serve a broader clientele. SmartCentres has indicated that 15% of anticipated traffic would be from outside Richmond, predominately from south Vancouver as they anticipate the market south of the Fraser River would be served by the Tsawwassen First Nations retail/entertainment complex, with the region east of Richmond being serviced by the Queensborough Walmart store.

Proposed Streetscape Design:

SmartCentres proposes differing streetscape design responses to the various surrounding perimeter road conditions. Pedestrian/bike greenways are proposed along Alderbridge Way and Garden City Road. Street fronting CRU's are not proposed along the majority of surrounding perimeter roads however, the 'High Street' would feature 2 continuous blocks of small CRU's fronting the street and the site plan would set the proposed Walmart store back from adjacent streets to permit small CRU's along both Alderbridge Way and the 'High Street'.

The architectural design proposes enhanced facade treatments at key corner locations surrounding the overall site as well as elaborate architectural and landscape screening techniques of proposed parking and loading facilities along Alexandra Road. The design of the 'High Street' proposes many small CRU's, appealing architectural façades, variety in streetscape design and high quality pedestrian amenities, which are important components of a village centre concept intended to generate and attract pedestrian activity.

Further design enhancements could be achieved through the Development Permit stage including more extensive building façade enhancements along perimeter streets, more effective screening and buffering of parking, loading and service areas and boulevard landscape refinements.

**Referral Item 2 & 4:**

- *“Details of the traffic study, e.g. projections on (i) number of people living in the area, (ii) volume of people going into the development; (iii) ingress to and egress from the development including: Alderbridge Way, Garden City Road, No. 4 Road and Cambie St.;”*
- *“Rationalization of staff’s position that the Connector Road will not be needed in 10 years;”*

These referral items are addressed in a separate memo from the Director of Transportation.

**Referral Item 3 & 6:**

- *“Back up plans, excluding expropriation, in the event that the City would not be able to acquire the two required lots for the Connector Road;”*
- *“Advise on how City taxpayers and Council will be protected in the future in terms of the cost associated with the purchase of the two required lots for the construction of the Connector Road.”*

These referral items are addressed in a separate memo from Manager of Real Estate Services.

**Referral Item 5:**

*“Comment whether the proposed landscaping is adequate, in particular the suitability of tree species to be planted;”*

Regarding this referral item staff can report the following:

West Cambie Park (WCP):

The OCP designated “Park” area on the development lands is approximately 1.51 ac (see **Attachment 4**). SmartCentres proposes to shift May Drive west by 5.89 metres, in order to maximize the area east of May Drive that could be consolidated with the City's future park area. The previous SmartCentres proposal included 1.08 acres of public space in the form of the elevated ‘green deck’ (36,360 ft<sup>2</sup> or 0.835 ac), “Area E” (3,702 ft<sup>2</sup> or 0.085 ac) and “Area J” (7,039 ft<sup>2</sup> or 0.16 ac). This does not include other publicly accessible open space within the development site, such as the Alexandra Way pedestrian corridor, which would be secured via a Statutory Right-of-Way (SRW). The net difference between the WCAP designated “Park” area and the SmartCentres proposed publicly accessible open space in the previous proposal was approximately 0.44 acres.

SmartCentres proposal to shift May Drive to the west would increase the size of “Area J” from 7,039 ft<sup>2</sup> to 13,733 ft<sup>2</sup> but slightly reduce the size of “Area E” from 3,702 ft<sup>2</sup> to 3,605 ft<sup>2</sup>. SmartCentres revised proposal would increase the provision of public open space from 1.08 to 1.23 acres, consisting of the ‘green deck’ (36,360 ft<sup>2</sup> or 0.835 ac), “Area E” (3,605 ft<sup>2</sup> or 0.083 acres) and “Area J” (13,773 ft<sup>2</sup> or 0.316 ac). This results in a net increase of 0.16 ac from the previous proposal and would reduce the park area deficit from 0.44 to 0.28 acres.

Parks staff have recently completed habitat enhancement work totalling 7,809 m<sup>2</sup> (1.93 ac) in the WCP to extend a north-south ecological corridor. These enhancements consisted of drainage, soil placement, plant material supply and installation and establishment maintenance. Further extension of the north-south ecological corridor in the WCA will require additional habitat enhancement in the WCP. Parks staff estimate that the unit cost of this habitat enhancement is approximately \$46.00 per m<sup>2</sup> or \$186,155 per acre.

In order to address the park area deficit of 0.28 acres, SmartCentres proposes a cash contribution of \$52,125 (0.28 ac x \$186,155/ac) for habitat enhancement of the future park area east of May Drive.

SmartCentres has also agreed to the provision of the following sustainability features within the proposed development:

- Compact development with the majority of the parking stalls (683 of 1,153) located within structures or under buildings;
- Approximately 70% of the floor area or roughly 271,384 ft<sup>2</sup> within the proposed development would connect to the Alexandra District Energy Utility;
- Four (4) parking stalls (2 east and 2 west of the 'High Street') would be designated and equipped with electric vehicle charging equipment and 10% of the remaining parking stalls or approximately 115 stalls would be pre-ducted for future installation of charging stations;
- Two separate end-of-trip bicycle facilities (1 east and 1 west of the 'High Street') would be provided including a minimum of 3 water closets per gender, 2 wash basins per gender and 3 showers per gender in each facility;
- A total of 291 bike parking spaces (119 Class I secure storage spaces plus 172 Class II bike racks), which is a 25% increase or 59 bike parking spaces above the minimum bylaw requirement;
- Three (3) new or upgraded bus stops location (bus shelters and accessible pads) within the surrounding vicinity of the proposed development lands;
- Minimum LEED Silver equivalent building design standard;
- Reduced stormwater discharge through permeable paving, rooftop detention and bio-swales;
- Reduced water consumption through water efficient plumbing fixtures;
- Reduced energy consumption and efficiencies due to enhanced building envelope and HVAC systems; and
- Reduced light pollution through high-efficiency, night-sky friendly lighting.

Environmentally Sensitive Area (ESA):

The existing OCP designated "ESA" consists of approximately 2.57 ac within the proposed development site (see **Attachment 4**). SmartCentres environmental consultant (Stantec Consultants Ltd.) has conducted a detailed assessment of the designated ESA and recommends the ESA be reduced by approximately 1.0 ac (see **Attachment 5**) due to "disturbance (roads and existing development), limited connectivity to additional habitat, small ... size, and the presence of invasive weeds in the understorey".

The City's external environmental consultant (Raincoast Applied Ecology) was asked to review the extent of the ESA in the SmartCentres assessment. The external environmental consultant agreed with the Stantec findings regarding the extent and condition of the ESA with the recognition that there is a core area of higher value birch forest to the south, with areas of more disturbed vegetation to the north, which supports the Stantec recommendation to reduce the size of the ESA from approximately 2.57 to 1.57 ac. This reduced ESA area (1.57 ac) on the proposed development site is further impacted by the existing May Drive alignment in the WCAP, which would result in a further 0.35 ac reduction in the size of the ESA area (see **Attachment 6**). Therefore, the net ESA deficit is 1.22 ac (2.57 – 1.0 – 0.35 ac).



SmartCentres revised proposal would provide the equivalent of approximately 1.22 acres of ESA compensation consisting of the following components:

- land dedication of “Area J” totalling 0.32 acres; and
- a cash contribution of \$186,155 for 1 acre of habitat enhancement to extend the north-south ecological corridor in the West Cambie Park, which is more than the estimated 0.9 acres of the ESA land deficit.

It is also noteworthy that SmartCentres proposal does not take into account the ‘green deck’ and associated transition space (“Area E”), which total approximately 0.92 ac (0.835 + 0.083 ac).

Existing Vegetation:

SmartCentres has submitted a Tree Survey and Arborist Report for the proposed development site (see **Attachment 7**). The existing vegetation on the development site consists of 172 bylaw sized trees including 3 significant trees and 1 high value tree (i.e., 1-80cm caliper Douglas Fir, 1-111cm caliper Douglas Fir, 1-100cm Linden and 1-35cm Balsam Fir). These significant and high value large trees are generally located along the north edge of the site on the south side of the Alexandra Road drainage ditch.

The existing grades on the proposed development lands are generally between 0.9 and 1.2 m geodetic, which is approximately 1.6 m below the bylaw required flood proof elevation of 2.6 m geodetic in the WCA. City required improvements to Alexandra Road would involve widening and raising the road grade from the existing 1.0 m to minimum 2.0 m geodetic and higher in some locations, which would result in the elimination of the ditch along the south side of the road and in turn impact the existing large trees in close proximity to this ditch.

Richmond’s Tree Preservation Coordinator has reviewed SmartCentres tree survey and arborist report, conducted a separate on-site assessment of the existing trees, reviewed the SmartCentres development proposal and concurs with SmartCentres proposal to remove all existing trees on the development portions of the site subject to the provision of a minimum 2 replacement trees for each 1 proposed tree removal including no less than 344 replacement trees on-site as well as four (4) specimen coniferous trees at minimum 5 m height as replacements for the 3 significant and 1 high value trees.

SmartCentres has also submitted a supplemental arborist report to assess the suitability of relocating existing on-site trees and to provide more details regarding the condition of vegetation along the north side of Alderbridge Way (see **Attachment 8**). This report indicates that the 3 significant trees, the 1 high value tree and the other on-site trees are not suitable for retention or relocation due to the:

- proposed new north-south roads including May Drive and the ‘High Street’;
- road widening along Alexandra Road and Alderbridge Way;
- approximately 1.6 m increase in the elevation of existing site grades over the entire site to meet the flood protection bylaw requirements;
- spreading root zone of trees in a high water table condition and the anticipated root damage associated with relocation;
- susceptibility of wind-throw after transplanting;
- low probability of survival; and
- high cost of tree relocation.

Therefore, SmartCentres proposes to remove all existing on-site trees within the proposed development lands with the exception of “Area J”. Planning and Parks staff concur with this assessment.

Proposed Planting:

The revised landscape planting strategy (see **Attachment 2**) proposed by SmartCentres relies extensively on native plant material including the provision of 672 equivalent trees (556 on-site trees plus a cash contribution for an additional 116 off-site trees) consisting of 34 different tree species. This would represent 3.9 times the proposed 172 tree removals. The majority of the proposed replacement trees would be planted at larger than the minimum required bylaw replacement tree size and would be primarily native tree species. SmartCentres also proposes to plant approximately 6,662 primarily native shrubs, grasses, vines and groundcovers. See the comparison of proposed tree and shrub planting between the previous and current SmartCentres proposals in **Attachment 3**. SmartCentres proposed tree and shrub planting consists of the following components:

- A minimum of 556 trees to be planted on-site or along streets plus the provision of a cash contribution in the amount of \$40,600 (116 trees x \$350/each) for tree planting enhancements within “Area J”;
- A minimum of 6,201 shrubs to be planted on-site plus the provision of a cash contribution in the amount of \$11,525 (461 shrubs x \$25/each) for shrub planting enhancements within “Area J”;
- A voluntarily cash contribution \$186,155 (approximately 1 acre x \$186,155/ac based on \$46/m<sup>2</sup>) for environmental enhancements within the WCP in order to extend an existing north-south ecological corridor within the West Cambie Park. This cash contribution would compensate for approximately 0.1 acre more than the currently estimated 0.9 acre ESA deficit; and
- There would be no Development Cost Charge (DCC) credits for the above ecological enhancement contributions.

Since the site grades would generally be raised by approximately 1.6 m, the proposed trees and shrubs would not be planted in the existing native soils or ground water conditions. All proposed plant materials would be supplied from BC Nursery Trade Association (BCNTA) affiliated nurseries and grown in conditions that would be compatible with anticipated on-site conditions. The details regarding specific on-site tree planting practices would be further addressed at the Development Permit stage and likely would include measures such as tree vaults, continuous trenching to provide increased soil volume for root growth, no pocket planting of trees or shrubs, increased soil depths, automatic irrigation and other measures intended to ensure the proposed tree and shrub plantings continue to flourish and thrive into the future. The proposed planting scheme along the perimeter fronting roads, particularly along Alderbridge Way and Garden City Road, envision multiple rows of formal native street trees with grass boulevards within the road right-of-ways in combination with informal, native tree and shrub plantings within the building setbacks.

The program of use for the proposed elevated ‘green deck’ area is envisioned as a passive recreation area but the activity program would be addressed in more detail at the Development Permit stage. It is also anticipated that the planting strategy would feature predominantly native, drought tolerant tree and shrub planting subject to Parks staff review through detailed landscape design development during the Development Permit stage.

**Recent Correspondence:**

The City has received approximately 26 emails regarding the SmartCentres rezoning application, since the Planning Committee meeting of September 17, 2013. See **Attachment 9** for copies of this correspondence.

**Conclusion**

Staff recommend that the bylaws associated with the SmartCentres rezoning application (RZ 10-528877) be introduced, given first reading and forwarded to Public Hearing, recognizing that the revised SmartCentres proposal would:

- reduce the ESA deficit from 1.06 to 0.92 acres, with SmartCentres providing a cash contribution of \$186,155 to the City in order to further extend the north-south ecological corridor in other parts of the West Cambie Park. This contribution is based on recent City enhancements to the West Cambie Park in order to extend the north-south ecological corridor through the West Cambie Area (i.e., \$46/m<sup>2</sup> or \$186,155/acre); and
- reduce the park land deficit from 0.44 to 0.28 acres, with SmartCentres providing a cash contribution of \$52,125 for the enhancement of the future park on the east side of May Drive once the park boundaries are finally established. This contribution would be approximately equivalent to the value of recent park enhancements by the City to extend the north-south ecological corridor in other parts of the West Cambie Park (i.e., 0.28 ac x \$186,155/ac).

The current development proposal regarding the SmartCentres rezoning application (RZ 10-528877) including the above improvements are now reflected in the revised Rezoning Considerations, which have executed by SmartCentres (see **Attachment 10**).

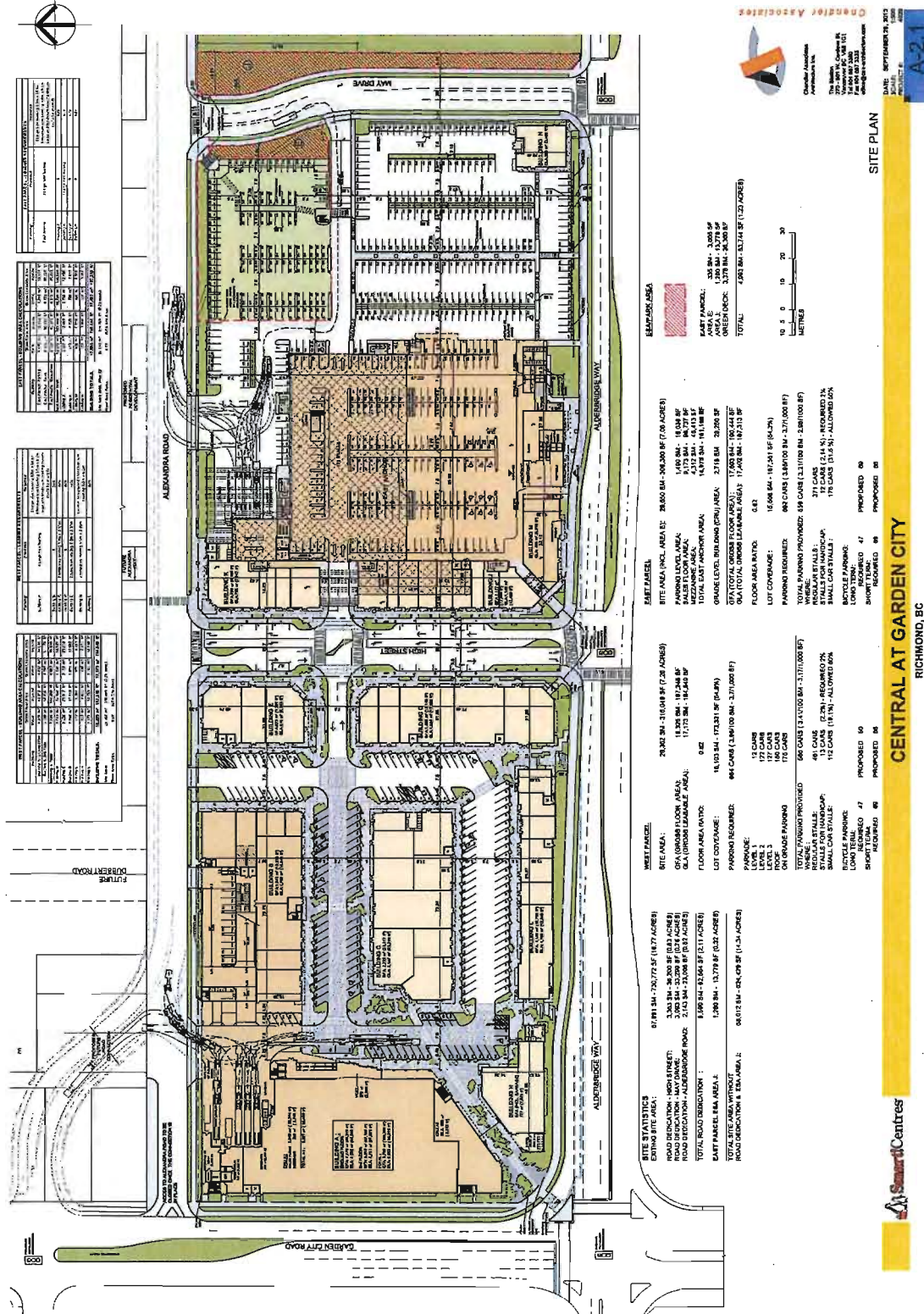


Wayne Craig  
Director of Development

WC:bg  
Att. 10

- Attachment 1: SmartCentres Current Site Plan – September 26, 2013
- Attachment 2: SmartCentres Current Landscape Plan – September 26, 2013
- Attachment 3: Comparison Table of SmartCentres Proposals
- Attachment 4: SmartCentres Proposed Park & ESA Adjustments
- Attachment 5: SmartCentres ESA Assessment (Stantec Consultants Ltd.)
- Attachment 6: ESA Overlap with WCAP May Drive Alignment
- Attachment 7: SmartCentres Tree Survey & Arborist Report
- Attachment 8: SmartCentres Supplemental Vegetation Report
- Attachment 9: Public Correspondence (received since September 17, 2013)
- Attachment 10: Revised Rezoning Considerations – September 30, 2013

## SmartCentres Current Site Plan Proposal (September 26, 2013)





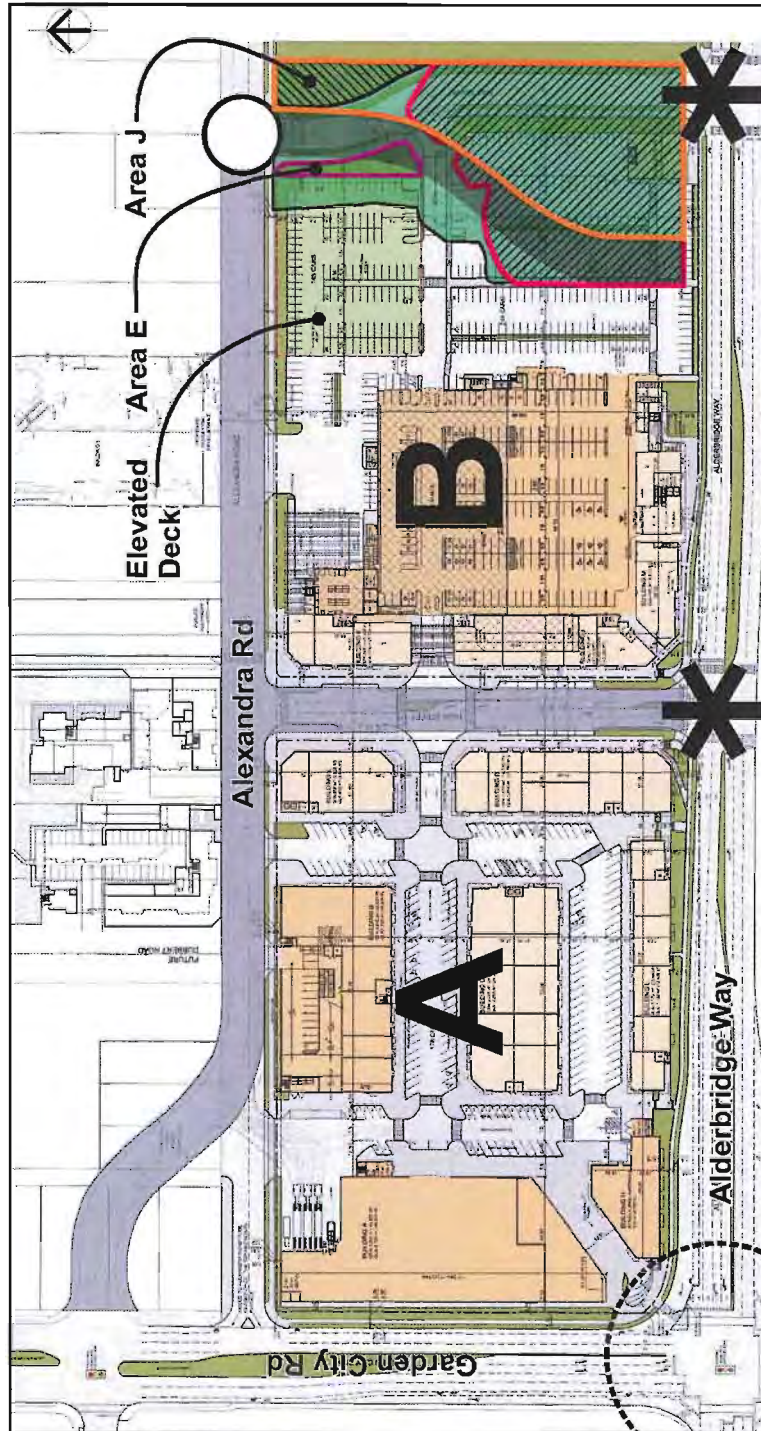


## Comparison of SmartCentres Proposals

Comparison Criteria	Previous SmartCentres Proposal (Aug. 29/13)		Current SmartCentres Proposal (Sept. 26/13)		Net Change
Gross Site Area	67,890.94 m <sup>2</sup> (730,772 ft <sup>2</sup> or 16.77 acres)		same		no change
Dedications & SRW's (Road & Other)	9,286.03 m <sup>2</sup> (99,954 ft <sup>2</sup> or 2.29 acres)		9,879.59 m <sup>2</sup> (106,343 ft <sup>2</sup> or 2.44 acres)		Increased by +0.15 acres
Net Site Area	58,604.91 m <sup>2</sup> (630,818 ft <sup>2</sup> or 14.48 acres)		58,011.35 m <sup>2</sup> (624,429 ft <sup>2</sup> or 14.33 acres)		reduced by -0.15 acres
Gross Floor Area	36,017.77 m <sup>2</sup> (387,692 ft <sup>2</sup> )		same		no change
Gross Leasable Floor Area	34,574.98 m <sup>2</sup> (372,162 ft <sup>2</sup> )		same		no change
FAR (West versus East Side)	West Side 0.62	East Side 0.61	West Side 0.62	East Side 0.62	East Side +0.01 FAR
Proposed Total Parking	1,153 parking stalls		1,145 parking stalls		reduced by 8 stalls
Proposed "Area J"	653.94 m <sup>2</sup> (7,039 ft <sup>2</sup> or 0.16 acres)		1,280.11 m <sup>2</sup> (13,779 ft <sup>2</sup> or 0.32 acres)		increased by + 0.16 acres
Proposed "Area E"	343.93 m <sup>2</sup> (3,702 ft <sup>2</sup> or 0.085 acres)		334.92 m <sup>2</sup> (3,605 ft <sup>2</sup> or 0.083 acres)		Reduced by - 0.002 acres
Proposed 'Green Deck'	3,377.95 m <sup>2</sup> (36,360 ft <sup>2</sup> or 0.83 acres)		3,377.95 m <sup>2</sup> (36,360 ft <sup>2</sup> or 0.83 acres)		no change
Designated Park Area On-site	1.51 acres		same		no change
Proposed Park Deficit	0.44 acres (1.51 - 0.16 - 0.83 - 0.085 ac)		0.28 acres (1.51 - 0.32 - 0.83 - 0.083 ac)		improved by 0.16 acres less
Proposed Tree Removals	172 bylaw sized trees		same		same
Proposed Tree Planting	588		672 (556 onsite plus cash contribution for 116 off-site)		improved by 84 more trees
Proposed Shrub Planting	6,201		6,662 (6,201 onsite plus cash contribution for 461 off-site)		improved by 461 more shrubs
Tree Replacement Ratio	3.4 replacements x removals		3.9 replacements x removals		improved by 0.5 x tree removal
Designated ESA On-site	1.22 acres (2.57 - 1.0 - 0.35 ac)		same		no change
Proposed ESA Deficit	1.06 acres (1.22 - 0.16 ac)		0.9 acres (1.22 - 0.32 ac)		improved by 0.16 acres less
Park Habitat Enhancement	none		\$186,155		improved by \$186,155 more
Other Sustainability Features	compact development, 70% participation in district energy utility, 4 electric vehicle stalls & pre-deducting for 10% of stalls, 2 end-of-trip bike facilities, additional bike parking, 3 new/upgraded bus shelters, LEED Silver equivalent buildings, reduced stormwater, energy consumption & reduced light pollution		same		no change



# SmartCentres Proposed Park & ESA Adjustments



July 25, 2012

## Legend

- ESA & West Cambie Natural Park on proposed development site approx. 6,116.80 sq meters (1.51 ac)
- Existing ESA (Based on OCP) on proposed development site approx. 10,400 sq meters (2.57 ac)
- Proposed ESA (Based on detailed field investigation) approx. 6,354 sq meters (1.57 ac)
- Applicant proposed **Area J** Land Transfer approx. 654 sq meters (0.16 ac)
- Applicant proposed **Elevated Deck** as PROP-SRW approx. 3,378 sq meters (0.83 ac)
- Application proposed **Area E** as PROP-SRW approx. 344 sq meters (0.09 ac)

## SmartCentres ESA Assessment



**Stantec**

Stantec Consulting Ltd.  
4370 Dominion Street, 5<sup>th</sup> Floor  
Burnaby, BC V5G 4L7  
Tel: (604) 436-3014  
Fax: (604) 436-3752

### VIA EMAIL

March 4, 2013

Project No: 1231-10550

### First Richmond North Shopping Centres Limited

#201 – 11120 Horseshoe Way  
Richmond, BC V7A 5H7

Attention: Alan Lee

Dear Alan:

Reference: **ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC**

## 1 INTRODUCTION

First Richmond North Shopping Centres Limited is submitting a rezoning application to develop a portion of the quarter section 34-5-6 adjacent to Alderbridge Way and Garden City Road in Richmond, British Columbia. A portion of this site is designated as an Environmentally Sensitive Area (ESA) by the City of Richmond (the City).

Stantec Consulting Ltd (operating as Jacques Whitford) conducted a preliminary habitat assessment in 2002 and a desktop review update in 2005 to evaluate the ecological function of the ESA within the proposed development area. As part of the City's requirements for the rezoning application, an additional report was prepared by Stantec in 2010 which summarized the existing habitat and highlighted any changes that had occurred since the previous assessment. The 2010 report also provided an assessment of the existing and potential ecological services provided by the ESA, the implications of removal or relocation of a portion of it, and recommendations for compensation and/or mitigation.

In November 2012, the City adopted their new 2041 Official Community Plan (OCP) Bylaw 9000. A draft technical report included with the 2041 OCP was the 2012 Environmentally Sensitive Area Management Strategy. This strategy expanded the existing ESA outlined in the City's previous OCP to encompass more than half of 9440 Alexandra Road and all of 9480 and 9500 Alexandra Road and was based on 1:4,000 high level orthophoto interpretation. Appendix C and Part 4 of the 2012 Environmentally Sensitive Area Management Strategy suggests that all applicants for development permits involving ESAs should conduct a vegetation survey of the sites to confirm the appropriate ESA boundary.

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**Stantec**

First Richmond North Shopping Centres Limited  
 Attention: Alan Lee  
 Project No: 1231-10550

March 4, 2013  
 Page 2 of 5

**Reference:** ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

This report provides a detailed survey of the vegetation types on the site and makes recommendations for areas that should be included in the ESA.

## 2 METHODS

Preliminary vegetation polygons were created from orthophoto interpretation and were then ground truthed during the site visit. The three properties were surveyed on January 29, 2013 by two Stantec biologists to determine what the vegetation types were on the site. Dominant understory species within each polygon were recorded and photographs were taken at various locations on the site. Cover was estimated for the dominant species observed. Tree species were recorded during an existing tree assessment (MJM Consulting 2012). There were four different vegetation polygons identified on the site (Figure 1, Appendix A) and descriptions of these are provided below. None of the ecological communities observed on the site are considered at-risk within the province.

## 3 RESULTS

### 3.1 Polygon 1—Birch Forest

The southern half of the properties consists of an approximately 1.6 acre upland forest dominated by paper birch (*Betula papyrifera*) with an open understory of grasses and rushes (Photo 1, Appendix A). There are minor amounts of invasive Himalayan blackberry (*Rubus armeniacus*). Table 1 below provides a list of the dominant species within this polygon.

**Table 1: Dominant Understory Species within Polygon 1**

Common Name	Scientific Name	% Cover
reed canarygrass	<i>Phalaris arundinacea</i>	15
hardhack	<i>Spiraea douglasii</i>	15
common rush	<i>Juncus effusus</i>	15
Himalayan blackberry*	<i>Rubus armeniacus</i>	10
bentgrass	<i>Agrostis sp.</i>	5
bracken fern	<i>Pteridium aquilinum</i>	2

**NOTE:**

\* Invasive species

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First Richmond North Shopping Centres Limited  
 Attention: Alan Lee  
 Project No: 1231-10550

March 4, 2013  
 Page 3 of 5

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

### 3.2 Polygon 2—Japanese Knotweed

Polygon 2 is approximately 0.1 acres and is located on the east boundary of 9500 Alexandra Road. It is entirely composed of Japanese knotweed (*Polygonum cuspidatum*) (Photo 2, Appendix A). Japanese knotweed is a perennial shrub from Asia that is highly invasive because of its rapid growth and reproductive capabilities. Once established it displaces nearly all other vegetation (BC Ministry of Agriculture 2011).

### 3.3 Polygons 3 and 4—Anthropogenic Disturbance

The remainder 1.4 acres of the site have been disturbed by the current and previous residential developments that occurred on site. Vegetation in this polygon is composed of cultivated lawn and invasive species with few mature trees interspersed throughout (Photos 3 – 7, Appendix A). Table 2 below lists the dominant species in this polygon.

**Table 2: Dominant Understory Species within Polygon 3**

Common Name	Scientific Name	% Cover
Himalayan blackberry*	<i>Rubus armeniacus</i>	15
creeping buttercup	<i>Ranunculus repens</i>	10
evergreen blackberry*	<i>Rubus laciniatus</i>	5
hardhack	<i>Spiraea douglasii</i>	5
reed canarygrass	<i>Phalaris arundinacea</i>	5

**NOTE:**

\* Invasive species

## 4 RECOMMENDATIONS

It is Stantec's recommendation that only Polygon 1 be considered for ESA designation among the subject parcels. This polygon contains the least amount of disturbance within the proposed development area and has the highest abundance of native vegetation compared to the other polygons. However, the actual ecological services provided by Polygon 1 are relatively low as a result of surrounding disturbances (roads and existing development), limited connectivity to additional habitat, small polygon patch size, and presence of invasive weeds in the understory. If left unchecked, the highly invasive Himalayan blackberry and the Japanese knotweed on the site will continue to spread and may eventually become dominant within the ESA, choking out native species. The remainder of the site is developed and/or highly disturbed and contains early seral stage vegetation and invasive species. These attributes are not consistent with an ESA designation.

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First Richmond North Shopping Centres Limited  
Attention: Alan Lee  
Project No: 1231-10550

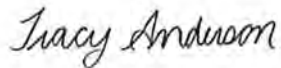
March 4, 2013  
Page 4 of 5

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

**5 CLOSURE**

This ESA update has been prepared for the sole benefit of First Richmond North Shopping Centres Limited. If you have any questions or would like clarification of the results, please do not hesitate to contact the undersigned at (604) 436-3014.

Respectfully submitted,  
**Stantec Consulting Ltd.**



Tracy Anderson, B.Sc., R.P.Bio.  
Project Biologist

TA/MR/pf

Reviewed by:



Matthew Ramsay, M.Sc., A.Ag.  
Senior Vegetation Ecologist

Path and File Name: [v:\1231\active\emr\123110550\report\rpt\_esa\_update\_20130304\_fnl.docx]

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**Stantec**

First Richmond North Shopping Centres Limited  
Attention: Alan Lee  
Project No: 1231-10550

March 4, 2013  
Page 5 of 5

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

**6 REFERENCES**

BC Ministry of Agriculture. 2011, Field Guide to Noxious and Other Selected Weeds of British Columbia. Accessed (February 2013): <http://www.agf.gov.bc.ca/cropprot/iknotweed.htm>  
Michael J. Mills Consulting 2012 Existing Tree Assessment Summary Plan MJM File #923  
February 16, 2012

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SmartCentres  
Attention: Alan Lee

Appendix A: Photographs

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Photo 3 Looking southwest into Polygon 3 at 9440 Alexandra Road.



Photo 4: Looking southeast into Polygon 3 at 9480 Alexandra Road.

SmartCentres  
Attention: Alan Lee

Appendix A: Photographs

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Photo 7: Looking south into Polygon 3 at 9500 Alexandra Road



## **APPENDIX B**

### **Site Plan**

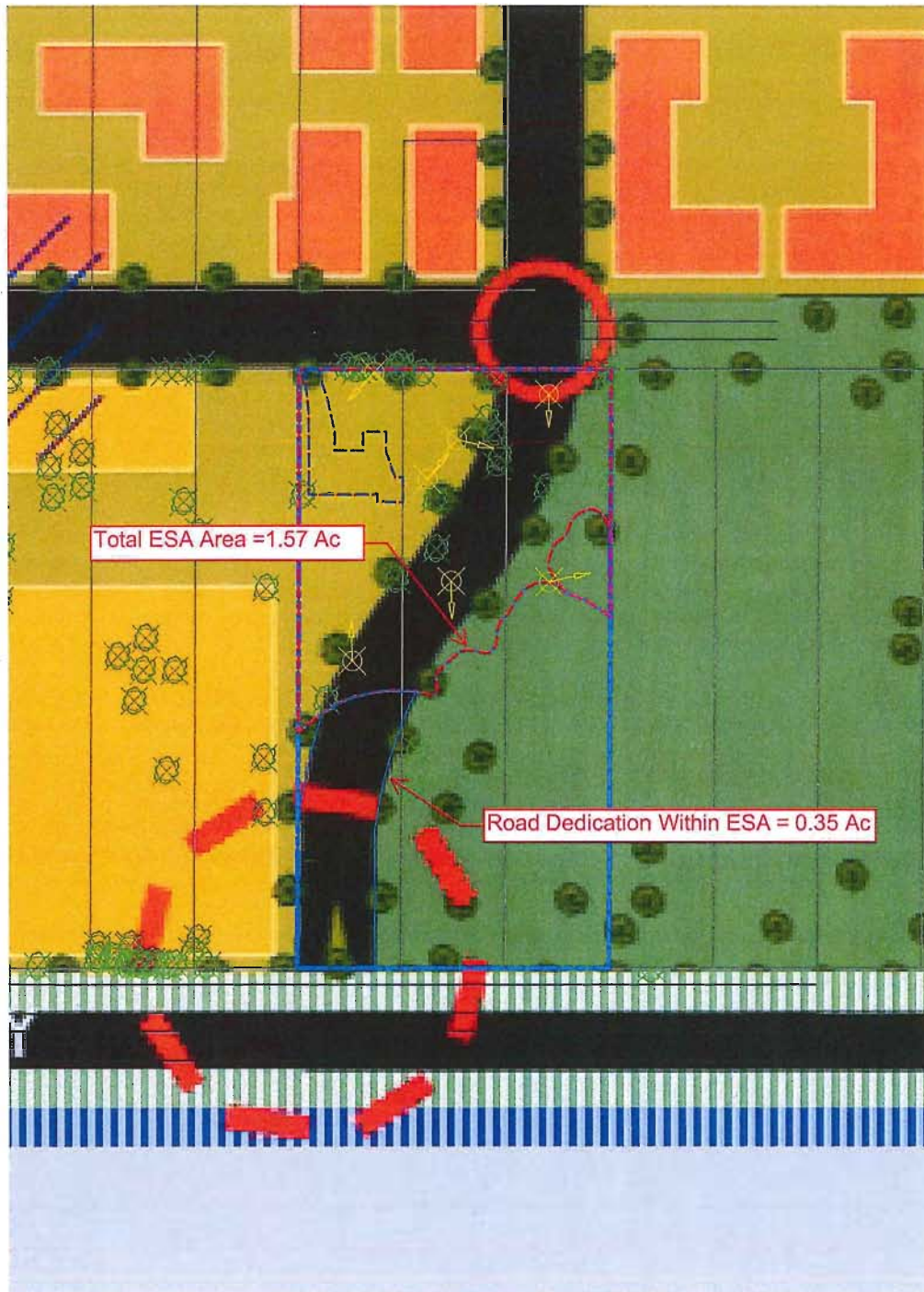
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May Drive & ESA Overlap



## SmartCentres Tree Survey & Arborist Report

Michael J Mills Consulting  
Arboriculture and Urban Forestry

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**Arboricultural Assessment Report  
Proposed Commercial Development  
Alexander Road & Garden city Way  
City of Richmond**

For Smart Centres  
201 – 11120 Horseshoe Way Richmond

MJM File #923

February 18<sup>th</sup> 2010

---

### 1.0 Introduction:

Site visit was requested to review the condition and preservation potential of the existing trees located on the above noted Commercial property in the City of Richmond. We understand the proposal will involve a mixed commercial development with multi tenant retail buildings with surface parking.

We were requested to provide opinion with respect to the relative quality of the existing trees and to make recommendation for preservation in context with this proposal. Tree survey information was provided by Murray and Associates and Wedler Engineering. Development information was provided to us by Smart Centres. We have visited the site on several occasions with details assessment of the trees completed on February 1<sup>st</sup>, 2010. A modified version of the tree survey plan is appended to this report. Refer to this plan for all tree numbers referenced in this report.

### 2.0 Observation:

The property is bordered by Alexandra Road to the north, Alderbridge Way to the south and Garden City way to the west. The site area is comprised of 20 existing legal lots of varying size. The majority of these lots have had the pre existing homes removed over the past few years with only four houses remaining.



Aerial Photos of the subject area, from City of Richmond GIS web site, May 2007.

---

1826 Sunshine Coast Highway, Roberts Creek BC V0N 2W5  
Phone 604-230-4711 / Fax 604-886-2718 / email mills@dccnet.com



Commercial Development Site  
Alexandra Road & Garden City Way, Richmond  
MJM File # 923

February 18<sup>th</sup>, 2010

The site is relatively flat and level with no distinct grade changes. No watercourses other than the open ditches along Alexandra Road were observed. The majority of the site area is open with disturbed conditions that according to the Jacques Whitford Stage 1 PSI of March 2003 are associated with residential uses dating back to the 1930s. Large open areas of un maintained grass are located through the central portions of the site. Dense areas of blackberry are located along much of the southern edges and sporadically throughout the site. A large number of fruit trees are located throughout the site that have not been maintained in recent years resulting in generally poor form and structure. There are several areas where a predominantly pure stand of Paper Birch has established. Within these areas, the Birch are generally of a uniform size and character and as such not all of these trees have been individually identified on the survey plan. There are presently no formal street trees located along any of the surrounding roadways.

The site contains two trees that have been identified on the old (1988) city list of significant trees, a Linden tree (#30) at 9260 Alexandra and a Douglas Fir (#11) at 9400 Alexandra. We also identified an interesting large old Black Walnut (#104) toward the south edge of the site, this tree was up rooted and although it has laid on its side for many years it continues to grow.

The most common tree species on the site is Paper Birch. Individual specimens are found throughout the site with a rather dense stand of trees occurring in the south east corner of the site and along much of the Alderbridge Way frontage. Most of the Birch within these stands are infested with Bronze Birch Borer and many are in advanced stages of decline. There are also several areas where cluster of the native Black Locust have established.

We comment that tree instability appears to be an issue in many areas. Trees have failed and uprooted in a number of areas and it was evident by the leaning nature of many trees that recent wind storms have affected the trees to some extent. The fact that the trees are leaning in many different directions would suggest that wet soils are also a contributing factor in the propensity for leaning.

We offer the brief comment with respect to the character of the existing trees associated with this application. Refer to the appended modified survey plan for the location of all trees referenced. The appended survey plan has been divided into 6 sections for the purpose of plan legibility.

Note: Commentary has not been provided for each individual Birch tree and several of the low value trees of other species. Trees were viewed during winter conditions making species identification and assessment of tree health of the deciduous tree species more difficult.

Tree Ref #	Species	Size	Comment
<b>Trees within plan section #1</b>			
1	Mixed Cluster	55cm -- 90cm	Cluster of trees located in the extreme north east corner of the site. Comprised of 2 Western Red Cedar, 2 Douglas Fir, 1 Maple and 1 Black Locust. All in relative good condition. Locust is a multi stem specimen. Must be considered as a single tree due to the crowded one sided form.
2	Black Locust	60cm	Part of a cluster of small Locust along the property line of the existing house, tall and thin form. Good health with a tendency for leaning out toward the light.
3	Black Locust	35cm	Part of a cluster of small Locust along the property line of the existing house, tall and thin form. Good health with a tendency for leaning out toward the light.
4	Black Locust	multi	Open grown tree with multi stem form. Broken form resulting in limited landscape value.

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5	Douglas Fir	60cm	Small Fir with broken wind swept form. Broken top. Metal brackets and nails embedded in the lower trunk.
6	Douglas Fir	40cm	Small Fir with broken form. Crowded by adjacent trees, poor condition.
7	Douglas Fir	75cm	Open grown form. Tall and thin with limited live canopy ration. Good health.
8	Douglas Fir	90cm	Fir located adjacent to ditch along Alexandra Road. Lean toward the north east. Some structural defects but overall in good condition.
9	Sitka Spruce	100cm	Large spruce growing close to ditch adjacent to Alexandra Road. Open grown, somewhat sparse canopy but overall in good condition.
10	Douglas Fir	55cm	Growing quite close to an existing house. Broken top form but overall in good health.
11	Large Douglas Fir in mixed group	50cm -- 110cm	Cluster of trees close to Alexandra Road, dominated by the large Fir that was listed on the significant tree list of 1988. Large secondary limb sweeping out from side. Large root visible along the edge of the ditch. Lots of dead wood in the upper canopy and somewhat one sided form due to shading from adjacent trees. Also within this group there are two Firs and a Cedar with co dominant main stem form from the ground. One of the smaller Firs is growing out of the side of the ditch. All trees within the group are in good health but maintain somewhat one sided form due to crowding. Good as a group.
12	Apple	80cm	Big old fruit tree. Extensive main stem decay, tree is in the process of splitting into two parts.
13	Austrian Pine	50cm	Small tree that was added to the landscape of this property. Multi stem with short bushy form. Good health.
14	Cherry	50cm	Old fruiting cherry, part of an old orchard area. Not well maintained. Poor condition.
15	English Oak	30cm	Nice young tree with good form and structure. Clothes line was attached to the lower trunk and has girdled the stem.
Trees within plan section #2			
16	Shore Pine	35cm	Small Pine with scrubby form typical for the species, poor form and structure. Growing close to Alexandra Road. Good health.
17	Balsam Fir	35cm	Small ornamental Fir with tall thin form. Good form, attractive small tree.
18	Weeping Willow	100cm	Big old tree with lots of dead wood and main stem decay. Extensive pruning has left blunt end with profuse suckering. Poor condition.
19	Western Red Cedar	45cm	Small tree with a notable lean from vertical toward the north.
20	Cluster of Maple	varies	Multiple specimens of small Maples (No foliage for identification but estimated to be Red Maple cultivar). Most of the trees in the cluster have multi stem form, low individual value.
21	Western Red Cedar	varies	Hedge row of Cedar along Alexandra Road frontage. Bushy form. Good health but of limited landscape value.

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22	Linden (Tilia)	70cm	Large Linden growing close to Alexandra Road. Growing beside the open ditch. Roots exposed along the edge of the ditch. Good condition with good upright form. Some inclusion between main stems. Sucker shoots from the base of the trunk. Considered to be one of the higher value landscape trees within the site.
23	Maple sp.	50cm	Small Maple with co dominant main stem form. Good health, poor structure.
24	Western Red Cedar	60cm	Large Cedar growing close to Alexandra Road. Growing beside the open ditch. Tree was topped and has developed multiple leaders. Good health.
25	Mixed Hedge Row	varies	Mixed hedge row comprised of Hazelnut, Cherry and Cedars. Installed as a landscape barrier along pre existing property lines. Hazelnuts have typical multi stem form. Cedars and Cherry are over crowded. Poor condition.
26	Pear	40cm & 20cm	Two small Pear trees growing close together. Not well maintained, poor condition.
27	Cherry	30cm	Small fruiting Cherry, poorly maintained, poor condition.
28	Incense Cedar	Multi	Cedar with broken form, appears to have been damaged by a fire?
29	Incense Cedar	Multi	Cedar with broken form, appears to have been damaged by a fire?
30	Linden (Tilia)	100cm	Large open grown Linden. Listed on the City list of significant trees. Good open grown form. Some inclusion between the main stems but overall in good health.
31	Cherry	20cm	One of three small Cherries growing together, overgrown in blackberry. Poor condition.
32	Cherry	25cm	One of three small Cherries growing together, overgrown in blackberry. Poor condition.
33	Cherry	30cm	One of three small Cherries growing together, overgrown in blackberry. Poor condition.
34	Cherry	40cm	Open grown fruiting cherry, overgrown by blackberry, very poor condition.
35	No tree		
36	Maple sp.	30cm	Small ornamental Maple with co dominant main stem form, good health, less than specimen form.
37	Western Red Cedar	40cm	Topped form, only a remnant of the original tree is left.
38	Pear	30cm	Older tree that has not been well maintained.
39	No tree		
40	Blue Spruce	15cm	Small tree with tall and thin form, good health.
41	Western Red Cedar	45cm	Small tree infested with blackberry, notable lean toward the north.
42	Maple sp.	40cm	Ornamental Maple engulfed in blackberry, notable lean toward the south.
43	Blue Spruce	30cm	Small tree with tall and thin form, good health. Infested with blackberry.
44	Mountain Ash	60cm	Small tree with good upright open grown form.
45	Western Red Cedar	40cm	Multi stem form, part of a short hedge row. Low value.
46	Norway Spruce	25cm	Small tree engulfed in blackberry, poor form.
47	Pear	30cm	Small tree, poor quality.
48	Hazelnut	multi	Multi stem shrubby form, good health.
49	Pin Cherry	40cm	Small native cherry growing in blackberry.

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50	Hazelnut	multi	Multi stem shrubby form, engulfed in blackberry, poor health.
51	Cottonwood	55cm	Young tree with open grown form, good health.
52	Sweetgum	40cm	Ornamental tree growing as part of a row of trees along a pre existing property line. Co dominant main stem form, twisted form.
53	Western Red Cedar	40cm	Small tree crowded out by adjacent Birch. Poor condition.
<b>Trees within plan section #3</b>			
54	Purple Leaf Plum	65cm	Large old flowering plum growing close to cedar hedge row along Alexandra. Extensive sucker shoots. Good condition but somewhat one sided due to crowing.
55	No tree		
56	Norway Maple	30cm	Small tree beside ditch along edge of Alexandra. Co dominant main stem form, good health.
57	Purple Leaf Plum	35cm	Small flowering plum in good condition.
58	Horse Chestnut	100cm	Large multi stem chestnut. Some main stem decay and past pruning damage but otherwise in good health.
59	Cherry	25cm	Small fruit cherry, poor condition.
60	Serbian Spruce	30cm	Typical tall and thin form, co dominant main stem form, good health.
61	Hazelnut	multi	Typical shrubby form for hazelnut, good condition.
62	Mountain Ash	60cm	Co dominant main stems with notable inclusion between, twisted form, good health.
63	Mountain Ash	60cm	Co dominant main stems, tree is in decline, poor condition.
64	Western Hemlock		Part of a hedge row of trees along the edge of Alexandra. Co dominant main stems, poor health, in decline.
65	Western Hemlock		Part of a hedge row of trees along the edge of Alexandra. Top broken off, almost dead.
66	English Holly	cluster	Cluster of multi stem Holly. Crowded and bushy form, good health.
67	Austrian Pine	35cm	Open grown Pine. Good condition.
68	Cedar hedge row	multi	Hedge row comprised of five surveyed size trees with multi stem form. Considered to be of limited landscape value due to crowded form.
69	English Oak	45cm	Tall and thin form, one sided and leaning toward the south, relative good health.
70	Purple Leaf Plum	60cm	Old flowering Plum, extensive decay in the main stem, engulfed in blackberry poor condition.
71	Western Red Cedar	70cm	Crowded among cluster of smaller Birch. Crowded form but ok health.
72	Shore Pine	25cm	Small Pine in the far north west corner of the site close to Alexandra. Small tree with contorted form, good health.
73	Lombardy Poplar	varies	Cluster of Lombardy Poplar close to Garden City Way. Tall thin form typical of the species. All trees in the line along the edge of the row have been topped at a low height for overhead wire clearance. Generally in good health. One Douglas Fir within this group that has a notable lean away from the Poplars.

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74	Purple Leaf Plum	30cm	Part of a short hedge row of vegetation comprised of Plum, Hemlock and Cedar, poor condition due to crowded form.
75	Western Red Cedar	40cm	Part of a short hedge row of vegetation comprised of Plum, Hemlock and Cedar, poor condition due to crowded form.
<b>Trees within plan section #4</b>			
76	Douglas Fir	80cm	Large tree with open grown form, some wind damage. Notable lean toward the south east, large surface roots in lawn area. Good condition.
77	Western Red Cedar Hedge row	varies	Hedge row of Cedar along the pre existing property line. Intermixed with Birch. Little individual value due to crowded form.
78	Hedge Row	varies	Mixed hedge row of trees planted along the rear property line of the pre existing lot. Comprised primarily of Cedar and Fir but with specimens of Lawson Cypress, Moss Cypress, Birch and Apple mixed in. No trees within this row are considered to be of high landscape value.
79	Douglas Fir	35cm	Small Fir, good health, leaning form.
80	English Holly	45cm	Multi stem form, crowded by nearby trees, poor condition.
81	Incense Cedar	multi	Located along edge of Garden City, co dominant main stem form, damage to the trunk. Good health.
82	Purple Leaf Plum	45cm	Poor condition, infested with English Ivy. Pruned for overhead wires.
83	Lawson Cypress	60cm	Cypress located close to Garden City, topped off at low height for overhead wire clearance.
84	Sawara Cypress	60cm	Poor condition due to shaded site conditions.
85	Japanese Maple	multi	Good size specimen but with broken branching and other damage resulting in limited landscape value.
86	Linden	50cm	Poor condition due to shaded site conditions.
87	Western Red Cedar	multi	Tree with multiple stem form from the ground. Ivy infestation.
88	Weeping Willow	70cm	Large old tree, dominant tree in this corner of the site. Tree has been pruned back in the past but remains in good condition.
89	Purple Leaf Plum	multi	Large multi stem tree located close to Garden City. Poor condition.
90	Lawson Cypress	multi	Smaller multi stem tree with poor form due to crowding.
91	Black Locust	multi	One of a series of multi stemmed Robinia in this area, leaning out toward the open light areas, good health, poor form.
92	London Plane	multi	Comprised of 10 stems all topped at low height for overhead wire clearance. Low value.
93	Norway Spruce	25cm	Small tree, part of a group of trees in this corner of the site, crowded form, low value.
94	Lebanese Cedar	65cm	Good upright form, somewhat crowded by large Willow (#88). Top was damaged in the past but the tree has recovered an upright crooked form. Good health.
95	Hazelnut	multi	Large cluster of hazelnut stems at intersection of Alderbridge Way and Garden City. Lots of dead wood, good health.

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96	Norway Maple	2 x 50cm	Co dominant main stems, good open canopy form, located close to Alderbridge way, good health
97	Cluster of Locust		Dense stand of small multi stem Black Locust. All leaning out toward open edges looking for light. Good health, poor form. Several small Cedars within the cluster of trees, crowded and shaded out by larger locust.
98	Purple Leaf Plum	45cm	Crowded in amongst the locust. Co dominant main stem form. Poor condition.
99	Cluster of mix trees	varies	Cluster of trees along the edge of Alderbridge Way comprised of Norway Maple, Birch and Hazelnut. No high value trees.
<b>Trees within plan section #5</b>			
100	Norway Maple	40cm	Located close to Alderbridge Way, good form and health, leaning toward the north.
101	Cherry	35cm	Old Cherry located close to Alderbridge Way, tree has been impacted by a car in the past. Not considered a high value tree.
102	Apple	50cm	Un maintained form, engulfed in blackberry. Good health.
103	Black Walnut	150cm	Large old tree, tree fell over many years but continue to grow while lying over on its side. Canopy has provided for homeless shelter in the past. Small tree fort in the canopy. Interesting tree and uncommon at this size.
104	Black Walnut	25cm	Smaller Walnut, likely a seedling from tree 103. Good condition.
105	Linden (Tilia)	50cm	Good open grown form, young tree, likely a seedling from tree #30.
106	Cherry	40cm	Small tree, poor condition.
107	Cherry	20cm	Small tree, poor condition
108	Black Walnut	40cm	Leaning over, broken limbs, poor form, good health.
109	Western Red Cedar	45cm	Small tree with open grown form, good health.
110	Cherry	30cm	Fully engulfed in blackberry, poor condition.
111	Western Red Cedar	60cm	Co dominant main stem form, good health, open grown form, fully branched.
<b>Trees within plan section #6</b>			
112	Apple	45cm	Old tree, not maintained, poor form and health.
113	Western Red Cedar	40cm	Short and bushy form, good health.
114	Pin Cherry	30cm	Native Cherry growing on the edge of the Birch stand, good condition.
115	Pear	60cm	Old tree, not maintained, poor form and health.

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Photos:



Overview of the site looking north from  
the open field to the south of the site.



View of tree #22, Linden tree  
beside Alexandra Road.

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Detail showing the relationship between tree #22 and the open ditch along the edge of Alexandra Road.



View showing the large Firs and Cedars within group #11

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Detail showing the large sweeping limb off the side of the large Fir and the relationship between the tree and the ditch along Alexandra Road



View showing the open pasture conditions through the centre of the site and the stand of small Birch in the south east corner.

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### 3.0 Recommendation:

We have been provided with a conceptual plan for the site that shows a large retail building and open parking across the eastern half of the site and a mix of smaller retail buildings and parking in the west. A new north south road (High Street) will be developed to separate the two portions of the site. The ultimate concept calls for Alexandra Road to curve to the north west of High Street. As part of the current application, Alexandra Road will continue along the existing alignment in a straight line across to Garden City Way. The existing interim road alignment has tree retention implications.

The limiting factor in the determination of tree preservation within this site is the requirement to increase grades over the full site area and along Alexandra Road to meet flood level standards. The site must be raised from the current levels of .9 – 1.2m above sea level to 2.6m finished floor elevations with the centre line of Alexandra Road ranging from 2.0 to 2.6 metres. The development of this site will also require the removal of the soft organic surface soil layers and the preloading of the area to meet geotechnical requirements.

Prior to completing our detailed assessment of the tree resources, we met on site with the City of Richmond Tree Preservation Coordinator, Gordon Jaggs. The limiting factors in retaining trees on this site was discussed and it was generally agreed that there were three trees of particular interest to the city on the site, the large Linden in the middle of the site (#30), the somewhat smaller Linden along Alexandra Road (#22) and the large Fir and other associated conifers along the edge of Alexander Road (#11). It was agreed that we would review these trees in more detail to determine if preservation might be possible.

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After further study it was determined that the retention of the large Linden in the centre of the site would not be feasible due to the increase in grades and the fact that the tree is positioned in an area which would significantly impact locating buildings along High Street and creating the feel and functionality central to that from the Area Plan. The only realistic opportunity was thought to be along the edge of Alexandra Road. We have been in discussion with Aplin & Martin Consulting, the civil engineer to review the possibility of retaining trees in this area. We requested that sections be provided to help understand how the grades might be adjusted to suit the trees (sections are appended).

The situation adjacent to the large Fir (#11) is unrealistic. The grades and the sidewalk result in a situation where we can find no means to retain this group of trees. Even if the sidewalk were to be moved to the back of curb for physical clearance, the relationship between these trees and the open ditch that would be filled does not result in a situation where we believe the trees would have a reasonable chance of success.

The situation around the second Linden (#22) is somewhat better. The tree is set back further from the road and the grading is not as severe in this location as the road will only be raised to 1.41 metres. Even so, the retention of the tree would require relaxation of the City of Richmond's engineering design standards. Given the existing temporary condition of the Alexandra Road alignment, it is hoped that the City would accept a slightly modified condition where the north gutter line is shifted north, the existing Alexandra Road grades in the vicinity of the Linden tree are maintained with a slightly steeper centreline profile, sidewalk would be pulled back to the back of curb and a retaining wall (with railing) installed to provide as much clearance from the tree (5.3 metres) as possible. It would also be necessary for the city to agree to a catch basin being installed to drain excess water from around the tree into the new storm line proposed for the north side of Alexandra Road. The layout and drainage is demonstrated in the appended sketch from Aplin & Martin. It is important to note that the conditions surrounding the tree could be improved in the future when Alexandra Road is constructed to the ultimate design and adjusted to sweep away from the tree toward the north.

In addition to cooperation from the city, a portion of the site to the south and west of the tree will need to be designed suitably to optimize site conditions for the preservation of the Linden tree. After the site and the roadways have been raised to design grades, the retained Linden tree will, in effect, be left in a shallow depression in the site. In discussion with the landscape architect, it has been envisioned that the area surrounding the tree could be treated as a landscape amenity area with a pedestrian connection made to encourage public use of the space.

The preservation of the Linden tree will not be easy to accomplish and would require careful attention to preservation details and tree protection through all phases of development to ensure success. If the decision is made to preserve the tree, detailing of the on site tree preservation measures will need to be coordinated by all consultants. Minor pruning of the tree to improve form and structure would be recommended. If the City agrees to make adjustment to the engineering of Alexandra Road, we will work to ensure that the on site design is adjusted to ensure the best opportunity for the retention of this tree.

Refer to the appended Aplin & Martin sketch sections for additional information: Tree #11 - (1200fir.pdf) Tree #22 - (Linden tree drainage.pdf)

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#### 4.0 Limitations

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of all trees reviewed, however, conditions influencing the opinion and recommendation as provided in this report can change quickly and without warning. Any trees retained should be reviewed on a regular basis to ensure reasonable safety and to minimize the associated risk.

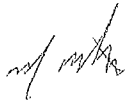
The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Michael J Mills Consulting or their employees that the trees are safe given all conditions. Trees can be managed, but they cannot be controlled. To live work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The assessment provided was based on preliminary information only. No detailed information with respect to the final form of the development, site grading or the location of the site servicing was provided.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Michael J Mills Consulting.

Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,



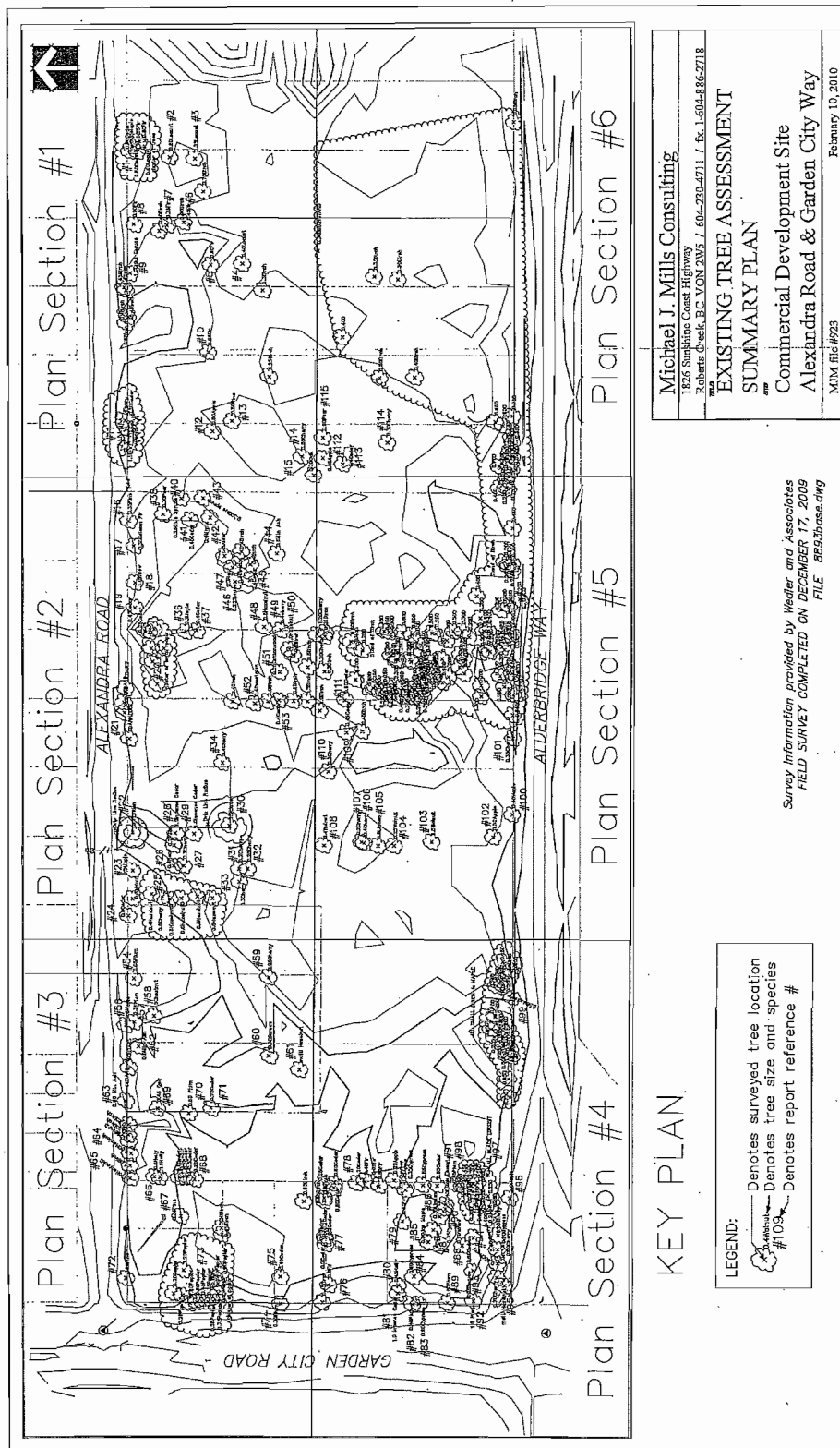
Michael J Mills  
ISA Certified Arborist PN #0392  
Certified Tree Risk Assessor #187

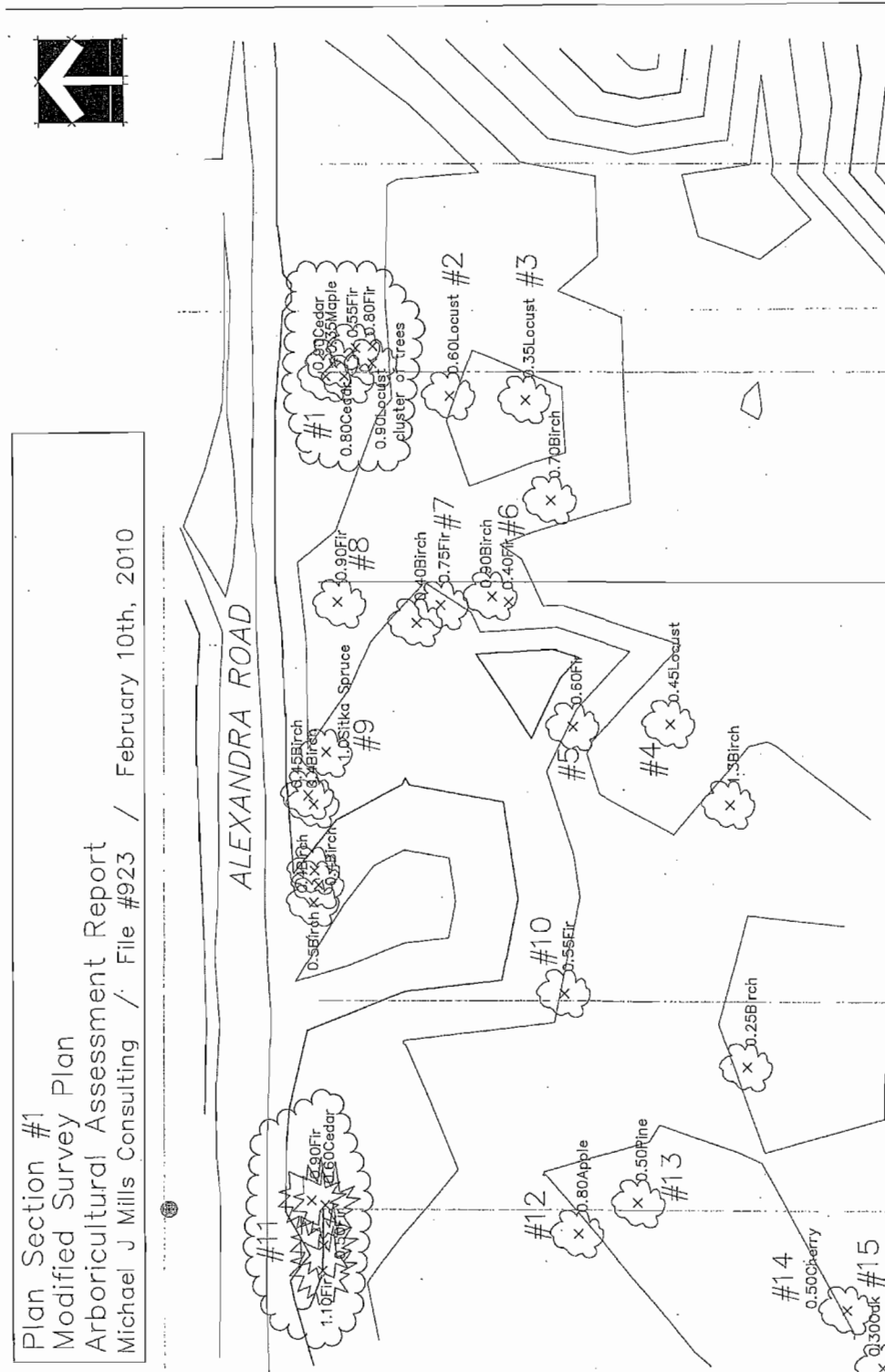
Appendix:      #1 –                      Key plan, modified tree survey  
                     #2 – 7 -                  Plan sections 1 – 6, enlargement of survey plan  
                     Aplin & Martin Sketches      Tree #11 - (1200fir.pdf) Tree #22 – (Linden tree drainage.pdf)

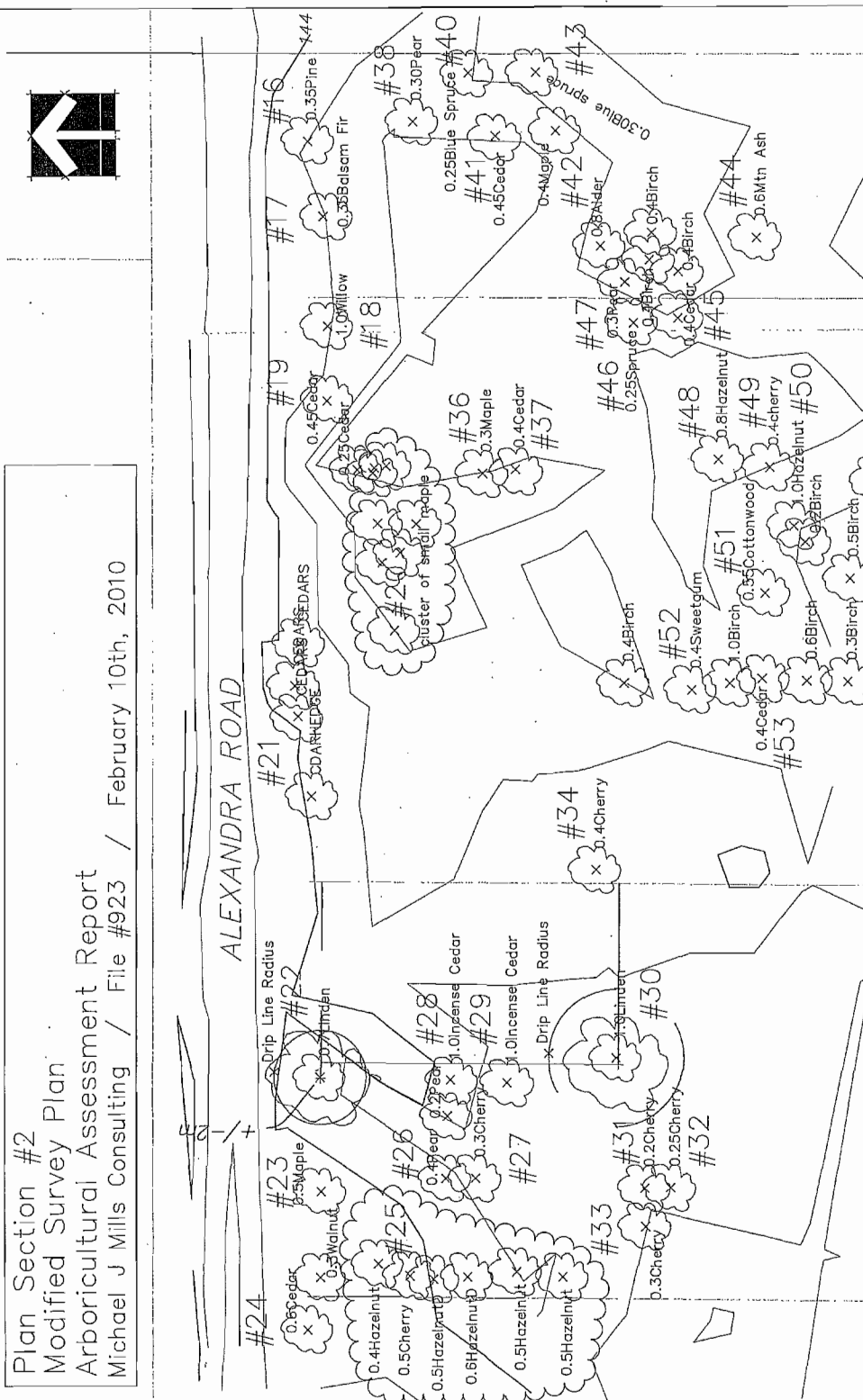
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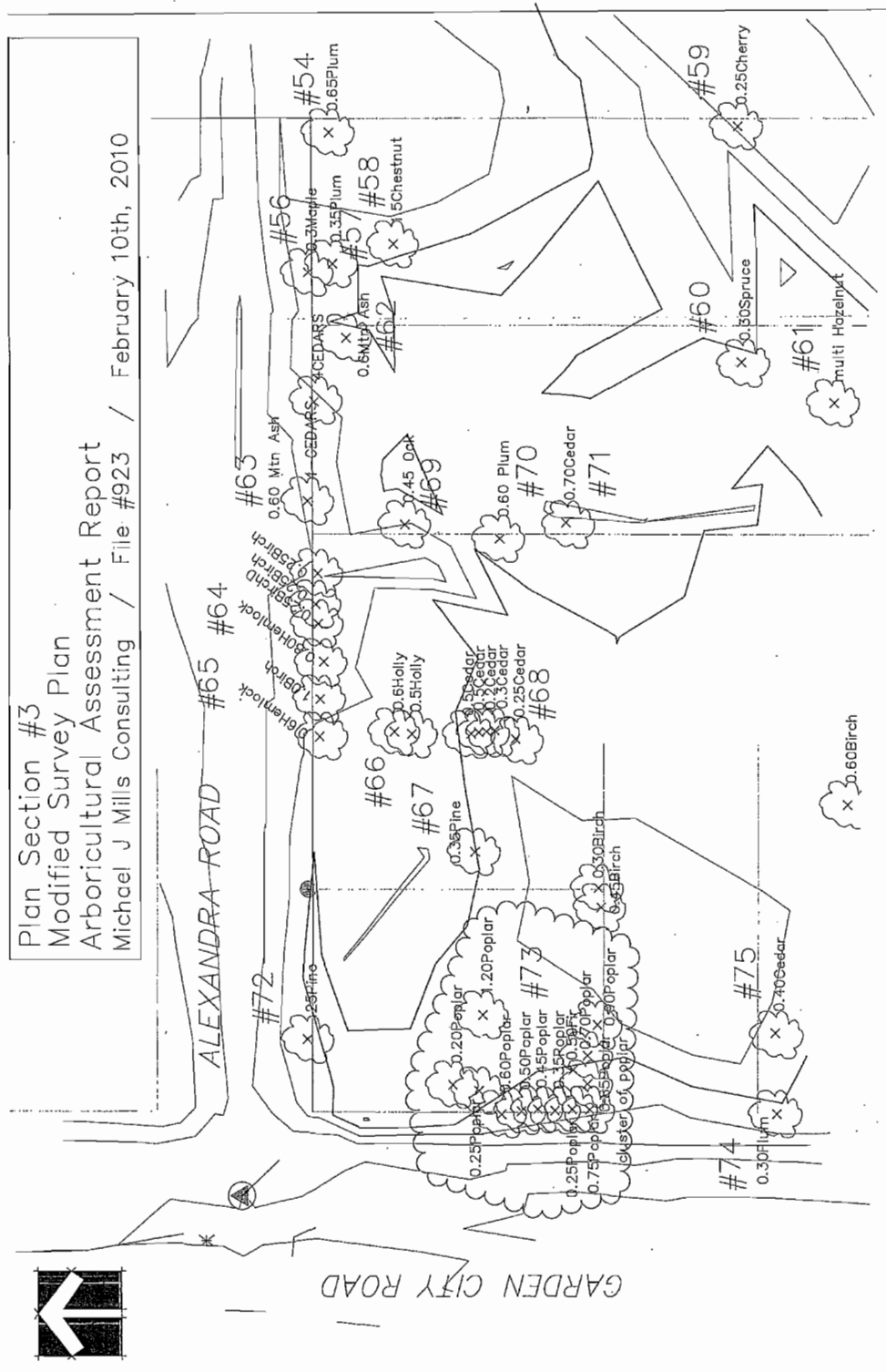
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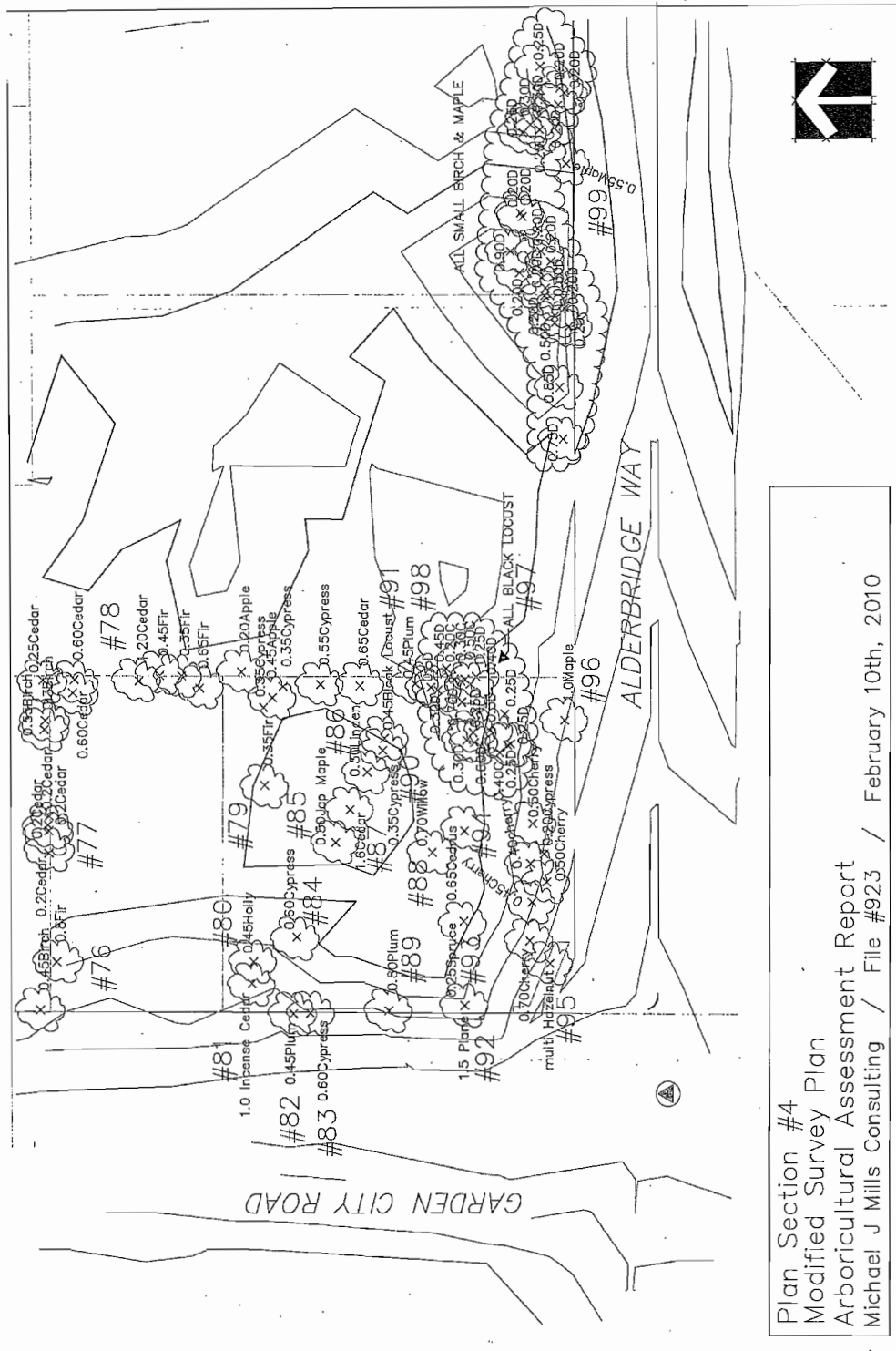


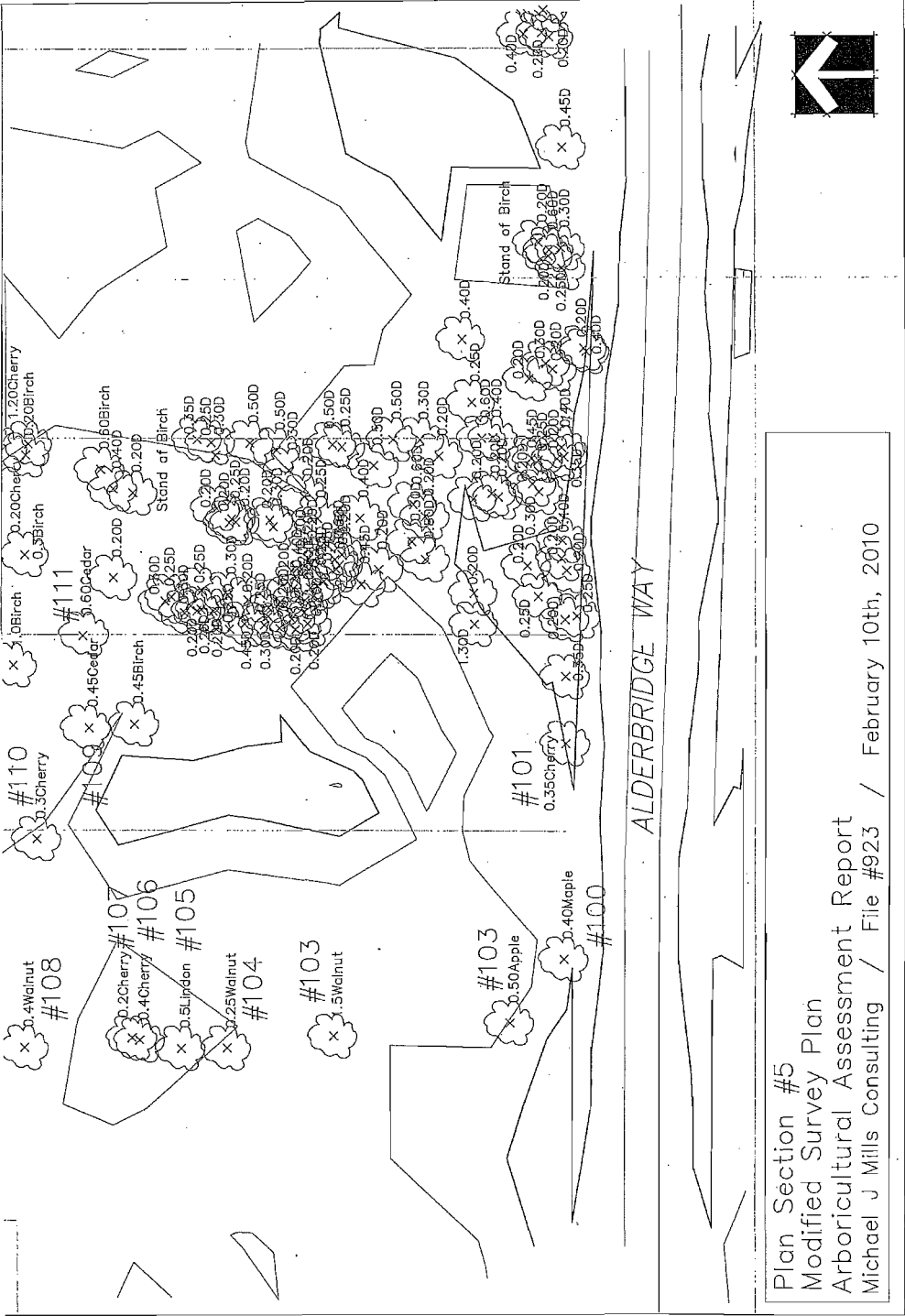




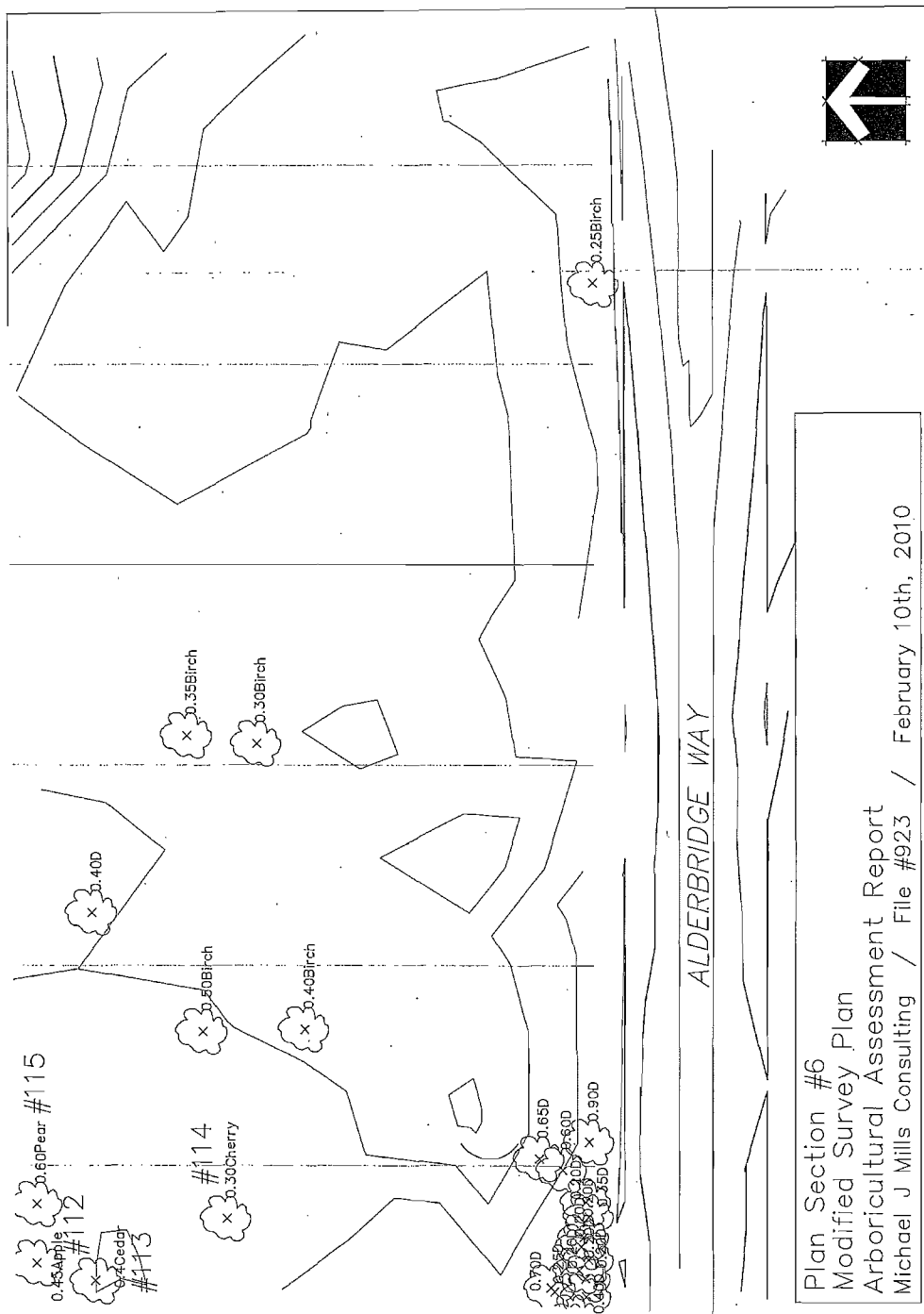


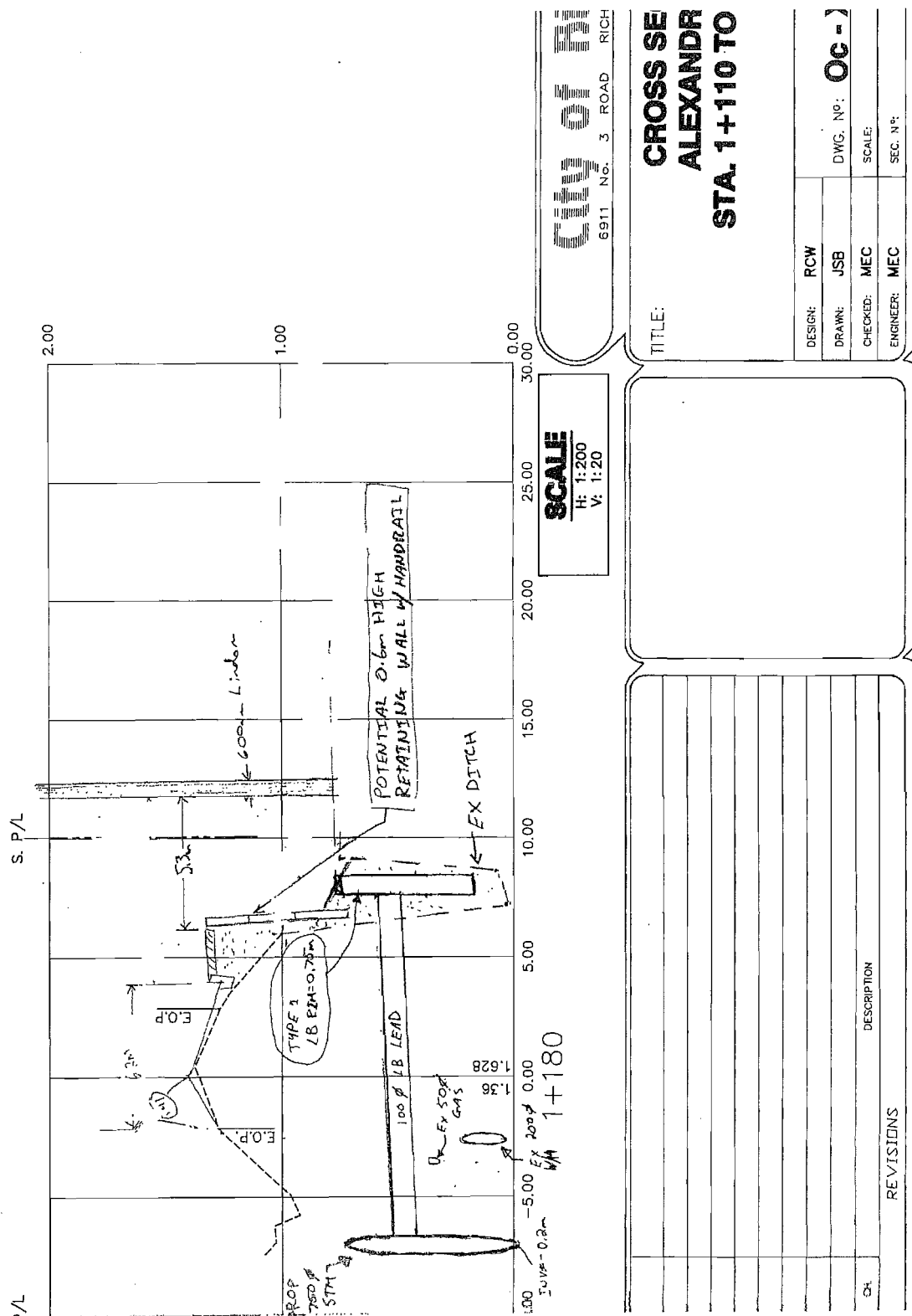


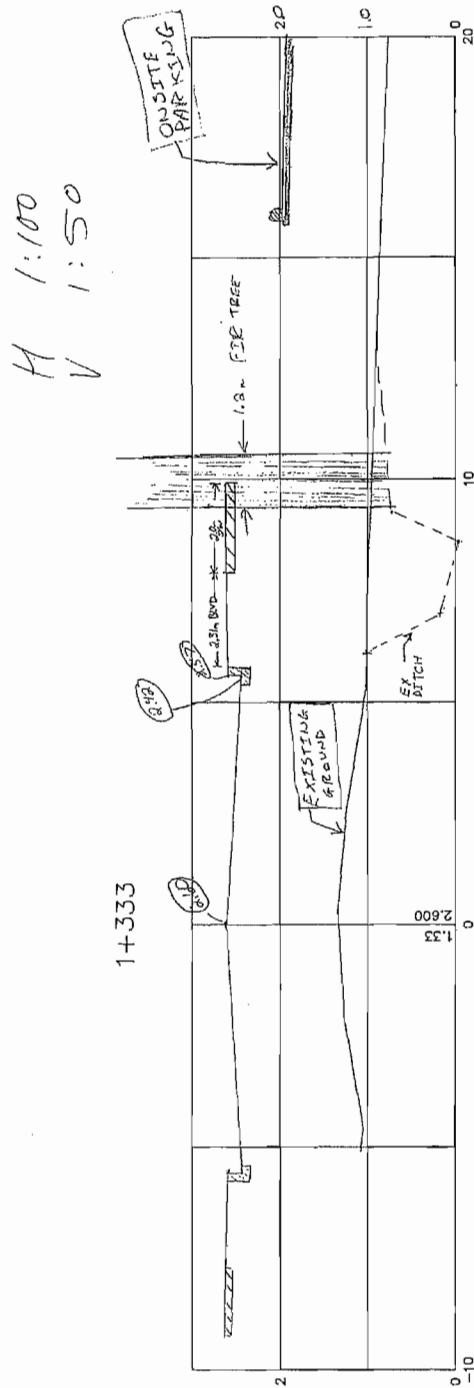












## SmartCentres Supplemental Vegetation Assessment

Michael J Mills Consulting  
Certified Arborist

Date:	September 27 <sup>th</sup> 2013	Project File No.:	923
Attention:	Alan Lee	Project Name:	Richmond Smart Centre Commercial Development
Firm Name:	Smart Centres	From:	Michael Mills

We were requested to provide comment and advice with respect to several specific tree related questions that have been asked of Smart Centres during the approval process with the City of Richmond. We revisited the site earlier on today's date to ensure we were familiar with the current site conditions prior to responding.

### Question 1:

*Can the trees identified as large significant trees be relocated?*

There are three trees on this site that have been identified as large significant trees; these include two Linden trees (report reference #22 & 30) and a large Douglas Fir (tree #11). We understand that tree #8 (Douglas Fir) was mentioned in a staff report, however, we have never considered this specimen to be a high value tree due to poor form and structural issues.

We premise our response by stating that with enough time, money and resources, almost any tree can be moved. I have personally been involved in the successful relocation of many small and moderate scale trees but never any of the scale of the three trees in question.

Tree #30 is a substantial Linden tree. The trunk diameter is approximately 90cm dbh and the tree is over 35metres in height. The minimum size of root ball that would need to be excavated to relocate this tree would be approximately the same as the drip line radius. We measured this radius to be approximately 15metres. We are not sure what the weight of a 30 metre wide package of soil might be but we can reasonably estimate that there is no single crane in BC with the capacity to lift the associated weight, even if a truck could be found that could move such a large tree.



Tree #30.

The other Linden tree (#22) is slightly smaller in scale but still substantial in size. We comment that this tree is suffering this growing season from an insect infestation that has defoliated a notable extent of the canopy. No insect activity was apparent on the tree to allow for precise diagnosis but this species of tree is known to be susceptible to Winter Moth and the damage appears to be consistent with the feeding habit of this small caterpillar.

644 Bay Road Gibsons BC V0N 1V8 Phone 604-230-4711 / mills@dccnet.com

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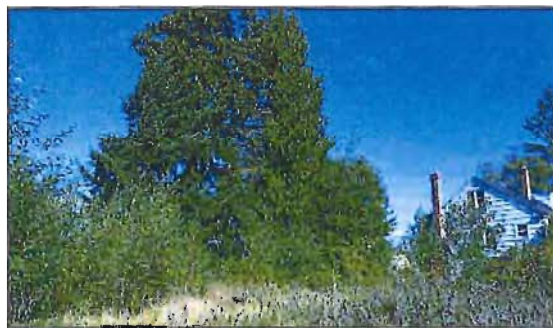
September 27<sup>th</sup> 2013  
MJM Project No: 923  
Garden City and Alderbridge Way Commercial Development

Page 2 of 6



*Tree #22:  
Note light foliage density  
and ditch along Alexandra  
Street.*

The Fir tree (#11) is the largest of all three trees.



*Tree #11:  
Part of a group of three  
trees, 2 Firs and 1 Cedar.*

The limiting factor for both of these trees, beyond the large scale, is the association with the open ditch along the edge of Alexandra Street. Both trees have spent their life with unlimited access to the water that stands in this ditch year round. Based on our knowledge of how trees grow, we can reasonably assume that there is an extensive root system associated with both of these trees that extends along the edge and under this ditch. The relocation of trees that have grown under such site specific conditions would not be recommended as there is no realistic way for a tree to compensate for the abrupt change in the localized environment that would result. Even if one could physically move these trees (which again would be extremely difficult and expensive) the chances of survival would be very low.

In our opinion, the three large trees are not realistic candidates to be relocated.

September 27<sup>th</sup> 2013  
MJM Project No: 923  
Garden City and Alderbridge Way Commercial Development

Page 3 of 6

**Question 2:**

*We were asked to comment on the type and condition of the vegetation along the south edge of the site adjacent to Alderbridge Way.*

We understand that comment has been made with respect to the green edge that is present along the north side of Alderbridge way. There are presently three more or less distinct vegetation zones along this section of the road. First there is the corner area close to Garden City Road, there is the central section and the forested area at the east end.

The pre-existing property at the corner of Alderbridge Way and Garden City Way was previously occupied with a single family home. Over the years, trees were planted and have naturally occurred along this edge of the property. Tree species in this area include Hazelnut, Cherry, Maple, London plane and Black Locust. Many of the trees have been damaged by past pruning but they remain relatively healthy. There are no trees in this area of high individual landscape value. The understory vegetation in this area is dominated with Blackberry and Japanese Knotweed, two undesirable plant invasive species. We comment that the site plan indicates that Richmond intends to widen Alderbridge Way in this area such that all of the existing trees along the edge of the road will need to be removed.



*View of the vegetation at the intersection of Alderbridge Way and Garden City.*

In the central area, the vegetation is dominated by invasive plant species. Both Blackberry and Japanese Knotweed have established in substantial clusters. Many of the existing trees have died or are in advanced decline. While the edge could be described as green, the quality of the vegetation would be rated as very poor.



*Central area showing Blackberry infestation and dead and declining trees.*



September 27<sup>th</sup> 2013  
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Garden City and Alderbridge Way Commercial Development

Page 4 of 6



*View of the Japanese Knotweed infestation through the central area.*

Toward the eastern end, there is a dense stand of immature Paper Birch that has naturally established close to the edge of the road. Most of the trees are quite small. Most of the smaller trees remain in relative good health, however, the species as a whole is under attack in the Richmond area from an insect referred to as the Bronze Birch Borer. The trees in this area remain in overall good health only because of their relative small size. The insect is attracted to the top of birch trees and as such the insect tends to attack larger trees first. There is no viable means to contain or control this pest and as such the long term prognosis for all of the Birch trees in Richmond is in question.



*Overview of the forested area along Alderbridge Way at the east end.*



*Example of the damage caused by Bronze Birch Borer. Trees in this photo are located along the edge of Alderbridge Way.*

September 27<sup>th</sup> 2013  
MJM Project No: 923  
Garden City and Alderbridge Way Commercial Development

Page 5 of 6

**Question 3:**

*We were asked to review the site for possible candidates for the relocation of trees to the proposed ESA dedication area at the northeast corner of the proposed development.*

Unfortunately, there are very few quality trees within the development area. Most of the trees suffer from a variety of ailments such as poor form, past pruning practices, poor health etc. We have reviewed the site and can confirm that there are no small or moderate scale trees with potential to be relocated that would meet the traditional definition of "high value tree".

There are two moderate scale trees that could potentially be relocated to the north east corner. Tree #67 is an Austrian Pine with good open grown form. Tree #17 is a Balsam Fir that maintains good open form despite the double leader.



Tree #67, Austrian Pine



Tree #17, Balsam Fir

Both trees are of relative large size with an estimated trunk diameter of 40cm dbh. Relocation would be challenging but if completed with care under winter dormancy, relocation could be a viable option. In our opinion, neither tree is of sufficient quality or landscape value to warrant the significant cost associated with the relocation of trees of this scale.

There are several smaller trees on the site that could be relocated such as Locust and Poplar seedlings, however, trees of this scale could be purchased new from nurseries more cost effectively than relocation.

September 27<sup>th</sup> 2013  
MJM Project No: 923  
Garden City and Alderbridge Way Commercial Development

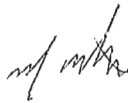
Page 6 of 6

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Additional photos of the existing site trees were recorded and are available for use if required.

I trust this information will help to address the questions that have been put to us. Please feel free to contact us if you have any questions or concerns with the information provided.

Regards

A handwritten signature in black ink, appearing to read 'Michael Mills', is positioned above the printed name.

Michael Mills  
ISA Certified Arborist PN0392

Recent Correspondence (since September 17, 2013)

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 10:59  
**To:** 'Katie Eliot'  
**Subject:** RE: No to Walmart development - again NO

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Katie Eliot [<mailto:keliot@langara.bc.ca>]  
**Sent:** Monday, 16 September 2013 4:30 PM  
**To:** MayorandCouncillors  
**Subject:** No to Walmart development - again NO

Good afternoon,

I understand there is another Walmart proposal coming to you tomorrow afternoon. Once again, there is no need for another shopping centre and more traffic congestion in downtown Richmond.

After the extreme rainfall we had last night, isn't it more important to have natural areas such as the Garden City Lands bog to soak up all this water? More blacktop and concrete will just exacerbate such problems and put more strain on city sewers.

Please think sustainably and keep the Garden City Lands area completely in the ALR - no exceptions!

Thank you,  
Katie Eliot  
Katie Eliot  
Division Assistant  
Creative Arts & Humanities  
(604) 323-5005

Langara College  
100 West 49th Avenue, Vancouver, BC, V5Y 2Z6

**Guzzi, Brian**

---

**From:** Mayor and Councillors  
**Sent:** Tuesday, 17 September 2013 11:02  
**To:** 'Lorne Brandt'  
**Subject:** RE: Walmart/Smart Centres Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

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Yours truly,

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

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**From:** Lorne Brandt [<mailto:lorne.brandt@shaw.ca>]  
**Sent:** Monday, 16 September 2013 4:36 PM  
**To:** Mayor and Councillors  
**Subject:** Walmart/Smart Centres Mall

Honourable Mayor Brodie and Council,

I am a resident of the city centre, writing about a meeting Tomorrow, Sept 17, night in which I understand you will be discussing the Walmart wishes...

In the first place, with Target just opening and 2 other major malls in the area, not to mention 3 lesser ones, and with Walmart being just down the road in New Est, I don't think we need another big shopping centre on Alexandra/Alderbridge. We have plenty of stores downtown - lots of dollar type stores and other discounts to compete with Walmart too.

If you do approve Walmart, you lose my support. But if you do approve it, P-L-E-A-S-E, PLEASE, please, get them to tone it down so they leave at least a 15 metre green strip of what is now growing there. I am one of those who really enjoy having Garden City Lands there and I don't want to be at the lands and looking across the street at a mall. Imagine doing that at Stanley Park or Garry Point!

Thank you.

Richmond BC.  
[lorne.brandt@shaw.ca](mailto:lorne.brandt@shaw.ca)  
[https://www.facebook.com/lorne.brandt.1?ref=tn\\_tnmn](https://www.facebook.com/lorne.brandt.1?ref=tn_tnmn)  
<http://reflect-lulu-isle.blogspot.ca>  
This message may have been dictated by Macspeech

**Guzzi, Brian**

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**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 12:55  
**To:** 'Pam Price'  
**Subject:** RE: September 17th meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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Yours truly,

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Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Pam Price [<mailto:pamofgwent@shaw.ca>]  
**Sent:** Monday, 16 September 2013 4:44 PM  
**To:** MayorandCouncillors  
**Subject:** September 17th meeting

To the Mayor and Councillors:

As a resident of Richmond for 30 years I urge you, at the meeting on September 17th regarding the Walmart project, to stop this continuous ceding to developers. They keep up the pressure time after time to get what they want and city staff encourage them in this. What about what the citizens want? We seem to be asked time and again the same questions. I urge the Mayor and council to reconsider this development of the Walmart Mall and protect the viewscape and the wildlife corridor.

Sincerely,  
Pam Price



**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 12:58  
**To:** 'Kathryn and Gord'  
**Subject:** RE: Re Walmart on Alderbridge proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

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Yours truly,

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

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**From:** Kathryn and Gord [<mailto:potdoug@shaw.ca>]  
**Sent:** Monday, 16 September 2013 5:07 PM  
**To:** MayorandCouncillors  
**Subject:** Re Walmart on Alderbridge proposal

To the Mayor and Councillors of Richmond,

As a 20-year citizen of Richmond I would like to share my thoughts on this proposal. We have a large and vibrant shopping area in Richmond that is not currently fully utilized – witness the various For Lease signs in malls and on 3 Road. We do not need to expand retail in to parts of Richmond that are currently designated as green and that should remain green.

Let us focus our attention in a central area of the city.

Regards, Kathryn Potter  
[potdoug@shaw.ca](mailto:potdoug@shaw.ca)  
604-274-3777

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 12:58  
**To:** 'Bell, Yvonne [HSSBC]'  
**Subject:** RE: Smart Centre Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

---

**From:** Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]  
**Sent:** Monday, 16 September 2013 5:24 PM  
**To:** MayorandCouncillors  
**Subject:** Smart Centre Mall

I would like the Mayor and Councillors to make sure there is a buffer of forested land kept along the north side of Alderbridge Way between 4 road and Garden City road. This forested land would be a continuation of a buffer that already exists along Alderbridge Way between 4 road and Shell road. The city has already allowed over 1000 trees to be removed from inside the Garden City road, 4 road, Cambie Road, and Alderbridge Way area (this from the developers arborist reports). Please don't let this become another treeless mall site. Mall developers promise landscaping but never deliver. They're just acres of blacktop with the odd tree. As a lifelong resident of Richmond and commuter cyclist, I am thankful for every urban forest we have left here in Richmond. Please do not let another urban forest be paved over, we have so few left. As you all well know, paving over forests with blacktop is one of the causes of climate change. Thank you for your time.

Yvonne Bell  
10431 Mortfield Road  
Richmond, BC  
V7A 2W1

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 12:59  
**To:** 'Pantelis Karaplis'  
**Subject:** RE: WallMart Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** Pantelis Karaplis [[mailto:pantelis\\_karaplis@shaw.ca](mailto:pantelis_karaplis@shaw.ca)]  
**Sent:** Monday, 16 September 2013 7:45 PM  
**To:** MayorandCouncillors  
**Subject:** WallMart Mall

Please let Planning Staff know that another mall is not needed in Richmond. If a Richmond resident wishes to shop at Walmart, they can drive to Vancouver or New Westminster. Please, not another Costco type project here. We have enough of these. They are ugly.

With respect,  
Pantelis Karaplis  
6260 Skaha Crescent

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:01  
**To:** 'Penny Budd'  
**Subject:** RE: Garden City Lands

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Penny Budd [<mailto:pobudd@telus.net>]  
**Sent:** Monday, 16 September 2013 8:02 PM  
**To:** MayorandCouncillors  
**Subject:** Garden City Lands

I understand that Wal-Mart is trying to buy Garden City Lands!  
Don't we have enough concrete in Richmond?  
Enough is enough! Everywhere you look there is building going on but I don't see any new parks being built. Even the old railway track has gone to make way for MORE paving over when we already had a bicycle path right there on the road and the natural greenery and blackberry bushes have been ripped down, covered by blacktop. I can't imagine what Richmond will be like in 10 years time! We certainly don't need any more shopping centres so why don't the council concentrate on leaving the Garden City Lands GREEN.

Sincerely, Penelope Budd  
8160 Fairbrook Crescent, Richmond.

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:04  
**To:** 'brian phillips'  
**Subject:** RE: Walmart Mall - Alderbridge Way

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** brian phillips [<mailto:brianmaryphillips@hotmail.com>]  
**Sent:** Tuesday, 17 September 2013 7:56 AM  
**To:** MayorandCouncillors  
**Subject:** Walmart Mall - Alderbridge Way

Dear Mayor and Councillors,

I would like to add my voice to the other citizens of Richmond especially those who live in the City Centre who have begged you not to approve the Walmart Mall as proposed by the developers and City staff. You will be destroying a priceless city viewscape for the benefit of a retailer like Walmart that has the worst of reputations for how it keeps its prices so low. (Low pay and few benefits for its employees as well as sourcing its products from Asian sweatshops like the one that killed hundreds in a fire in Bangladesh)

Please do not do as you have in Steveston for Onni. The lovely waterside walkway that I walk most days has been irretrievably spoilt by the ugly concrete buildings and already cracking concrete pathways (no park, no new community library as once promised). If Onni's proposal is accepted, Steveston will have big retail stores and all the truck and vehicle traffic that involves – Moncton St will be transformed and not for the better. Yet the City and Tourism BC continues to advertise the "gem" of historic Steveston to visitors.

The wildlife corridor along Alderbridge Way from Garden City Rd to No 4 Rd and north to Alexandra Rd should be preserved. The remains of the urban forest and the ESA should be preserved. What a mockery of the City's Tree By-Law such destruction will be.

Please do the right thing for Richmond and its residents not the developers for once.

Mary Phillips

219- 5500 Andrews Road, Richmond. 604-271-8794

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:06  
**To:** 'Janice'  
**Subject:** RE: Walmart - SmartCenter Malls Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

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

---

**From:** Janice [<mailto:jann.lambert@gmail.com>]  
**Sent:** Tuesday, 17 September 2013 8:44 AM  
**To:** MayorandCouncillors  
**Subject:** Walmart - SmartCenter Malls Application

Dear Mayor and Councillors:

I respectfully request that you and your colleagues deny the application to build a new Walmart or any other such enterprise in the space suggested opposite the Garden City Lands.

1. We need to protect the beauty that is Richmond, what's left of the beautiful green space is enhanced by the gorgeous views of the North Shore mountains.
2. There is a huge Walmart only 15 minutes drive along the East West connector that was recently enlarged, there really is no need for another big box store so close.
3. Traffic, which is already challenging in that area during busy peak times will be even more difficult to navigate and large trucks of merchandise will be clogging one of the main arteries in and out of Richmond even further.

Many folks in Richmond are not aware of the proposal to build in that space, my fear is that if the proposal is not denied, we will see more big box stores spreading across that whole city block over the next few years - we don't need more in Richmond. If this is encouraged, it will kill the smaller stores in the central Richmond corridor, stores that have been there for decades.

Thank you for taking the time to read my message,

Sincerely  
Janice Lambert



**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:08  
**To:** 'Bonnie Eliot'  
**Subject:** RE: Re Garden City Lands and Walmart proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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Thank you again for taking the time to make your views known.

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

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

**From:** Bonnie Eliot [<mailto:bonnieeliot@shaw.ca>]  
**Sent:** Tuesday, 17 September 2013 8:45 AM  
**To:** MayorandCouncillors  
**Subject:** Re Garden City Lands and Walmart proposal

Dear Sirs and Madams,

Once again our remaining natural lands are under attack by multi-national corporations. Walmart is once again proposing developing on the Garden City Lands. Everyone I talk to in my neighbourhood (Seafair) is very much opposed to any more development. We all thought that you have firm plans for urban gardens/agriculture through Kwantlen, and to leave other areas as is.

There is so much development in Richmond that it is rare and very desirable to have nature close. These bog lands are a precious natural resource that cannot be replaced. Once encroached upon, it will be too late to save this beautiful landscape.

I ask that you represent my views in this afternoon's proposal meeting.  
Pls continue to stand firm and block any Walmart development.

Sincerely,  
Bonnie Eliot  
8151 Fairbrook Cres

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:10  
**To:** 'Kate E'  
**Subject:** RE: Walmart - not again!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** Kate E [<mailto:katekate88@shaw.ca>]  
**Sent:** Tuesday, 17 September 2013 8:52 AM  
**To:** MayorandCouncillors  
**Subject:** Walmart - not again!

Dear Mayor and Councillors,

I can't believe that Walmart is once again proposing to develop part of the Garden City Lands. Didn't you turn them down last December? How much longer will Walmart waste your time with plans that do not fit with The Garden City, our beautiful Richmond?

Pls continue to stand up for the Kwantlen University plan, and for all citizens of Richmond who need clean air to breathe, and open spaces to de-stress. With all the current and imminent future traffic in Richmond Centre, the bog lands are needed more than ever!

I'd be grateful if you would represent my viewpoint at today's meeting.  
Special Hello to Harold and Bill!

All the very best,  
Kate Eliot

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:12  
**To:** 'Berda, Betty [RH]'  
**Subject:** RE: Garden City Lands/Walmart

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

---

**From:** Berda, Betty [RH] [<mailto:Betty.Berda@vch.ca>]  
**Sent:** Tuesday, 17 September 2013 9:21 AM  
**To:** MayorandCouncillors  
**Subject:** Garden City Lands/Walmart

Please consider keeping the trees that line the north side of Alderbridge Way between 4 rd and Garden City Road. With so much development, and a soon to be large complex in this area, it would provide a better view for the public, visitors to the area, as well as keeping these lovely trees intact.

Sincerely,

**Betty Berda**  
58- 8640 Bennett Rd.  
Richmond, BC

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:13  
**To:** 'Barbara Allan'  
**Subject:** RE: Walmart Mall/SmartCentres Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

---

**From:** Barbara Allan [<mailto:bjallan@hotmail.com>]  
**Sent:** Tuesday, 17 September 2013 10:31 AM  
**To:** MayorandCouncillors  
**Subject:** Walmart Mall/SmartCentres Mall

Dear Mayor and Councillors,

it is my responsibility as a resident of the City of Richmond to voice my opposition to the construction of Walmart or similar big box stores in the Alderbridge area. Continued destruction of the natural habitat will soon make Richmond another lifeless, predictable, black-topped wasteland, quite contrary to the goal of being a livable city where man and nature can still connect. There is more to life than shopping. Let's not continue to throw up barriers between ourselves, and our children, to nature.

This afternoon's meeting is your opportunity to think about the "bigger picture."

Thank you for your consideration.

Barbara Allan  
6460 Swift Ave,  
Richmond

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Tuesday, 17 September 2013 13:14  
**To:** 'Tim H'  
**Subject:** RE: Walmart Mall or SmartCentres Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Tim H [<mailto:kwazimoto@msn.com>]  
**Sent:** Tuesday, 17 September 2013 11:52 AM  
**To:** MayorandCouncillors  
**Subject:** Walmart Mall or SmartCentres Mall

Hello Mayor & Councillors

Please leave the Garden City Lands as a green space , putting in a Walmart could be devastating to small businesses in the area not to mention a big box store in a already concrete jungle complete with all the congested traffic and smog , I love Richmond but it's starting to look like a big metropolitan city like Vancouver or Toronto

Thanks for listening Tim

**From:** Yvonne Harwood [mailto:mail@yvonneharwood.mygbiz.com]  
**Sent:** Tuesday, 17 September 2013 12:12 PM  
**To:** Mayor and Councillors  
**Subject:** "Wal-Mart mall" or "Smart Centres mall"



Good Morning, Your Worship, Mr. Mayor & Honourable Council Members:

I am writing to speak AGAINST the application of Walmart and their associates for approval of plans to locate in Richmond. I am writing to you, in the hope that you will listen to your constituents, rather than your staff, many of whom don't live in Richmond.

There are many reasons for my strong opposition, not all of which I write here (not necessarily in order of priority):

**PROPERTY VALUES:**

Installation of a Walmart store/mall has a huge negative impact on its surrounding property values, which, in turn, negatively affects the City's tax base income. Ask yourselves, how anxious would you be to purchase a residence in close proximity to a Walmart.

Cheap retail outlets cheapen their area. Isn't the rent charged in mall locations of high-end retailers higher than their opposites? This indicates the low desirability of proximity to low-end retailers.

Currently, the World, many organizations and the public hold Richmond in high esteem as a desirable place to live. Allowing Walmart into Richmond would seriously and negatively impact that position. As a Richmond REALTOR® I am sensitive to the impact any development or change may have on the 'desirability' of Richmond as a place to live. One only has to look at the variance of property values between the different areas of Richmond and the reasons behind those differences, to see how just one characteristic can impact an area's values; I ask you to think about the impact such a huge characteristic as a Walmart Mall would have on the entire Garden City Area.

**POLLUTION – visual; air; water and wildlife habitat loss:**

Walmart and its associates do not have a reputation for inspiring, or even attractive architecture or concepts. Not only are the actual structures and their surrounding parking areas repelled by the eye, but the destruction of the current natural vistas this project would necessitate will deplete Richmond's quantity of natural beauty; such destruction quadruples the negative visual impact the subject project would have.

The negative impact this loss of natural terrain will have on Richmond's air quality and rain water absorption is incalculable. Do we really want so many additional acres of asphalt serving as an oil additive to our storm water, our Mighty Fraser River and the Straights of Georgia? I think not.

What will the Walmart or the City do to re-house, feed and protect the thousands of creatures which call that area home? We will lose so many birds and other creatures to what, an unwanted edifice to the "love of money" – the root of all evil.

While there are many hundreds speaking against this project, there are a hundred times that number who feel the same way but remain silent.

It is possible that those of Council who are seen\* to be in favour of this project may have difficulty in any future bid for a Council position.

\*"Those who sit on the fence are, in reality, on the side of the oppressor." *Unknown author.*

Sincerely,  
 Yvonne Harwood  
 Parsons Road, Richmond  
 A Richmond Resident for 25 years



---

**From:** Sharon MacGougan [<mailto:sharonmacg@telus.net>]  
**Sent:** Tuesday, 17 September 2013 12:20 PM  
**To:** Mayor and Councillors  
**Subject:** Walmart mall

Dear Mayor and Councillors,

I am writing against the proposed Walmart development. Walmart is not the type of corporate citizen that I want to see in Richmond and especially not in such a key area as has been proposed.

According to a Globe and Mail editorial (September 16, 2013) Walmart has done nothing to assist the victims of the devastating fire in a clothing factory in Bangladesh that killed more than 1,100 workers. Walmart took advantage of cheap labour but has taken no action in the five months since the fire to compensate the victims.

"Shockingly, only nine of the 29 brands whose products were made in the Rana Plaza complex attended a meeting last week that was called to discuss compensation for the victims. The talks, chaired by the International Labour Organization in Geneva, were intended to figure out how to help the injured and the families of those killed."

"Many big retailers, including Walmart ... didn't bother to send anyone to the meeting, although they were invited."

To date, only one of the 29 companies has given out any compensation and it was not Walmart. "Perhaps some companies think that because the Rana Plaza disaster is no longer in the headlines, they can slink away from their responsibility to those who suffered."

I'm sure that Walmart representatives will be out in force as this proposal is discussed. But is this the type of company we want in Richmond's heart (centre of Richmond)? I don't think so; not in the Richmond I grew up in, know and love.

Saying no to Walmart, and saying yes to preserving a mixed urban forest of the Alderbridge wildlife corridor, would create a legacy for Richmond worthy of the slogan that invites people into our community: Island City, by nature. I want our future generations to hear songbirds; not just hear about what we lost.

Respectfully yours,

Sharon MacGougan

7411 Ash Street

Richmond, BC V6Y 2R9

**Guzzi, Brian**

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 18 September 2013 11:53  
**To:** 'C Southgate'  
**Subject:** RE: Walmart

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson  
Manager, Legislative Services  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** C Southgate [<mailto:cgate@telus.net>]  
**Sent:** Tuesday, 17 September 2013 2:55 PM  
**To:** MayorandCouncillors  
**Subject:** Walmart

Mayor and Council,

Please do not allow the destruction of the existing natural area along Alderbridge way for the proposed Walmart. To replace this important esa and wildlife corridor with a few token trees is not a solution. We continue to lose much of Richmond's natural legacy to development, and this unique area deserves protection. Natural spaces in cities has been proven to add to the quality of life, and aside from the proponents of this project, there is little support from the community on the needless destruction of this important esa and wildlife corridor.

Sincerely,

C. Southgate

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Wednesday, 18 September 2013 11:54  
**To:** 'Janis Hindman'  
**Subject:** RE: Walmart Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson  
Manager, Legislative Services  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** Janis Hindman [<mailto:janishindman@shaw.ca>]  
**Sent:** Tuesday, 17 September 2013 3:29 PM  
**To:** MayorandCouncillors  
**Subject:** Walmart Mall

As a Richmond resident, I would like to state my opposition to the proposed Walmart development. The Garden City Lands and the Wildlife corridor along Alderbridge are areas of not only great beauty, but they are also part of our Natural Capital. The sphagnum area provides some flood protection and filtering of particulates - restoration would provide more.

They are a habitat for many bird and other animal species and they give a focus to our beautiful skylines.

The traffic on Alderbridge is already stupefying at most times of the day, a Walmart development would only serve to compound this.

Please consider these concerns when making this decision on our behalf and on behalf of the wildlife which has no say.

**Guzzi, Brian**

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 18 September 2013 12:18  
**To:** 'Margie&gary1067'  
**Subject:** RE: No more Walmarts PLEASE!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson  
Manager, Legislative Services  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** Margie&gary1067 [[mailto:margie\\_gary@telus.net](mailto:margie_gary@telus.net)]  
**Sent:** Tuesday, 17 September 2013 6:34 PM  
**To:** MayorandCouncillors  
**Subject:** No more Walmarts PLEASE!

Please keep some of Richmond green and natural!  
We need more parks not less, and have more than enough shopping malls.  
Preserve what we have at least.

Thank you,  
Margaret Campbell  
Gary Almhjell  
And family

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**From:** steve sangha [<mailto:stevesangha@shaw.ca>]  
**Sent:** Wednesday, 18 September 2013 11:05 PM  
**To:** MayorandCouncillors  
**Cc:** [rxshawn@yahoo.com](mailto:rxshawn@yahoo.com)  
**Subject:** Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD  
**Importance:** High

My parents (family Mr and Mrs B Sangha) own 4560/4562 Garden City Road. This property is opposite Leslie Road and is an integral part of the connector road to the to the Walmart project. We were quite shocked and dismayed about reading recent submissions about the development in the local paper.

Firstly, Smartcentres has been accumulating property in the neighborhood for over 10 years. This has destroyed the neighborhood that I grew up from the early 1970's. There were vacant houses many break-ins, homeless living in the area for the past few years. They have held the entire area hostage for the past few years.

We were quite shocked that Smartcentres has said that there are holdout owners. This is not true. Over the past year three years, my parents have signed real estate purchase agreements with the developer (we have copies which we can send you) for the sale of our property. Smartcentres or their agents acting on their behalf sign these legal real estate agreements that agree to a purchase price and terms for the purchase. They let the term expire and they have locked up the property for the past two years. But what happened last year is that developer assumed the CITY of Richmond was going to pay for the purchase price they agreed upon for the connector road. When the City OF Richmond refused to build a road for the richest corporation on Earth, the developer let the purchase agreement expire. My parents tired of being give the run around (they are in their late seventies), were presented with new offers by the developers which is less than the half of the original offer they presented. Because the City of Richmond refused to pay for the road, they use intimidation and threats (expropriation or eminent domain via the City) to buy our property. They are now offering even less than the appraisal price. Their current offer is less than half of their original offer which they signed and agreed upon. They say the property value is only worth for road/asphalt because that is what it is zoned for. (For all the properties they bought ten years ago, they will not accept the appraisal price for their own properties but they ask that of all the other home owners.)

This has been very stressful for my elderly parents. They rent out the duplex to students, young families and aboriginal for affordable housing.

To read in the paper that the city planners have come to an agreement for the road to be built in ten years is unacceptable. If this road is critical then it cannot wait ten years.

The logistics of having Alexandra/ Garden City Road and Garden City Road/ Alderbridge intersections 20 feet apart and as an access to the property (size of Richmond Oval) will not work. There will be 50 stores (London drugs, wall mart) major anchors – the current road system will not handle the volume and congestion of traffic in the area. It will be ten times worse than Ironwood (No 5 road nad Steveston mess ). I do not understand how the city planners will allow this to be pushed aside for ten years while Wal Mart gets its way. How will the City enforce Walmart to build the road in ten years if they won't do it now? No road no permit.

My family feels Smartcentres has a more sinister plan to make the neighbourhood suffer horribly by increasing traffic congestion to our property so that we will be forced to give in. How will the residents that currently live on Garden City enter their properties? Currently there is a back alley that goes form Alexandra off of garden city to get to the homes. It will be impossible for families in the neighborhood to get in or out of their houses. The way Walmart has proposed - to leave the current roads in use to access their shopping centre will not work.

I would appreciate something in writing that the councilors and major have received this email.

My phone number is 778-228-6872.

Thank you for your time in this matter.

Dr Steven Sangha on behalf of Mr and Mrs B Sangha

**From:** MayorandCouncillors  
**Sent:** Monday, 23 September 2013 15:30  
**To:** 'chiuamy@live.ca'  
**Subject:** RE: City of Richmond BC - General Comments, Compliments and Questions - Case [0913-CS-COMMENT-002062] Received

This is to acknowledge and thank you for your web submission of September 20, 2013, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
 City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
 Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

**From:** InfoCentre  
**Sent:** Monday, 23 September 2013 11:26 AM  
**To:** MayorandCouncillors  
**Subject:** FW: City of Richmond BC - General Comments, Compliments and Questions - Case [0913-CS-COMMENT-002062] Received

**From:** [donotreply@richmond.ca](mailto:donotreply@richmond.ca) [<mailto:donotreply@richmond.ca>]  
**Sent:** Friday, 20 September 2013 15:26  
**To:** InfoCentre  
**Subject:** City of Richmond BC - General Comments, Compliments and Questions - Case [0913-CS-COMMENT-002062] Received



Attention: Administrator

A general comment, compliment, or question has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person submitting the feedback.

**General Comments, Compliments and Questions**

Category: Comment

Comment/Compliment/Question:  
 RE: Walmart entering Richmond - say NO

I've lived in Richmond for 20+ years and saw the drastic changes of a low profile small city to a busy modern medium size city. I kept an open mind to welcome and adjusted to the changes over the years, except this time I must voice my strong objection to house Walmart in Richmond. Richmond has Target, Superstore, Winners, London Drugs, Shopper's Drug Mart, Homesense, Price Smart and many other Asian supermarkets in the near by neighbourhood of the Garden City land. These stores provide very competitive pricing. Walmart in Richmond isn't going to offer us more competitive choices but rather traffic congestion and a waste of a precious place of land in the centre of Richmond. What does Walmart has to offer to people in Richmond??? Nothing! Walmart will only kill the business in the neighbourhood Lansdowne Shopping Mall. Many people in my neighbourhood don't want another big box in the community. We don't buy in big box to loose our community environment. The traffic along Cambie Road, Alderbridge Way, Garden City Road, No 3 & 4 Road, especially Alexandra Road and Hazelbridge Way is very busy. In a 15 to 20 min traffic we have access to a Walmart store in New Westminster as an option for the Walmart fans. Why do we want Walmart to take the centre piece of our precious land when it is a store that the residents of City of Vancouver voted to ban? In fact Walmart is a sign of lower and cheaper neighbourhood. Its existing downgrade Richmond. Please say NO to Walmart.

Amy

Personal Information:  
 Amy

604-723-0738

[chiuamy@live.ca](mailto:chiuamy@live.ca)

Tech Information:  
 Submitted By: 216.232.17.3  
 Submitted On: Sep 20, 2013 03:25 PM

Click Here to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.



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**From:** MayorandCouncillors  
**Sent:** Monday, 23 September 2013 15:15  
**To:** 'Sundeep Gill'  
**Subject:** RE: Proposed Walmart on Alderbridge and Garden City

This is to acknowledge and thank you for your email of September 22, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Sundeep Gill [<mailto:s.gill@queensu.ca>]  
**Sent:** Sunday, 22 September 2013 10:13 AM  
**To:** MayorandCouncillors  
**Subject:** Proposed Walmart on Alderbridge and Garden City

Dear Mayor and Councillors,

It's frustrating to see this project once again being placed on hold. If anyone has been to the area as of late I think that they would agree that it might as well be deemed uninhabitable. The plans that were put forth over 10 years ago are a direct result of why the properties have been neglected, abandoned, and in most cases torn down. The level of vagrant and criminal activity has increased dramatically; will this be the Downtown Eastside of Richmond? The two councillors that were against this proposal need to look at the overall impact to society, not simply the environmental impact. The economic benefits to Richmond far outweigh the environmental concerns (of which some are addressed by the developer) that residents and councillors are putting forth. Are we forgetting about the hundreds of jobs that will be created throughout the life of this project, and thereafter? What else can be done with these vacant, abandoned properties? The taxpaying owners of these properties have spoken: "Develop the land, or let it remain as a vacant eyesore in Richmond, attracting unwanted activity".

SG

**Guzzi, Brian**

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**From:** Mayor and Councillors  
**Sent:** Wednesday, 25 September 2013 10:40  
**To:** 'Katie Elliot'  
**Subject:** RE: WalMart Mall - Still Too Much Development near the Garden City Lands

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 24, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson  
Manager, Legislative Services  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** Katie Elliot [<mailto:keliot@langara.bc.ca>]  
**Sent:** Tuesday, 24 September 2013 2:42 PM  
**To:** Mayor and Councillors  
**Subject:** WalMart Mall - Still Too Much Development near the Garden City Lands

Dear Mayor and Councillors:

I understand that the Walmart developer will be making yet another presentation to you on Oct 8/13. Once again, the revised plan will not be in Richmond's best interests.

1. From a physical standpoint: Increased traffic congestion, pollution, stress, water runoff, reduced drainage, more heat-trapping structures. None of this is desirable to us as citizens nor to the various creatures still trying to inhabit our municipality. There really is no wildlife corridor remaining in the plan - current wildlife will find their habitat greatly reduced and compromised by more blacktop, buildings, and people.
2. From a sociological view: There are already enough malls in central Richmond. A new Walmart will put more stress on people living and driving in/through the area. The crowding/densification will also reduce liveability and civility.
3. From an economic perspective: Advantages will be outweighed by disadvantages. There will be more civic costs for policing and infrastructure upgrades that won't be covered by developer fees. However the main problem is with less-quantifiable costs such as the loss of natural flood control. The greatest of those costs will be the loss of viewscape from the Garden City Lands across Alderbridge Way. That will be a loss for the City Centre Area forever.

Have you already done future budget projections which include (imagined) revenue from this Walmart project? Did you quantify and subtract the losses to community wellness and tourism? I suggest that the City does not need to augment its budget by including any potential Walmart revenue.

Thank you for considering my views on this subject.

Sincerely,  
Katie Elliot  
Longtime West Richmond resident

**Guzzi, Brian**

---

**From:** MayorandCouncillors  
**Sent:** Friday, 27 September 2013 15:00  
**To:** 'john terborg'  
**Subject:** RE: Alderbridge Wildlife Corridor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is to acknowledge and thank you for your email of September 26, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** john terborg [[mailto:john\\_terborg@hotmail.com](mailto:john_terborg@hotmail.com)]  
**Sent:** Thursday, 26 September 2013 9:08 PM  
**To:** MayorandCouncillors  
**Subject:** Alderbridge Wildlife Corridor

Hello council members, especially the planning committee,

I spoke at the most-recent planning committee meeting about the proposed Walmart development and the loss of Environmentally Sensitive Areas. I now wish to provide some additional information to support your decision making (slide presentation attached).

For decades the location that became the north edge of Alderbridge Way has been shown on City maps as a strip of ESA. This has been included in official documents (including Richmond's 2005 State of the Environment Report) and online well into 2012; in fact, the GIS map showed ESA status for every lot on the north edge of Alderbridge from Garden City Road to Number Four Road. This status predates by many years the applicant's purchase of the property and subsequent development application. Also, the development application predates any change in ESA status in the OCP, and it has been pointed out by others that the long-standing ESA status continues to apply.

To me the most important factor is that the ESA strip is protecting sensitive mixed urban forest habitat. For that basic reason, in addition to the ESA status, it is very important that it be enforced. There are many positive benefits to the community.

If the current proposal is left unchallenged, Richmond will lose some unique environmentally sensitive areas. This ESA area has even greater relative value because of its accessibility and proximity to such a large number of urban residents living in and near the City Centre. Green spaces are already at a premium in the centre of Richmond.

I ask that you please require any development to include an appropriate restoration and enhancement approach for the wildlife corridor which also happens (very significantly too) to preserve the panoramic legacy views from the Garden City Lands area.

Thank you,

John ter Borg

**Guzzi, Brian**

---

**From:** Craig, Wayne  
**Sent:** Monday, 30 September 2013 16:22  
**To:** Guzzi, Brian  
**Subject:** FW: WalMart Proposal Oct 8 - Still Not Suitable

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Another letter RE:smartcentres

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

**From:** MayorandCouncillors  
**Sent:** Monday, 30 September 2013 04:17 PM  
**To:** 'Bonnie Eliot'  
**Subject:** RE: WalMart Proposal Oct 8 - Still Not Suitable

This is to acknowledge and thank you for your email of September 30, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson  
Manager, Legislative Services  
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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

**From:** Bonnie Eliot [<mailto:bonnieeliot@shaw.ca>]  
**Sent:** Monday, 30 September 2013 11:45 AM  
**To:** MayorandCouncillors  
**Subject:** WalMart Proposal Oct 8 - Still Not Suitable

Good morning Mr Mayor and Councillors,

Once again I am writing to you to express my continued opposition to any development of the proposed Walmart site north of the Garden City Lands.

After the downpour we just had on the weekend, it's so important to retain as many natural areas in Richmond as possible. More tarmac for buildings, increased load on drainage & sewage, and more roads/parking lots are certainly not sustainable planning.

These weather episodes are increasing and it's not in anyone's best interest to try and downplay this fact.

I have lived in Richmond most of my life and find that this city is still a good place to live. But increased traffic, bigger houses taking more energy, more paving and less greenery to drain water and clean the air -- all this development does have a tipping point. Walmart is the tipping point here.

Letters to the Editor in our local weekly papers all point out that we don't need more shopping - Target will be opening soon and we already have Aberdeen, Yaohan, Lansdowne, Richmond Centre, and all the strip malls squeezed in-between.

Enough is enough!  
Sincerely,  
Mrs Bonnie Eliot

Kathleen Beaumont  
6415 London Road  
Richmond,  
BC V7E 6V5

Re: RZ 10-528877, Walmart Development Proposal

Dear Mr Guzzi

I am writing this letter to voice my concerns about the rezoning application RZ 10-52887 which I would like included in the review process.

It seems somewhat cliché to be writing a citizens letter in response to a proposed Walmart development in Richmond but in fact the current debate has little to do with the brand and more to do with the location.

The site being proposed for Walmart is a wild life corridor, which amongst many things serves as a roosting area for large flocks of crows. It is also one of the last remaining mature treed areas in what was once a charming enclave of small family farms.

City staff may be content with the fact that this proposal has met all the technical criteria and that they will be handsomely compensated for any tree removal or additional road and utility services. This alone is no reason to approve a new development of any kind. A much broader view has to be taken on this issue, which takes into account the bigger picture and the impact it will have on Richmond as an evolving city. We can't go on expanding the urban boundaries with the view that it will generate monetary benefits and compensation therefore its acceptable.

In recent years, city has amassed huge reserves from previous developers who have paid compensation for the removal of trees and vegetation. In the absence of a long-term plan for the administration of a comprehensive tree program for the city, these funds have accumulated and little is being done with them. We are definitely not short of a few dollars for new trees. So this little bylaw doesn't carry much clout. A mature green space with existing trees is of more value to the citizens of Richmond than payouts to a tree fund or road development fund.

One doesn't have to go very far to see where the real opportunities exist for retail development in Richmond. A short ride on the Canada line to the north east quadrant of No 3<sup>rd</sup> provides the rider with birds-eye view of some of Richmond's oldest and unsightly developments. From the train the area look like a shantytown of flat roofs dotted with rusting utilities begging for redevelopment. This is where the city should be providing much needed incentives for the removal and upgrade of existing commercial retail and commercial property.

Moving the commercial enterprise further east is not going to address the ongoing need for reclamation and upgrade to what is already a sadly deteriorating

commercial area containing some of Richmond's worst commercial building inventory. There is a dire need to address reclamation and redevelopment of the oldest commercial, retail and light industrial malls prior to considering further expansion into virgin territory. Surely the city could partner with Walmart to redevelop this area which is on the Canada line and zones appropriate for Walmarts requirements.

Another suggestion, though probably politically charged, may be to trade a piece of the baron Garden City lands for this ecologically valuable property which would further allow us to retain the mature lands and in so doing provide an alternate location for Walmart.

I have no objection to a Walmart development; from a citizen's perspective, this is just the wrong location

Trusting you will take my comments and the comments of other concerned citizens into account when giving consideration this application.

Regards,

Kathleen Beaumont

## Revised Rezoning Considerations



City of  
Richmond

## Rezoning Considerations

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

**Address:** 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road

**File No.:** RZ 10-528577

**Prior to final adoption of Zoning Amendment Bylaw 8864, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaws 8865 and 8973.
2. Required Road/Utility Dedications:
  - a) Alexandra/Leslie (Connector Road): Road dedication is required from 9071, 9091 and 9111 Alexandra Road in accordance with **Attachment 2**. The exact dedication is to be as per an acceptable functional design approved by the Director of Transportation.
  - b) Alderbridge Way: Road dedication is required to accommodate the frontage improvements noted in Servicing Agreement Items 16 below to the back of the 3.3m wide shared pedestrian/cyclist path on the north side of the road. Exact dedication to be determined through a road functional design drawing to be prepared by the Developer and to the approval of the Director of Transportation and the Director of Engineering.
  - c) Garden City Road: Road dedication is required to accommodate the frontage improvements noted in Servicing Agreement Item 16 below to the back of the 2.0 wide sidewalk on the east side of the road. Exact dedication to be determined through a road functional design drawing to be prepared by the Developer and to the approval of the Director of Transportation and the Director of Engineering.
  - d) May Drive: A minimum 20m wide road dedication is required between Alderbridge Way and Alexandra Road to accommodate the frontage improvements noted in Servicing Agreement Items 16 below and to the approval of the Director of Transportation and the Director of Engineering.
  - e) High Street: A minimum 22.7m wide road dedication is required between Alderbridge Way and Alexandra Road to accommodate the frontage improvements noted in Servicing Agreement Items 16 below and to the approval of the Director of Transportation and the Director of Engineering.
  - f) Provision of minimum 4m x 4m corner cuts (as dedication) required at all intersections where public roads intersect and approved by the Director of Transportation and the Director of Engineering except in locations where the proposed road geometry requires additional land dedication to ensure that the travel portion of the road and the adjacent sidewalks are within the road right of way to the approval of the Director of Development and the Director of Transportation. The corner cuts to be measured from the "new" property lines.
  - g) Final determination of the exact road dedications and construction requirements are subject to minor revisions as determined by the functional road design and to the approval of the Director of Transportation and Director of Development.
3. Required land transfers:
  - a) A land transfer of proposed "Area J" consisting of approximately 1,280.11 m<sup>2</sup> (13,779 ft<sup>2</sup> or 0.32 acres) is required from the Developer to the City as a fee simple lot for park purposes at a nominal cost (i.e., \$10) to the approval of the Manager of Real Estate Services, Director of Transportation and the Director of Development. "Area J" is located at the northeast corner of the development site on the east side of the proposed May Drive alignment (see **Attachment 1**). Final determination of the exact land transfer area is subject to minor revisions as determined by the functional road design, to be confirmed by survey plans and to the approval of the Director of Transportation and Director of Development. A legal agreement will be required for this land transfer.

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## 4. Required Statutory Rights of Way (SRW's):

- a) Granting of a variable width Statutory Right of Way (SRW) for sidewalk purposes that connects the northeast corner of the Alexandra Road/High Street intersection with the northeast corner of the Alexandra Way/Garden City Road intersection through the west development parcel for the purposes of establishing a public pedestrian walkway referred to as the 'Alexandra Way' pedestrian corridor in the WCAP. This SRW should include:
  - i. A minimum 3.5 m wide sidewalk, within the building setback between the property line and the proposed building façades on both sides of the High Street within the north block,
  - ii. A minimum 3.5 m wide sidewalk, within the west development parcel along the north side of the northerly east-west drive aisle including all necessary and associated pedestrian crossings that traverse parking lot drive aisles;
  - iii. A pedestrian plaza within the west development parcel at the west end of the northerly east-west drive aisle as shown on the Site Plan dated August 29, 2013 including all necessary and associated pedestrian crossings that traverse parking lot drive aisles;
  - iv. A minimum 3.5 m wide sidewalk on the east side of the westerly north-south drive aisle including all necessary and associated pedestrian crossings that traverse parking lot drive aisles within the west development parcel;
  - v. A minimum 3.5 m wide diagonal sidewalk connecting the west development parcel with the Alderbridge Way/Garden City Road intersection including the corner pedestrian plaza; and
  - vi. A reference plan is required to identify this proposed SRW to be confirmed by survey plan and a legal plan for registration in the land title office.

The design of Alexandra Way public pedestrian corridor requires further design development through the Development Permit process. This pedestrian corridor shall include decorative pedestrian and vehicle paving, decorative street lighting and banners, high quality retail signage, street furniture and continuous weather protection, street trees, shrub planting, decorative accent floral planting, high-quality public open spaces along the corridor and periodic focal elements such as public art, special effect night lighting, outdoor cafes/eating areas and/or other attractors and generator of pedestrian traffic and all to the approval of the Director of Development. The construction and maintenance of including liability for the Alexandra Way public pedestrian corridor shall be the responsibility of the Developer.

- b) Granting of an approximately 334.92 m<sup>2</sup> (3,605 ft<sup>2</sup> or 0.083 acres) Statutory Right of Way over proposed "Area E" for the purposes of establishing a passive recreation, public open space as a transition to the proposed elevated landscape deck (see item c. below). "Area E" is located at the northeast corner of the development site on the west side of May Drive (see **Attachment 2**). The design of this transition area requires further design development through the Development Permit process. The construction and maintenance costs including the on-going liability for this landscape transition area to the elevated landscape deck shall be the responsibility of the Developer.
- c) Granting of an approximately 3,377.95 m<sup>2</sup> (36,360 ft<sup>2</sup> or 0.83 acres) Statutory Right of Way (SRW) over the proposed elevated landscape deck for the purposes of establishing a passive recreation, public open space including the transition areas to the fronting streets (Alexandra Road and May Drive). The elevated landscape deck is located along Alexandra Road at the northeast corner of the proposed development site excluding "Area E" (see **Attachment 1**). A reference plan is required with the appropriate area shaded to identify this proposed SRW to be confirmed by survey plan and a volumetric legal plan to the approval of the Director of Development prior to registration in the land title office. The design of this elevated landscape deck and transition areas requires further design development through the Development Permit process but is intended to be an important feature of the site design including barrier free pedestrian access, multiple entry points including a stair connection to the surface parking lot below, decorative pedestrian paving, lighting, street furniture, numerous seating opportunities with abundant trees, shrub, groundcover and sodded grass planting, an all to the approval of the Director of Development. The construction and maintenance cost including the on-going liability for the elevated landscape deck shall be the responsibility of the Developer.
- d) Final determination of the exact PROP-SRW's and construction requirements are subject to minor revisions as determined by the functional road design and to the approval of the Director of Transportation, Director of Engineering and Director of Development.

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5. Consolidation of the following 20 lots (the table below) in order to create two (2) development parcels (east development parcel and west development parcel) plus "Area J" as identified in Attachment 1. The existing dwellings have already been demolished.

Address	PID	Legal Address	Zoning	Owner
4660 Garden City Road	003-491-986	Lot 53 Section 34 Block 5 North Range 6 West New Westminster District Plan 41957	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4680 Garden City Road	003-522-725	Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4700 Garden City Road	001-985-281	Lot 2 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4720 Garden City Road	003-640-043	Lot 3 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4740 Garden City Road	008-141-525	Lot 4 Except: Firstly, Parcel A (Bylaw Plan 73626), Secondly, Part on Plan LMP41468 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9040 Alexandra Road	003-514-889	Lot 54 Section 34 Block 5 North Range 6 West New Westminster District Plan 41957	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9060 Alexandra Road	007-133-138	Lot 37 Section 34 Block 5 North Range 6 West New Westminster District Plan 34867	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9080 Alexandra Road	004-192-141	Lot 38 Section 34 Block 5 North Range 6 West New Westminster District Plan 34867	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9180 Alexandra Road	012-032-476	North 249.3 Feet Lot 3 Except: Parcel "A" (Explanatory Plan 8738), Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9200 Alexandra Road	003-498-433	Parcel "A" (Explanatory Plan 8738), Lot 3 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9260 Alexandra Road	012-032-522	Parcel "One" (Explanatory Plan 9711) Lots 3 and 4 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9280 Alexandra Road	012-032-557	West Half Lot 5 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9320 Alexandra Road	004-079-124	East Half Lot 5 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9340 Alexandra Road	000-868-655	Lot "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 11945	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9380 Alexandra Road	000-556-939	Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan 11945	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9400 Alexandra Road	012-032-573	West Half Lot 7 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.

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Address	PID	Legal Address	Zoning	Owner
8420 Alexandra Road	004-204-662	East Half Lot 7 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9440 Alexandra Road	012-032-581	West Half Lot 8 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9480 Alexandra Road	001-084-372	East Half Lot 8 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9500 Alexandra Road	008-130-990	West Half Lot 9 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.

6. Registration of an aircraft noise indemnity covenant for non-sensitive uses on title.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC. The proposed development is designed to 2.6m GSC with the exception of the proposed Walmart loading dock/service area, main lobby including the proposed clinic area and Buildings M and N along Alderbridge Way. The Developer will be required to submit a survey of Alderbridge Way (May Drive to High Street), set these finished floor elevations as high as possible and provide a supportable rationale, which are all subject to the approval of the Manager of Buildings and the Director of Engineering.
8. Registration of a legal agreement on title ensuring that the only means of vehicle access is to Alexandra Road, the proposed High Street and the proposed extension of May Drive and that there be no direct vehicle access to Alderbridge Way or Garden City Road and to the approval of the Director of Development.
9. Registration of a legal agreement that ensures the provision of the following required Transportation Demand Management (TDM) measures to the approval of the Director of Transportation including:
  - a. Bicycle storage (in addition to the bylaw requirements): The Developer to provide a 25% increase in the total number of Class 1 and Class 2 bicycle spaces (i.e. an additional 25 Class 1 stalls and an additional 33 Class 2 stalls);
  - b. Two (2) separate end-of-trip bicycle facilities: The Developer to provide facilities consisting of three (3) water closets per gender, 2 wash basins per gender and 3 showers per gender. Based on the layout of the development, these facilities should be spread out between the western and eastern portions of the site; and
  - c. Electric Vehicle (EV) Plug-ins: The Developer to provide pre-ducting to 10% of the total number of parking stalls provided on-site for future installation of charging stations and designated as such. In addition, and as part of the proposed development, equip a minimum of four (4) parking stalls (i.e., 2 parking stalls on the west development parcel and 2 parking stalls on the east development parcel near the proposed Walmart Store) with EV charging stations (240V).
10. Submission of a voluntary cash contribution of \$3,450,000 to the City for acquisition of 4560/62 and 4580 Garden City Road. This is to be accompanied with a legal agreement, which indicates that the City is not obliged to acquire these properties by any specific date. The City will reimburse the Developer with any surplus funds from their \$3,450,000 contribution for these 2 properties, if there is any residual funding for these lots after all City costs have been paid.
11. Submission of a Letter of Credit (LOC) acceptable to the City, in the amount of for the construction of the Connector Road. The LOC is to be replaced with a cash contribution based on the construction value in the year that the City constructs the Connector Road. The estimated construction value in 2013 is \$2,166,382, which has been escalated by an assumed 4% annual inflation factor to arrive at the estimated construction value of \$3,206,774 in 2023. The LOC is to be accompanied with a legal agreement enabling the City to use the LOC for road construction.

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## a. Alexandra/Leslie Connector Road Construction Cost Forecasts are as follows:

Estimated 2012 Construction Cost = \$ 2,083,059  
 Forecasted Annual Inflation = 4%  
 Forecasted 2013 Construction Cost = \$ 2,166,381  
 Forecasted 2023 Construction Cost = \$ 3,206,774

Year	Forecasted Construction Cost	Annual Inflation
2013	\$ 2,166,381	4%
2014	\$ 2,253,037	4%
2015	\$ 2,343,158	4%
2016	\$ 2,436,884	4%
2017	\$ 2,534,360	4%
2018	\$ 2,635,734	4%
2019	\$ 2,741,164	4%
2020	\$ 2,850,810	4%
2021	\$ 2,964,842	4%
2022	\$ 3,083,436	4%
2023	\$ 3,206,774	4%

12. The Developer has voluntarily agreed to incorporate on-site public art installation(s) along the Alexandra Way public pedestrian corridor in accordance with the City's Public Art Policy with an approximate value of \$155,077 (387,692 ft<sup>2</sup> x \$0.40/ft<sup>2</sup>) and to the approval of the Director of Development. A letter of credit in the amount of \$155,077 (387,692 ft<sup>2</sup> x \$0.40/ft<sup>2</sup>) is a requirement as security for public art to be installed on-site. If the Developer elects not to install on-site public art, then the Developer must agree to voluntarily contribute \$0.40 per buildable square foot or \$155,077 (387,692 ft<sup>2</sup> x \$0.40/ft<sup>2</sup>) to the City's public art fund.
13. City acceptance of the Developer's offer to voluntarily contribute \$0.60 per buildable square foot for City Beautification or \$232,615 (i.e. 387,692 ft<sup>2</sup> x \$0.60/ft<sup>2</sup>) as part of the City's West Cambie Area – Alexandra Interim Amenity Charges. A reduction to this contribution for the design and construction costs related to the Alexandra Way pedestrian corridor if any is to be determined by the Director of Development.
14. City acceptance of the Developer's offer to voluntarily contribute \$0.07 per buildable square foot for Community and Engineering Planning or \$27,138.44 (i.e. 387,692 ft<sup>2</sup> x \$0.07/ft<sup>2</sup>) as part of the City's West Cambie – Alexandra Interim Amenity Charges.
15. City acceptance of the Developer's offer to voluntarily contribute \$90,000 for 3 bus shelters (\$25,000 each for the bus shelter plus \$5,000 each for the bus landing pad) proposed at each of the following locations, if the Developer does not upgrade these bus stop locations through the Servicing Agreement and to the approval of the Director of Transportation:
  - a) north of Alexandra Road on the west side of Garden City Road,
  - b) south of Alderbridge Way on the west side of Garden City Road, and
  - c) south of Odlin Road on the west side of Garden City Road or along Alderbridge Way if TransLink and Coast Mountain Bus Company agree to the necessary bus route revisions. In the event that the necessary bus route revisions are not made by Translink and Coast Mountain Bus company, the location for the bus shelter and landing pad will be pursued elsewhere near the vicinity of the subject site
16. City acceptance of the Developer's offer to voluntarily contribute \$40,600 (116 trees x \$350/each) for tree planting enhancement of "Area J" plus a minimum of 556 (672 – 116) on-site trees and street trees that consist of primarily native species with the majority of proposed tree planting to be larger than the minimum replacement tree planting sizes. This cash contribution will not be eligible for Development Cost Charge (DCC) credits.

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17. City acceptance of the Developer's offer to voluntarily contribute \$11,525 (461 shrubs x \$25/each) for shrub planting enhancement of "Area J" plus a minimum of 6,201 (6,662 - 461) on-site shrubs. This cash contribution will not be eligible for Development Cost Charge (DCC) credits.
18. City acceptance of the Developer's offer to voluntarily contribute \$186,155 (approximately 1 acre x \$186,155/ac based on \$46/m<sup>2</sup>) for environmental enhancements within the West Cambie Park in order to extend a proposed north-south ecological corridor within the West Cambie Area. This cash contribution will not be eligible for Development Cost Charge (DCC) credits.
19. Registration of a legal agreement(s) regarding the Developer's commitment to connect to the Alexandra District Energy Utility (ADEU), including the operation of and use of the ADEU and all associated obligations and agreement as determined by the Director of Engineering. The Developer has committed that between 63-69% of the proposed floor area or approximately 70% of the total annual heating and cooling energy demand will be serviced by the ADEU but this is subject to Council approval of amendments to the ADEU bylaw to allow less than 70% participation. However, participation in the ADEU will be limited to the large format tenants (Buildings A and the East Anchor Building - Walmart Store). More detailed energy modeling will be required to establish the extent of the energy demand represented by those tenants. The Developer will coordinate with Engineering staff to determine this demand as part of the Servicing Agreement process.
20. Processing of a Development Permit advanced to a sufficient level of detailed design and to the approval of the Director of Development.
21. Enter into a Servicing Agreement\* for the design and construction of road improvements and site servicing. Works include, but may not be limited to the following:

#### A. Transportation & Traffic Requirements

1. Applicant responsible for the design and construction of the following frontage improvements and transition between those improvements and the existing condition outside the development site frontage (at a minimum 30:1 taper rate for Alderbridge Way and Garden City Road, and a minimum 20:1 taper rate for all internal roads) to the approval of the City. Please refer to Item 2 for additional frontage improvements at intersections. Note that while Servicing Agreement Items A1 and A2 provide a general description of the minimum frontage work requirements, the exact details and scope of the frontage works to be completed by the Developer would be confirmed via a functional road design to be prepared by the Developer and to the approval of the Director of Development, the Director of Transportation and the Director of Engineering.
  - a) Alderbridge Way, from Garden City Road to May Drive (from south to north):
    - enhance existing medians with decorative/gateway treatments, including but not limited to banners, landscaping, trees, hard landscaping, street lighting, etc.;
    - maintain two existing westbound traffic lanes;
    - maintain existing curb/gutter on the north side;
    - 1.5 m wide treed boulevard; and
    - 3.3 m wide shared pedestrian/cyclist path.
  - b) Garden City Road, from Alderbridge Way to Alexandra Road (from west to east):
    - enhance existing medians with decorative/gateway treatments, including but not limited to banners, landscaping, trees, hard landscaping, street lighting, etc.;
    - maintain two existing northbound traffic lanes;
    - shift the existing northbound bicycle lane allowance onto the east boulevard;
    - 0.15 m wide curb/gutter;
    - 1.85 m wide treed boulevard;
    - 2.0 m wide bike lane;
    - 1.77 m wide grass buffer strip to separate sidewalk and bike lane;
    - 2.0 m wide sidewalk at property line; and
    - minimum 3.0 m wide building setback from property line (west to east) sloped and landscaped with dense plant material to the proposed building wall with perpendicular walkway connections to the public sidewalk including stairs or ramps from the required emergency exit doors along the back of the building as required by code; and

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- c) Alexandra Road, from Garden City Road to eastern limit of the development site (from south to north):
- 2.0 m wide sidewalk;
  - 1.5 m wide boulevard;
  - 0.15 m wide curb;
  - minimum 9 m wide vehicular driving/parking surface (this pavement may be reduced to min. 6.2 m at mid-block locations where feasible); and
  - minimum 1.0 m wide shoulder.
- d) May Drive, from Alderbridge Way to Alexandra Road (from west to east):
- 2.0 m wide sidewalk;
  - 1.5 m wide boulevard;
  - 0.15 m wide curb;
  - 12.7 m wide vehicular driving/parking surface;
  - 0.15 m wide curb,
  - 1.5 m wide boulevard; and
  - 2.0 m wide sidewalk.
- e) High Street, from Alderbridge Way to Alexandra Road (from west to east):
- 2.0 m wide sidewalk;
  - 0.15 m wide curb;
  - 18.4 m wide vehicular driving/parking surface (i.e., 2 x 2.5 m wide parking lane or landscaped boulevard near intersections, 4 x 3.35 m wide traffic lanes);
  - 0.15 m wide curb; and
  - 2.0m wide sidewalk.
2. In addition to the frontage improvements noted in Item 1, the Developer is responsible for the design and construction of the following intersection improvements and to the approval of the Director of Transportation and the Director of Engineering.
- a) Alderbridge Way / May Drive
- Installation of a new traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
  - Installation of an eastbound to northbound left-turn lane, with a minimum storage length of 60 m. Please note that while a portion of the left-turn lane may be accommodated within existing median, a minimum 1.2m wide median should be maintained.
- b) Alderbridge Way / High Street
- Installation of a new traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
  - Installation of an eastbound to northbound left-turn lane, with a minimum storage length of 60 m. Please note that while a portion of the left-turn lane may be accommodated within the existing median, a minimum 1.2 m wide median should be maintained.
  - Installation of a westbound to northbound right-turn lane, with a minimum storage length of 50 m, while maintaining the two westbound through lanes as noted in Item A1a) above.
- c) Alderbridge Way / Garden City Road
- Upgrade of the existing traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).

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- Installation of dual left-turn lanes on the southbound (a minimum total storage length of 200 m), northbound (a minimum total storage length of 200 m) and westbound approaches (a minimum total storage length of 190 m), while maintaining all other existing traffic lanes. Please note that while a portion of the left-turn lanes may be accommodated within existing medians, a minimum 1.2 m wide median should be maintained on all intersection approaches.
  - Installation of a westbound to northbound right-turn lane, with a minimum storage length of 50 m, while maintaining the two westbound through lanes as noted in Item A1a) above.
  - Provision of an acceptable transition between the above noted intersection improvements, the proposed boulevard treatment and the building setback landscape design (at a minimum 30:1 taper rate for Alderbridge Way and Garden City Road) to the approval of the Director of Development and the Director of Transportation.
  - Installation of an accessible bus shelter and landing pad (9 m x 3 m) on the east side of Garden City Road, just north of Alderbridge Way.
- d) Garden City Road / Alexandra Road
- Closure of existing median opening with curb/gutter and decorative median treatments.
- e) Installation of special crosswalks with downward lighting and associated equipments at the following locations:
- High Street, at the proposed access to the development site;
  - High Street, at Alexandra Road; and
  - Alexandra Road, at High Street.
- f) Construction Timing: all frontage improvements should be completed prior to opening of development.
3. All Transportation requirements shall be as per City requirements and approved by the Director of Transportation.

**B. Site Servicing & Connection Requirements**


1. Storm: Required storm sewer improvements include the following:
  - a) All storm drainage must be directed to Alexandra Road and west to Garden City Road except for road run-off from the south half of High Street and May Drive that may be drained to Alderbridge Way;
  - b) Provide a 600mm diameter storm sewer from existing manhole (manhole D26 in the analysis) located at the intersection of Alderbridge Way and future May Drive to proposed manhole D4 located at the intersection of Alexandra Road and future May Drive with an approximate length of 170m;
  - c) Provide a 600mm diameter storm sewer from existing manhole (manhole D29 in the analysis) located at the intersection of Alderbridge Way and future High Street to proposed manhole D6+ located at the intersection of Alexandra Road and future High Street with an approximate length of 170m;
  - d) Upgrade the existing ditch at Alexandra Road to a 600mm diameter storm main from intersection of Alexandra Road and future May Drive (manhole D4 in the analysis) west to manhole D5 with an approximate length of 100m;
  - e) Upgrade the existing ditch at Alexandra Road to a 900mm diameter storm main from manhole D5 west to manhole D6 with an approximate length of 100m;
  - f) Upgrade the existing ditch at Alexandra Road to a 900mm diameter storm main from manhole D6 west to manhole D8 with an approximate length of 50m;
  - g) Upgrade the existing ditch at Alexandra Road to a 1050mm diameter storm main from manhole D8 west to manhole D15 with an approximate length of 95m;
  - h) Upgrade the existing ditch at Alexandra Road to a 1050mm diameter storm main from manhole D15 west to manhole D16 with an approximate length of 80m; and

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- i) A new tie-in will be required to convey flow from the proposed drainage system in Alexandra Road to the existing 1200mm diameter storm sewer located at the west side of Garden City. Details and location of the new crossing/tie-in will be determined via the Servicing Agreement and to the approval of the Director of Engineering.
- 2. Sanitary: Required sanitary sewer improvements include the following:
  - a) Alexandra Road: Construct a 250mm diameter sanitary sewer from the proposed transition point (west of Dubbert Street) to May Drive;  
May Drive (future road extension): Construct a 375mm diameter sanitary sewer from Alexandra Rd to Tomicki Ave and connect to the existing system. If a road dedication does not exist, then a minimum 6.0 m wide right-of-way will be required. The pipe sizes may be revised at the Servicing Agreement stage as additional information becomes available for the servicing requirements of the proposed adjacent developments; and
  - b) High Street: Construct a 200mm diameter sanitary sewer and connect to the system on Alexandra Road. The upstream end of the sanitary sewer will be determined by the location of the service connection for this development.
  - c) Provision of a minimum 6.0 m wide utility Statutory Right-of-Way (SRW) is required for the proposed sanitary sewer at future May Drive between Alexandra Road and Tomicki Avenue. The location of the required SRW is to be determined later either within 9451 and 9471 Alexandra Road and measured 6.0 m from the east property lines of these 2 properties or located on 9491 Alexandra Road and measured 6.0 m from the west property line.
- 3. Water: Required water service improvements include the following:
  - a) Using the OCP 2021 Maximum Day Model, there is 717.10 L/s available at 20 psi residual at 4740 Garden City Road, 529.40 L/s at 20 psi residual at 4600 Garden City Road and 220.50 L/s at 20 psi residual at 9411 Alexandra Road;
  - b) Based on the proposed rezoning, the site requires a minimum fire flow of 200 L/s;
  - c) Water analysis is not required to determine upgrades to achieve minimum requirements;
  - d) Once the building design is confirmed at the Building Permit stage, the Developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO Standards to confirm that there is adequate available flow;
  - e) A new watermain is required on Alexandra Road, High Street and May Drive along the development frontages (design to be via the servicing agreement); and
  - f) Via the Servicing Agreement the City will review the impact of the proposed works on the existing 300mm diameter asbestos-cement (AC) watermain on Garden City Road. The City will work with the Developer to coordinate the replacement/relocation of the AC watermain, if required.
- 4. Hydro/Telephone: Pre-ducting works are required on the following proposed roads subject to confirmation from BC Hydro and telecom providers:
  - a) proposed May Drive (from Alderbridge Way to Alexandra Road); and
  - b) proposed High Street (from Alderbridge way to Alexandra Road).

The removal of existing power poles and installation of underground pre-duct along the east side of Garden City Road and along the north side of Alexandra Road will be at the discretion of BC Hydro.
- 5. All servicing infrastructure works shall be as per City requirements and to the approval of the Director of Engineering.
- 6. The Developer is required to contact private utility companies to learn of their requirements; the developer must provide rights-of-ways to accommodate their equipment (kiosks, vista, transformers, etc.) on the development site (i.e. not within City road dedication or right-of-way), subject to concurrence from the private utility companies.

Initial: 

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**Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Prior to issuance of a tree cutting permit after Public Hearing, the developer is required to submit a letter of credit acceptable to the City in the amount of \$192,000 (i.e., 344 replacement trees x \$500 each plus 3 significant trees and 1 high value tree x \$5,000 each) as security for replacement trees.
2. Further design development of the architectural facade designs, site planning and landscape design are required at the Development Permit stage. Advance the concept design and submit more detailed design drawings to ensure the establishment of a compact, vibrant, pedestrian oriented, urban village centre that will become the retail/commercial heart of the Alexandra Neighbourhood and to the approval of the Director of Development.
3. Expand the design concept and submit more detailed design drawings to ensure the creation of an attractive, accessible, activated, comfortable, pedestrian-friendly retail/commercial environment with strong pedestrian scale streetwall definition, the possibility for restaurants/shops to extend out toward the back of sidewalk including numerous small shops plus an interesting mix and variety of retail shopping opportunities along the High Street and to the approval of the Director of Development.
4. Improve the concept design and submit more detailed design drawings to ensure the continuation of the Alexandra Way pedestrian corridor through the proposed development with high-quality pedestrian enhancements, punctuated with periodic pedestrian plaza areas, activated to attract pedestrian traffic and facilitate seasonal events, designed with ample pedestrian space and opportunities to encourage pedestrians to sit/linger and incorporating other features such as public art and focal elements that add interest and variety to the pedestrian experience and to the approval of the Director of Development.
5. Neighbourhood Plan, Design Guidelines Compliance and Urban Design Improvements: Proposed deviations from WCAP neighbourhood structure and design guidelines can be dealt with at the Development Permit stage. Urban design improvements required at the Development Permit stage include advancing the concept design and resubmission of more detailed design drawings to ensure:
  - the establishment of a compact, vibrant, pedestrian oriented, urban village centre that is integral part of the neighbourhood and will become the retail/commercial heart of the Alexandra Neighbourhood;
  - an attractive, accessible, activated, comfortable, pedestrian-friendly retail/commercial environment with strong pedestrian scale streetwall definition, the possibility for restaurants/shops to extend out to the back of sidewalk including numerous small neighbourhood scale character shops plus an interesting mix and variety of retail shopping opportunities along the High Street;
  - a higher quality architectural expression around the entire perimeter of the development site by extending the signature corner treatments (e.g. Alderbridge Way and Garden City Road) further along the building faces on all perimeter building facades including greater horizontal articulation and permeability of perimeter building facades to add more visual interest through enhanced architectural character and an appropriate proportion of transparent and opaque combination of surfaces for the proposed buildings that face the perimeter streets around the exterior of the proposed development;
  - the strong presence and continuation of the Alexandra Way pedestrian corridor, and neighbourhood pedestrian spine, through the proposed development with high-quality pavements and contrasting colours that identify the direction of Alexandra Way to and from the neighbourhood to the urban plaza at the corner of Garden City Road and Alderbridge Way. The Alexandra Way pedestrian corridor should be punctuated with periodic pedestrian plaza areas and pedestrian amenities to activate and attract pedestrian traffic and facilitate seasonal events, designed with ample pedestrian space and focused on creating opportunities to encourage pedestrians to sit and linger. The plaza spaces should incorporate other features such as public art and focal elements that add interest and variety to the pedestrian experience. The ground plane paving treatment along the Alexandra Way pedestrian corridor through the proposed development site should include a distinctive and continuous decorative paving treatment extending from building face to building face (along this route through the proposed development) with significant differentiation between the Alexandra Way corridor and other the other internal streets and sidewalks within the overall development;

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- a reduction in the amount of signage that is coordinated with the proposed floor plans including the better integration or elimination of redundant signage such as the proposed "Directional Signage" pylons and stronger coordination with the enhanced architectural character of proposed buildings at corner locations;
  - safe and efficient pedestrian movement that reflects the direction of the pedestrian traffic toward the Walmart store within the parking area including consideration of east-west oriented parking aisles within the open parking area on the east development parcel with wider bio-swailes;
  - better coordination between the landscape and architectural design, including a stronger reliance on the informal clustering of large coniferous tree planting around the perimeter of the proposed development site to enhance the massing and materials articulation/treatment of the building facades, particularly along the Alderbridge Way frontage that is visible from the Garden City Lands to the south; and
  - acceptable resolution of any non-compliance with all relevant design guidelines.
6. Provision of adequate and appropriate refuse and recycling facilities for each building to and to the approval of the Director of Development and the Director of Public Works.
  7. CPTED: All parkade areas (walls, columns and ceiling) to be painted with reflective white paint and come with lighting levels as required by the BC Building Code. The open parking areas will be well lit with fixtures providing good colour rendition. A complete and comprehensive CPTED review of the development will be provided with the Development Permit submission.
  8. Submission of a landscape plan prepared by a BCSLA registered landscape architect to the approval of the Director of Development including the deposit of a landscape security based on 100% of the cost estimate provided by the landscape architect. The Landscape Plan should:
    - comply with the OCP guidelines regarding Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
    - include a mix of coniferous and deciduous trees;
    - provide 4 large specimen trees on the planting plan to replace the existing 3 significant trees plus 1 high value tree proposed for removal; and
    - include the 344 (172 x 2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
344	10 cm caliper		3.5 m height

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required or \$5,000 each for significant or high value trees not provided on site.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 and approved by of the Director of Transportation.
2. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
3. Payment of the \$480,738.08 (387,692 ft<sup>2</sup> x \$1.24/ft<sup>2</sup>) indexed at the applicable rate, in accordance with the Alexandra Neighbourhood Development Agreement.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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 Division at 604-276-4285.

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**Notes:**

- \* 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 permits, 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 approval 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.

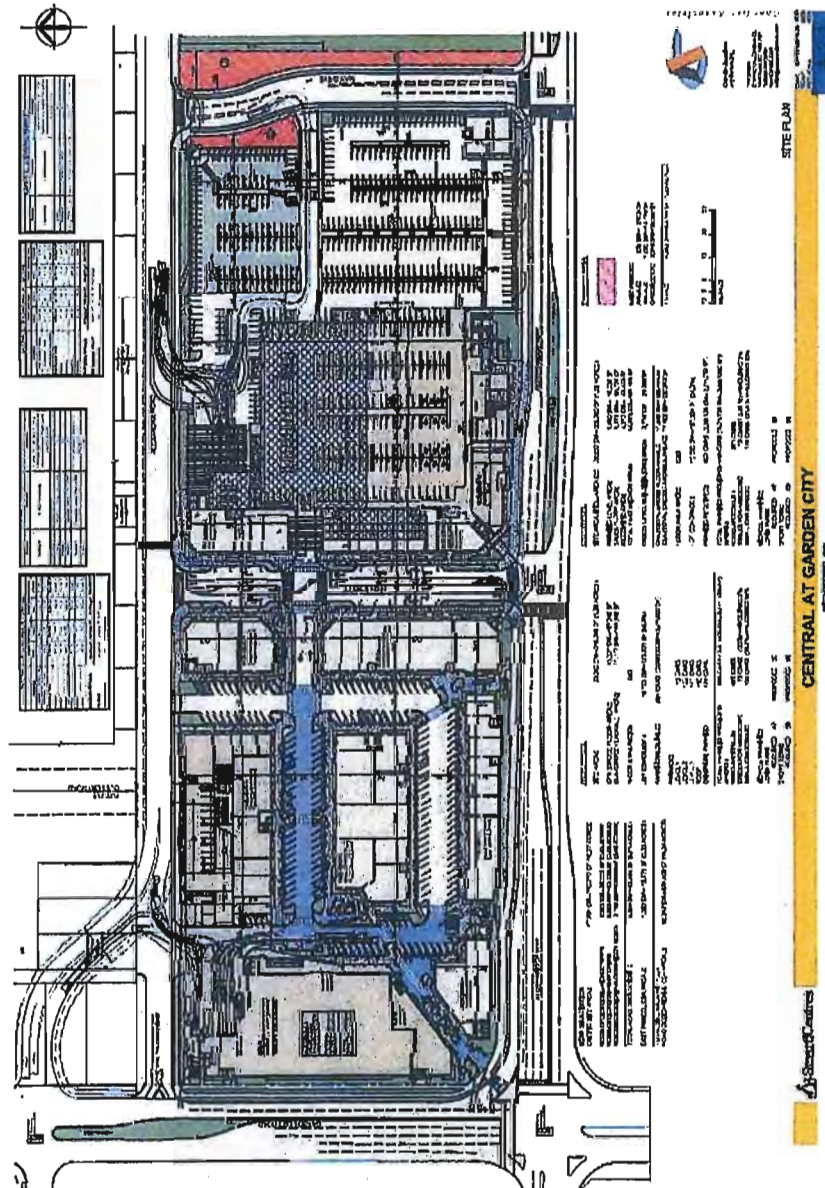
Signed

Date

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Attachment 1

Revised Concept Site Plan (September 26, 2013)

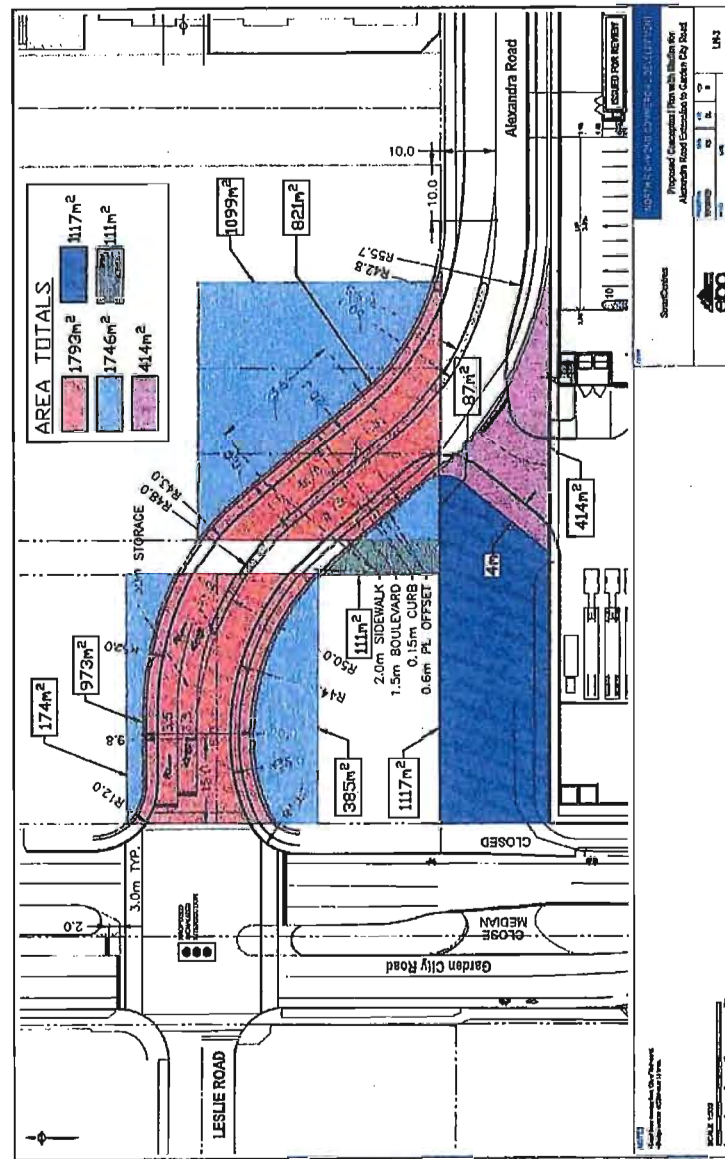


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## Attachment 2

## Alexandra/Leslie Connector Road Realignment & Land Requirements



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**To:** Planning Committee  
**From:** Victor Wei, P. Eng.  
Director, Transportation  
**Date:** October 2, 2013  
**File:** RZ 10-528877  
**Re:** **Rezoning Application by First Richmond North Shopping Centres Ltd. –  
Response to September 17, 2013 Referral on Transportation-Related Items**

---

Following the consideration of the rezoning application by First Richmond North Shopping Centres Ltd at the September 17, 2013 meeting of Planning Committee, staff were directed to report back at the Committee's next scheduled meeting with further information on various topics. This memorandum responds to the following transportation-related items of the referral:

- (2) details of the traffic study, e.g. projections on (i) number of people living in the area; (ii) volume of people going into the development; (iii) ingress to and egress from the development including: Alderbridge Way, Garden City Road, No. 4 Road, and Cambie Road;*
- (4) rationalization of staff's position that the Connector Road will not be needed in 10 years;*
- (i) provision of the traffic study on the proposed development;*

The remaining referral items (i.e., Items 1, 3, 5, 6, and (ii) through (iv)) are addressed in separate memoranda.

## **1. Traffic Impact Assessment (TIA) Projections**

### **1.1 Number of People Living in the Area**

Based on 2011 Census data, the Alexandra Neighbourhood (bounded by Alderbridge Way, Cambie Road, Garden City Road, and No. 4 Road) had 580 dwelling units and a population of 1,465. In addition to accounting for background traffic growth at three horizon years (2012, 2017 and 2022), sensitivity analysis undertaken as part of the TIA also incorporated the future levels of new development in the area envisaged in the West Cambie Area Plan (WCAP). Based on the guidelines of the WCAP and a previous traffic study undertaken for a multi-family residential development at Cambie Road-Stolberg Street, the TIA assumed a total of 3,210 additional dwelling units for the Alexandra Neighbourhood at full build-out for the 2022 horizon year. Based on estimates provided by Policy Planning, the residential areas of the Alexandra Neighbourhood could accommodate approximately 3,070 dwelling units with an estimated population of 6,750 by 2023. Therefore, the recommended road improvements resulting from the traffic analysis can accommodate a marginally higher build-out population in West Cambie than what the area plan envisages.

## 1.2 Traffic Volumes to and from Proposed Development

In assessing traffic impacts from new developments, the projected volume of vehicles (as opposed to volume of people) is typically used as standard measure to determine the required transportation improvements. To convert vehicle trips to number of people, an average vehicle occupancy of 1.2 to 2.5 can be assumed for weekdays and weekends respectively. Table 1 identifies the projected number of vehicular trips that will be generated at opening day based on a development of 36,018 m<sup>2</sup> (387,692 ft<sup>2</sup>) gross floor area, which is consistent with the current proposal. Overall, the development is projected to generate two-way vehicle trips of approximately 300 in the weekday morning peak hour, 1,355 in the weekday afternoon peak hour and 1,780 in a Saturday afternoon peak hour.

**Table 1: Projected 2-Way Trips**

Time Period	Total Trips
AM Peak Hour	298
PM Peak Hour	1,353
Sat Peak Hour	1,779

## 1.3 Ingress to and Egress from the Proposed Development

Table 2 lists and **Attachment 1** illustrates the percentage distribution of vehicle trips travelling to the site from the arterial roadway system. The projected volumes of vehicle trips to the only three access points to the site on opening day are:

- Garden City Road at Alexandra Road: unsignalized right-in/right-out movement only would serve 16 per cent of site traffic;
- Alderbridge Way at High Street: full movement at new signalized access east of Garden City Road would serve 49 per cent of site traffic; and
- Alderbridge Way at May Drive: full movement at new signalized access east of High Street would serve 35 per cent of site traffic.

It is estimated that the only external traffic generated by the development would be from Vancouver which would consist of approximately 15% of the total site traffic. These trips are distributed as noted in Table 2. With the Tsawwassen First Nations retail development, which is five times bigger than this development and most likely to proceed, it is expected that the site would generate negligible amount of traffic from Delta.

**Table 2: Distribution of Trips**

Approach	% of Trips (% Vancouver Trips)
Garden City Road north of Cambie Road	15% (9%)
No. 4 Road north of Cambie Road	2.5% (1.5%)
Cambie Road east of No. 4 Road	2.5% (1.5%)
Cambie Road west of Garden City Road	5% (3%)
Alderbridge Way east of No. 4 Road	10%
No. 4 Road south of Alderbridge Way	25%
Garden City Road south of Westminster Highway	25%
Lansdowne Road west of Garden City Road	5%
Alderbridge Way west of Kwantlen Gate	10%
<b>Total</b>	<b>100% (15%)</b>

In addition, based on the recommended road improvement plan for the proposed development, it is anticipated that within ten years of opening of the proposed development, Alexandra Road will be realigned to create a full-movement signalized intersection at Garden City Road and Leslie Road facilitating all turning movements. This future signalized intersection is expected to divert 10 per cent of the site access volumes from the two Alderbridge Way access points to this location.

## 2. Future Timing of Connector Road

Given the challenge experienced by the applicant in acquiring all of the necessary properties to implement the connector road (re-aligned Alexandra Road) on opening day of the proposed development, the applicant's traffic consultant and staff jointly identified an interim alternative for up to ten years. This alternative involves a number of intersection improvements at Garden City Road and Alderbridge Way designed to provide equivalent traffic capacity to accommodate the additional vehicular trips generated by the proposed development for up to ten-years after opening day. Specifically, these intersection improvements are:


- additional westbound left-turn lane on Alderbridge Way (resulting in double left-turn lanes);
- additional northbound left-turn lane on Garden City Road (resulting in double left-turn lanes);
- additional southbound left-turn lane on Garden City Road (resulting in double left-turn lanes); and
- new exclusive westbound to northbound right-turn lane on Alderbridge Way.

Based on staff's analysis, the implementation of these improvements would be adequate in accommodating the projected traffic volumes for a period of 10 years, after which the connector road would be required to accommodate on-going growth.

### **3. Traffic Impact Assessment of Proposed Development**

The original traffic impact study for the development is a 50+ page document that was subsequently revised several times by the applicant's consultant in response to staff comments to arrive at the current proposed traffic plan supported by staff. As these are technical documents, for ease of comprehension, **Attachment 2** is a summary of the key findings with respect to site traffic and access as well as the recommended intersection improvements extracted from this original version (dated July 2011) of the TIA prepared by the applicant's consultants. It should be noted that the final recommended traffic improvements in the staff report presented at the September 17, 2013 Planning Committee consist of additional intersection improvements at Garden City Road/Alderbridge Way, as outlined in Section 2, which are not listed in the attachment.

If you have any questions or would like further information regarding the above, please contact me at 604-276-4131.



Victor Wei, P. Eng.  
Director, Transportation

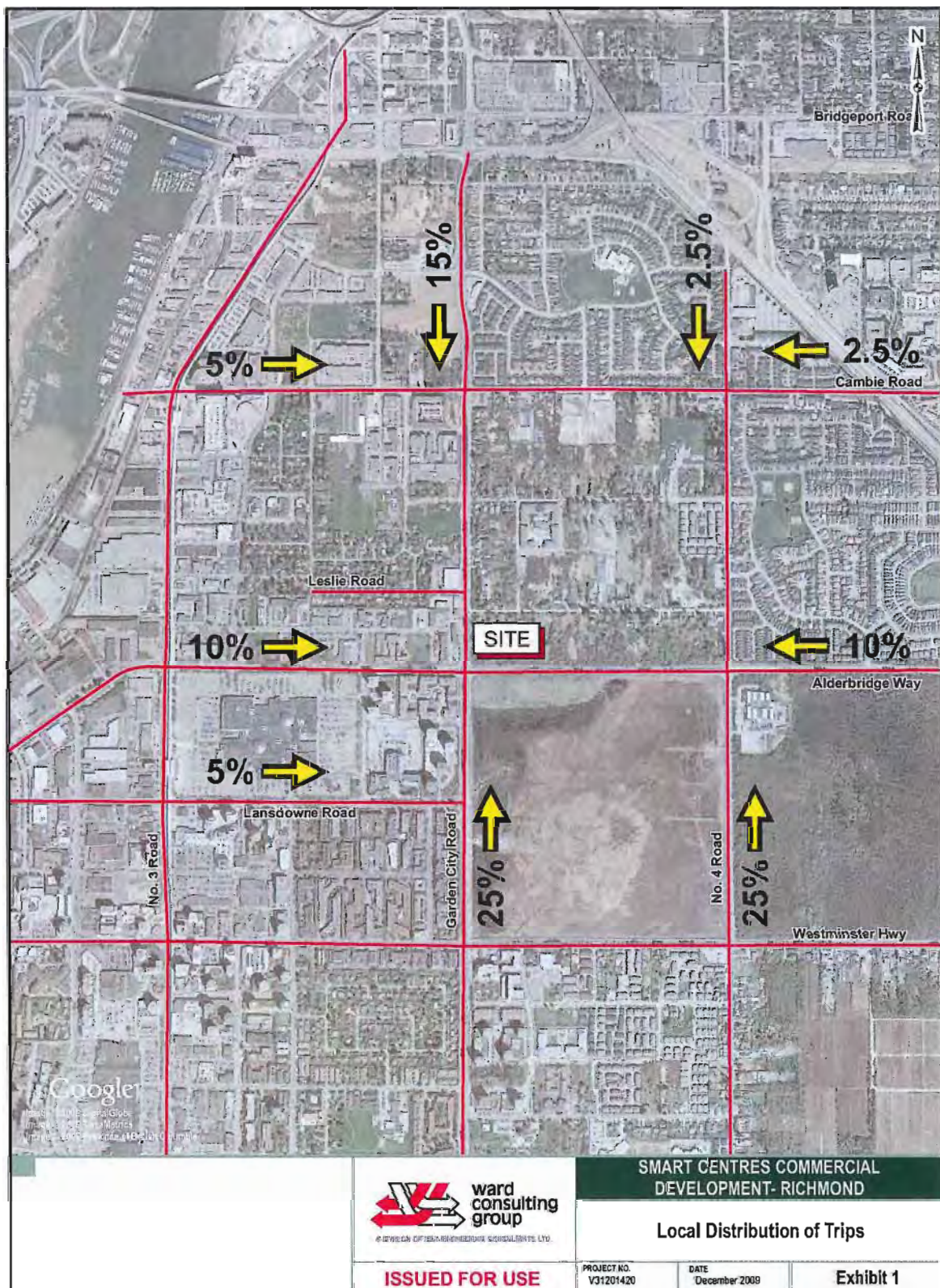
Att. 2

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## Local Distribution of Trips to the Development



**Summary of Key Findings of Traffic Impact Assessment  
(Extracted from SmartCentre's Traffic Consultant Report Dated July 2011)**

**Site Traffic**

- The site will have access via Alderbridge Way (two signalized accesses) and Garden City Road.
- Ultimately, access to Garden City Road will be provided by an extension of Leslie Road to the east (High Street) as given in the Cambie West Area Plan. With this extension, the intersection of Leslie Road and Garden City Road will form a regular four-legged intersection under signal control.
- Traffic generation for the site was estimated using standard trip rates. These were adjusted by 5% to account for the high potential of non-auto traffic for the site. A subsequent sensitivity analysis indicated that, had this 5% reduction not been included, the conclusions and recommendations would have been the same.
- Overall, the site is estimated to generate in the order of 1, 350 vehicle trips two-way in the weekday p.m. peak and 1,780 vehicle trips in the Saturday afternoon peak hour. Trip generation during the weekday a.m. peak hour will be considerably less at 300 vehicle trips two-way.
- Allowing for pass-by trips, i.e., trips already on the road network that divert into the site, the net new trips are projected to be approximately 1,015 vehicle trips during the p.m. peak hour and 1,600 trips two-way during the Saturday afternoon peak hour.
- Site traffic will be distributed across nine possible approach routes. The majority of site traffic is expected to be oriented to the south of the site via No. 4 Road south of Alderbridge Way and Garden City Road south of Westminster Highway.
- Less than 20% of site traffic is expected to be oriented to and from the north. Based on SmartCentres' market study, this percentage oriented to the north is likely on the high side.
- Approximately 50% of site traffic is expected to pass through the intersection of Alderbridge Way/Garden City Road. This translates to over 500 veh/h in the weekday p.m. peak and 800 veh/h on a Saturday afternoon peak hour.

**Site Access**

- Without the High Street access to Garden City Road, approximately 80% of the site traffic is expected to use Alderbridge Way to access the site.
- With High Street constructed through to Garden City Road, up to 30% of the site traffic will use Garden City Road to access the site, and 70% will use Alderbridge Way.
- The two site accesses on Alderbridge Way and the access on Garden City Road will all operate at an acceptable level of service at build out during both the p.m. and Saturday afternoon peak hours. At the two accesses on Alderbridge Way, separate eastbound left-turn lanes should be provided on Alderbridge Way.
- The two accesses on Alderbridge Way should be designed with three lanes on the north leg, i.e., one entrance lane and two exit lanes.
- 37.5 metres of magazine storage should be provided at the two Alderbridge Way accesses.
- At the west access on Alderbridge Way, it is recommended that a separate northbound left-turn lane be provided at the first driveway on High Street. The east side of this intersection should be restricted to right turns only.
- At the High Street access on Garden City Road, a minimum of 30.0 metres of magazine storage is recommended.
- Sidewalks should be provided on both sides of High Street between Alderbridge Way and Garden City Road.



**Summary of Key Findings of Traffic Impact Assessment  
(Extracted from SmartCentre's Traffic Consultant Report Dated July 2011)**

**Recommended Improvements**

- To mitigate the impact of site traffic on the adjacent road network, it is recommended that from opening day a second westbound left-turn lane be added at the intersection of Garden City Road/Alderbridge Way, together with a protected/permissive phase for the southbound left-turn movement. These improvements will allow the signal timing to be modified to accommodate the additional north-south traffic created by the development.
- The opening of the High Street link through to Alexandra Road cannot occur until the properties affected by this link are developed. Until such time as this link is constructed, access to the development from Garden City Road could be via Alexandra Road. This intersection should be restricted to right-in and right-out movements as a minimum. Left-turn exit movements should be prohibited from opening year regardless of what other movements may be permitted.
- When the High Street connection is constructed and access to the development is available from this road, this upgraded intersection should be signalized and Alexandra Road/Garden City Road should be restricted to right-turn entrance movements only or closed off completely.
- It is recommended that sidewalks be constructed on the north side of Alderbridge Way between Garden City Road and the eastern property line. A sidewalk should also be constructed on the east side of Garden City Road between Alderbridge Way and Alexandra Road.



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**To:** Planning Committee **Date:** September 20, 2013  
**From:** Kirk Taylor **File:** 2275-20-416  
Manager, Real Estate Services  
**Re: Rezoning Application by First Richmond North Shopping Centres Ltd. -  
Response to September 17, 2013 Referral on Real Estate Related Items**

---

Following the consideration of the rezoning application by First Richmond North Shopping Centres Ltd at the September 17, 2013 meeting of Planning Committee, staff were directed to report back at the Committee's next scheduled meeting with further information on various topics.

This memorandum responds to the following Real Estate-related items of the referral:

- (3) back up plans, excluding expropriation, in the event that the City would not be able to acquire the two required lots for the Connector Road;*
- (6) advise on how City taxpayers and Council will be protected in the future in terms of the cost associated with the purchase of the two required lots for the construction of the Connector Road.*

The remaining referral items (i.e., Items 1, 2, 4, and 5) are addressed in separate memoranda.

### **Background**

In late 2010/early 2011 Smart Centres presented offers to the five (5) owners of the required properties in the Alexandra Road Alignment. While they had a number of responses and put one property under contract, based on not being successful with others, they let the agreement lapse. In February 2013 they again went forward and have the three (3) properties on Alexandra Road under contract. The offers on the two (2) properties at 4560/62 and 4580 Garden City resulted in one counter offer to the developer and one rejection (see Attachment 1 & 2).

### **RES Analysis**

There were two (2) separate appraisals completed in 2012 (by Altus and HCLC) for these properties, one of which (Altus) was utilized in the Developers Analysis. We have further consulted two (2) appraisers with respect to the current valuation of the two (2) Garden City properties specifically, one who completed appraisals on the City's behalf prior, and another that had not. The challenge to get any revisions to the two (2) Garden City appraisals at this juncture is that Appraisers need facts to conduct a comparative analysis. While we do not doubt that Smart Centres will close on the Alexandra properties if their project moves forward, they are currently firm on only one (1) of the three (3) contracts. In the event this application proceeds,

we would have third party value verification of the two (2) remaining Garden City properties, after such time as the Alexandra properties close.

Based on the information we currently have on land, here is our analysis:

Property	Lot Size	2013 Assessed Value	PSF	Appraisal 1 (ALTUS)	PSF	Appraisal 2 (HCLG)	PSF	Forecasted Purchase Price Based on Average Price PSF of Alexandra Sales	PSF
4560/4562 Garden City	11,593 sq.ft.	\$793,800	\$68.28	\$870,000	\$75	\$1,150,000	\$99.14	\$1,902,250	\$164
4580 Garden City	8,686 sq.ft.	\$587,200	\$67.50	\$696,000	\$80	\$825,000	\$94.83	\$1,424,504	\$164
Total	20,279 sq.ft.	\$1,381,000		\$1,566,000		\$1,975,000		\$3,326,754	\$164

\*PSF – price per square foot

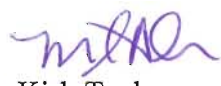
The Forecasted Purchase Price is based on the average dollar per square foot of land that the Developer is reportedly paying for the three (3) properties on Alexandra Road. We have utilized this information as a basis for analysis. Upon receipt of the \$3,450,000 contribution from the developer, staff would commence negotiations with the two (2) remaining property owners in hopes of coming up with an amicable agreement with both parties.

The City has a further level of protection in this situation based on the following:

- 4560/62 and 4580 Garden City have remnant portions of land available which have value; and
- City would also have the ability to sell the existing Alexandra Road right of way and a portion of the lane, neither of which is required under this proposal.

### Summary

In summary, staff would commence negotiations with owners of 4560/62 and 4580 Garden City at the direction of Council, and upon receipt of the developer funds. These monies represent a significantly higher dollar figure in total value than either of the two appraisals that staff have on hand. Staff hope to resolve this matter in an amicable manner and the City also has other options available both in the form of value as identified above, and other potentially innovative ideas. Further details are included in a Closed Memorandum to Planning Committee dated September 20, 2013.

  
 per Kirk Taylor  
 Manager, Real Estate Services  
 (604-276-4212)  
 KT:lv

## ATTACHMENT 1

### Richmond Assembly Notes:

#### Sangha – 4560/ 4562 Garden City

2010	Property is assessed for property taxes at \$752,600.
2010-12-10	SmartCentres makes offer to purchase property at total price of \$1,020,800.
2010-12-10 to 2011-05-30	Vendor counter-offers at \$2,000,000. SmartCentres counters at \$1,370,000.
2011	Property is assessed for property taxes at \$894,400
2011-05-30	SmartCentres puts property under contract at \$2,000,000, conditional for 7 months
2011-12	After discussion with City staff and agreement that price is unreasonable, SmartCentres drops the contract to purchase the property.
2012	Property is assessed for property taxes at \$794,600.
2012	SmartCentres and City agree to a process to acquire the properties required by the road based on contributions from benefitting land owners (which was presented at Planning Committee Dec 2012).
2012-08	Altus appraises property value at \$870,000.
2012-12-18	SmartCentres application presented at Planning Committee including road acquisition funding strategy based on contributions from benefitting land owners. Funding strategy referred back to staff.
2013	Property is assessed for property taxes at \$793,800.
2013-02-01	SmartCentres makes offer \$1,159,700 (33% premium to appraised value)
2013-02-04	SC's broker meets vendor. Vendor doesn't think SC project will get built, doesn't want to sell. Won't counter our offer. Says if they did sell, would only tie up for 2 months max., wants \$2,000,000.
2013-03-07	SC's broker called son, Shawn Sangha to attempt to get counter-offer in writing.
2013-03-11	Shawn Sangha responded to SC's broker by email demanding \$2,400,000 with no conditional time.

Source: Smart Centres

**ATTACHMENT 2****Basi – 4580 Garden City**

2010	Property is assessed for property taxes at \$464,000.
2010-12-10	SmartCentres makes offer to purchase the property for \$765,600. Vendor rejects offer, refuses to counter-offer. Vendor says their intent is to build high-rise hotel on the property.
2011	Property is assessed for property taxes at \$584,000.
2012	Property is assessed for property taxes at \$587,700.
2012	SmartCentres and City agree to a process to acquire the properties required by the road based on contributions from benefitting land owners (which was presented at Planning Committee Dec 2012).
2012-08	Altus appraises the property value at \$696,000.
2012-12-18	SmartCentres application presented at Planning Committee including road acquisition funding strategy based on contributions from benefitting land owners. Funding strategy referred back to staff.
2013	Property is assessed for property taxes at \$587,200.
2013-02-01	SmartCentres writes offer to purchase the property for \$930,900 (34% premium to appraised value), forwards offer to SC's broker to present to Vendor.
2013-02 to 2013-03	Vendor refuses to meet SC's broker to present offer. Broker tries to reach Vendor's daughter.
2013-03-25	SCs's broker meets with Vendor over the weekend and presents offer. Vendor rejects offer and refuses to sell.

Source: Smart Centres



**To:** Mayor and Council  
**From:** Terry Crowe, Manager  
Policy Planning

**Date:** October 3, 2013

**File:**

**Re:** 2041 Official Community Plan ALR Buffer Requirements

**Purpose**

The purpose of this memorandum is to provide ALR buffer information which was requested by the Planning Committee at its September 17, 2013 meeting. The Committee requested information regarding the City's Agricultural Land Reserve (ALR) buffer requirements as they apply to the West Cambie SmartCentres site.

**For the SmartCentres Proposal**

At the Planning Committee meeting, staff advised that the 2041 OCP and West Cambie Area Plan do not require an ALR buffer for the Smart Centres site. Instead, to meet the minimum zoning 2m (6 ft) yard setback, Smart Centre is proposing a 3m (10 ft) wide densely landscaped yard setback. It is to consist of native coniferous and deciduous trees, and near the road, primarily broad leaved evergreen shrubs. The aim is to assist in minimizing potential nuisances from Alderbridge Way and the ALR.

**Purpose of City ALR Buffer**

The purpose of the ALR boundary is to support agriculture and minimize urban complaints against farm operations in the ALR. An ALR buffer is a special landscaped setback area on a non agricultural site outside of, but adjacent to, the ALR boundary or road abutting the ALR boundary in which (1) urban buildings are to be set back from the ALR boundary or adjacent road which abuts the ALR, (2) special landscaping is required and (3) a legal agreement is registered to notify all future building occupants (e.g., residential, commercial, industrial) that a buffer has been provided to mitigate against typical agricultural nuisances (e.g., noise, dust, odour). The 2041 OCP Land Use Map shows the ALR (**Attachment 1**).

**2041 OCP ALR Buffer Requirements (OCP pp 7-4 and 7-5):**

The 2041 OCP, Chapter 7.0 Agriculture and Food policies include the following ALR buffer policies:

- f) ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective buffers on the non-agricultural lands;
- g) designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming;
- h) where there is an intervening road between the ALR and the non-ALR lands:
  - encourage appropriate landscaping within the road right-of-way in front of the non-agricultural lands (e.g., between the road curb, any sidewalk and the property line) through the servicing agreement process;
  - encourage an appropriate landscaped setback on the non-agricultural lands (e.g., 3 m or 9.84 ft. to parking and 6 m or 19.68 ft. to buildings) through the:
    - Rezoning and/or Building Permit process for industrial and institutional uses;
    - Rezoning and/or Development Permit process for commercial and multiple family residential sites;
    - Rezoning and/or Subdivision process for single family residential sites.



**Area Plan ALR Buffering Policies**

As well, the following Area Plan addresses the ALR buffer in various ways, Bridgeport, East Cambie, Hamilton, McLennan, McLennan North, McLennan South and Steveston. Typically they refer to the above 2041 OCP policies and mention that fences, trees and berms can be used to reinforce the boundary between the ALR and other uses. There is no ALR buffer requirement in the West Cambie Area Plan.

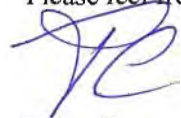
**Summary**

- (1) For residential uses: As residential land uses have the potential to generate complaints from residents about typical noise, dust and odour activities associated with normal farm practices, staff review all residential development applications that have an adjacency to the ALR and secure buffers (e.g., as the site yard and street boulevard areas) and accompanying legal agreements where appropriate. This ALR buffer approach has been applied to a variety of residential redevelopments, for example:
  - (a) where the urban developing site directly abuts the ALR (i.e., single-family and multi-family redevelopment in the London/Princess Area), and
  - (b) where there is an intervening opened road between the development site and ALR (i.e., west side of No. 2 Road, north side of Steveston Highway, west side of No. 4 Road in the McLennan North and South Sub-Area Plans).
- (2) For non residential urban uses (e.g., commercial, uses): The 2041 OCP requires that where the developing site:
  - (a) directly abuts the ALR (i.e., no intervening road), a Development Permit application is required to establish an on-site buffer (a minimum of 15 m [50 feet] wide, or an alternative width deemed suitable based on specific site conditions and proposed landscaped approach), and
  - (b) is separated by an existing opened intervening road right of way and the ALR, the 2041 OCP does not require a Development Permit application to secure an on-site buffer, unless there is direction in an Area Plan to do so.

In each case, staff work with developers to: (1) tailor the ALR buffer requirement to meet the needs and circumstances, or (2) where is no ALR buffer is required, to achieve a well landscaped front, side or rear yard which may have buffering and screening attributes. Buffers typically consist of a minimum setback for buildings, and landscaping and fencing treatments specifically designed for the proposed urban use.

For development scenarios that do not require an ALR buffer based on policies contained in the 2041 OCP and are located outside of and across from the ALR, staff work with the developers to encourage appropriate setbacks for buildings and on-site landscaping features to ensure compatibility of land uses.

Please feel free to contact me directly (604-276-4139; [tcrowe@richmond.ca](mailto:tcrowe@richmond.ca)) if you have any questions.



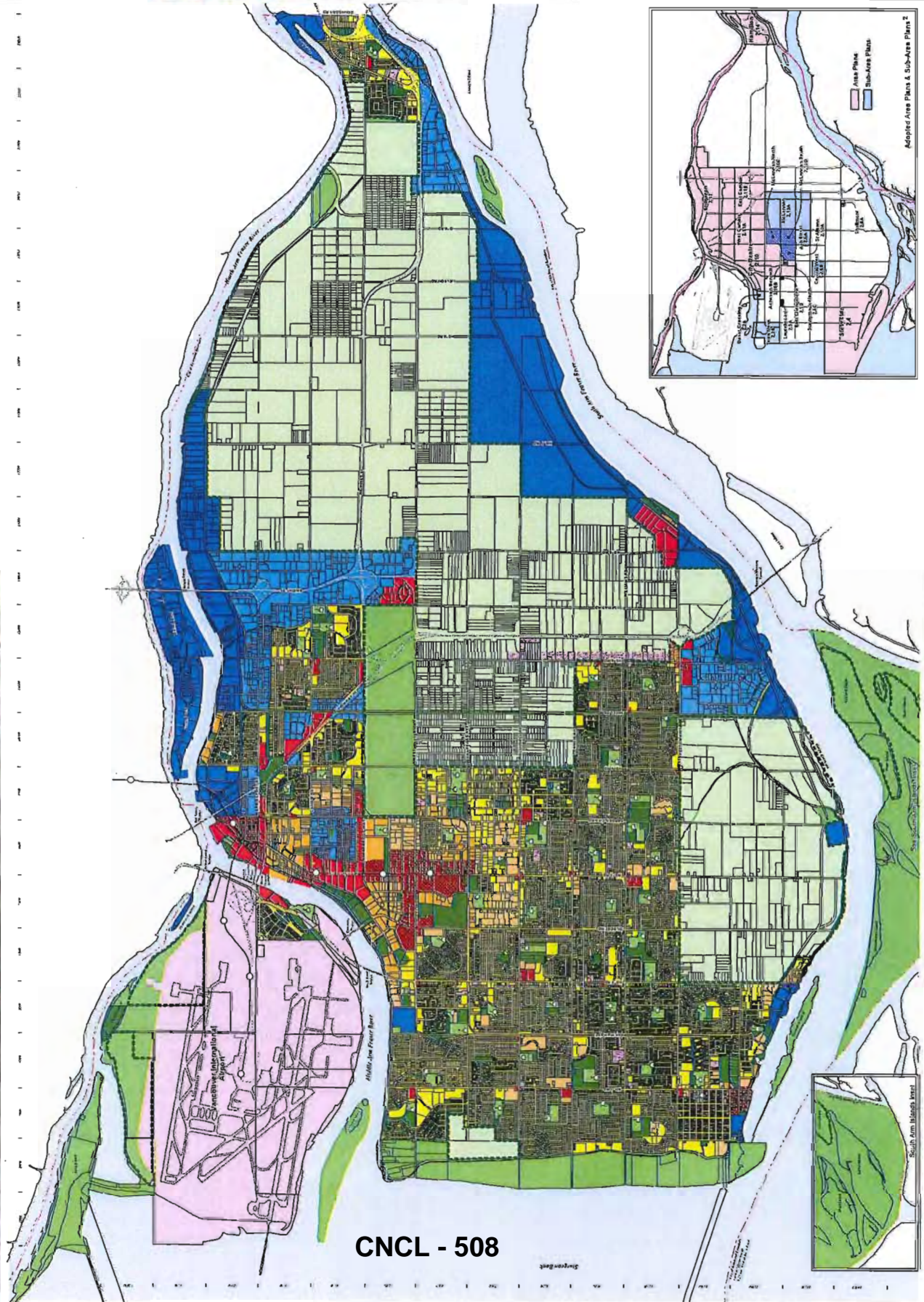
Terry Crowe  
Manager, Policy Planning

TTC:ke

pc: Joe Erceg, MCIP, Deputy CAO  
Wayne Craig, Director of Development  
Brian Guzzi, Senior Planner/Urban Design  
Kevin Eng, Planner 1



# City of Richmond 2041 OCP Land Use Map



CNCL - 508

Adopted November 10, 2012  
Revised July 8, 2013

Prepared by Frank Schreier



ATTACHMENT 1



**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** September 5, 2013

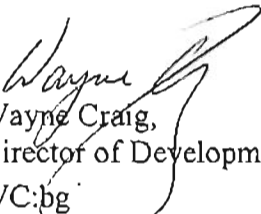
**File:** RZ 10-528877

**Re:** Application by First Richmond North Shopping Centres Ltd. for Rezoning at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road from "Single Detached ((RS1/F))" to "Neighbourhood Commercial (ZC32) - West Cambie Area" and "School & Institutional (SI)"

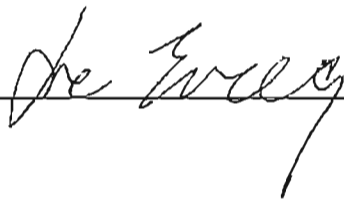
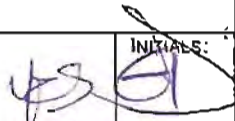
### Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP) as shown on the proposed amendment plan to:
  - a. reduce the minimum density permitted from 1.25 to 0.60 FAR in Mixed Use Area A;
  - b. adjust the proposed alignment of May Drive within the development lands; and
  - c. reduce the "Park" designation over portions of 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading.
2. That Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan "2041 OCP ESA Map" to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading.
3. That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and Official Community Plan Bylaw 9000 Amendment Bylaw 8973, having been considered in conjunction with:
  - a. the City's Financial Plan and Capital Program; and
  - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans; is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and OCP Bylaw 9000 Amendment Bylaw 8973 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)", be introduced and given first reading.

  
 Wayne Craig,  
 Director of Development  
 WC:bg

Att. 11

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Finance Division	<input checked="" type="checkbox"/>		
Real Estate Services	<input checked="" type="checkbox"/>		
Parks Services	<input checked="" type="checkbox"/>		
Engineering	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
Sustainability	<input checked="" type="checkbox"/>		
<b>DIRECTORS</b>	INITIALS: DW	<b>REVIEWED BY CAO</b>	INITIALS: 



## Staff Report

### Origin

First Richmond North Shopping Centres Ltd., (SmartCentres) has applied to the City of Richmond to rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)" in order to develop a shopping centre with a gross floor area of 36,018 m<sup>2</sup> (387,692 ft<sup>2</sup>) and a gross leasable floor area of 34,575 m<sup>2</sup> (372,162 ft<sup>2</sup>) and a small lot to be transferred to the City for "Park" purposes. This proposed development is intended to become the urban village centre for the West Cambie Area (WCA). This proposal would consolidate 20 lots creating two (2) development parcels approximately 7¼ acres each, separated by a new north-south road (i.e., the "High Street") linking Alderbridge Way and Alexandra Road. The east development parcel includes a proposed Walmart Store consisting of approximately 14,975 m<sup>2</sup> (161,188 ft<sup>2</sup>) of floor space. The following table provides an overview statistical summary of the overall proposed development.

Category	Proposed West Parcel	Proposed East Parcel	Totals
Gross Site Area - before dedications	-	-	67,891 m <sup>2</sup> (730,772 ft <sup>2</sup> ) 16.8 ac.
Net Site Area - after dedications	29,362 m <sup>2</sup> (316,049 ft <sup>2</sup> ) 7.26 ac.	29,243 m <sup>2</sup> (314,769 ft <sup>2</sup> ) 7.22 ac.	58,605 m <sup>2</sup> (630,818 ft <sup>2</sup> ) 14.48 ac.
Gross Floor Area	18,325 m <sup>2</sup> (197,248 ft <sup>2</sup> )	17,693 m <sup>2</sup> (190,444 ft <sup>2</sup> )	36,018 m <sup>2</sup> (387,692 ft <sup>2</sup> )
Gross Leasable Area	17,173 m <sup>2</sup> (184,849 ft <sup>2</sup> )	17,402 m <sup>2</sup> (187,313 ft <sup>2</sup> )	34,575 m <sup>2</sup> (372,162 ft <sup>2</sup> )
Major Anchors	8,883 m <sup>2</sup> (95,616 ft <sup>2</sup> )	14,975 m <sup>2</sup> (161,188 ft <sup>2</sup> )	23,858 m <sup>2</sup> (256,805 ft <sup>2</sup> )
Proposed FAR	0.62 FAR	0.61 FAR	0.62 FAR (overall)
Parkade Parking	411	-	1,153 stalls
Parking Under	-	314 under structures	
Parking On-Grade	175	253 open to the sky	
Total Parking	586	567	1,153 stalls

A staff report regarding the SmartCentres rezoning application was presented to Planning Committee on December 18, 2012 and was subsequently referred back to staff in order to address the following three main issues:

1. *Review arrangement for payment of cost for immediate construction of the road and any possible distribution of cost between developments.*

**Staff can advise Committee that:**

- In response to Council direction, SmartCentres has now agreed to pay the entire estimated land costs for the Connector Road. This is a significant improvement over the proposal presented to Planning Committee on December 18, 2012.
- The City would have to acquire the remaining 2 properties (4560/62 and 4580 Garden City Road) required for the Connector Road using the funding provided by

SmartCentres, which City staff estimate is sufficient to acquire these 2 remaining properties at a reasonable purchase price.

- SmartCentres has also agreed to pay the entire construction cost for the Connector Road via a Letter of Credit (LOC) based on construction costs in 2023 to allow the construction any time between now and 2023.
  - No Connector Road costs would be deferred to other development sites in the WCA.
2. *Look at the potential arrangement to purchase residences on the road pathway and other further alternatives if any.*

Staff can advise Committee that:

- SmartCentres will acquire 3 of the 5 properties (9071, 9091 and 9111 Alexandra Road) required for the Connector Road and dedicate to the City the required right-of-way across these properties.
  - SmartCentres has agreed to provide a cash contribution to the City in order to fund the City acquisition of the remaining 2 properties (4560 4562 and 4580 Garden City Road).
3. *Review alternatives to the proposed May Drive alignment and the proposed structure with the green space.*

Staff can advise Committee that:

- The Official Community Plan (OCP) designated Environmentally Sensitive Area (ESA) on the development site has been assessed by SmartCentres environmental consultant and supported by City's environmental consultant that the size of the designated "ESA" within the proposed development site should be reduced by approximately 1 acre from 2.57 to 1.57 acres (ac) due to human disturbance and the presence of invasive species;
- The designated "Park" area on the proposed development lands is approximately 1.51 ac and SmartCentres proposes the provision of 1.08 ac compensation (0.16 ac as dedication and 0.92 ac as SRW). It is also noted that the existing designated "Park" is compromised by human disturbance, invasive species and the recently reduced size of the "Park" beyond the boundaries of the site diminishes the ecological value of the "Park" area.
- The additional development land resulting from the SmartCentres proposed realignment of May Drive would be used primarily for parking that supports the proposed retail/commercial uses.
- This proposal has been reviewed by Parks staff and the reduction in the "Park" area is acceptable as alternative publicly accessible area is being provided on-site.

The following is a report that brings forward the SmartCentres rezoning application and responds to the Planning Committee referral.



## Findings of Fact

See **Attachment 1** - Location Map and **Attachment 2** - Air Photo. See **Attachment 3** for the Development Application Data Sheet. **Attachment 4** illustrates the SmartCentres Concept Site Plan. All the Conceptual Design Drawings are attached at the end of this document (see **Drawing Sheets 1 to 60**).

A Servicing Agreement will be required for this proposed rezoning application and SmartCentres has agreed to the associated frontage improvements and site servicing requirements, which are outlined in the rezoning considerations (see **Attachment 5** for details). A signed copy of the Rezoning Considerations is located in the rezoning file.

## Surrounding Development

To the North: across Alexandra Road is an area of older single-family residential lots - some occupied and others vacant - zoned "Single Detached (RS1/F)" and "Two Unit Dwellings (RD1)" plus one mixed-use (residential/commercial) development site recently rezoned to "Residential/Limited Commercial (ZMU16)" (see rezoning file RZ 12-598503) and one property zoned "School and Institutional Use (SI)". The Alexandra Neighbourhood Land Use Map calls for 3 different land uses on the north side of Alexandra Road along the frontage of the proposed development site:

- west portion: Business/Office with office over retail at a maximum 1.25 FAR.
- central area: Mixed-Uses abutting the High Street at medium density residential over retail and for the lands not abutting the High Street, medium density residential.
- east portion: Residential Area 1 with a base 1.5 FAR (maximum 1.70 FAR with density bonusing for affordable housing) for townhouses and low-rise apartments (4-storey typical).

There are currently 3 active rezoning applications involving 11 properties on the north side of Alexandra Road (opposite the proposed development) consisting of several 4 to 6-storey mixed-use (residential/commercial) and residential buildings with approximately 950 housing units:

To the East: across the proposed extension of May Drive the adjacent lot (9540 Alexandra Road) is designated "Park" and beyond is an area of older single-family residential lots - either occupied or vacant zoned - "Single Detached (RS1/F)" and recently designated in the WCAP as Residential Area 2 for townhouse development with 0.65 base FAR at a maximum 0.75 FAR with density bonusing for affordable housing;

To the South: across Alderbridge Way is the City-owned "Garden City Lands" within the Agricultural Land Reserve (ALR) and zoned "Agriculture (AG1)"; and

To the West: across Garden City Road is an area of retail/commercial land uses zoned "Auto-Oriented Commercial (CA)" and "Gas & Service Stations (CG1)".

## Related Policies & Studies

1. West Cambie Area Plan Referral: Planning Committee made the following referral to staff on September 18, 2012

*"that staff explore the best use of the land that is bounded by Alexandra Road to the south; Garden City Road to the west; Cambie Road to the north; and Dubbert Street to the east, and report back to the Planning Committee."*

A staff report regarding the West Cambie – Alexandra Neighbourhood – Business/Office Area dated June 24, 2013 was presented to Council on July 8, 2013 but this report was subsequently referred back to staff “to further consider mixed use including commercial, residential and office use and the appropriate proportion and numbers of units for each use”. Policy Planning staff are reviewing this area and a separate report to Planning Committee on the land use referral will be presented for consideration at a later date. Staff believe that this application can proceed at this time, without any impact on the referral.

2. West Cambie Park designation to Townhouse Residential: The properties on the south side of Alexandra Road and east of the proposed May Drive extension were previously designated in the WCAP as “Park” area within the West Cambie Park. However, a recent amendment to the WCAP has re-designated the majority of these properties to “Residential Area 2” for townhouse development with base 0.65 FAR (maximum 0.75 FAR with density bonus for affordable housing) similar to the properties on the north side of Alexandra Road. The “Park” designation is retained on 9540 Alexandra Way so that the north-south trail connection through the area is maintained. The proposed SmartCentres development would be compatible with these recent nearby land designations.
3. Connector Road Alignment: City staff have determined that the Connector Road as envisioned in the WCAP – Alexandra Neighbourhood is a critical component of this development since this is the single largest anticipated redevelopment within the immediate vicinity of the Connector Road. The Connector Road has been realigned to reduce the impact on nearby development sites, which has also reduced the number of properties required for the road realignment. However the road realignment still impacts 5 properties, specifically: 9071, 9091 and 9111 Alexandra Road and 4560/62 and 4580 Garden City Road. See **Attachment 6** for the Connector Road realignment land requirements.
4. Connector Road Funding Strategy: City staff previously recommended that SmartCentres acquire the necessary property for the Connector Road and pay for all construction costs. SmartCentres has now agreed to acquire 3 of the 5 properties (9071, 9091 and 9111 Alexandra Road) and dedicate the required road right-of-way (ROW) for the Connector Road and voluntarily contribute approximately \$3,450,000 to the City for the estimated acquisition of the remaining 2 properties (4560/62 and 4580 Garden City Road). The proposed contribution amount is estimated to enable the City to acquire these properties including all associated costs such as land, legal and demolition costs. The City will reimburse SmartCentres with any surplus funds from their contribution for these 2 properties if there is any residual funding for these lots after all City costs have been paid. SmartCentres has also agreed to pay for the entire construction cost of the Connector Road.
5. West Cambie Park and Environmentally Sensitive Area (ESA): The SmartCentres proposed alignment of May Drive would reduce the “Park” designated in the WCAP (see **Attachment 7**).
  - a. The existing OCP “ESA” designation consists of approximately 2.57 ac.
  - b. The Developer’s environmental consultant (Stantec Consultants Ltd.) has conducted a detailed assessment of the designated “ESA” and suggests that the designated “ESA” be reduced by approximately 1.0 ac, which is also supported by the City’s external environmental consultant.

- c. Both the OCP designated “ESA” and the suggested reduction of the designated “ESA” proposed by Stantec includes the area required for the May Drive extension as identified in the WCAP.
- d. The designated “Park” area on the development lands is approximately 1.51 ac.
- e. As a result of the Developer’s proposal the City would receive
  - 0.16 ac as “Area J” for “Park” purposes, which is also designated “ESA”; and
  - 0.92 ac in SRW’s over the proposed elevated landscaped deck and transition areas.
  - 1.08 ac total of publicly accessible open space for the loss of approximately 1.51 ac of “Park”.
  - The reduced compensation for “Park” is acceptable since the designated “Park” area, which is overlapped by “ESA” is compromised by invasive species and the relatively small size of this area diminishes the ecological value of the “Park” area.
  - Sustainability initiatives proposed by the Developer include participation in the Alexandra District Energy Utility, provision of electric vehicle stall with plug-in charging equipment, storm water management measures, additional bus stops and shelters, end-of-trip bicycle facilities with additional bike parking and storage plus the incorporation of native trees and plantings wherever possible. These initiatives in combination with the proposed land dedication and SRW’s further enhance the environmental sustainability of this proposed development.

6. Alexandra Mixed-Use Area A – Proposed Reduction of Minimum Density: The WCAP Alexandra Neighbourhood Land Use Plan, for “Mixed-Use Area A” specifies a minimum 1.25 FAR and a maximum of 2.0 FAR (i.e., the proposed west side of the development site).

The intent of the minimum 1.25 FAR for “Mixed-Use Area A” was established to require that “Development along Alderbridge must be a compact, urban form and meet high standards of site planning and urban design” and “... all development must demonstrate an appropriate site, building and landscaping response as an integral component of a ‘complete and balanced’ community.” This area is intended as a vibrant, pedestrian-friendly urban village centre for the WCA. SmartCentres proposes a 0.62 FAR, which is approximately half of the minimum 1.25 FAR in the WCAP which requires an OCP amendment. See **Attachment 8** for the existing Alexandra Neighbourhood Land Use Map and **Attachment 9** for the proposed changes to the Alexandra Neighbourhood Land Use Map. The following points are noted:

- The proposal provides for buildings along all frontages and the majority of parking areas are concealed or screened behind buildings from views along fronting streets;
- If the proposed parking structures consisting of approximately 15,938 m<sup>2</sup> (171,561 ft<sup>2</sup>) were included in the FAR calculation the proposed density would be 0.86 FAR and if the parking area under the building was included in the calculation the FAR would be even higher; and
- SmartCentres has committed to further enhance and activate the pedestrian realm along the Alexandra Way pedestrian corridor and the High Street during the Development Permit stage as indicated in the Rezoning Considerations.

In summary, an amendment to the WCAP can be supported since SmartCentres has agreed to further enhance and activate the pedestrian realm during the Development Permit process.

7. Alexandra Neighbourhood Amenity Charges: SmartCentres must contribute the following prior to final adoption of the rezoning in keeping with the West Cambie – Alexandra Interim Amenity Guidelines:
  - City beautification amenity charges of \$232,615.20 (387,692 ft<sup>2</sup> x \$0.60/ft<sup>2</sup>). Credits will be applied to the Alexandra Interim Amenity Charges City Beautification for the design and construction costs related to the Alexandra Way pedestrian corridor; and
  - Community planning and engineering planning charges of \$27,138.44 (387,692 ft<sup>2</sup> x \$0.07/ft<sup>2</sup>).
8. Alexandra Neighbourhood Development Agreement: Council, on June 25, 2007 authorized the execution of the "Alexandra Neighbourhood Development Agreement" for the provision of required off-site sanitary and storm sewer utility works. The subject development is required to provide their proportionate share of the costs associated with the execution of the "Alexandra Neighbourhood Development Agreement" prior to connecting the utility works covered by this agreement. The required payment will be calculated and collected prior to issuance of a building permit for the subject development and will include current interest charges as defined by the agreement. SmartCentres must contribute \$480,738.08 (387,692 ft<sup>2</sup> x \$1.24/ft<sup>2</sup>) indexed at the applicable rate, in accordance with the Alexandra Neighbourhood Development Agreement for previously constructed infrastructure improvements in the Alexandra Neighbourhood.
9. Local Area Development Cost Charges (Alexandra DCC's): In addition to City-wide Development Cost Charges (DCCs) applicable to the application, the applicant is required to pay the Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard and the acquisition and development of lands for the Alexandra Neighbourhood Park.
10. Aircraft Noise Policy: The proposed development is located in Area 1A of the Aircraft Noise Sensitive Development Map, which prohibits any new developments that contain aircraft noise sensitive uses such as residential, school, daycare and hospital uses. The proposed development does not include any such uses but registration of a restrictive noise indemnity covenant for non-noise sensitive development and SRW in favour of the Vancouver International Airport (YVR) is required as part of the rezoning considerations. Provision of an acoustic report will be required as part of the Development Permit process.
11. Flood Plain Management Policy: The Flood Construction Level (FCL) for the site is 2.6m GSC in the WCAP. The proposed development is designed to 2.6m GSC with the exception of the proposed Walmart lobby and Buildings M and N along Alderbridge Way. SmartCentres will be required to submit a survey of Alderbridge Way (May Drive to High Street), set these finished floor elevations as high as possible and provide a supportable rationale for the lower elevation to the satisfaction of the Senior Manager - Buildings and the Director of Engineering. A floodplain covenant will be secured as a condition of rezoning.
12. Neighbourhood Plan, Design Guidelines Compliance and Urban Design Improvements: Proposed deviations from WCAP neighbourhood structure and design guidelines can be dealt with at the Development Permit stage. Urban design improvements required at the Development Permit stage include advancing the concept design and resubmission of more detailed design drawings to ensure:

- the establishment of a compact, vibrant, pedestrian oriented, urban village centre that is integral part of the neighbourhood and will become the retail/commercial heart of the Alexandra Neighbourhood;
- an attractive, accessible, activated, comfortable, pedestrian-friendly retail/commercial environment with strong pedestrian scale streetwall definition, the possibility for restaurants/shops to extend out to the back of sidewalk including numerous small neighbourhood scale character shops plus an interesting mix and variety of retail shopping opportunities along the High Street;
- a higher quality architectural expression around the entire perimeter of the development site by extending the signature corner treatments (e.g., Alderbridge Way and Garden City Road) further along the building faces on all perimeter building facades including greater horizontal articulation and permeability of perimeter building facades to add more visual interest through enhanced architectural character and an appropriate proportion of transparent and opaque combination of surfaces for the proposed buildings that face the perimeter streets around the exterior of the proposed development;
- the strong presence and continuation of the Alexandra Way pedestrian corridor, and neighbourhood pedestrian spine, through the proposed development with high-quality pavements and contrasting colours that identify the direction of Alexandra Way to and from the neighbourhood to the urban plaza at the corner of Garden City Road and Alderbridge Way. The Alexandra Way pedestrian corridor should be punctuated with periodic pedestrian plaza areas and pedestrian amenities to activate and attract pedestrian traffic and facilitate seasonal events, designed with ample pedestrian space and focused on creating opportunities to encourage pedestrians to sit and linger. The plaza spaces should incorporate other features such as public art and focal elements that add interest and variety to the pedestrian experience. The ground plane paving treatment along the Alexandra Way pedestrian corridor through the proposed development site should include a distinctive and continuous decorative paving treatment extending from building face to building face (along this route through the proposed development) with significant differentiation between the Alexandra Way corridor and other the other internal streets and sidewalks within the overall development;
- a reduction in the amount of signage that is coordinated with the proposed floor plans including the better integration or elimination of redundant signage such as the proposed “Directional Signage” pylons and stronger coordination with the enhanced architectural character of proposed buildings at corner locations;
- safe and efficient pedestrian movement that reflects the direction of the pedestrian traffic toward the Walmart store within the parking area including consideration of east-west oriented parking aisles within the open parking area on the east development parcel with wider bio-swales;
- improved coordination between the landscape and architectural design, including a stronger reliance on the informal clustering of large coniferous tree planting around the perimeter of the proposed development site to enhance the massing and materials articulation/treatment of the building facades, particularly along the Alderbridge Way frontage that is visible from the Garden City Lands to the south; and
- acceptable resolution of any non-compliance with all relevant design guidelines.

## Consultation

### Public Input

Development signs have been posted as notification of the intent to rezone these 20 properties.

Prior to the initial presentation of this rezoning proposal to Planning Committee on December 18, 2012, a letter was received from Polygon Homes Ltd., dated June 2, 2011 expressing concern regarding the SmartCentres proposed frontage conditions along the south side of Alexandra Road with specific reference to the easterly service and loading area. Polygon has recently acquired several properties on the north side of Alexandra Road including 9393, 9431, 9451, 9471, 9491, 9511 and 9531 Alexandra Road and these 7 properties are on the opposite (north) side of Alexandra Road from the proposed service/loading area of the proposed Walmart store. In general, Polygon proposes 5 to 6-storey residential development on the north side of Alexandra Road. The east development parcel of the SmartCentres proposal has been modified in the following ways to address the Polygon concerns. The Walmart Store service and loading area has been blocked from the majority of views along Alexandra Road by a solid screen wall and overhead by an open trellis structure to carry a vine planting. In addition the surface parking lot has been largely screened from views by an elevated and landscaped deck for public use and enjoyment. While the design improvements will limit the impact of the loading/service area across from the residential uses, relocating the loading function within the site would represent a substantial design improvement and will be further investigated at the Development Permit stage.

Since the Planning Committee referral of December 18, 2012, the City has received 2 additional letters and 22 emails from individuals regarding the SmartCentres rezoning application. In general, these comments can be summarized as follows:

- Expressions of concern and opposition to the SmartCentres rezoning application;
- The majority of correspondence regarding this rezoning application express appreciation and support for the adjacent Garden City Land to be retained within the Agricultural Land Reserve (ALR) and designed to accommodate compatible uses such as for wildlife, farming, garden plots and recreation;
- Concerns expressed regarding the impact of the SmartCentres proposed development on the Garden City Lands and in particular the views to the north from the Garden City Lands;
- Requests for the retention of the existing native vegetation along the north side of Alderbridge Way on the south side of the SmartCentres (Walmart) site; and
- See **Attachment 10** for all public correspondence received to date since June, 2011 regarding this rezoning application.

In response it is noted that the SmartCentres proposed commercial development is located within the Alexandra area of the WCAP, which allows for substantial commercial development including large floor plate retail stores and general merchandise retailers such as the proposed Walmart store. The initial SmartCentres rezoning application in 2003 triggered the referral from Planning Committee to update the WCAP, which was formulated by staff and consultants and approved by Council in 2006 after a lengthy process that involved substantial public consultation.

The Alexandra Neighbourhood Land Use Plan establishes the vision of a complete and balanced community within for the area bounded by Garden City Road, No. 4 Rd, Alderbridge Way and Cambie Road. The proposed development site is separated from the Garden City Lands by Alderbridge Way and the proposed development would not encroach into the ALR. In order



address public concerns regarding the loss of existing native vegetation along the north side of Alderbridge Way on the development site and the anticipated visual impact of the proposed development on views to the north from the Garden City Lands, SmartCentres has proposed a planting strategy along the north side of Alderbridge Way that includes a combination of native coniferous and deciduous tree planting. SmartCentres drawings include simulated views of the proposed development from the Garden City Lands, which demonstrate that the proposed informal, native planting along Alderbridge Way, in combination with the relatively low proposed building heights would not block skyline or profile views of the north shore mountains from the south or central portions of the Garden City Lands.

## **Staff Comments**

### **Analysis**

#### **Conditions of Adjacency**

North Edge: The future Connector Road will ultimately result in 1 consolidated lot between the connector road and the SmartCentres proposed development site (west development parcel). The City has on file a schematic concept for the redevelopment of this future consolidated lot submitted by SmartCentres and they propose various screening techniques along the south side of Alexandra Road to address the buffering of the 2 proposed service/loading areas, open parking areas and the parkade. The loading/service area for the west side of the development site along Alexandra Road includes proposed architectural and landscape screening and will be set back from the road when the future Connector Road is constructed. The Walmart loading/service area incorporates more elaborate screening that includes a proposed building wall extension and overhead trellis system with vine planting together with a dense landscape planting scheme along the boulevard. The open parking area within the east development parcel is screened along Alexandra Road with a proposed elevated landscape deck. The proposed parkade screening on the west parcel includes a multi-layered, mature landscape planting treatment consisting of coniferous and deciduous trees and dense shrub planting.

East Edge: The proposed open parking area within the east parcel is screened along May Drive with dense evergreen shrub plantings on the ground plane plus an over-storey of canopy trees.

South Edge: The proposed open parking area within the east parcel would be screened with dense shrub planting and a double row of trees while buildings block views of parking areas in the west parcel. There is an off-street combined pedestrian/bicycle greenway on the boulevard. The planting strategy along the north side of Alderbridge Way would consist of a formal arrangement of native street trees together with informal groupings of native coniferous trees within the building setback zones in combination with dense native shrub plantings. The WCAP does not require any additional ALR setback requirements and none have been included in the proposed zoning district "Neighbourhood Commercial (ZC32) – West Cambie Area".

West Edge: The west edge of the development site includes the required greenway treatment on the boulevard along Garden City Road and provides an appropriate, dense, evergreen foundation planting in combination with a double row of street trees to the proposed buildings.

## **Legal Agreements & Land Requirements**

Land dedications are required for road purposes along Alderbridge Way, Garden City Road, May Drive, High Street and the Alexandra Road realignment. "Area J" as shown on **Attachment 4** at the northeast corner of the proposed development site is required to be transferred to the City as a fee simple lot for uses to be determined by the City and to the satisfaction of the Manager of Real Estate Services and the Director of Development. Statutory Right-of-Ways (SRW's) are required for "Area E" and the elevated landscaped deck over a portion of the surface parking area on the east development parcel as shown on **Attachment 4** plus the proposed Alexandra Way pedestrian corridor, which would connect the Alexandra Road/High Street intersection to the southwest corner of the site, through the proposed west development parcel. In addition, various other legal agreements will be required. See **Attachment 5** - Rezoning Considerations.

## **Transportation & Traffic**

### **1. Connector Road Realignment:**

- a) The 2003 SmartCentres rezoning application (RZ 02-235259) was one of the principal reasons to initiate the West Cambie Area Plan (WCAP) update. SmartCentres participated in the area planning process and as such they were aware of the area plan goals and objectives. The WCAP was adopted on July 24, 2006 and the Connector Road realignment was identified as a key component in the area plan. See **Attachment 6** for road realignment land requirements.
- b) In June 2011, the City adjusted the alignment of the Connector Road as part of a development application (RZ 10-534751 and DP 12-613923) for a mixed-use development consisting of 132 residential units including a small commercial-retail unit fronting the north side of Alexandra Road located at 9251 and 9291 Alexandra Road. The Connector Road realignment involved utilizing the existing Alexandra Road right-of-way as much as possible, which had the added benefit of reducing the land requirements and the construction costs for the Connector Road realignment.

### **2. Connector Road Funding Strategy:**

- a) The Developer has now agreed to pay for all the estimated costs associated with the Connector Road (land and construction) and will provide:
  - the required road dedication needed to facilitate the Connector Road realignment from 9071, 9091 and 9111 Alexandra Road;
  - a cash contribution of \$3,450,000 for the future acquisition by the City of the remaining lands required (4560/62 and 4580 Garden City Road) at a reasonable cost; and
  - LOC for the estimated construction cost of the Connector Road realignment. The City will utilize the LOC to fund road construction after all required property has been acquired.
- b) The current funding strategy for the Connector Road significantly reduces the risk to the City and defers no costs to other development sites within the catchment area.

3. Summary Assessment: The following provides a summary of the current Connector Road proposed funding strategy:

a. Pros:

- Comparing with the previous proposal presented to Planning Committee, the current proposal from SmartCentres significantly reduces the risk to the City for implementing the Connector Road.
- The other road improvements proposed by SmartCentres will ensure acceptable performance of the existing road network for up to 10 years, which allows time to acquire the remaining properties and construct the Connector Road.
- This approach provides the City with the ability to acquire the 2 remaining properties and build the Connector Road realignment without seeking additional funding from other development based on the currently estimated acquisition cost.
- The City could process the construction of the Connector Road once all the property is secured since the City would have SmartCentres LOC for the full cost of construction costs based on the 2023 estimated construction value.

b. Cons:

- The City will need to negotiate the purchase of the remaining 2 properties (4560/62 and 4580 Garden City Road).
- Over time, if property values escalate at a significant rate, the contribution provided may not be sufficient. Staff would begin property negotiations shortly after the funding contribution has been provided to the City.

4. Other Improvements & Land Dedications: Since the Connector Road will not be constructed by the opening day of the proposed development, the following road improvements are required along the following streets:

- a. Alderbridge Way to ensure the required road widening and provision of a minimum 4.8 m wide shared pedestrian/cyclist path and boulevard on the north side of the road from the back of curb;
- b. Garden City Road to ensure the required road widening and the provision of a minimum 7.77 m wide shared pedestrian/cyclist greenway and boulevard on the east side of the road from the back of curb;
- c. Alexandra Road to ensure the required road widening and provision of a minimum 3.65 m wide boulevard/sidewalk on the south side of the road plus allowances for a 9 m wide driving/parking surface and 1.0 m wide shoulder within the road dedication;
- d. May Drive to ensure the provision of the full road width or a minimum 20 m wide north-south road extension connecting Alexandra Road and Alderbridge Way;
- e. High Street to ensure the provision of the full road width or a minimum 22.7 m wide new north-south road connecting Alexandra Road and Alderbridge Way;
- f. Various road improvements at the following intersections: Alderbridge Way/May Drive; Alderbridge Way/High Street; Alderbridge Way/Garden City Road and Garden City Road/Alexandra Road plus special crosswalks on the High Street at the proposed access to the site and at Alexandra Road including Alexandra Road at the High Street; and

- g. The exact width of all required road/intersection improvements and the associated land dedications are based on functional road designs, subject to the approval of the Director of Transportation and to be confirmed by survey plans.

5. Parking & Loading:

- a. The required parking rate for this proposed development is 3.0 spaces per 100 m<sup>2</sup> the first 350 m<sup>2</sup> of floor area and 4.0 spaces per 100 m<sup>2</sup> of floor area for the remaining floor area. The proposed parking is less than the Zoning Bylaw by 16% (1,382 required versus 1,153 proposed) but the WCAP includes the allowance for a 20% reduction in parking subject to a Transportation Impact Study and acceptable Transportation Demand Management (TDM) measures. SmartCentres has proposed the provision of the following TDM measures:
- Bicycle storage (25% more than the bylaw requirements);
  - Two (2) end-of-trip cycling facilities with a total three (3) water closets per gender, 2 wash basins per gender and 3 showers per gender with 1 end-of-trip cycling facility to be provided on the west development parcel and 1 on the east development parcel;
  - Three (3) bus stop upgrades (bus shelters and accessible bus landing pads for each) within the vicinity of the site; and
  - Ten percent (10%) of the total parking spaces pre-ducted for electrical vehicle (EV) plug-ins plus a minimum of 4 EV parking stalls (i.e., 2 on the west development parcel and 2 on the east development parcel) be equipped with charging stations (240V).

6. Summary:

- a. The currently proposed funding strategy for the Connector Road assumes that the Developer will pay for the entire cost of the Connector Road (land and construction) with no costs deferred to other development sites within the catchment area.
- b. Compared with the previous proposal presented to Planning Committee, SmartCentres has agreed to pay for the 41% of the Connector Road costs that would have been contributed by other development sites within the catchment area.

**Engineering & Servicing**

1. Storm Sewer: All site storm drainage must be directed to Alexandra Road except for road run-off from the south half of High Street and May Drive that may be drained to Alderbridge Way. The storm sewer along the Alexandra Road must be upgraded to a minimum 600mm diameter pipe including a new connection across Garden City Road to the existing 1200mm diameter storm drain.
2. Sanitary Sewer: Sanitary analysis is required for the Odlin West sanitary pump station. Sanitary sewer improvements are required on Alexandra Road, May Drive and High Street. A 6.0 m wide Statutory Right of Way (SRW) for utility purposes is required for the proposed sanitary sewer within the future May Drive connecting Alexandra Road and Tomicki Avenue. The required SRW is located within 9451 and 9471 Alexandra Road and is to be measured 6.0 m from the east property lines of these 2 properties.
3. Water Service: A new watermain is required on Alexandra Road, High Street and May Drive and asbestos-cement (AC) watermain replacement is required along Garden City Road.

4. Hydro/Telephone: Pre-ducting works are required on the following proposed roads subject to confirmation from BC Hydro and telecom providers:

- a) proposed May Drive (from Alderbridge Way to Alexandra Road), and
- b) proposed High Street (from Alderbridge Way to Alexandra Road).

The removal of existing power poles and installation of underground pre-ducting along the east side of Garden City Road and along the north side of Alexandra Road will be at the discretion of BC Hydro.

5. Summary: The City has defined the scope of work description for required frontage improvements and site servicing for the Servicing Agreement in the Rezoning Considerations (see **Attachment 5**). All servicing infrastructure works shall be as per City requirements and to final approval by the Director of Engineering and the Director of Transportation.

### **Site Planning & Urban Design**

1. Pedestrian-Oriented Village Centre: The WCAP envisions a compact, urban, pedestrian friendly village centre for the Alexandra Neighbourhood – Area A (proposed west parcel). There are enhanced pedestrian environments within the development that include wider sidewalks, raised pedestrian crossings, permanent and seasonal plaza areas and a moderate level of pedestrian enhancements. Further design development is required at the Development Permit stage to ensure a high quality design with an appropriate level of pedestrian amenities.
2. Streetscape Design: The proposed streetscape design responds to the various edge conditions surrounding the site including the 2 greenways (along Alderbridge Way and Garden City Road). However, further design development is required through the Development Permit stage to ensure effective screening of parking areas, adequate buffering of the parkade and loading/service areas, building façade enhancements and boulevard treatments, the elimination of stairs in the public realm and high quality streetscape design. The High Street is an important urban design component of the Alexandra neighbourhood village centre concept that should be designed to generate and attract pedestrian activity with retail uses, appealing streetfront architectural façades, variety in streetscape design and high quality pedestrian amenities. While the proposed site plan allows for adequate pedestrian circulation space, careful attention to detailed design at a larger scale is required during the Development Permit stage to ensure the WCAP vision is achieved with an appropriate level of activation for this important pedestrian retail street.
3. Design Development: Further design development of the architectural facade designs, site planning and landscape design are required at the Development Permit stage as indicated above and in the rezoning considerations (see **Attachment 5**).

### **Architectural Form & Character**

Street Fronting Building Façades: The proposed building façades include design variety and visual interest that break long retail frontages into smaller CRU's. The streetfront façade design also attempts to replicate retail storefronts, along streets with rear facing buildings however, further design development is required at the Development Permit stage to ensure there is:

- correlation between storefront façade design and proposed CRU floor areas;
- appropriately scaled building streetwalls with a visual appearance taller than 1-storey;

- sufficient architectural variety with appropriate design commonalities;
- incorporation of high quality building materials with abundant storefront transparency;
- a complementary mix of retail uses and an integrated streetscape design;
- acceptable pedestrian activation with potential for retail uses expanding onto the boulevard;
- adequate streetscape improvements with appropriate pedestrian comforts and amenities;
- creation of a vibrant, attractive and pedestrian friendly retail/commercial street; and
- a coordinated streetscape design with ample visual interest and pedestrian scaled signage.

See also Design Guidelines Compliance above and Rezoning Conditions - **Attachment 5**.

## **Landscape & Open Space Design**

### **1. Existing Trees:**

- a. SmartCentres has provided a tree survey and arborist report with an assessment of all on-site trees.
- b. Staff and the proponent investigated the retention of significant and high quality trees but tree retention could not be achieved due to road improvements, grade changes and the form of development.
- c. SmartCentres proposes the removal of all site trees but will provide 344 replacement trees as part of the landscape plan and/or cash-in-lieu if the total number of replacement trees cannot be located on-site. The Tree Preservation Coordinator agrees with the proposed tree removal. The existing site trees can be removed following the Public Hearing with the appropriate tree removal permit and bonding for replacement trees on a 2 for 1 basis.
- d. There are 3 significant trees and 1 high value tree (i.e. 1-80cm caliper Douglas Fir, 1-111cm caliper Douglas Fir, 1-100cm Linden and 1-35cm Balsam Fir), which SmartCentres proposes to remove. SmartCentres proposes to plant 4 specimen replacement coniferous trees (minimum 5 m high or 20cm caliper for deciduous trees) and this will be addressed at the Development Permit stage.
- e. Through the Development Permit process, staff will ensure the landscape plan includes native tree species diversity to provide increased bio-diversity plus year round screening and visual interest.

### **2. Landscape & Open Space Design:**

- a. Alexandra Way Pedestrian Corridor: This important neighbourhood pedestrian corridor is proposed to extend along the both sides (east and west boulevards) of the High Street north block with a connection between the east and west development parcels at the both ends of the High Street north block. This pedestrian corridor continues through the west development parcel, eventually connecting with the northeast corner of the Garden City Road and Alderbridge Way intersection. The proposed design allows for a minimum 3.5m wide pedestrian walkway including the following features, decorative paving, lighting, banners, hanging baskets, street furniture, wayfinding signage, weather-protection, tree, shrub and floral plantings, seasonal displays and public art.



- b. Further design development is required during the Servicing Agreement and Development Permit stages to ensure a high quality design with a full range of pedestrian amenities and comforts. A SRW will be required over this area to ensure public pedestrian access. Maintenance of this pedestrian corridor will be the responsibility of SmartCentres.
- c. Boulevard Design: Both Alderbridge Way and Garden City Road are designated greenways with boulevard planting strips, minimum 2 rows of street trees and off-street bike lanes. The design proposes a shared pedestrian/bike path along Alderbridge Way and a separated pedestrian sidewalk and bike lane along Garden City Road. The proposed landscape design behind the sidewalk (within the building setback) includes a zone of tree and shrub planting that varies in width along the fronting roads in order to enhance the rear building facades. Along Alexandra Road, the Building A (west parcel) loading area would be screened by a minimum 2m wide landscape strip between the sidewalk and the screen wall while the Walmart loading area (east parcel) would be screened by a minimum 4.0 m wide landscape strip between the sidewalk and the screen wall including an overhead trellis for additional screening from above. The proposed High Street design features wider sidewalks (min. 4.5m wide) for cafes and retail activities to expand onto the boulevard, with street trees and median plantings to add variety and seasonal interest to the streetscape design. May Drive is proposed as a standard City street with typical sidewalk and boulevard plantings. More design development of these street frontages is required through the Servicing Agreement and Development Permit stages to ensure high quality streetscapes.
- d. Raised Landscape Deck: The design proposal includes an elevated landscape deck at the northeast corner of the site to screen open parking areas and add usable green space for the future adjacent higher density residential projects and the general public. The grade transition from Alexandra Road onto the landscape deck has been reduced to a maximum slope of 3:1. The proposed deck design incorporates multiple pedestrian entry points including a stair connection to the parking area below. The proposed design character is informal and predominately green incorporating passive recreation opportunities with numerous seating areas adjacent to the pathway system. The pathway system includes minimum 2.0 m wide sidewalks and pedestrian scale lighting for safety. The proposed planting includes abundant tree and evergreen shrub planting complete with an automatic irrigation system. Further design development will be necessary to ensure a high quality design and appropriate crime prevention measures are incorporated. Maintenance of this SRW area will be the responsibility of SmartCentres.
- e. See also Design Guidelines Compliance above and Rezoning Conditions - **Attachment 5**.

#### **Alexandra District Energy Utility (ADEU), Sustainability & Environmental Design**

##### **1. Alexandra District Energy Utility (ADEU):**

- a. SmartCentres has agreed that 63% to 69% of the proposed floor area or approximately 70% of the total annual heating and cooling energy demand will be serviced by the ADEU but this is subject to Council approval of amendments to the ADEU bylaw to allow less than 70% participation. Furthermore, obligations to connect to the ADEU will be subject to Council's future approval of capital funding for the expansion of ADEU infrastructure necessary to service the development. Upon Council's support for this rezoning, staff will

bring forward expansion options for consideration. The participation of this development proposal in the ADEU will be limited to the large format tenants (Buildings A and the East Anchor Building – Walmart Store). More detailed energy modelling will be required to establish the extent of the energy demand represented by those tenants. SmartCentres will be required to coordinate with Engineering staff to determine this demand as part of the Servicing Agreement process.

2. Sustainability & Environmental Design: SmartCentres has agreed to provide the following environmental and sustainability features:

- LEED Silver equivalency for the project;
- Compact development with the majority of stalls in 3 covered/structured parking areas;
- Electric vehicle stalls with plug-in charging equipment;
- Improved on-site pedestrian circulation (Development Permit refinements required);
- Reduced storm water discharge through rooftop detention, permeable paving, bio-swales and the storm water discharge treatment through oil and water separators;
- Water efficient plumbing fixtures and drought tolerant planting; and
- Reduced energy consumption and attention paid to the efficiency of the building envelope and HVAC systems plus high-efficiency night-sky friendly lighting.

**Public Art & Crime Prevention Through Environmental Design (CPTED)**

1. Public Art: SmartCentres will either provide public art on-site along the Alexandra Way pedestrian corridor in accordance with the City's Public Art Policy or provide cash-in-lieu to the City Public Art fund, which is currently estimated to be approximately \$155,077 (387,692 ft<sup>2</sup> x \$0.40/ft<sup>2</sup>).
2. CPTED: The inside of the parkade (walls, columns and ceilings) will be painted with reflective white paint with lighting levels as required by the BC Building Code. The open parking areas will be well lit with fixtures providing good colour rendition. A complete and comprehensive list of CPTED enhancements will be provided during the Development Permit stage.

**Refuse & Recycling**

The proposed refuse/recycling facilities meet the City minimum requirements. Each separate building will have a designed refuse/recycling room, including grease bins for restaurants, if appropriate. Garbage rooms will be provided with 2 large containers (for garbage and cardboard) and separate carts for food scraps, paper, glass and plastics (4 carts in total). Plans will be provided at the Development Permit stage with the layout and location of all facilities.

**Richmond Advisory Design Panel (ADP)**

This rezoning application was presented to the ADP on December 8<sup>th</sup>, 2011. See **Attachment 11** for ADP comments followed by SmartCentres responses in *bold italics*. The ADP expressed concerns regarding the form and character of the SmartCentres proposal, which are summarized in the following statements:

- Project would benefit from increased density to reflect a more urban 'Village' character;
- More storefronts and retail development that front onto the surrounding perimeter roads;
- Improved architectural retail streetfront design to create an improved 'Gateway' experience;
- More intense urban design required to create a more sophisticated urban character;
- Stronger architectural expression is required to balance the size and scale of Walmart store;
- High Street requires more vertical definition and should be the retail heart of the project;
- Hierarchy of linked outdoor rooms is required on the Alexandra Way pedestrian corridor;
- Pedestrian improvements are needed at entries/crossings plus continuous rain protection;
- The elevated landscape deck should expand the variety of uses and improve linkages;
- More attention to CPTED issues is required under the elevated landscape deck; and
- Inadequate screening of the loading areas.

The Development Permit process will include a more detailed presentation to the ADP.

### **Financial Impact**

The financial implications to the City are as follows:

1. It is estimated that the SmartCentres current proposal includes sufficient funding to acquire all the land at a reasonable cost and construct the Connector Road as soon as all the land has been acquired. Effectively, SmartCentres is offering to pay for the entire cost of the Connector Road (land and construction).
2. Under the SmartCentres proposal the City would have to acquire the remaining 2 properties (4560/62 and 4580 Garden City Road). The total estimated value to acquire these 2 properties is estimated to be approximately \$3,450,000 (land, legal and demolition costs) in 2013 taking into consideration SmartCentres accepted offers for the other 3 properties. SmartCentres has agreed to a voluntarily cash contribute to the City of \$3,450,000 for the acquisition of these 2 properties. After all City costs related to the acquisition of these properties then any residual funding would be reimbursed to the Developer. This cash contribution should be sufficient funding to acquire all the land.
3. The Connector Road is not required to be constructed for 10 years based on the other transportation and traffic improvements to the surrounding road network that SmartCentres has agreed to install. SmartCentres will provide a LOC for the construction amount, which will enable the City to construct the Connector Road at any time between now and 2023.

### **Conclusion**

SmartCentres has now agreed to pay for the entire Connector Road costs (land and construction). This is a significant concession in excess of the previous proposal and would defer no Connector Road costs to other development sites within the catchment area. The proposed project design responds positively to the Area Plan urban design objectives and provides for substantial commercial development in keeping with the WCAP.

Therefore, it is recommended that the following bylaws be introduced, given first reading and forwarded to Public Hearing:

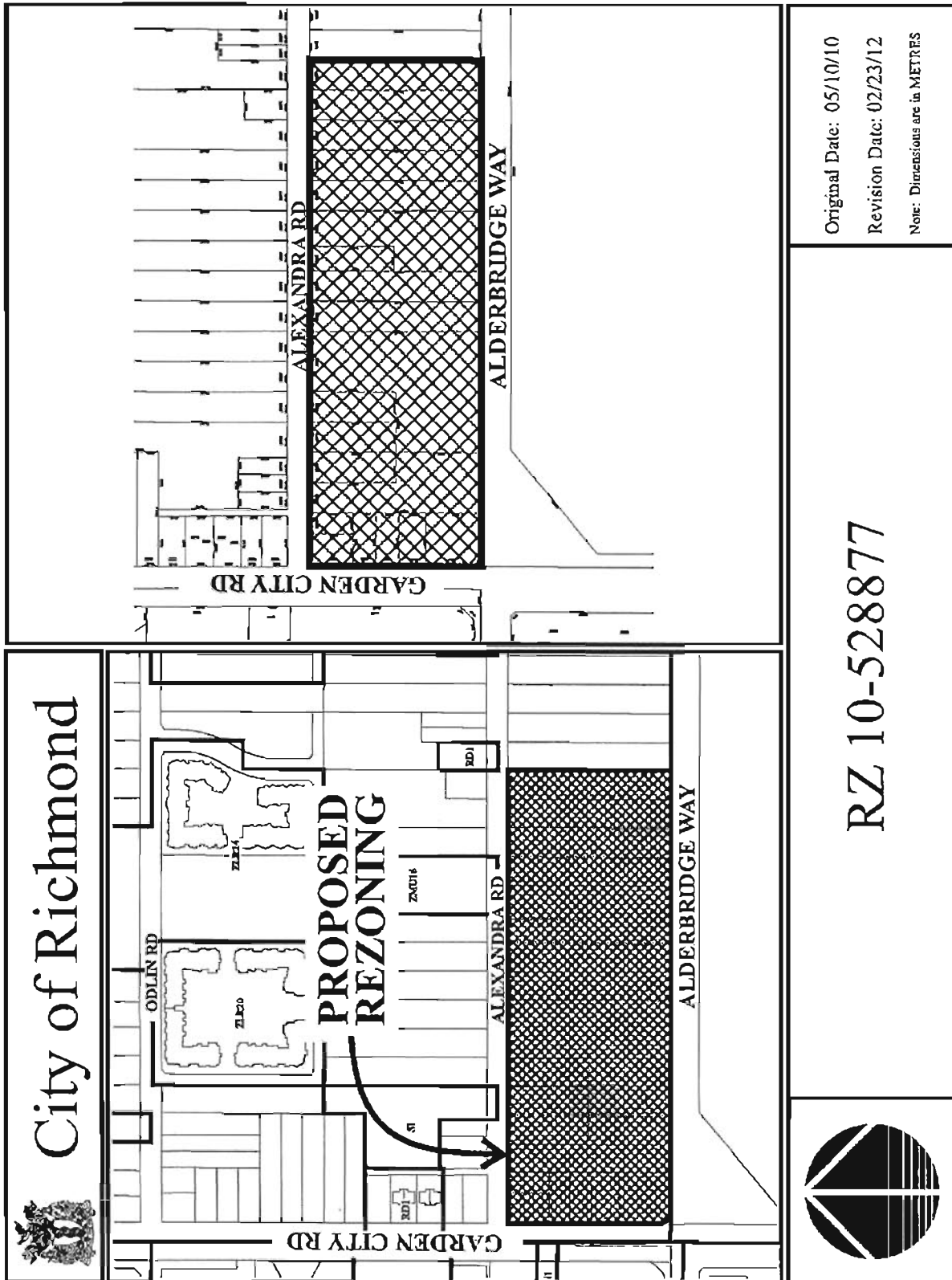
- Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP);
- Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan "2041 OCP ESA Map" to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)".



Brian Guzzi, MCIP, MCSLA  
Senior Planner - Urban Design

BG:cas

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|----------------|--|
| Attachment 1:  | Location Plan  |
| Attachment 2:  | Aerial Photo   |
| Attachment 3:  | Development Application Data Sheet                               |
| Attachment 4:  | Concept Site Plan  |
| Attachment 5:  | Rezoning Considerations  |
| Attachment 6:  | Connector Road Realignment & Land Requirements                   |
| Attachment 7:  | Park & Environmental Sensitive Area (ESA) – Proposed Adjustments |
| Attachment 8:  | Alexandra Neighbourhood Land Use Map – WCAP (existing)           |
| Attachment 9:  | Alexandra Neighbourhood Land Use Map – WCAP (proposed)           |
| Attachment 10: | Public Input Summary   |
| Attachment 11: | Advisory Design Panel Comments and Applicant Responses           |





Air Photo







**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

# Development Application Data Sheet

**RZ 10-528877**

**Attachment 3**

4660, 4680, 4700, 4720, 4740 Garden City Road and  
9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480,  
Addresses: 9500 Alexandra Road

Applicant: First Richmond North Shopping Centres Ltd.

Planning Area(s): West Cambie Area – Alexandra Neighbourhood

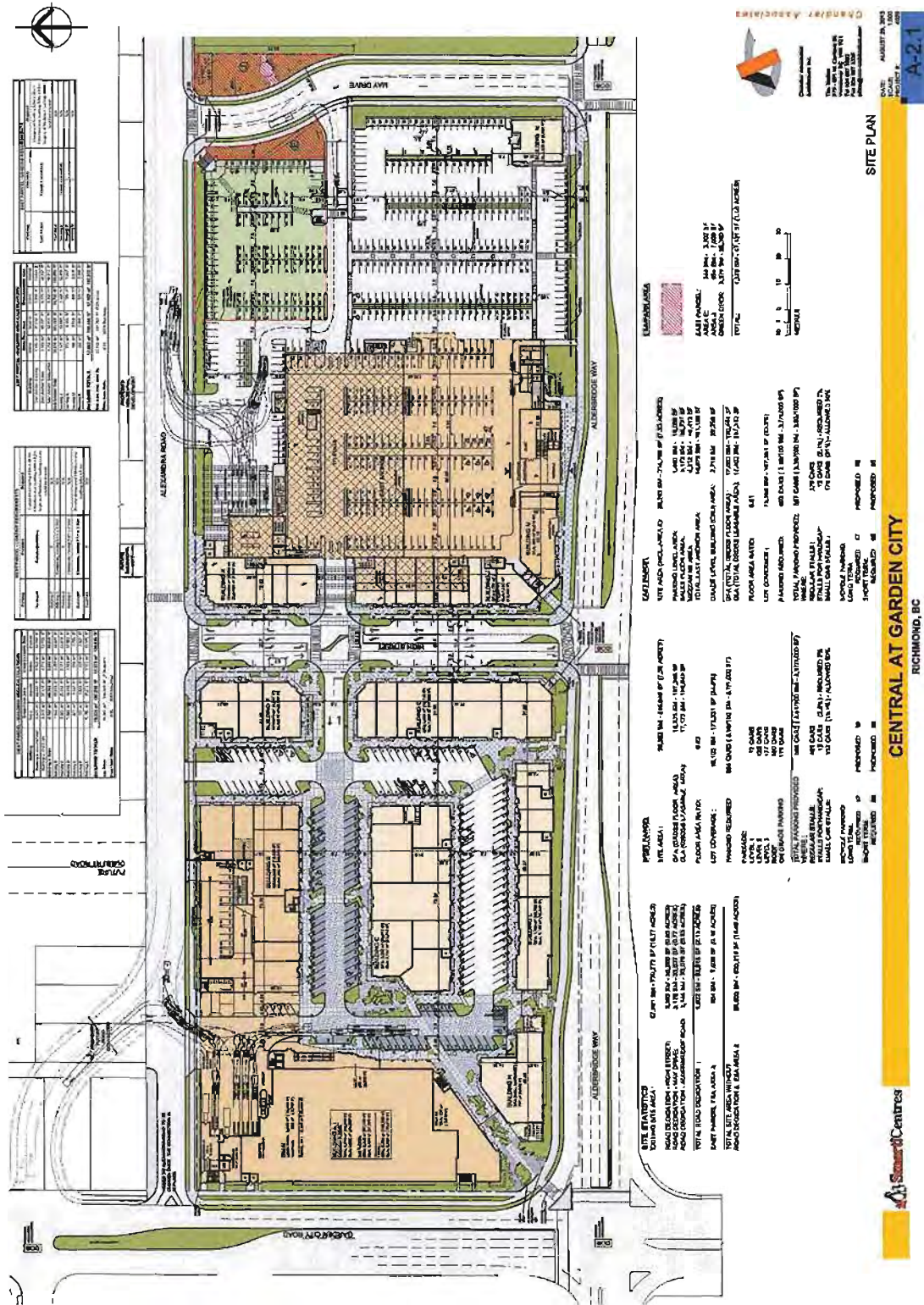
	Existing	Proposed	Variance
<b>Owner:</b>	First Richmond North Shopping Centres Ltd.		-
<b>Site Size (m2):</b>	67,891 m <sup>2</sup> (16.8 ac.)	58,631 m <sup>2</sup> (14.5 ac.)	-
<b>Land Dedications:</b>			
<b>High Street:</b>	N/A	3,363 m <sup>2</sup> (36,200 ft <sup>2</sup> )	-
<b>May Drive:</b>	N/A	3,125 m <sup>2</sup> (33,637 ft <sup>2</sup> )	
<b>Alderbridge Way:</b>	N/A	2,144 m <sup>2</sup> (23,078 ft <sup>2</sup> )	
<b>Area J:</b>	N/A	654 m <sup>2</sup> (7,039 ft <sup>2</sup> )	
<b>Land Uses:</b>	Vacant	Mixed Use: Retail/Commercial	-
<b>OCP Designation:</b>	Commercial	Commercial	-
<b>Area Plan Designation:</b>	Mixed Use: Retail/Commercial	Mixed Use: Retail/Commercial	-
<b>Zoning:</b>	Single Detached (RS1/F)	Neighbourhood Commercial (ZC32) – West Cambie Area	
<b>Gross Floor Area:</b>	none	36,018 m <sup>2</sup> (387,692 ft <sup>2</sup> )	-
<b>Leasable Floor Area:</b>	none	34,575 m <sup>2</sup> (372,162 ft <sup>2</sup> )	-
<b>Other Designations:</b>	Partial ESA Designation	Elimination of ESA Designation	OCP amendment
<b>Floor Area Ratio:</b>	Area A - Min. 1.25 to Max. 2.0 FAR	Area A - 0.62 FAR	OCP amendment
	Area B – Max. 1.0 FAR	Area B - 0.61 FAR	none
<b>Building Lot Coverage (Max. 55%)</b>	0%	Area A - 54.8%	none
	0%	Area B - 53.2% (with deck)	none

Table continued on next page

	On Future Subdivided Lots Bylaw Requirement	Proposed	Variance
<b>Lot Size (min. dimensions):</b>	2 ha (4.94 ac.)	West Parcel - 29,362 m <sup>2</sup> (316,049 ft <sup>2</sup> ) or 7.26 ac. East Parcel - 29,243 m <sup>2</sup> (314,769 ft <sup>2</sup> ) or 7.22 ac.	none
<b>Road Setbacks ~</b> Alderbridge Way: Garden City Road: Alexandra Road: High Street: May Drive:	Min. 2.0 m Min. 3.0 m Min. 1.0 m Min. 3.0 m Min. 5.0 m	Min. 2.0 m Min. 3.0 m Min. 1.0 m Min. 3.6 m Min. 5.0 m	none
<b>Height (m):</b>	Area A - Max. 20 m	Area A - 17.81 m	none
	Area B - Max. 20 m	Area B - 16.23 m	
<b>Off-street Parking: Regular (R), Small (S), Accessible (A):</b>	3 stall per 100 m <sup>2</sup> (R), Max. 50% (S) allowed, Min. 2% (A) required, Required Total = 1,382 With TDM Package = 1,153	840 (R), 288 (S), 25 (A) Total = 1,153	none
<b>Parking Rate</b>	3 stalls/100m <sup>2</sup> (first 350 m <sup>2</sup> ) 4.0 stalls/100m <sup>2</sup> (remainder)	3 stalls/100m <sup>2</sup> (first 350 m <sup>2</sup> ) 4.0 stalls/100m <sup>2</sup> (remainder)	none
<b>Loading Spaces:</b>	5 large (WB-17) spaces & 7 medium (SU9) spaces	8 large (WB-17) spaces & 6 temporary small (5.5 m x 2.65 m)	none
<b>Bicycle Parking: Class 1 (Long Term), Class 2 (Short Term)</b>	Class 1 - 94 Class 2 - 138	Class 1 - 119 Class 2 - 172	none

Other: Tree replacement compensation required for loss of 172 existing/former site trees (on 2 for 1 basis at \$500 per tree) plus 3 existing significant trees and 1 existing high value tree (on a 1 for 1 basis at \$5,000 per tree).

## Concept Site Plan



## Rezoning Considerations

**4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road**

**RZ 10-528877**

**Prior to final adoption of Zoning Amendment Bylaw 8864, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaws 8865 and 8973.
2. Required Road/Utility Dedications:
  - a) Alexandra/Leslie (Connector Road): Road dedication is required from 9071, 9091 and 9111 Alexandra Road in accordance with **Attachment 6**. The exact dedication is to be as per an acceptable functional design approved by the Director of Transportation.
  - b) Alderbridge Way: Road dedication is required to accommodate the frontage improvements noted in Servicing Agreement Items 16 below to the back of the 3.3m wide shared pedestrian/cyclist path on the north side of the road. Exact dedication to be determined through a road functional design drawing to be prepared by the Developer and to the approval of the Director of Transportation and the Director of Engineering.
  - c) Garden City Road: Road dedication is required to accommodate the frontage improvements noted in Servicing Agreement Item 16 below to the back of the 2.0 wide sidewalk on the east side of the road. Exact dedication to be determined through a road functional design drawing to be prepared by the Developer and to the approval of the Director of Transportation and the Director of Engineering.
  - d) May Drive: A minimum 20m wide road dedication is required between Alderbridge Way and Alexandra Road to accommodate the frontage improvements noted in Servicing Agreement Items 16 below and to the approval of the Director of Transportation and the Director of Engineering.
  - e) High Street: A minimum 22.7m wide road dedication is required between Alderbridge Way and Alexandra Road to accommodate the frontage improvements noted in Servicing Agreement Items 16 below and to the approval of the Director of Transportation and the Director of Engineering.
  - f) Provision of minimum 4m x 4m corner cuts (as dedication) required at all intersections where public roads intersect and approved by the Director of Transportation and the Director of Engineering except in locations where the proposed road geometry requires additional land dedication to ensure that the travel portion of the road and the adjacent sidewalks are within the road right of way to the approval of the Director of Development and the Director of Transportation. The corner cuts to be measured from the “new” property lines.
  - g) Final determination of the exact road dedications and construction requirements are subject to minor revisions as determined by the functional road design and to the approval of the Director of Transportation and Director of Development.

3. Required land transfers:

- a) A land transfer of proposed “Area J” consisting of approximately 654 m<sup>2</sup> is required from the Developer to the City as a fee simple lot for park purposes at a nominal cost (i.e., \$10) to the approval of the Manager of Real Estate Services, Director of Transportation and the Director of Development. “Area J” is located at the northeast corner of the development site on the east side of the proposed May Drive alignment (see **Attachment 4**). Final determination of the exact land transfer area is subject to minor revisions as determined by the functional road design, to be confirmed by survey plans and to the approval of the Director of Transportation and Director of Development. A legal agreement will be required for this land transfer.

4. Required Statutory Rights of Way (SRW’s):

- a) Granting of a variable width Statutory Right of Way (SRW) for sidewalk purposes that connects the northeast corner of the Alexandra Road/High Street intersection with the northeast corner of the Alexandra Way/Garden City Road intersection through the west development parcel for the purposes of establishing a public pedestrian walkway referred to as the ‘Alexandra Way’ pedestrian corridor in the WCAP. This SRW should include:
  - i. A minimum 3.5 m wide sidewalk, within the building setback between the property line and the proposed building façades on both sides of the High Street within the north block,
  - ii. A minimum 3.5 m wide sidewalk, within the west development parcel along the north side of the northerly east-west drive aisle including all necessary and associated pedestrian crossings that traverse parking lot drive aisles;
  - iii. A pedestrian plaza within the west development parcel at the west end of the northerly east-west drive aisle as shown on the Site Plan dated August 29, 2013 including all necessary and associated pedestrian crossings that traverse parking lot drive aisles;
  - iv. A minimum 3.5 m wide sidewalk on the east side of the westerly north-south drive aisle including all necessary and associated pedestrian crossings that traverse parking lot drive aisles within the west development parcel;
  - v. A minimum 3.5 m wide diagonal sidewalk connecting the west development parcel with the Alderbridge Way/Garden City Road intersection including the corner pedestrian plaza; and
  - vi. A reference plan is required to identify this proposed SRW to be confirmed by survey plan and a legal plan for registration in the land title office.

The design of Alexandra Way public pedestrian corridor requires further design development through the Development Permit process. This pedestrian corridor shall include decorative pedestrian and vehicle paving, decorative street lighting and banners, high quality retail signage, street furniture and continuous weather protection, street trees, shrub planting, decorative accent floral planting, high-quality public open spaces along the corridor and periodic focal elements such as public art, special effect night lighting, outdoor cafes/eating areas and/or other attractors and generator of pedestrian traffic and all to the approval of the Director of Development. The construction and maintenance of including liability for the Alexandra Way public pedestrian corridor shall be the responsibility of the Developer.

including liability for the Alexandra Way public pedestrian corridor shall be the responsibility of the Developer.

- b) Granting of an approximately 344 m<sup>2</sup> Statutory Right of Way over proposed "Area E" for the purposes of establishing a passive recreation, public open space as a transition to the proposed elevated landscape deck (see item c. below). "Area E" is located at the northeast corner of the development site on the west side of May Drive (see **Attachment 4**). The design of this transition area requires further design development through the Development Permit process. The construction and maintenance costs including the on-going liability for this landscape transition area to the elevated landscape deck shall be the responsibility of the Developer.
  - c) Granting of an approximately 3,378 m<sup>2</sup> (52 m x 64.9 m) Statutory Right of Way (SRW) over the proposed elevated landscape deck for the purposes of establishing a passive recreation, public open space including the transition areas to the fronting streets (Alexandra Road and May Drive). The elevated landscape deck is located along Alexandra Road at the northeast corner of the proposed development site excluding "Area E" (see **Attachment 4**). A reference plan is required with the appropriate area shaded to identify this proposed SRW to be confirmed by survey plan and a volumetric legal plan to the approval of the Director of Development prior to registration in the land title office. The design of this elevated landscape deck and transition areas requires further design development through the Development Permit process but is intended to be an important feature of the site design including barrier free pedestrian access, multiple entry points including a stair connection to the surface parking lot below, decorative pedestrian paving, lighting, street furniture, numerous seating opportunities with abundant trees, shrub, groundcover and sodded grass planting, an all to the approval of the Director of Development. The construction and maintenance cost including the on-going liability for the elevated landscape deck shall be the responsibility of the Developer.
  - d) Final determination of the exact PROP-SRW's and construction requirements are subject to minor revisions as determined by the functional road design and to the approval of the Director of Transportation, Director of Engineering and Director of Development.
5. Consolidation of the following 20 lots (the table below) in order to create two (2) development parcels (east development parcel and west development parcel) plus "Area J" as identified in **Attachment 4**. The existing dwellings have already been demolished.

Address	PID	Legal Address	Zoning	Owner
4660 Garden City Road	003-491-986	Lot 53 Section 34 Block 5 North Range 6 West New Westminster District Plan 41957	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4680 Garden City Road	003-522-725	Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4700 Garden City Road	001-985-281	Lot 2 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.



Address	PID	Legal Address	Zoning	Owner
4720 Garden City Road	003-640-043	Lot 3 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
4740 Garden City Road	008-141-525	Lot 4 Except: Firstly, Parcel A (Bylaw Plan 73626), Secondly, Part on Plan LMP41468 Section 34 Block 5 North Range 6 West New Westminster District Plan 15498	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9040 Alexandra Road	003-514-889	Lot 54 Section 34 Block 5 North Range 6 West New Westminster District Plan 41957	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9060 Alexandra Road	007-133-138	Lot 37 Section 34 Block 5 North Range 6 West New Westminster District Plan 34867	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9080 Alexandra Road	004-192-141	Lot 38 Section 34 Block 5 North Range 6 West New Westminster District Plan 34867	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9180 Alexandra Road	012-032-476	North 240.3 Feet Lot 3 Except: Parcel "A" (Explanatory Plan 8738), Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9200 Alexandra Road	003-498-433	Parcel "A" (Explanatory Plan 8738), Lot 3 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9260 Alexandra Road	012-032-522	Parcel "One" (Explanatory Plan 9711) Lots 3 and 4 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9280 Alexandra Road	012-032-557	West Half Lot 5 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9320 Alexandra Road	004-079-124	East Half Lot 5 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9340 Alexandra Road	000-868-655	Lot "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 11945	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9360 Alexandra Road	000-556-939	Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan 11945	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9400 Alexandra Road	012-032-573	West Half Lot 7 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9420 Alexandra Road	004-204-662	East Half Lot 7 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9440 Alexandra Road	012-032-581	West Half Lot 8 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.
9480 Alexandra Road	001-084-372	East Half Lot 8 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.

Address	PID	Legal Address	Zoning	Owner
9500 Alexandra Road	008-130-990	West Half Lot 9 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224	Single Detached (RS1/F)	First Richmond North Shopping Centres Ltd.

6. Registration of an aircraft noise indemnity covenant for non-sensitive uses on title.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC. The proposed development is designed to 2.6m GSC with the exception of the proposed Walmart loading dock/service area, main lobby including the proposed clinic area and Buildings M and N along Alderbridge Way. The Developer will be required to submit a survey of Alderbridge Way (May Drive to High Street), set these finished floor elevations as high as possible and provide a supportable rationale, which are all subject to the approval of the Manager of Buildings and the Director of Engineering.
8. Registration of a legal agreement on title ensuring that the only means of vehicle access is to Alexandra Road, the proposed High Street and the proposed extension of May Drive and that there be no direct vehicle access to Alderbridge Way or Garden City Road and to the approval of the Director of Development.
9. Registration of a legal agreement that ensures the provision of the following required Transportation Demand Management (TDM) measures to the approval of the Director of Transportation including:
  - a. Bicycle storage (in addition to the bylaw requirements): The Developer to provide a 25% increase in the total number of Class 1 and Class 2 bicycle spaces (i.e. an additional 25 Class 1 stalls and an additional 33 Class 2 stalls);
  - b. Two (2) separate end-of-trip bicycle facilities: The Developer to provide facilities consisting of three (3) water closets per gender, 2 wash basins per gender and 3 showers per gender. Based on the layout of the development, these facilities should be spread out between the western and eastern portions of the site; and
  - c. Electric Vehicle (EV) Plug-ins: The Developer to provide pre-ducting to 10% of the total number of parking stalls provided on-site for future installation of charging stations and designated as such. In addition, and as part of the proposed development, equip a minimum of four (4) parking stalls (i.e., 2 parking stalls on the west development parcel and 2 parking stalls on the east development parcel near the proposed Walmart Store) with EV charging stations (240V).
10. Submission of a voluntary cash contribution of \$3,450,000 to the City for acquisition of 4560/62 and 4580 Garden City Road. This is to be accompanied with a legal agreement, which indicates that the City is not obliged to acquire these properties by any specific date. The City will reimburse the Developer with any surplus funds from their \$3,450,000 contribution for these 2 properties, if there is any residual funding for these lots after all City costs have been paid.
11. Submission of a Letter of Credit (LOC) acceptable to the City, in the amount of for the construction of the Connector Road. The LOC is to be replaced with a cash contribution based on the construction value in the year that the City constructs the Connector Road. The estimated construction value in 2013 is \$2,166,382, which has been escalated by an assumed 4% annual inflation factor to arrive at the estimated construction value of \$3,206,774 in

2023. The LOC is to be accompanied with a legal agreement enabling the City to use the LOC for road construction.

a. Alexandra/Leslie Connector Road Construction Cost Forecasts are as follows:

Estimated 2012 Construction Cost =	\$ 2,083,059
Forecasted Annual Inflation =	4%
Forecasted 2013 Construction Cost =	\$ 2,166,381
Forecasted 2023 Construction Cost =	\$ 3,206,774

Year	Forecasted Construction Cost	Annual Inflation
2013	\$ 2,166,381	4%
2014	\$ 2,253,037	4%
2015	\$ 2,343,158	4%
2016	\$ 2,436,884	4%
2017	\$ 2,534,360	4%
2018	\$ 2,635,734	4%
2019	\$ 2,741,164	4%
2020	\$ 2,850,810	4%
2021	\$ 2,964,842	4%
2022	\$ 3,083,436	4%
2023	\$ 3,206,774	4%

12. The Developer has voluntarily agreed to incorporate on-site public art installation(s) along the Alexandra Way public pedestrian corridor in accordance with the City's Public Art Policy with an approximate value of \$155,077 ( $387,692 \text{ ft}^2 \times \$0.40/\text{ft}^2$ ) and to the approval of the Director of Development. A letter of credit in the amount of \$155,077 ( $387,692 \text{ ft}^2 \times \$0.40/\text{ft}^2$ ) is a requirement as security for public art to be installed on-site. If the Developer elects not to install on-site public art, then the Developer must agree to voluntarily contribute \$0.40 per buildable square foot or \$155,077 ( $387,692 \text{ ft}^2 \times \$0.40/\text{ft}^2$ ) to the City's public art fund.
13. City acceptance of the Developer's offer to voluntarily contribute \$0.60 per buildable square foot for City Beautification or \$232,615 (i.e.  $387,692 \text{ ft}^2 \times \$0.60/\text{ft}^2$ ) as part of the City's West Cambie Area – Alexandra Interim Amenity Charges. A reduction to this contribution for the design and construction costs related to the Alexandra Way pedestrian corridor if any is to be determined by the Director of Development.
14. City acceptance of the Developer's offer to voluntarily contribute \$0.07 per buildable square foot for Community and Engineering Planning or \$27,138.44 (i.e.  $387,692 \text{ ft}^2 \times \$0.07/\text{ft}^2$ ) as part of the City's West Cambie – Alexandra Interim Amenity Charges.
15. City acceptance of the Developer's offer to voluntarily contribute \$90,000 for 3 bus shelters (\$25,000 each for the bus shelter plus \$5,000 each for the bus landing pad) proposed at each of the following locations, if the Developer does not upgrade these bus stop locations through the Servicing Agreement and to the approval of the Director of Transportation:
  - a) north of Alexandra Road on the west side of Garden City Road,
  - b) south of Alderbridge Way on the west side of Garden City Road, and

- c) south of Odlin Road on the west side of Garden City Road or along Alderbridge Way if TransLink and Coast Mountain Bus Company agree to the necessary bus route revisions. In the event that the necessary bus route revisions are not made by Translink and Coast Mountain Bus company, the location for the bus shelter and landing pad will be pursued elsewhere near the vicinity of the subject site
16. Registration of a legal agreement(s) regarding the Developer's commitment to connect to the Alexandra District Energy Utility (ADEU), including the operation of and use of the ADEU and all associated obligations and agreement as determined by the Director of Engineering. The Developer has committed that between 63-69% of the proposed floor area or approximately 70% of the total annual heating and cooling energy demand will be serviced by the ADEU but this is subject to Council approval of amendments to the ADEU bylaw to allow less than 70% participation. However, participation in the ADEU will be limited to the large format tenants (Buildings A and the East Anchor Building – Walmart Store). More detailed energy modeling will be required to establish the extent of the energy demand represented by those tenants. The Developer will coordinate with Engineering staff to determine this demand as part of the Servicing Agreement process.
17. Processing of a Development Permit advanced to a sufficient level of detailed design and to the approval of the Director of Development.
18. Enter into a Servicing Agreement\* for the design and construction of road improvements and site servicing. Works include, but may not be limited to the following:

**A. Transportation & Traffic Requirements**

1. Applicant responsible for the design and construction of the following frontage improvements and transition between those improvements and the existing condition outside the development site frontage (at a minimum 30:1 taper rate for Alderbridge Way and Garden City Road, and a minimum 20:1 taper rate for all internal roads) to the approval of the City. Please refer to Item 2 for additional frontage improvements at intersections. Note that while Servicing Agreement Items A1 and A2 provide a general description of the minimum frontage work requirements, the exact details and scope of the frontage works to be completed by the Developer would be confirmed via a functional road design to be prepared by the Developer and to the approval of the Director of Development, the Director of Transportation and the Director of Engineering.
  - a) Alderbridge Way, from Garden City Road to May Drive (from south to north):
    - enhance existing medians with decorative/gateway treatments, including but not limited to banners, landscaping, trees, hard landscaping, street lighting, etc.;
    - maintain two existing westbound traffic lanes;
    - maintain existing curb/gutter on the north side;
    - 1.5 m wide treed boulevard; and
    - 3.3 m wide shared pedestrian/cyclist path.
  - b) Garden City Road, from Alderbridge Way to Alexandra Road (from west to east):
    - enhance existing medians with decorative/gateway treatments, including but not limited to banners, landscaping, trees, hard landscaping, street lighting, etc.;
    - maintain two existing northbound traffic lanes;

- shift the existing northbound bicycle lane allowance onto the east boulevard;
  - 0.15 m wide curb/gutter;
  - 1.85 m wide treed boulevard;
  - 2.0 m wide bike lane;
  - 1.77 m wide grass buffer strip to separate sidewalk and bike lane;
  - 2.0 m wide sidewalk at property line; and
  - minimum 3.0 m wide building setback from property line (west to east) sloped and landscaped with dense plant material to the proposed building wall with perpendicular walkway connections to the public sidewalk including stairs or ramps from the required emergency exit doors along the back of the building as required by code; and
- c) Alexandra Road, from Garden City Road to eastern limit of the development site (from south to north):
- 2.0 m wide sidewalk;
  - 1.5 m wide boulevard;
  - 0.15 m wide curb;
  - minimum 9 m wide vehicular driving/parking surface (this pavement may be reduced to min. 6.2 m at mid-block locations where feasible); and
  - minimum 1.0 m wide shoulder.
- d) May Drive, from Alderbridge Way to Alexandra Road (from west to east):
- 2.0 m wide sidewalk;
  - 1.5 m wide boulevard;
  - 0.15 m wide curb;
  - 12.7 m wide vehicular driving/parking surface;
  - 0.15 m wide curb,
  - 1.5 m wide boulevard; and
  - 2.0 m wide sidewalk.
- e) High Street, from Alderbridge Way to Alexandra Road (from west to east):
- 2.0 m wide sidewalk;
  - 0.15 m wide curb;
  - 18.4 m wide vehicular driving/parking surface (i.e., 2 x 2.5 m wide parking lane or landscaped boulevard near intersections, 4 x 3.35 m wide traffic lanes);
  - 0.15 m wide curb; and
  - 2.0m wide sidewalk.
2. In addition to the frontage improvements noted in Item 1, the Developer is responsible for the design and construction of the following intersection improvements and to the approval of the Director of Transportation and the Director of Engineering.
- a) Alderbridge Way / May Drive
- Installation of a new traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service

conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).

- Installation of an eastbound to northbound left-turn lane, with a minimum storage length of 60 m. Please note that while a portion of the left-turn lane may be accommodated within existing median, a minimum 1.2m wide median should be maintained.

b) Alderbridge Way / High Street

- Installation of a new traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
- Installation of an eastbound to northbound left-turn lane, with a minimum storage length of 60 m. Please note that while a portion of the left-turn lane may be accommodated within the existing median, a minimum 1.2 m wide median should be maintained.
- Installation of a westbound to northbound right-turn lane, with a minimum storage length of 50 m, while maintaining the two westbound through lanes as noted in Item A1a) above.

c) Alderbridge Way / Garden City Road

- Upgrade of the existing traffic signal to include but not limited to the followings: signal pole, controller, base, hardware, pole base (City Centre decorative pole and street light fixture), detection, conduits (electrical and communications), signal indications, communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
- Installation of dual left-turn lanes on the southbound (a minimum total storage length of 200 m), northbound (a minimum total storage length of 200 m) and westbound approaches (a minimum total storage length of 190 m), while maintaining all other existing traffic lanes. Please note that while a portion of the left-turn lanes may be accommodated within existing medians, a minimum 1.2 m wide median should be maintained on all intersection approaches.
- Installation of a westbound to northbound right-turn lane, with a minimum storage length of 50 m, while maintaining the two westbound through lanes as noted in Item A1a) above.
- Provision of an acceptable transition between the above noted intersection improvements, the proposed boulevard treatment and the building setback landscape design (at a minimum 30:1 taper rate for Alderbridge Way and Garden City Road) to the approval of the Director of Development and the Director of Transportation.
- Installation of an accessible bus shelter and landing pad (9 m x 3 m) on the east side of Garden City Road, just north of Alderbridge Way.



- d) Garden City Road / Alexandra Road
    - Closure of existing median opening with curb/gutter and decorative median treatments.
  - e) Installation of special crosswalks with downward lighting and associated equipments at the following locations:
    - High Street, at the proposed access to the development site;
    - High Street, at Alexandra Road; and
    - Alexandra Road, at High Street.
  - f) Construction Timing: all frontage improvements should be completed prior to opening of development.
3. All Transportation requirements shall be as per City requirements and approved by the Director of Transportation.

#### **B. Site Servicing & Connection Requirements**

- 1. Storm: Required storm sewer improvements include the following:
  - a) All storm drainage must be directed to Alexandra Road and west to Garden City Road except for road run-off from the south half of High Street and May Drive that may be drained to Alderbridge Way;
  - b) Provide a 600mm diameter storm sewer from existing manhole (manhole D26 in the analysis) located at the intersection of Alderbridge Way and future May Drive to proposed manhole D4 located at the intersection of Alexandra Road and future May Drive with an approximate length of 170m;
  - c) Provide a 600mm diameter storm sewer from existing manhole (manhole D29 in the analysis) located at the intersection of Alderbridge Way and future High Street to proposed manhole D6+ located at the intersection of Alexandra Road and future High Street with an approximate length of 170m;
  - d) Upgrade the existing ditch at Alexandra Road to a 600mm diameter storm main from intersection of Alexandra Road and future May Drive (manhole D4 in the analysis) west to manhole D5 with an approximate length of 100m;
  - e) Upgrade the existing ditch at Alexandra Road to a 900mm diameter storm main from manhole D5 west to manhole D6 with an approximate length of 100m;
  - f) Upgrade the existing ditch at Alexandra Road to a 900mm diameter storm main from manhole D6 west to manhole D8 with an approximate length of 50m;
  - g) Upgrade the existing ditch at Alexandra Road to a 1050mm diameter storm main from manhole D8 west to manhole D15 with an approximate length of 95m;
  - h) Upgrade the existing ditch at Alexandra Road to a 1050mm diameter storm main from manhole D15 west to manhole D16 with an approximate length of 80m; and
  - i) A new tie-in will be required to convey flow from the proposed drainage system in Alexandra Road to the existing 1200mm diameter storm sewer located at the west side of Garden City. Details and location of the new crossing/tie-in will be determined via the Servicing Agreement and to the approval of the Director of Engineering.

2. Sanitary: Required sanitary sewer improvements include the following:
  - a) Alexandra Road: Construct a 250mm diameter sanitary sewer from the proposed transition point (west of Dubbert Street) to May Drive;
  - b) May Drive (future road extension): Construct a 375mm diameter sanitary sewer from Alexandra Rd to Tomicki Ave and connect to the existing system. If a road dedication does not exist, then a minimum 6.0 m wide right-of-way will be required. The pipe sizes may be revised at the Servicing Agreement stage as additional information becomes available for the servicing requirements of the proposed adjacent developments; and
  - c) High Street: Construct a 200mm diameter sanitary sewer and connect to the system on Alexandra Road. The upstream end of the sanitary sewer will be determined by the location of the service connection for this development.
  - d) Provision of a minimum 6.0 m wide utility Statutory Right-of-Way (SRW) is required for the proposed sanitary sewer at future May Drive between Alexandra Road and Tomicki Avenue. The location of the required SRW is to be determined later either within 9451 and 9471 Alexandra Road and measured 6.0 m from the east property lines of these 2 properties or located on 9491 Alexandra Road and measured 6.0 m from the west property line.
3. Water: Required water service improvements include the following:
  - a) Using the OCP 2021 Maximum Day Model, there is 717.10 L/s available at 20 psi residual at 4740 Garden City Road, 529.40 L/s at 20 psi residual at 4600 Garden City Road and 220.50 L/s at 20 psi residual at 9411 Alexandra Road;
  - b) Based on the proposed rezoning, the site requires a minimum fire flow of 200 L/s;
  - c) Water analysis is not required to determine upgrades to achieve minimum requirements;
  - d) Once the building design is confirmed at the Building Permit stage, the Developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO Standards to confirm that there is adequate available flow;
  - e) A new watermain is required on Alexandra Road, High Street and May Drive along the development frontages (design to be via the servicing agreement); and
  - f) Via the Servicing Agreement the City will review the impact of the proposed works on the existing 300mm diameter asbestos-cement (AC) watermain on Garden City Road. The City will work with the Developer to coordinate the replacement/relocation of the AC watermain, if required.
4. Hydro/Telephone: Pre-ducting works are required on the following proposed roads subject to confirmation from BC Hydro and telecom providers:
  - c) proposed May Drive (from Alderbridge Way to Alexandra Road); and
  - d) proposed High Street (from Alderbridge way to Alexandra Road).

The removal of existing power poles and installation of underground pre-duct along the east side of Garden City Road and along the north side of Alexandra Road will be at the discretion of BC Hydro.

5. All servicing infrastructure works shall be as per City requirements and to the approval of the Director of Engineering.
6. The Developer is required to contact private utility companies to learn of their requirements; the developer must provide rights-of-ways to accommodate their equipment (kiosks, vista, transformers, etc.) on the development site (i.e. not within City road dedication or right-of-way), subject to concurrence from the private utility companies.

**Prior to a Development Permit' being forwarded to the Development Permit Panel for consideration, the developer is required to:**

1. Prior to issuance of a tree cutting permit after Public Hearing, the developer is required to submit a letter of credit acceptable to the City in the amount of \$192,000 (i.e., 344 replacement trees x \$500 each plus 3 significant trees and 1 high value tree x \$5,000 each) as security for replacement trees.
2. Further design development of the architectural facade designs, site planning and landscape design are required at the Development Permit stage. Advance the concept design and submit more detailed design drawings to ensure the establishment of a compact, vibrant, pedestrian oriented, urban village centre that will become the retail/commercial heart of the Alexandra Neighbourhood and to the approval of the Director of Development.
3. Expand the design concept and submit more detailed design drawings to ensure the creation of an attractive, accessible, activated, comfortable, pedestrian-friendly retail/commercial environment with strong pedestrian scale streetwall definition, the possibility for restaurants/shops to extend out toward the back of sidewalk including numerous small shops plus an interesting mix and variety of retail shopping opportunities along the High Street and to the approval of the Director of Development.
4. Improve the concept design and submit more detailed design drawings to ensure the continuation of the Alexandra Way pedestrian corridor through the proposed development with high-quality pedestrian enhancements, punctuated with periodic pedestrian plaza areas, activated to attract pedestrian traffic and facilitate seasonal events, designed with ample pedestrian space and opportunities to encourage pedestrians to sit/linger and incorporating other features such as public art and focal elements that add interest and variety to the pedestrian experience and to the approval of the Director of Development.
5. Neighbourhood Plan, Design Guidelines Compliance and Urban Design Improvements: Proposed deviations from WCAP neighbourhood structure and design guidelines can be dealt with at the Development Permit stage. Urban design improvements required at the Development Permit stage include advancing the concept design and resubmission of more detailed design drawings to ensure:
  - the establishment of a compact, vibrant, pedestrian oriented, urban village centre that is integral part of the neighbourhood and will become the retail/commercial heart of the Alexandra Neighbourhood;
  - an attractive, accessible, activated, comfortable, pedestrian-friendly retail/commercial environment with strong pedestrian scale streetwall definition, the possibility for restaurants/shops to extend out to the back of sidewalk including numerous small

neighbourhood scale character shops plus an interesting mix and variety of retail shopping opportunities along the High Street;

- a higher quality architectural expression around the entire perimeter of the development site by extending the signature corner treatments (e.g. Alderbridge Way and Garden City Road) further along the building faces on all perimeter building facades including greater horizontal articulation and permeability of perimeter building facades to add more visual interest through enhanced architectural character and an appropriate proportion of transparent and opaque combination of surfaces for the proposed buildings that face the perimeter streets around the exterior of the proposed development;
  - the strong presence and continuation of the Alexandra Way pedestrian corridor, and neighbourhood pedestrian spine, through the proposed development with high-quality pavements and contrasting colours that identify the direction of Alexandra Way to and from the neighbourhood to the urban plaza at the corner of Garden City Road and Alderbridge Way. The Alexandra Way pedestrian corridor should be punctuated with periodic pedestrian plaza areas and pedestrian amenities to activate and attract pedestrian traffic and facilitate seasonal events, designed with ample pedestrian space and focused on creating opportunities to encourage pedestrians to sit and linger. The plaza spaces should incorporate other features such as public art and focal elements that add interest and variety to the pedestrian experience. The ground plane paving treatment along the Alexandra Way pedestrian corridor through the proposed development site should include a distinctive and continuous decorative paving treatment extending from building face to building face (along this route through the proposed development) with significant differentiation between the Alexandra Way corridor and other the other internal streets and sidewalks within the overall development;
  - a reduction in the amount of signage that is coordinated with the proposed floor plans including the better integration or elimination of redundant signage such as the proposed “Directional Signage” pylons and stronger coordination with the enhanced architectural character of proposed buildings at corner locations;
  - safe and efficient pedestrian movement that reflects the direction of the pedestrian traffic toward the Walmart store within the parking area including consideration of east-west oriented parking aisles within the open parking area on the east development parcel with wider bio-swales;
  - better coordination between the landscape and architectural design, including a stronger reliance on the informal clustering of large coniferous tree planting around the perimeter of the proposed development site to enhance the massing and materials articulation/treatment of the building facades, particularly along the Alderbridge Way frontage that is visible from the Garden City Lands to the south; and
  - acceptable resolution of any non-compliance with all relevant design guidelines.
6. Provision of adequate and appropriate refuse and recycling facilities for each building to and to the approval of the Director of Development and the Director of Public Works.
  7. CPTED: All parkade areas (walls, columns and ceiling) to be painted with reflective white paint and come with lighting levels as required by the BC Building Code. The open parking areas will be well lit with fixtures providing good colour rendition. A complete and

comprehensive CPTED review of the development will be provided with the Development Permit submission.

8. Submission of a landscape plan prepared by a BCSLA registered landscape architect to the approval of the Director of Development including the deposit of a landscape security based on 100% of the cost estimate provided by the landscape architect. The Landscape Plan should:
  - comply with the OCP guidelines regarding Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - provide 4 large specimen trees on the planting plan to replace the existing 3 significant trees plus 1 high value tree proposed for removal; and
  - include the 344 (172 x 2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
344	10 cm caliper		3.5 m height

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required or \$5,000 each for significant or high value trees not provided on site.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 and approved by of the Director of Transportation.
2. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
3. Payment of the \$480,738.08 (387,692 ft<sup>2</sup> x \$1.24/ft<sup>2</sup>) indexed at the applicable rate, in accordance with the Alexandra Neighbourhood Development Agreement.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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 Division at 604-276-4285.

**Notes:**

- \* 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 permits, 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 approval 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.

[Signed original on file]

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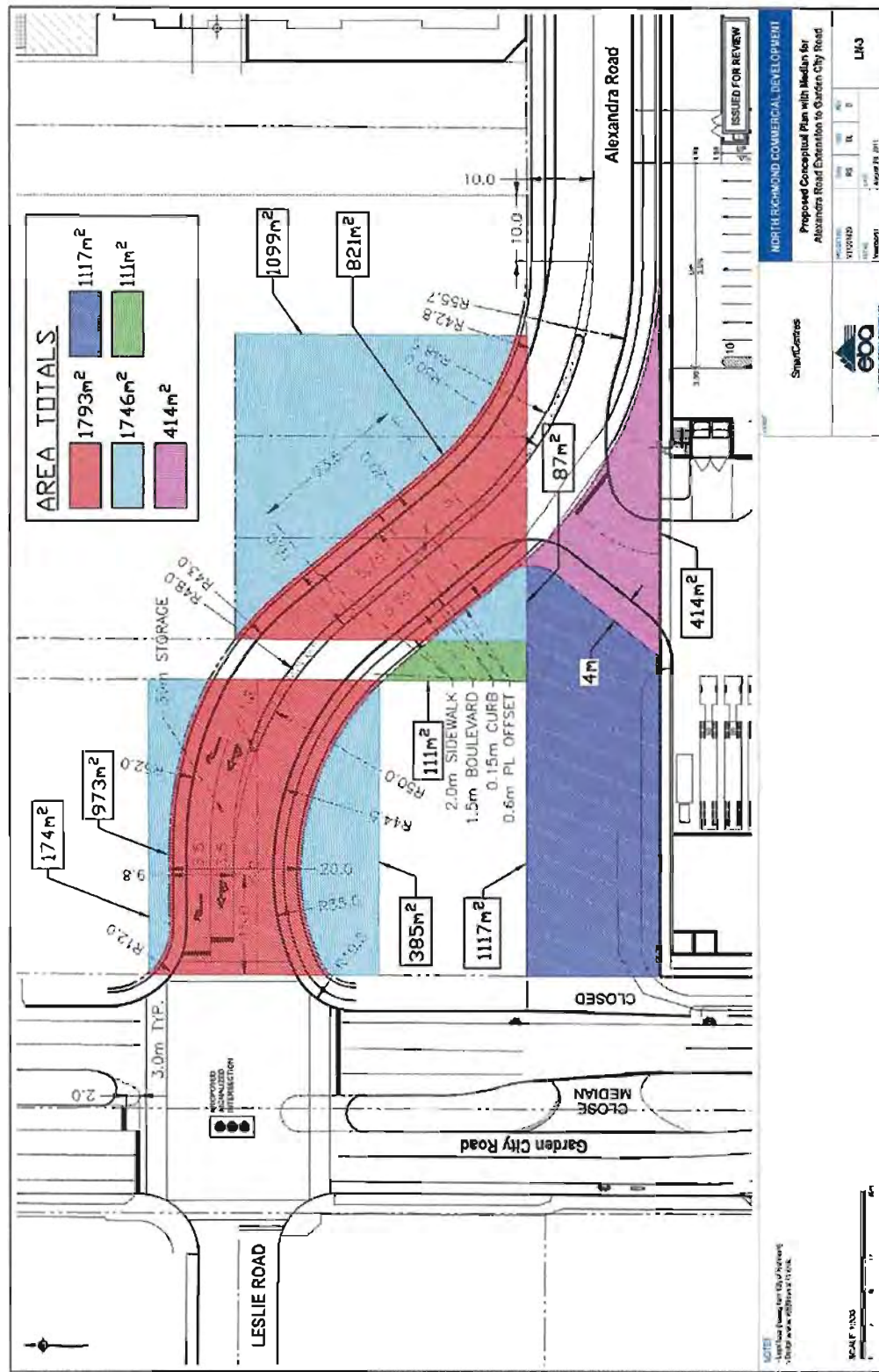
Signed

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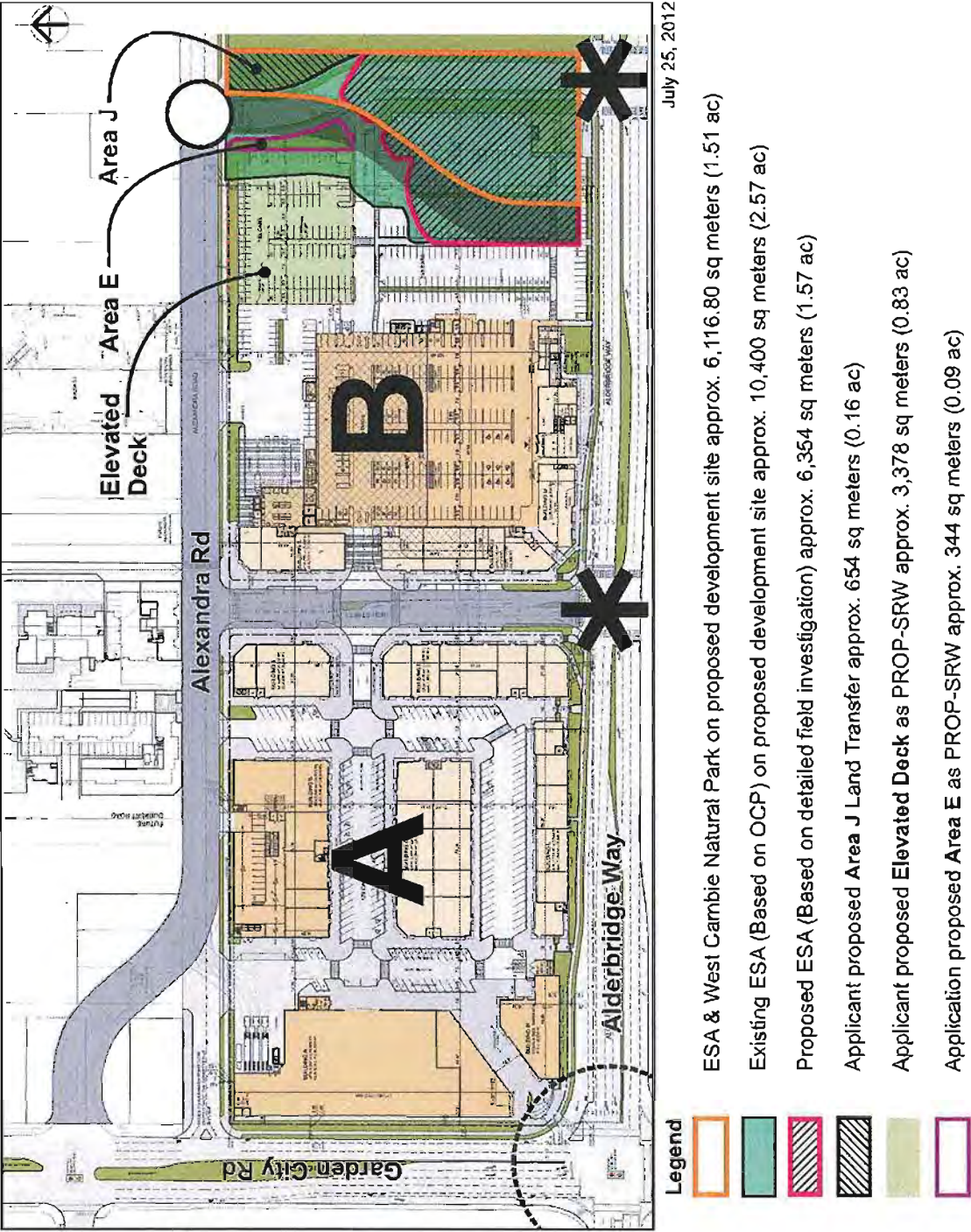
Date



## Alexandra/Leslie Connector Road Realignment & Land Requirements



West Cambie Park & Environmentally Sensitive Area – Proposed Adjustments

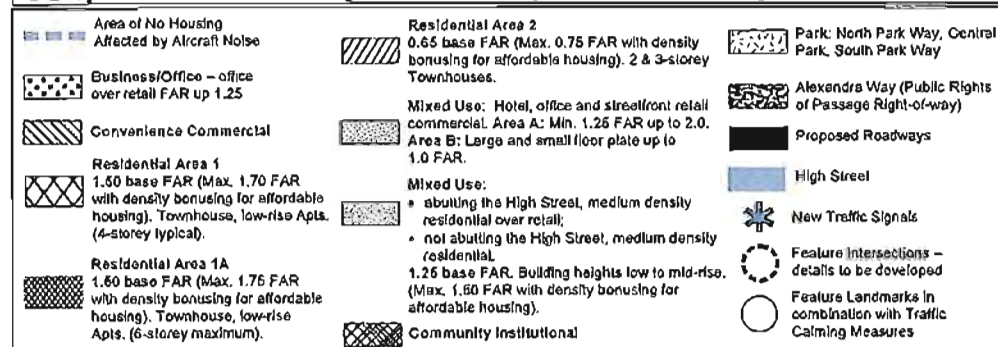
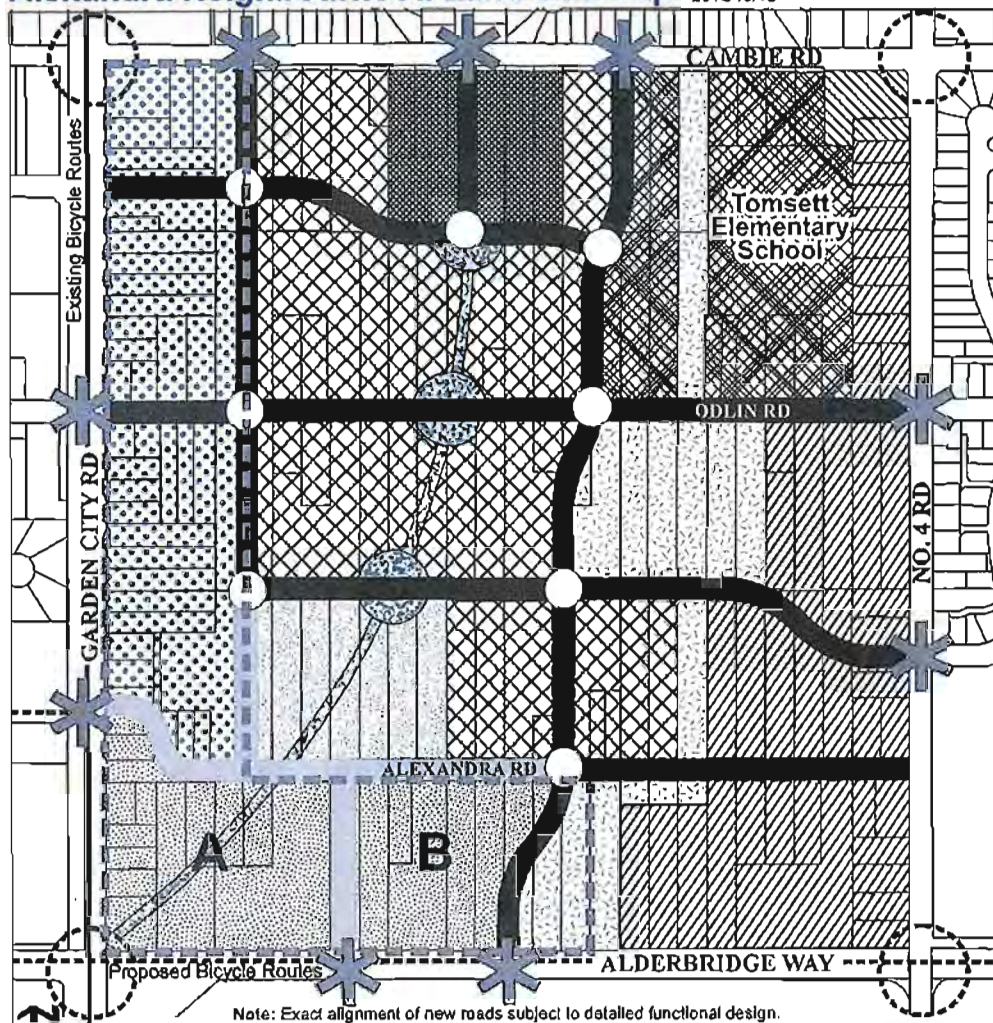




## West Cambie Alexandra Neighbourhood Land Use Map (existing)

City of Richmond

## Alexandra Neighbourhood Land Use Map

Bylaw 8945  
2012/10/15

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

Original Adoption: September 12, 1988 / Plan Adoption: July 24, 2006  
3186783

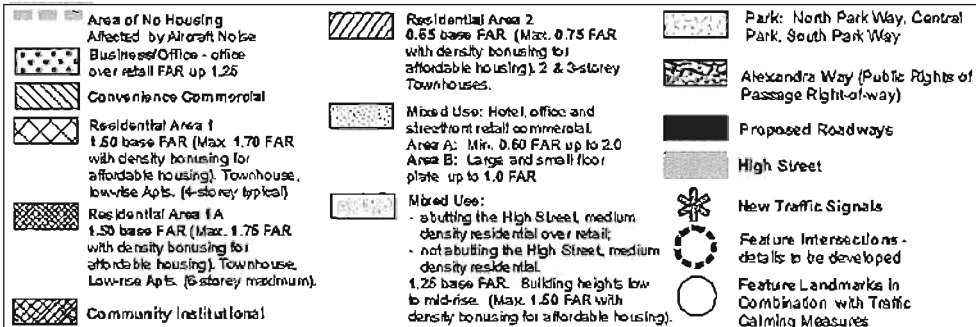
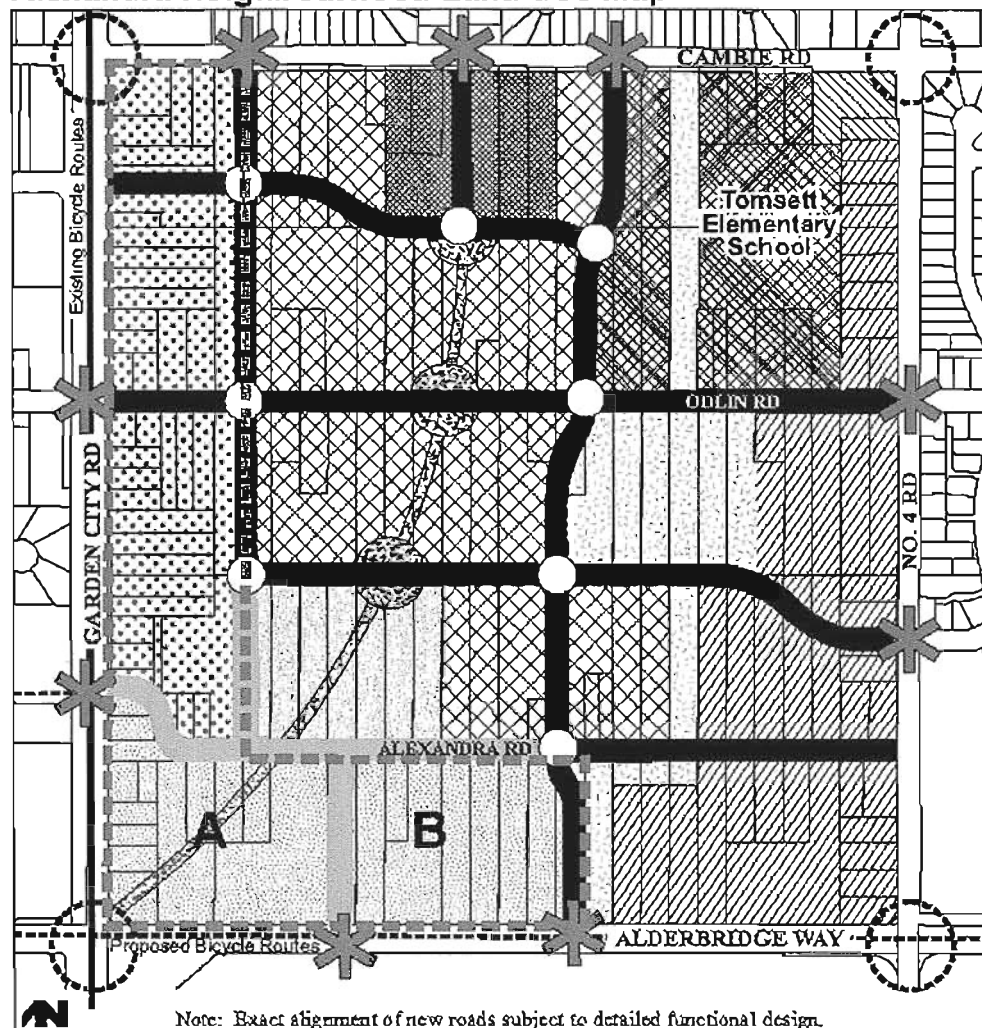
West Cambie Area Plan 50

## West Cambie Alexandra Neighbourhood Land Use Map (Proposed)

City of Richmond

Schedule A attached to and forming part of Bylaw 8865

## Alexandra Neighbourhood Land Use Map



West Cambie Area Plan

### Summary of Public Comments & Correspondence

The following is a chronological listing of public correspondence received by the City regarding this rezoning application since June 2011

Date	Sender	Type
June 2, 2011	Polygon	Letter
Dec. 19, 2012	S. Sangha	Email
Dec. 24, 2012	M. Woodward	Email
Dec. 26, 2012	L. Jones	Email
Dec. 28, 2012	A. Gauld	Email
Dec. 29, 2012	J. Cross	Email
Jan. 2, 2013	R. Mathias	Email
Jan. 5, 2013	D. Burgess	Email
Jan. 21, 2013	D. Loveland	Email
Jan. 21, 2013	R. Vetter	Email
Feb. 25, 2013	C. May	Email
Mar. 8, 2013	D. Whalen	Letter
Mar. 17, 2013	O. Tkatcheva	Email
Mar. 17, 2013	B. Mathias	Email
Mar. 17, 2013	R. Mathias	Email
Mar. 18/22, 2013	K. Eliot	Email
Mar. 18, 2013	W. So	Email
Mar. 18, 2013	P. Price	Email
Mar. 18, 2013	A. May	Email
Mar. 18/22, 2013	B. & N. Houle	Email
Mar. 18, 2013	J. Terborg	Email
Mar. 18, 2013	R. Xavier	Email
Mar. 19, 2013	R. MacCallion	Email
Mar. 20, 2013	D. Whalen	Email
April 9, 2013	C. Day	Letter

Note: There were articles or letters to the editor in the local newspapers on the following dates January 11 and 23, 2013, March 15 and 27, 2013 that appear to coincide with the timing of the majority of correspondence from the general public on this rezoning application.

The follow pages of this attachment contain copies of the actual public correspondence.



June 2, 2011

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

Attention: Brian Jackson  
Director of Development,  
Development Applications Division

Dear Brian,

Re: Proposed SmartCentres West Cambie Project

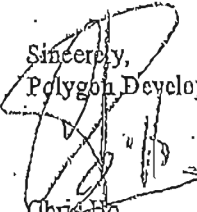
This letter is to confirm our concern regarding the current design of the proposed SmartCentres project located between Garden City and May Drive and, Alderbridge Way and Alexandra Road.

As neighbors on Alexandra Road, we have appreciated the effort that SmartCentres has put into the current design to create internally pedestrian friendly neighborhood streetscapes, resulting in a vast improvement over the typical suburban big box power centre. Unfortunately, this responsible and pedestrian friendly planning has not been applied externally to their frontage along Alexandra Road.

Alexandra Road is an important neighborhood street that has existing and future residential front doors and living areas. Design detailing and care is required to create a friendly streetscape that allows for the transition between retail and residential. Alexandra Road is not and can not become a service alley. Commercial 24 hour loading docks simply can not front directly on neighborhood streets such as Alexandra Road. We have raised this legitimate planning concern to SmartCentres. However, no proposed resolution to this has been presented to us.

In the spirit of cooperation, we are willing to work and contribute our time in developing an acceptable and proper design solution with both SmartCentres and the City of Richmond. Our goal is to create a vibrant and pedestrian friendly neighborhood for the existing and future residents of the West Cambie neighborhood.

Sincerely,  
Polygon Development 269 Ltd.

  
Chris Ho  
Vice President, Development  
/ch



**From:** steve sangha [mailto:stevesangha@shaw.ca]  
**Sent:** Wednesday, 19 December 2012 7:23 PM  
**To:** Mayor and Councillors  
**Subject:** Re Walmart development: Attn Bill McNulty  
**Importance:** High

Our family has owned properties 4560/4562 Garden City Road for over 40 years. It is directly across from Leslie Road. Over the past few years realtors (which I believe act on behalf of smart centres) have offered real estate contracts which we have signed over the past 3 years. The contract expires then they want us to sign again for another period of time – never actually following through with the purchase. After being tirelessly fed on with these real estate contracts that never get fulfilled or expire without purchaser fulfilling their commitment, my family is sick of being used as a pawn to extract money or use us as a leverage to get money from the city. Smart centres should buy the property and build the road it was intended from the beginning. There is huge traffic congestion already having Alexandra/ Garden City Road intersection so close to Alderbridge Way/Garden City Road – throw in a new development without figuring the road accessibility would be ludicrous.

The worst thing about this is that Smart Centres has totally ruined a neighbourhood I grew up as a child. Many houses are boarded up. Vagrants and homeless people wander and search for things to sell or pawn. Our tenants (one which lived there for 14 years) moved because of theft and break ins. We had nice families leave because the children no longer felt safe. It has been especially bad since last two years. A house actually exploded after a homeless person tried to make a fire or steal metal from a gas line. It has been over ten years and smart Centres bought house for \$200,000 and now they want City to pay for land acquisition costs for a road. Another disturbing aspect is how the City of Richmond planners agreed to even consider the proposal of splitting the costs of land acquisition. Smart Centres has already leased out the entire commercial project to other tenants at a substantial profit.

If they have made their final offer then let it be. Don't hold the neighborhood hostage for another 5 years. Let them sell it to another developer or scrap the entire project and bring back single family homes. But the idea that the properties are not obtainable is totally false. We have real estate contracts and correspondence to prove otherwise.

S. Sangha

778-228-6872

From: Meredith Woodward [mailto:mlbw09@gmail.com]  
Sent: Monday, 24 December 2012 8:23 AM  
To: MayorandCouncillors  
Subject: Re: Walmart Proposal

Dear Mayor and Councillors

I am writing to voice opposition to the proposal to build a Walmart in Richmond. We do not need another big box store. We have enough. Walmart's profits are derived from cheap goods being manufactured offshore in unacceptable working conditions. Ultimately this model is bad news for Canadian manufacturing and retail businesses. Let's draw the line here.

Council has a good track record for making responsible decisions around controversial issues, decisions that have a rational human basis, rather than a solely economic one. Taking a stand against a Walmart invasion would be courageous, forward-thinking and supportive of the local and Canadian economy.

With this in mind, I would also support the retaining and restoration of the lands along the north side of Alderbridge Way from Garden City to No. 4 Road. The events of the last few years underlines that we need to take better care of our environment. This would be one small step in that direction.

Thank you all for your service to this community.

Sincerely,  
Meredith Woodward



422-4500 Westwater Drive, Richmond, BC V7E 6S1  
604-274-7601  
[www.mytripjournal.com/rmsw](http://www.mytripjournal.com/rmsw)

From: [lv.jones@telus.net](mailto:lv.jones@telus.net) [mailto:[lv.jones@telus.net](mailto:lv.jones@telus.net)]

Sent: Wednesday, 26 December 2012 1:17 PM

To: Mayor and Councillors

Subject: walmart land use

to whom it may concern, the use of the walmart land must include taking care of the wooded area left. The digging and earth movement has disturbed the ground and drainage, causing flooding of trees, flora and fauna and destruction. There are coyotes, owls, hawks and many other smaller species that call this place home.

A few weeks ago I watched as the last two beautiful mature trees in all their fall colour, on the construction site on Minoru blvd. across from the mall, as they were torn down branch by branch with a digger. They stood for at least 30 to 40 years with many others keeping our air clean providing shade for us, and home to many song birds and squirrels. I stood alone in the cool morning sunshine, helpless to stop it not a tree or a blade of grass was left just waste and barren. My heart still aches to have witness that total disregard to living earth. What we are doing to this once lovely quiet healthy city? Please do something to save what little is left at walmart land where the coyote, owls and hawks live, and garden city land where they hunt. We are soon going to need more than higher dykes to save us from ourselves. We are caretakers of this earth not owners. What are we leaving for our children and grandchildren? thank you for your help, caring resident Linda Jones.



From: Angela Gauld [mailto:angelag@shaw.ca]  
Sent: Friday, 28 December 2012 11:08 AM  
To: Mayor and Councillors  
Subject: Proposed Walmart Mall

Dear Mr. Brodie and Councillors

It now seems that Richmond residents are to have another Walmart, in spite of that company's well-known dubious business practices, and their tolerance of dangerous working conditions in third world countries. And, what is to happen to Lansdowne when we will have yet another mall selling cheap imported goods? Shall we have a giant white elephant on our hands?

If this new mall is a *fait accompli*, then please at least ensure that the mixed urban forest along the north side of Alderbridge Way from Garden City Road to No. 4 Road is retained and restored. This is an important wildlife corridor and provides a natural viewscape, a commodity fast disappearing in our city. Please also insist upon retaining as much natural park as possible in the Alexandra area around the proposed Walmart Mall. Part of the fast-diminishing pleasure of being a Richmond resident is the enjoyment of what little wildlife is left to us. Natural viewscales and abundant green spaces and wildlife are a major part of what makes any city "appealing and liveable".

Finally, because I live close to Garden City Road, the effect of another major mall on local traffic greatly concerns me, and if this project must go ahead, I hope that it will not be built until appropriate measures are already well-established to cope with the inevitable increase in traffic, such measures being a crucial element of "well-managed community".

Respectfully  
Angela Gauld



on: Joseph Cross <mailto:josephcrossart@me.com>  
Sent: Saturday, 29 December 2012 3:40 PM  
To: Mayor and Councillors  
Subject: Walmart Mall

Dear Mayor & members of Council,

At a time of shifts and changes to municipal landscapes due to extreme weather conditions and climate weirding, it puzzles me as to why Richmond Council would even consider building a huge box store (one with a dubious corporate reputation at that), near the Garden City Lands.

Parks and green spaces are necessary for the health and wellbeing of residents, for diversity of wildlife, for the mitigation of flooding, recharging aquifers, and for cooling and cleansing the air in summer. Priceless.

The Garden City Lands serve an important ecological balance to the commercial landscape that has swallowed up valuable green spaces, and impacted our infrastructure. Municipalities are rethinking the amount of green space versus hard surfaces in their boundaries, and I would encourage you to reconsider this plan.

Looking forward to a forward thinking approach to land use.



Regards,

Joseph & Sharon Cross

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

From: Mathias, Richard [<mailto:richard.mathias@ubc.ca>]

Sent: Sunday, 23 December 2012 9:48 PM

To: Mayor and Councillors

Subject: Walmart Site

We need to do much better in order to live up to our motto than to destroy the wild (undeveloped) lands proposed for the Walmart site.

Please reconsider this unnecessary project and protect our City by Nature.

Richard Mathias  
6280 Doulton Ave  
Richmond





From: DON BURGESS [mailto:[dondoc13@hotmail.com](mailto:dondoc13@hotmail.com)]  
Sent: Saturday, 05 January 2013 10:19 AM  
To: Mayor and Councillors; [gardencitylands@shaw.ca](mailto:gardencitylands@shaw.ca)  
Subject: Garden City lands and Walmart proposal

Dear Mayor and Councillors,

I have been following the proposals for the Wal-mart development. I would like to request that the Council ask that Wal-mart create as much green space and trees as possible if it builds, and that the council be resolute to enforce this condition. Richmond is already becoming a high-rise asphalt jungle, and this is a tragedy in a new city with the possibility of a good living environment.

I would also propose that the City retain a green corridor in the area north of Alderbridge Way from Garden City Rd across to Number 4 road.

Minoru Park remains the only good parkland area in central Richmond, and we need more.

I thank you for your attention,

Yours sincerely,

Donald Burgess  
10857 Canso Crescent  
Richmond BC  
V7E 5B6.

PHOTOCOPIED

JAN 8/2013

& DISTRIBUTED



From: Damien Loveland [mailto:[dee10101@yahoo.ca](mailto:dee10101@yahoo.ca)]  
Sent: Monday, 21 January 2013 11:54 AM  
To: Mayor and Councillors  
Subject: Walmart - Garden City

Dear Mayor and Councillors:

With respect to the Walmart proposal, I'd like to put in a request for Richmond to retain and restore the mixed urban forest along the north side of Alderbridge Way from Garden City Rd to No. 4 Rd (as a wildlife corridor and an important part of the natural viewscape as seen from Garden City Rd, the Garden City Lands, Westminster Hwy, etc.) and retain as much natural park as possible in the Alexandra Area around the Walmart mall (if it is built).

Best Regards,

Damien Loveland

PHOTOCOPIED

J. 23/2013

REBUTED



**From:** Richard Vetter [mailto:Richard.Vetter@manulifesecurities.ca]  
**Sent:** Monday, 21 January 2013 9:17 PM  
**To:** Mayor and Councillors  
**Subject:** FW: Wildlife corridor / mixed urban forest

JAN 23/2013

& DISTRIBUTED

Dear mayor and councillors:

First off, I have to admit, my involvement in our community isn't a shadow of what you and many others have and I am very grateful for what you do. I also know that you make decisions guided by the people who elect you into office and I'm going to give you my feelings on the Walmart shopping centre development and surrounding areas.

Long story short, you have the ability to mandate development guidance that could help preserve something human and peaceful in this corridor.

There's a page on Facebook called "You know you're from Richmond when..." Unfortunately, most of the posters are people who are glad they left. I'm one of the smaller group of people who are glad they stayed. I love living in and doing business in Richmond and rarely obsess about the past. My only desire is to see a sustainable and more human future.

Whatever happens to the Garden City Lands is still unknown at this stage. Whatever form it takes will either be beautifully framed or debauched by your decision on the wildlife corridor.

I would ask you to choose wisely and support those who are recommending a more sensitive solution than the path that unimpeded development will invariably take.

Thanks once again,

Richard Vetter

Richard Vetter, BA, CFP, CLU | WealthSmart Financial Group | Manulife Securities Incorporated | 3251 Chatham Street,  
Richmond, BC V7E 6B8  
Phone 604.241.4357 | Fax 604.676.2288 | [www.wealthsmart.ca](http://www.wealthsmart.ca)

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

From: Curtis May [mailto:[c.\\_may@shaw.ca](mailto:c._may@shaw.ca)]

Sent: Friday, 22 February 2013 4:38 PM

To: Mayor and Councillors

Subject: Walmart Development on Garden City

To whom it may concern of the Richmond Municipality,

It has come to my attention that a likely deal with Walmart developers to build a Walmart and other shops at Garden City and Alderbridge will happen in the near future.

I'd just like to know what you think are the benefits of allowing a Walmart to be placed in West Richmond? Are there any other options? Are we considering the consequences of allowing the development of a super centre that has been known to shut down small businesses, care little of the environment, and contribute to the population poor quality food, among other things?

I apologize if my question is open and I know little of the decision making process at this time or of potential public involvement,

I'd appreciate a response,  
Thank you,

Curtis, Richmond Resident.

Mayor and Councillors

From: De Whalen [de\_whelen@hotmail.com]  
Sent: Friday, 08 March 2013 10:12 PM  
To: Mayor and Councillors; Carlile, Cathryn; Semple, Dave  
Cc: Margaret Hewlett; John Roeder; Alex Nixon RFB; Lynda Brummitt  
Subject: Richmond Poverty Response Committee Letter re: Garden City Lands  
Attachments: Mar 2013 PRC Letter on GCL to Mayor & Council.doc; City of Richmond Plan Committee Mins Feb 6 07.doc

Categories: 06-2280-20-142 - Garden City Lands - Management

March 8, 2013

Greetings:  
Mayor and Council,  
Cathy Carlile,  
Dave Semple

Please see attached, a letter and request from the Richmond Poverty Response Committee regarding the Garden City Lands Study. I will hand deliver a hard-copy to City Hall c/o Mayor and Council on March 11, 2013.

I look forward to your response.

Sincerely,

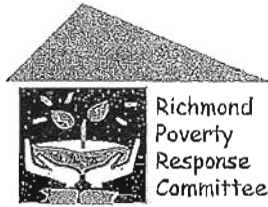
Whalen  
Chair, Richmond PRC  
co. PRC Exec Committee

C 604.230.3158

*"Food is the moral right of all who are born into this world." Norman Borlaug, Agronomist, Nobel Laureate...*

*"Anyone who has ever struggled with poverty knows how extremely expensive it is to be poor." James Baldwin*

*"Once you see it, you can't un-see it. And once you've seen it, keeping quiet, saying nothing, becomes as political an act as speaking out. There's no innocence. Either way, you're accountable." Arundhati Roy*



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

March 8, 2013

Mayor & Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

*Lo*

PHOTOCOPIED

MAR 11 2013

& DISTRIBUTION



Dear Mayor & Councillors:

Re: Garden City Lands  
Richmond Poverty Response Committee's Report on Sustainable Food Systems

On behalf of the Richmond Poverty Response Committee (PRC) I am writing to request the City of Richmond and the Parks & Recreation Department review a 2006 report on Urban Agriculture from the Richmond Food Security Task Force (a subcommittee of the Richmond PRC).

This request is in light of the 2041 Official Community Plan which requires the City to consult with stakeholders in areas such as "Park and Open Space Strategy" and "Agriculture and Food." We are particularly interested in the city's future plans for the Garden City Lands.

Entitled "*Richmond Food System Assessment*," our report and recommendations introduced a vision for a local food system initiative that would see an increase in community gardens/farms and sustainable economic enterprises on the Garden City Lands. A link to the report is at:  
[http://www.vch.ca/media/CPAI\\_Full\\_Richmond.pdf](http://www.vch.ca/media/CPAI_Full_Richmond.pdf).

In the minutes of a Feb 6, 2007 City Planning Committee meeting (enclosed), the following motion was passed: "That the Richmond Poverty Response Committee and the Richmond Food Security Task Force be included on any stakeholders list for the Garden City Lands Study."

The Richmond PRC has a solid track record of work in food security. We established the Food Security Task Force (which has since become the Richmond Food Security Society) "to promote the understanding of food security, which means: when all people in the community, at all times, have access to nutritious, safe, personally acceptable and culturally appropriate foods, produced in ways that are environmentally sound and socially just."

We completed the Richmond Food Security Assessment in 2006, sponsored the Garden City Lands Town Hall in 2007, and held the Food for All Conference in 2008, producing a dialogue report of the conference. A pocket market was also launched in 2008 as well a Local Food Guide to make locally grown produce more accessible.

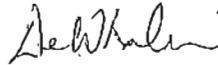
c/o Richmond Food Bank Society, #100-5800 Cedarbridge Way, Richmond, BC V6X 2A7  
Tel 604-205-4700 [www.richmondprc.ca](http://www.richmondprc.ca)



We ask that the City honour its resolution to include the Richmond PRC in any community consultations related to the Garden City Lands Study.

Thank you for your attention to this matter. Should you have questions or comments, please do not hesitate to contact the undersigned at [da\\_whalen@hotmail.com](mailto:da_whalen@hotmail.com) or at 604.230.3158.

Yours Truly,



De Whalen  
Chair, Richmond PRC

Enclosed: City of Richmond Planning Committee minutes Feb 6, 07

Cc PRC Executive Committee  
Cathy Carlile, Manager Community Services (by email)  
Dave Scmple, Manager Parks & Recreation (by email)

2007 AGENDAS & MINUTES  
February 6, 2007 - Minutes



City of Richmond  
6911 No. 3 Road  
Richmond, BC V6V 2C1

Minutes

Planning Committee

Date: Tuesday, February 6, 2007  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Bill McNulty, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Mayor Malcolm Brodie  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

Error!  
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defined.. It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, January 16, 2007, be adopted as circulated.*

CARRIED

The Chair advised that the Food Security Task Force delegation would be removed from item 7 and would be heard before Committee addressed item 3.

#### NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, February 20<sup>th</sup>, 2007, at 4:00 p.m. in the Anderson Room.

#### DELEGATION

Ms. Arzeena Hamir spoke on behalf of The Richmond Food Security Task Force (RFSTF) and was accompanied by Mary Gazetas, Jason O'Brien and David Reay.

Ms. Hamir advised that the RFSTF was introducing a vision for a local food system initiative, and she distributed a Proposal for a Sustainable Food Systems Centre/Park, Garden City Lands, Richmond, B.C. and a Richmond Food System Assessment Report. (A copy of the proposal and a copy of the report are on file in the City Clerk's Office.)

The RFSTF defines food security as: "Being assured when all people in the community, at all times, have access to nutritious, safe, personally acceptable and culturally appropriate foods, produced in ways that are environmentally sound and socially just."

Ms. Hamir made the point that in order to ensure that Richmond has food security, the RFSTF supports food production locally.

To ensure local food production, the RFSTF proposed a Sustainable Food Systems Centre on the Garden City Lands. The Centre would promote sustainable agriculture, would include space for growing native edible plants on land reserved for organic farming; a restaurant featuring locally grown food; and a teaching kitchen, and would have Community Supported Agriculture. In addition, the Centre would house a new Food Bank with garden plots accessible to clients, and would also provide space for cooking clubs, and other activities that support food access and security, while fostering self-reliance and a sense of belonging and community.

Ms. Hamir concluded the presentation by stating that the plan is an innovative use of space and that a Food Systems Centre of the kind proposed would encourage young people to go into farming.

In response to inquiries the RFSTF representatives advised:

- the proposal for the Food Systems Centre does not include a formula for economic benefit, but the commercial production of food at the Centre would create some economic benefit;
  - the Garden City lands are desirable for the proposed Centre because the concept is to practise urban agriculture in an urban area, not agriculture in a rural area; bearing in mind that the City does not own the Garden City Lands, the RFSTF would work with City staff if other arable lands were available;
  - the Farmers' Institute and local farmers were consulted during research for the Richmond Food System Assessment Report;
  - the Richmond Food System Assessment Report, funded by a grant from the Province of BC's "Act Now - Smart Fund", and administered through the Vancouver Coastal Health Authority, was completed in 2003, and in 2007 the RFSTF will work on a 10-month action plan;
  - the RFSTF envisions the Centre as fully accessible by both the general public and by those in the farming business.
- Joe Erceg, General Manager, Planning and Development, advised that the Garden City Lands' Memorandum of Understanding was issued to the City of Richmond and its two partners, the Canada Lands Company and the Musqueam First Nation. Any discussion of uses of the Garden City Lands in terms of the Richmond Food Security Task Force, would be problematic without consultation with other interested parties. Mr. Erceg advised that the Garden City Lands Master Plan process would be an open public process.

It was moved and seconded

*That the urban agriculture proposal be received for information.*

CARRIED

It was moved and seconded

*That the Richmond Poverty Response Committee and the Richmond Food Security Task Force be included on any stakeholders list for the Garden City Lands Study.*

CARRIED  
Opposed: Cllr. Howard

It was moved and seconded

*That both the Richmond Food System Assessment report and the Proposal for a Sustainable Food Systems Centre/Perit be received for information, and that staff be directed to review and gather comments, including possible locations and community partners, and that City staff report to a future Planning Committee meeting on the outcome.*

CARRIED

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

Mayor and Councillors

From: Olga [olga.tkatcheva@gmail.com]  
Sent: Sunday, 17 March 2013 11:58 PM  
To: Mayor and Councillors  
Cc: gardencitylands@shaw.ca  
Subject: Walmart site planning in connection with Garden City Lands  
Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Dear Council members,

I am respectfully asking you to disapprove of the plan that destroys the views from the Garden City Lands and allow the Walmart mall to be built exposed to the GCL side with a row of stores. Leaving a green belt between the Walmart complex and the Garden City Lands would make it more delicate and less intrusive.

Please make a conscious effort to keep in harmony the future site of the community parks and gardens with the commercial and residential areas surrounding it. The Garden City Lands has an enormous potential to become a jewel, a focal point of our town, an envy for all municipalities that did not pay attention and failed to preserve the natural areas of the same significance in its center, but it needs a bit of special attitude in planning to realize its potential in a best possible way. Right now the view from the Garden City Lands to the mountains is the best one in the city, please, keep it!

with best regards,

Proud member of the Garden City Lands coalition, Olga Tkatcheva Richmond, BC.

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MAR 18 2013

& DISTRIBUTED





Mayor and Councillors

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

From: Barbara Mathias [barbmathias@telus.net]  
Sent: Sunday, 17 March 2013 7:50 PM  
To: Mayor and Councillors  
Subject: Views in Richmond

Categories: 08-4100-02-01 - Development - Inquiries and Complaints - General

Precious. Special. Let's preserve them. I'm writing about the views to the north.  
Specifically from West Hwy across the open lands.  
The plan for the shopping centre looks reasonable. If we give them that, we can insist that  
the trees and corridor remain as a natural and existing blind.  
So they lose some square footage. Really, we can look at what they get.  
And, what we preserve. That is your job, and our mindfulness as this city grows.  
I ask this of you, my representatives for my home.  
Thank you.  
Barbara Mathias  
Richmond.

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MAR 18 2013

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

Mayor and Councillors

From: Richard Mathias [richard.mathias@ubc.ca]  
nt: Sunday, 17 March 2013 7:34 PM  
o: Mayor and Councillors  
Subject: Alderbridge Corridor

Categories: 08-4100-02-01 - Development - Inquiries and Complaints - General

Mayor Brodie and Councillors

Although I do not believe that Richmond needs another big box store for any reason, this message is more about the sustainability of a healthy community through conservation. The Alderbridge corridor is another unique Richmond feature that could be preserved or sacrificed depending on your responses to Walmart's blandishments. Their position is one of profit not liveability. I urge you to consider our generation who have already seen much of what was Richmond sacrificed to profit and our future generations who will never be able to see what we did. Sustaining our community is in your hands. I understand that resistance is difficult and under very persuasive threat from those who see only their own motives. I also understand that resistance must be maintained, as once a decision is made to allow this corridor to be removed, it can never be reconstituted. As one developer said, the regulatory authority can refuse many times; but once agreement to develop is given, it cannot be revoked as development is not reversible. Please resist another degradation of our environment through unwise and unnecessary development.

Thank you

Richard Mathias  
Professor of Public Health, UBC  
Richmond Resident since 1980

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MAR 18 2013

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

Mayor and Councillors

From: Katie Elliot [kellot@langara.bc.ca]  
Sent: Monday, 18 March 2013 11:14 AM  
To: Mayor and Councillors  
Cc: gardencitylands@shaw.ca  
Subject: Garden City Lands Preservation  
Categories: 06-2280-20-142 - Garden City Lands - Management

Dear Mayor and Councillors,

You have acted steadfastly in the past to protect the integrity of the Garden City Lands. This area has so much potential and value to its citizens, mainly as an accessible natural landscape.

The bog drains so much rain which is particularly important, vital- in Richmond. All over Richmond, so many yards and fields keep being cemented over -- to have a large area with good drainage, especially around the concrete jungle city centre, is obviously necessary!

Planners and developers may wave around cash and say they can fix any problems they create. (But they won't want to talk about all those tidal-wash wet parking garages in Steveston, for example.)

We know that nothing can replace the no-charge, free and efficient action of nature at work.

Please keep this area for urban gardens, a wildlife corridor, and other priceless assets that enhance civic wellbeing.

This will be a legacy to be proud of.

Thank you,  
Katie Elliot

--  
Katie Elliot  
Division Assistant  
Creative Arts & Humanities  
(604) 323-5005

Langara College  
100 West 49th Avenue, Vancouver, BC, V5Y 2Z6

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MAR 18 2013

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Guzzi, Brian

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From: Katie Eliot [kellot@langara.bc.ca]  
Sent: Friday, 22 March 2013 10:12  
To: Guzzi, Brian  
Subject: Re: RZ 10-528877 - Katie Elliot email re Proposed SmartCentres/Walmart Rezoning Application

Thanks, Brian.

I think the main point is not encroachment on the ALR but (1) the unnecessary and potentially harmful increase of traffic, (2) additional unnecessary stores, and (3) paving of natural drainage areas.

Thank you for emphasizing these points.

Sincerely,

Katie

--  
Katie Eliot  
Division Assistant  
Creative Arts & Humanities  
(604) 323-5005

Langara College  
100 West 49th Avenue, Vancouver, BC, V5Y 2Z6

Mayor and Councillors

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

From: Winnie [so.winnie@gmail.com]  
nt: Monday, 18 March 2013 10:43 AM  
To: Mayor and Councillors  
Cc: Garden City News  
Subject: Large plan on the north side of Garden City Lands

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Dear Mayor and Councillors,

I recently read about and saw the video of the presentation video of "Garden City Smart Centres". It was shocking to see this destruction.

[http://www.youtube.com/watch?v=R\\_UoH-lwdfk](http://www.youtube.com/watch?v=R_UoH-lwdfk)

I can't describe how upset I am with this plan to destroy our beautiful neighbourhood. Does Richmond need such a large big box ugly outlet style mall so close to our city centre? Why would the developers be allowed to cut down so many trees and destroy the habitat of wildlife in Richmond. This will also change the viewscape of the Lands and worsen the already bad traffic along Gardencity road. It may be alright to have a Walmart store in Richmond (which I am not really happy with) but we DO NOT need an extension of box stores for the cost of destroying the important wildlife corridor along Alderbridge way.

As a resident of Richmond for more than 10 years, I would urge all councillors and the mayor to stop and reconsider this development and protect the viewscape and this important wildlife corridor.

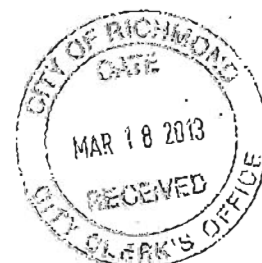
If this ever will happen, I would have left no choice but to move out of this city.

Sincerely,  
Resident of Richmond  
Winnie W. Y. So  
1105 - 6233 Katsura Street,  
Richmond, BC

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MAR 18 2013

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Mayor and Councillors

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

From: Pam Price [pamofgwent@shaw.ca]  
Sent: Monday, 18 March 2013 10:00 AM  
To: Mayor and Councillors  
Cc: gardencitylands@shaw  
Subject: garden city lands

Categories: 08-4100-02-01 - Development - Inquiries and Complaints - General

To the Mayor and Council:

Please think twice about "boxing" in the area around the Garden City Lands and ruining the view from that area. It seems like it is a constant fight to keep green space in Richmond.

It started years ago with the attempt by developers to build on Garry Park. Another was the big fight over Terra Nova, and yet another over building right to the dyke on Bayview in Steveston.

That is just on the West side of Richmond!

Now that Richmond is building skywards with all the architecturally-devoid glass towers, (and god knows what is going to be built on the Russ-Baker Way property,) it is time to call a halt and start doing something to make this city one with which we can be proud.

I fear that once the Garden City Lands get boxed in it will be an excuse to build on the Lands themselves.

Sincerely,

Pam Price

Steveston

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Mayor and Councillors

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

From: Andrea May [ajmay2003@hotmail.com]  
Sent: Monday, 18 March 2013 3:08 AM  
To: Mayor and Councillors  
Cc: GardenCityLands@shaw.ca; audrey hall  
Subject: Protecting the Integrity of the Garden City Lands Park

Categories: 08-4100-02-01 - Development - Inquiries and Complaints - General

Honourable Leaders,

A majority of citizens want to keep spectacular views from the city centre to the North Shore Mountains. Certainly, we do NOT want a row of hundreds of metres of boxy stores with big signs ruining that view for everyone, on, or near, the Garden City Lands park.

Many, many people have kept up the efforts to safeguard the Garden City Lands in the ALR to conserve, not waste. We would appreciate a confident stand in this matter, in your present directions to respect our perspective for the future enjoyment of all.

Thank you,  
Andrea May

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MAR 18 2013

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

Mayor and Councillors

From: normah@telus.net  
Sent: Monday, 18 March 2013 12:04 PM  
To: Mayor and Councillors  
Cc: GardenCityLands@shaw.ca  
Subject: Proposed development encroaching Garden City Lands

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

To Richmond Mayor and Councillors:

We were dismayed to hear of the proposed Walmart development to go along the perimeter of the Garden City Lands. We have fought to keep this parcel in the ALR and, as such, thought it was a protected corridor. The Garden City Lands area is a small space and the idea of a development of the magnitude of the one including Walmart would be an encroachment that would not only dwarf the site but might also be the 'leading edge of the wedge' that would determine, disqualify or limit plans for future use. We do not have a scarcity of land set aside for mall use. Number 3 Road has several malls to choose from and the Costco development is only a short distance away. In addition, East Richmond already has a huge Walmart Mall along with the congestion of traffic that goes along with it. However, we do have a very limited amount of land within the ALR. That land is always under pressure of development and, while the development proposed at the present time is not actually using the land site known as the Garden City Lands it will affect it and the future use of it. We do not have the power to stop this development but we can appeal to our elected representatives, which we are doing. Please remember that you are the custodians for this land and act accordingly.

A  
Norma & Norma Houle  
1/291 Westminster Hwy.  
Richmond, B.C.  
V6V 1A9

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MAR 18 2013

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Guzzi, Brian

---

From: normah@telus.net  
Sent: Friday, 22 March 2013 11:16  
To: Guzzi, Brian  
Subject: Re: RZ 12-528877 - SmartCentres/Walmart Proposed Rezoning

With respect Mr Guzzi, I'm sure we have both seen, over the years, developments which were legal and within zoning development by-laws but which were not well thought out in terms of the future. An example of this is when residential development is allowed to locate right up to farm use land and "all of a sudden" harvesters at night are too noisy and over-head spraying is unthinkable, not to mention the difficulty of moving farm equipment around: or a small Church in East Richmond which is quietly allowed to become a school and "all of a sudden" council wakes up and wonders "when did that happen?" There cannot be a school of children surrounded by farm land and, consequently, land is removed from the ALR and a corridor - now occupied by commercial interests, is established. Perhaps you can understand a citizen wondering if there is someone at the helm or even someone who understands what long-term planning means.

I am not questioning the present zoning of the land in question and I realize it is not within the ALR. I worry that the proposed development will affect or limit the proposals for the Garden City Lands. Once this development is established, there is nothing stopping any one of the retailers from going to council to ask for permission to add extra stories onto their buildings. Increased height of buildings is happening all over Richmond. If traffic congestion became an issue, it is not too hard to imagine needing to widen some roads.

Where might that land come from? The worries are real.

Thank you for your considerate response.

Norma and Bernie Houle

**Mayor and Councillors**

TO: MAYOR & EACH  
COUNCILLOR  
CITY CLERK'S OFFICE

From: John terborg ([john\_terborg@hotmail.com])  
Sent: Monday, 18 March 2013 7:53 PM  
To: Mayor and Councillors  
Subject: Alderbridge Way - Conserve Viewscapes

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Richmond City Council Members,

Please conserve the legacy views when you are making decisions regarding the Walmart proposal.

Development is currently buffered by the environmentally sensitive areas along Alderbridge Way which have been described for decades by the City's ESA maps. Prior to the Walmart proposal and prior to the land being purchased.

The Garden City Lands have the opportunity to be a destination for community health and wellness and this potential will be impacted by large box stores and commercial development that will take away from the natural scenes.

The community's experience of the natural, farming, and recreational uses on the Garden City park lands will be impacted by the neighbouring viewscapes.

Please retain the natural views.

Thank you,

John ter Borg

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MAR 19 2013

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Mayor and Councillors

TO: MAYOR & EACH  
COUNCILLOR

FROM: CITY CLERK'S OFFICE

From: Rick Xavier [whisper@xworks.ca]  
Sent: Monday, 18 March 2013 6:23 PM  
To: Mayor and Councillors  
Subject: Garden City Lands

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Dear Councillors,

So I hear city council is debating whether to approve development of a Walmart store, and possibly a strip mall, along Alderbridge across from the Garden City lands. We have plenty of opportunity to admire large scale urban architecture in Richmond, must we have a large view-dominating eyesore next to this natural space? My opinion as a Richmond resident, for what it's worth, is no. Big box stores so close to central Richmond seem a little out of place - in fact a waste of opportunity for urban coolness. Please use the Lands for more natural purposes on a more natural scale.

Rick Xavier

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MAR 19 2013

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**From:** rick [<mailto:rick@resist.ca>]  
**Sent:** Tuesday, 19 March 2013 04:11 PM  
**To:** DevApps  
**Subject:** smartcentres development application "12 627046 000 00 SA"

Hi

I live at 9420 Alexandra Road. After being issued an eviction notice by SmartCentres for development purposes, i phoned Rob Campbell at their offices in Edmonton and was told the permit had been denied and that i should continue bringing rent cheques.

Would you please tell me the reason for withholding the permit and anything you can tell me about steps they will need to follow to get approval. Also what might be the time window for the approval.

Thanks very much.

Rick McCallion

9420 alexandra road, richmond



Mayor and Councillors

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

From: De Whalen [de\_whelen@hotmail.com]  
Sent: Wednesday, 20 March 2013 10:41 PM  
To: Bhreandain Clugston; Mayor and Councillors  
Subject: Letter to the Editor  
Categories: 06-2280-20-142 - Garden City Lands - Management

March 20, 2013

Bhreandain Clugston  
Richmond Review

Letter to the Editor

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MAR 21 2013

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Re: "Respect the people, nature and legacies"

I enjoyed reading Jim Wright's column on March 15<sup>th</sup> about the Garden City Lands. As a member of the Richmond Poverty Response Committee I can confirm the group discussed the future viewscape and some even toured the land one weekend in the rain.

I consider it an absolute disgrace for the City to propose building a Walmart right next door to this pristine environment. They have already allowed the developer to dump fill on the so-called "environmentally sensitive area" parallel to Alderbridge and kill all the trees that would have hidden the concrete backside of Walmart-to-be.

What would I rather see? I'd like to see the City invite all Richmondites to participate in the planning of the Garden City Lands and the Alderbridge corridor.

I can envision hundreds of community garden plots as well as incubator farms for new young farmers and larger test plots for established farmers to grow organic produce. The Garden City Lands could be a centre for neighbouring Kwantlen Polytechnic University's Urban Agriculture program. Young urban farmers could rent land and employ new practices that produce more per acre than traditional practices as well as supply some of Richmond's food needs.

It could also be a tourist attraction. The land already has the catchy title of the "Garden City." Visitors wouldn't need much convincing to come and experience the view, natural environment and food production methods. Local restaurants would be a market for fresh organic produce, especially considering we are next to the third largest city in Canada with the most food conscious residents and the best restaurants in the land.

And let's not forget that the land includes delta bog with rare bog plant species and unique animals. Raised walkways, seating and educational signposts similar to the Nature Park could meander through the area and allow families to relax, reinvigorate and learn to respect this land.

Come on Mayor and Council, Richmondites deserve to be involved in planning the future of the Garden City Lands and environs. Don't leave us out of the viewscape!

De Whalen

C 604.230.3158

*"Food is the moral right of all who are born into this world." Norman Borlaug, Agronomist, Nobel Laureate*

*"Anyone who has ever struggled with poverty knows how extremely expensive it is to be poor." James Baldwin*

*"Once you see it, you can't un-see it. And once you've seen it, keeping quiet, saying nothing, becomes as political an act as speaking out. There's no innocence. Either way, you're accountable." Arundhati Roy*

Mayor and Councillors

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

From: Carol Day (carol@catsigns.ca)  
Sent: Tuesday, 09 April 2013 2:30 PM  
To: Mayor and Councillors  
Subject: Walmart proposal  
Attachments: Walmart To City Council April 8, 2013.docx  
Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

To Mayor and Council

Please see my letter attached.

Thanks

Carol Day

T 604.240.1986  
F 604.271.5535  
carol@catsigns.ca  
www.catsigns.ca

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APR 9 2013

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To Mayor and Council City of Richmond

April 9th, 2013

Re : Walmart application

As a founding member of the Garden City Lands Coalition I am very proud of the hard work we all put in to save the Garden City lands from the proposed high-density residential development. It is with great sadness I view the plans for a massive shopping center to include Walmart on the north side of the Garden City Lands. Today you can look north and see the pristine snow-capped Coast Mountains, but if the proposed plan is approved by Richmond City Council then that will be changed forever.

The green space and trees could be saved if the development was scaled back. The views of the mountains could be completely saved too. The neighborhood could be improved if city council would listen to our concerns.

We have very little open green space left in the concrete jungle we call Richmond City Centre. We do however have a massive amount of shopping and a massive amount of concrete towers. Today's council will determine forever how that changes for future generations.

We can do better than this. Please direct the developer and the planning staff to try a little harder and come up with a less imposing plan for the land north of the Garden City Lands.

Carol Day

## Advisory Design Panel (ADP) Comments

(Excerpted from ADP Minutes of December 8<sup>th</sup>, 2011)

- Item 3. RZ 10-528877 – Major low-rise commercial development approximately 30,569 m<sup>2</sup> (330,000 ft<sup>2</sup>) with 10 one-storey buildings, 1 two-storey building, and 1 three-level parking structure including a Walmart Store.

Architect: Chandler Associates Architecture Inc.

Property Location: 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road

### Panel Discussion

Advisory Design Panel comments are followed by SmartCentres response in ***bold italics***:

- very large and challenging project; has many interior and perimeter edges; ***Agreed.***
- screening of loading bays along Alexandra Road is inadequate; needs more work as loading bays remain exposed and trucks would still be visible but the western loading/service area is more successful; applicant also needs to address overlook issues; ***The eastern loading bay is screened by a 14' high screen wall, with dense planting which includes numerous mature trees. The loading bay is further screened from above by the incorporation of a metal trellis structure, which will be covered with vines, thus addressing the overlook issues. The western loading bay is entirely encapsulated by solid walls on three sides, limiting any views into the loading bay except for only west bound traffic along Alexandra Road (at less than a 30 degree cone of vision). Overlook at the west loading bay is not an issue.***
- higher density two-storey buildings are more appropriate to achieve streetscape continuity; one-storey buildings on the perimeter of the site are far less successful; sameness of expression and slight height variations do not interrupt or establish strong punctuations; ***Two storey spaces will be integrated where feasible.***
- replicating retail streetfronts is complicated and more work is required such as changes in materiality; simplify and use high quality materials; increase the amount of vision glass around the perimeter of the site; this applies to a large proportion of the proposed design; ***Changes in materials, simplification of design and integration of more vision glass will be expressed in our Development Permit submission.***
- internal elevations appear flat and box-like; design development is needed to reflect a village character; massing needs to be broken down and further articulated to provide visual interest to pedestrians; introduce structures to draw pedestrians to the site; using high quality materials is appropriate for a new shopping center; ***Increased articulation to the internal facades will be introduced in our Development Permit submission.***
- one-storey buildings need substantial design development; consider layering of design elements to achieve a more pedestrian-friendly environment; ***As noted in previous items, further design development of the facades will be pursued with our Development Permit submission.***
- transition in the architectural character from the outside to the inside of the site should be significant and shocking; the design quality of the interior should be sensational and dramatically different from the exterior; ***As per panel notes above, the exterior facades will be further developed to create larger areas of quality materials to relate better to the automobile oriented traffic along the***

*perimeter, and the internal facades will be further articulated to add visual interest, creating a striking difference in expression between "inside" and "outside".*

- landscaped deck works well when viewed from the outside; however, it looks disconnected from the rest of the project when viewed from the inside; appears like a floating mass; poses a CPTED challenge underneath; connect the landscaped deck into the project; *The deck will receive a stair on the south side, connecting the podium to the pedestrian walkway in the at grade parking area. The north-east corner will be opened up to the street to allow visual connection and surveillance from Alexandra Road/May Drive into the covered parking area. The covered parkade area walls, ceiling and columns will be painted white and will include bright lighting levels.*
- Garden City Road and Alderbridge Way portal is weak; Building H is small and low in relation to the other buildings; portal should be more powerful at this important gateway to the City Centre; *The entry way will be further developed, with a more powerful expression of Building H.*
- Building N appears lost and disconnected from the rest of the project; does not provide continuity to what is happening along the street; *Building N will be integrated into the development through creating a connection with the remainder of the development with architectural screening landscape elements (similar to Alexandra Road).*
- project has a lot of challenges; relationship between the outside and inside edges needs to be improved; project is intended to create the 'Village' centre for the West Cambie Area and should reflect a more urban and commercial character; *As noted in previous items, the outside facades will be treated differently from the inside facades (larger areas of materials with a reduced material palette versus more finer articulation). A "village" centre experience will be expressed through greater detailing and layering of landscape and architectural elements along the Alexandra Way through the site.*
- a challenging commercial project; project needs a more consistent and intense urban design response to fit with the emerging more sophisticated urban character of Richmond; *This will be achieved through the changes to the building facades and massing as noted previously, and through the enhancement of Alexandra Way through the development.*
- landscape needs to have a sense of hierarchy and one dominant theme to unify spaces; needs anchor points or nodes that attract pedestrians and encourage them to linger, e.g. water elements or public art; *Public nodes are being integrated along Alexandra Way to encourage people to linger along the way. The nodes will be connected through the use of consistent elements and materials and will be further highlighted as "special" areas through the integration of public art elements.*
- the project's high street does not read as a retail/commercial heart of the project; built form on the west side of high street (1-storey buildings) is weak; high street should have a stronger sense of enclosure and a more intense urban design response, continuous streetfront retail with high quality paving including furnishings and appointments that increase visual interest and enhance pedestrian comfort; should serve as the principal organizing spine; *High Street will be further developed with the enhancement of the landscape treatment including special paving, planting and furnishings. The building along the west side of High Street will be designed with two-storey loft-style elements along the street façade in order to increase its visual and physical presence.*
- a model would be helpful in future assessment of this design proposal; *We will present a series of large scale models to demonstrate the detailing and articulation of architectural and landscape elements that have been integrated into our design. A 3-d "fly-thru" of the overall project has also been produced to further explain the overall project.*
- Alexandra Way as the primary pedestrian linkage through the site should encompass more than just decorative paving but a series of outdoor pedestrian-scaled rooms with a hierarchy and a central 'Village Green'; *As noted in previous items, we will present a detailed investigation of*



***Alexandra Way with our Development Permit submission that will include a series of pedestrian nodes through the length of Alexandra Way***

- landscaped roof deck needs programming (is it ESA compensation or active use area); roof deck elements should be carried through the development (linked in some way with the design of other on-site pedestrian open space areas); should have linkage with Walmart; needs a more urban response; can introduce native plantings and stormwater elements; seating and amenities should be located adjacent to paved areas; consider the landscape deck as the 'Garden Centre'; ***We are awaiting direction from the City to determine the character of the landscaped deck. We will provide a stair access from the deck to the at grade parking to the south.***
- consider May Drive as a 'sustainable' street, particularly adjacent to the designated park and ESA area on the east site of May Drive; ***City engineering requirements won't allow for sustainable street design.***
- consider stronger pedestrian crossing elements at intersections with the vehicle circulation system throughout the site, not just painted stripes; ***All pedestrian crossings within the site are raised platforms to meet the adjacent sidewalk grades.***
- grade differences should be handled with ramps (rather than stairs) at the entrances to the site; integrate with other elements; ***Ramped sidewalks will be the primary accesses to the site. Any stairs used to access the site will be secondary to the ramped sidewalks.***
- pedestrian scale signage is all right but pylon type signs need further design development; integrate signage with public art; ***The pylon sign designs will receive additional design development. Their design will work in conjunction to the public art rather than being integrated with it.***
- architecture is too busy; suggest one linking and dominant material, preferably brick that is carried through the entire project and combined with other elements; ***As noted in previous items, the exterior façade design will be refined with larger areas of materials used.***
- rain protection needs to be continuous through the project along pedestrian routes; could be at different levels; could be a combination of awnings and canopies; ***Agreed. Rain protection is applied along Alexandra Way and along the sidewalks adjacent to the retail buildings. We will use a combination of awnings and canopies as suggested.***
- a very complex project; intent of creating an urban village is more successful internally; ***Agreed***
- life-style center concept is not achieved in the project; landscape elements, e.g. art elements, seating opportunities, and plazas are missing; consider recessing some of the street fronting buildings to create space for seating areas; ***As noted in previous items, the landscape design will be further developed in our Development Permit submission, integrating plazas, pedestrian nodes, furnishings, public art etc.***
- urban village character is not achieved on the Alderbridge Way, Garden City Road and Alexandra Road elevations; broken-down mass is not appropriate externally as these streets are vehicle and not pedestrian-oriented; street elevations do not achieve the objective of becoming a landmark; external elevations need more work; ***As noted in previous items, the exterior elevations will be refined to suit the vehicular oriented nature of the facades.***
- character of external and internal elevations should be different; internal elevations are like a suburban mall but should be more organized and urban; need to be consistent in order to achieve an urban village character; ***As per panel notes above, the exterior facades will be redeveloped to reflect a more urbane nature through the use of larger areas of materials with the internal facades being further articulated to add visual interest, creating a striking difference in expression between "inside" and "outside". A "village" centre experience will be expressed through greater detailing and layering of landscape and architectural elements along the Alexandra Way through the site.***
- a very challenging project; one of the most complex projects considered by the Panel; ***Agreed***

- project does not look like a village; appears like a shopping centre precinct; does not have the tactility and texture of a village; *The "village" centre experience will be expressed through greater detailing and layering of landscape and architectural elements and be further enhanced through the creation of a central plaza area, along with a number of pedestrian nodes established through the length of Alexandra Way.*
- consider a diagonal cut-thru for pedestrians at the corner of Alderbridge Way and Garden City Road; could become the high street; will link Alexandra neighbourhood to downtown Richmond neighbourhood; *We have created a diagonal "cut-thru" at the south-west corner of the site which will connect Alexandra Way from the residential area to the north of our site, down and through the site to connect with the Richmond downtown neighbourhood.*
- project is pedestrian in nature; heavy pedestrian movement is expected in the neighbourhood; design narrative is needed for the project to achieve a pedestrian and village character; proposed project needs to be defined; does not have the feel of quality; signage works well but disappears in other parts of the development; *The "village" centre experience will be expressed through greater detailing and layering of landscape and architectural elements and be further enhanced through the creation of a central plaza area, along with a number of pedestrian nodes established through the length of Alexandra Way.*
- introduce glazing at the backs of buildings adjacent to pedestrian walkways; look at Aberdeen Center as precedent; *All buildings will have vision glass oriented to the pedestrian walkways within the site. Vision glass will be integrated into the external facades, adjacent to sidewalks where feasible. Much of the vision glass in the above noted project is obscured by tenant posters etc., or is open to inactive exit stair corridors. Our intent is to locate vision glass where it will have a positive contribution to interact with adjacent sidewalks.*
- link landscaped deck to Walmart; *We will link the landscaped deck to the at-grade parking area. Linking it to the store will create security issues.*
- articulation of buildings looks flat; needs visual clarity defined by the project's design narrative; look at Park Royal as precedent for a pedestrian-friendly project; *As noted in previous items, the internal facades will be further articulated to add visual interest and be integrated with landscaping elements such as seating, planting, paving etc.*
- proposed development is a huge project in Richmond; Planning is requested to assist applicant in defining Richmond character; project has to serve pedestrians; *We have been working closely with the Planning Department to define the development's character and create a richer pedestrian experience through articulation of the building facades and integration of landscape elements throughout the site.*
- with the exception of various stair locations, grade changes are handled well; introduce nodes in the project; further design development of the landscaped deck will encourage pedestrians to pause; benches and picnic tables need to be connected to impermeable surface; *Grade changes are being redesigned to be accessible primarily by ramped sidewalks with stairs being used secondarily. Pedestrian nodes and plazas are being integrated throughout the site, and primarily along Alexandra Way.*
- continuous rain protection will encourage pedestrians to stay on the site; *As noted in previous items, continuous rain protection is provided through a combination of awnings and canopies.*
- project has the potential and should become a major gateway to Richmond's city center; project as presented is not successful as major entry point or gateway to the city centre; *The design development of the project as described in the items above will establish this project as a major and successful gateway to the City Centre.*
- project design needs to evolve and not just mirror Lansdowne (suburban shopping centre design approach is no longer appropriate particularly adjacent to the city centre); *The design development*

*of the project as described in the items above will create a project that does not mirror the above cited development.*

- project needs to have an iconic element; should stand out to differentiate it from other Walmart projects; *We will work to find an acceptable solution.*
- project is a different interpretation of the village character for the Alexandra Neighbourhood as described in the Alexandra Neighbourhood design guidelines for this area; scale of the project should set the tone for the neighbourhood; *The design development and integration of the architectural and landscape treatments and elements listed in the responses above will create a development that is more in keeping with the Alexandra Neighbourhood guidelines.*
- project should accommodate the inclusion of Walmart but not let Walmart dictate the design character; *The design of the Walmart store has strayed substantially from the prototypical design. The store has been integrated into the retail store designs along High Street and Alderbridge Way, and where exposed along the north and east facades, have been enriched with articulation of the facades and have incorporated material used throughout the rest of the development.*
- ESA area in the project could be spread out rather than concentrated on the corner; *In order for the ESA to have any significance for the integration of natural habitat, the area must be consolidated into one single area, rather than being diluted and lessen its value by spreading the area throughout the site.*
- the 'Village' character unifying design narrative is missing in the project; needed to anchor the design concept of the project; *The "village" centre experience will be expressed through greater detailing and layering of landscape and architectural elements and be further enhanced through the creation of a central plaza area, along with a number of pedestrian nodes established through the length of Alexandra Way.*

A-0		COVER PAGE
A-1.1		CONTEXT PLANS
A-1.2		CONTEXT PHOTOGRAPHS
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A-2		SITE PLAN
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A-2.2	BUILDING B	FLOORS AND ELEVATIONS
A-2.3	BUILDING C	FLOORS AND ELEVATIONS
A-2.4	BUILDING D	FLOORS AND ELEVATIONS
A-2.5	BUILDING E	FLOORS AND ELEVATIONS
A-2.6	BUILDING F	FLOORS AND ELEVATIONS
A-2.7	BUILDING G	FLOORS AND ELEVATIONS
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A-2.21	BUILDING U	FLOORS AND ELEVATIONS
A-2.22	BUILDING V	FLOORS AND ELEVATIONS
A-2.23	BUILDING W	FLOORS AND ELEVATIONS
A-2.24	BUILDING X	FLOORS AND ELEVATIONS
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A-2.26	BUILDING Z	FLOORS AND ELEVATIONS
A-2.27	BUILDING AA	FLOORS AND ELEVATIONS
A-2.28	BUILDING AB	FLOORS AND ELEVATIONS
A-2.29	BUILDING AC	FLOORS AND ELEVATIONS
A-2.30	BUILDING AD	FLOORS AND ELEVATIONS
A-2.31	BUILDING AE	FLOORS AND ELEVATIONS
A-2.32	BUILDING AF	FLOORS AND ELEVATIONS
A-2.33	BUILDING AG	FLOORS AND ELEVATIONS
A-2.34	BUILDING AH	FLOORS AND ELEVATIONS
A-2.35	BUILDING AI	FLOORS AND ELEVATIONS
A-2.36	BUILDING AJ	FLOORS AND ELEVATIONS
A-2.37	BUILDING AK	FLOORS AND ELEVATIONS
A-2.38	BUILDING AL	FLOORS AND ELEVATIONS
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A-2.40	BUILDING AN	FLOORS AND ELEVATIONS
A-2.41	BUILDING AO	FLOORS AND ELEVATIONS
A-2.42	BUILDING AP	FLOORS AND ELEVATIONS
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A-2.45	BUILDING AS	FLOORS AND ELEVATIONS
A-2.46	BUILDING AT	FLOORS AND ELEVATIONS
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A-2.50	BUILDING AX	FLOORS AND ELEVATIONS
A-2.51	BUILDING AY	FLOORS AND ELEVATIONS
A-2.52	BUILDING AZ	FLOORS AND ELEVATIONS
A-2.53	BUILDING BA	FLOORS AND ELEVATIONS
A-2.54	BUILDING BB	FLOORS AND ELEVATIONS
A-2.55	BUILDING BC	FLOORS AND ELEVATIONS
A-2.56	BUILDING BD	FLOORS AND ELEVATIONS
A-2.57	BUILDING BE	FLOORS AND ELEVATIONS
A-2.58	BUILDING BF	FLOORS AND ELEVATIONS
A-2.59	BUILDING BG	FLOORS AND ELEVATIONS
A-2.60	BUILDING BH	FLOORS AND ELEVATIONS
A-2.61	BUILDING BI	FLOORS AND ELEVATIONS
A-2.62	BUILDING BJ	FLOORS AND ELEVATIONS
A-2.63	BUILDING BK	FLOORS AND ELEVATIONS
A-2.64	BUILDING BL	FLOORS AND ELEVATIONS
A-2.65	BUILDING BM	FLOORS AND ELEVATIONS
A-2.66	BUILDING BN	FLOORS AND ELEVATIONS
A-2.67	BUILDING BO	FLOORS AND ELEVATIONS
A-2.68	BUILDING BP	FLOORS AND ELEVATIONS
A-2.69	BUILDING BQ	FLOORS AND ELEVATIONS
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A-2.86	BUILDING CH	FLOORS AND ELEVATIONS
A-2.87	BUILDING CI	FLOORS AND ELEVATIONS
A-2.88	BUILDING CJ	FLOORS AND ELEVATIONS
A-2.89	BUILDING CK	FLOORS AND ELEVATIONS
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A-2.92	BUILDING CN	FLOORS AND ELEVATIONS
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A-2.94	BUILDING CP	FLOORS AND ELEVATIONS
A-2.95	BUILDING CQ	FLOORS AND ELEVATIONS
A-2.96	BUILDING CR	FLOORS AND ELEVATIONS
A-2.97	BUILDING CS	FLOORS AND ELEVATIONS
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A-2.99	BUILDING CU	FLOORS AND ELEVATIONS
A-3		SECTION PLANS
A-3.1		SECTION 1
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A-3.3		SECTION 3
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A-1.6	BUILDING 1 & M. PLANS AND ELEVATIONS
A-2.1	BUILDING K. PLANS AND ELEVATIONS
A-2.15	BUILDING L. PLANS AND ELEVATIONS
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A-3.10	BUILDING P. PLANS AND ELEVATIONS
A-3.21	EAST ANCHOR. PLAN AND ELEVATIONS
A-3.22	EAST ANCHOR. PLAN AND ELEVATIONS
A-3.23	EAST ANCHOR. PLAN AND ELEVATIONS
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A-3.25	GREEN DECK. PLAN AND ELEVATIONS
A-3.26	STREET ELEVATIONS WITHOUT LANDSCAPE
A-3.27	ALDERBRIDGE STREET ELEVATIONS
A-3.28	LANDSCAPE GROWTH WITHIN 15 YEARS
A-3.29	ELEVATIONS WITHOUT LANDSCAPE
A-3.30	ALEXANDRA ROAD LANDSCAPE
A-3.31	ELEVATIONS WITHOUT LANDSCAPE

A-4.1	PERSPECTIVES	ACCESSIBLE DESIGN SITE PLAN
A-4.2	PERSPECTIVES	
A-4.3	PERSPECTIVES	
A-4.4	PERSPECTIVES	
A-4.5	PERSPECTIVES	
A-4.6	PERSPECTIVES	WYFINDING SITE PLAN
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A-5.2	SITE SECTIONS	
A-5.3	SITE SECTIONS	
A-6.1	ACCESSIBLE DESIGN SITE PLAN	TYPICAL WYFINDING SIGNAGE
A-6.2	WYFINDING SITE PLAN	
A-6.3	WYFINDING SIGNAGE	

**LANDSCAPE:**

L-1 OVERALL LANDSCAPE PLAN  
L-2 SOUTH - WEST ENTRY PLAZA  
L-3 CENTRAL PLAZA  
L-4 ALEXANDRA WAY AND PEDESTRIAN CROSSING  
L-5 BUILDING L SOUTH - EAST CORNER  
L-6 STREETSCAPIES  
L-7 NORTH EDGE BUFFERING  
L-8 GREEN DECK  
L-9 EAST PARKING AREA  
L-10 ALEXANDRA WAY CROSSING





CONTEXT PLAN - AERIAL VIEW  
SCALE 1:3000



CONTEXT PLAN  
SCALE 1:1000

Sheet No. 2  
September 5, 2013  
RZ 10-528877



# CENTRAL AT GARDEN CITY

RICHMOND, BC

## CONTEXT PLAN



SITE ALONG ALDERBRIDGE WAY



SITE ALONG GARDEN CITY ROAD



GARDEN CITY ROAD & ALEXANDRA ROAD  
LOOKING SOUTH - EAST

CNCL - 596



SITE ALONG ALEXANDRA ROAD



GARDEN CITY ROAD & ALDERBRIDGE ROAD  
LOOKING NORTH - EAST



GARDEN CITY ROAD  
LOOKING NORTH - WEST



ALDERBRIDGE ROAD  
LOOKING EAST



ALEXANDRA STREET  
LOOKING EAST

Sheet No. 3  
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# CENTRAL AT GARDEN CITY

RICHMOND, BC

## CONTEXT PHOTOGRAPHS



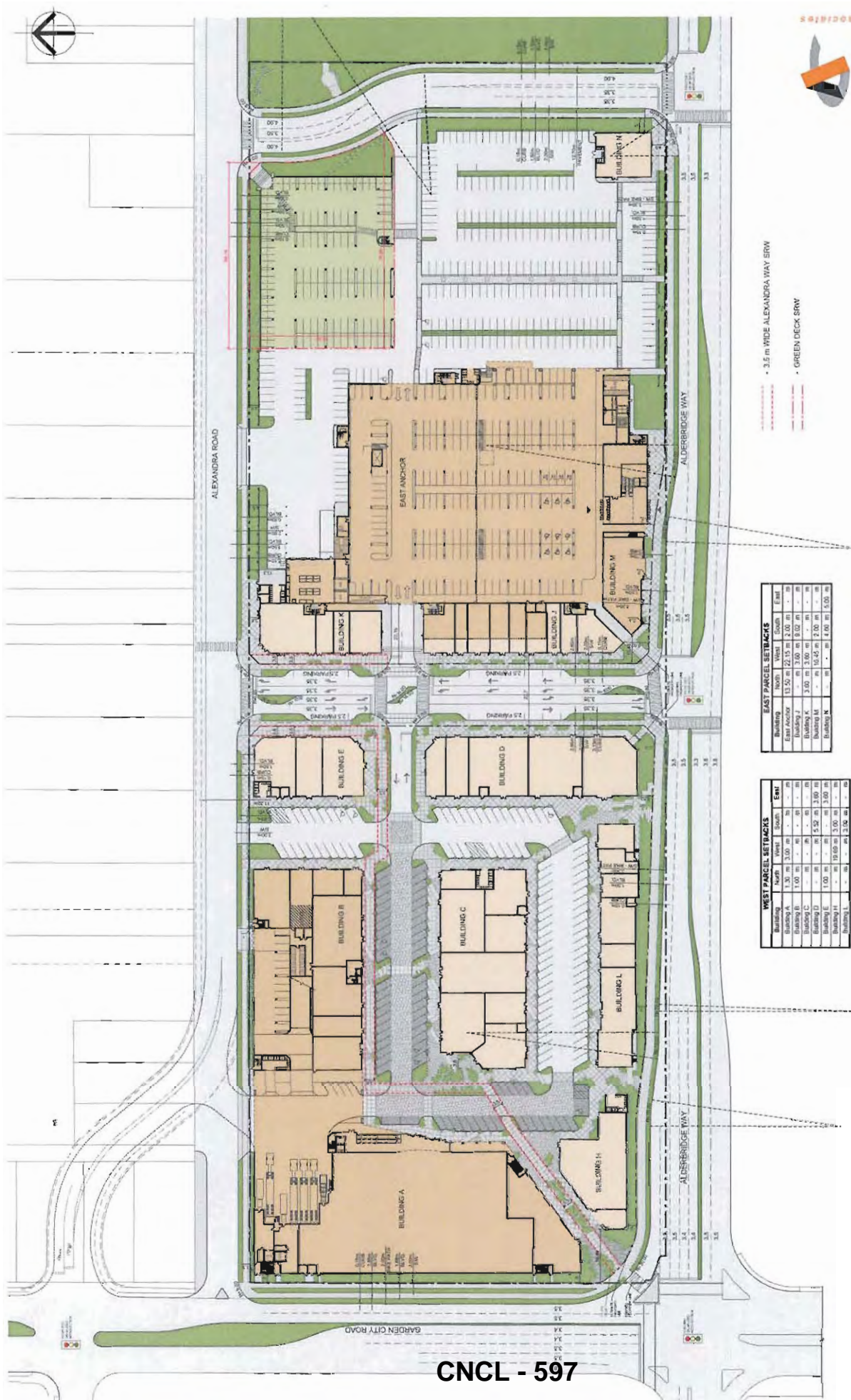
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DATE: AUGUST 29, 2013  
SCALE: NTS  
PROJECT #: 4029

A-1.2





**EAST PARCEL SETBACKS**

Building	North	West	South	East
East Anchor	13.50 m	22.15 m	2.00 m	- m
Building J	- m	3.00 m	8.02 m	- m
Building K	3.00 m	3.00 m	- m	- m
Building M	- m	10.45 m	2.00 m	- m
Building N	- m	- m	1.00 m	5.00 m

**WEST PARCEL SETBACKS**

Building	North	West	South	East
Building A	1.30 m	3.00 m	2.00 m	- m
Building B	1.00 m	- m	- m	- m
Building C	- m	- m	5.29 m	3.00 m
Building D	1.00 m	- m	5.00 m	2.00 m
Building L	- m	19.65 m	5.00 m	- m
Building I	- m	- m	2.00 m	- m

- 3.5 m WIDE ALEXANDRA WAY SRW
- GREEN DECK SRW



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Sheet No. 4  
September 5, 2013  
RZ 10-528877



**CENTRAL AT GARDEN CITY**  
RICHMOND, BC

**SETBACK PLAN**

DATE: AUGUST 29, 2013  
SCALE: 1:500  
PROJECT #  
**A-1.3**

CNCL - 597



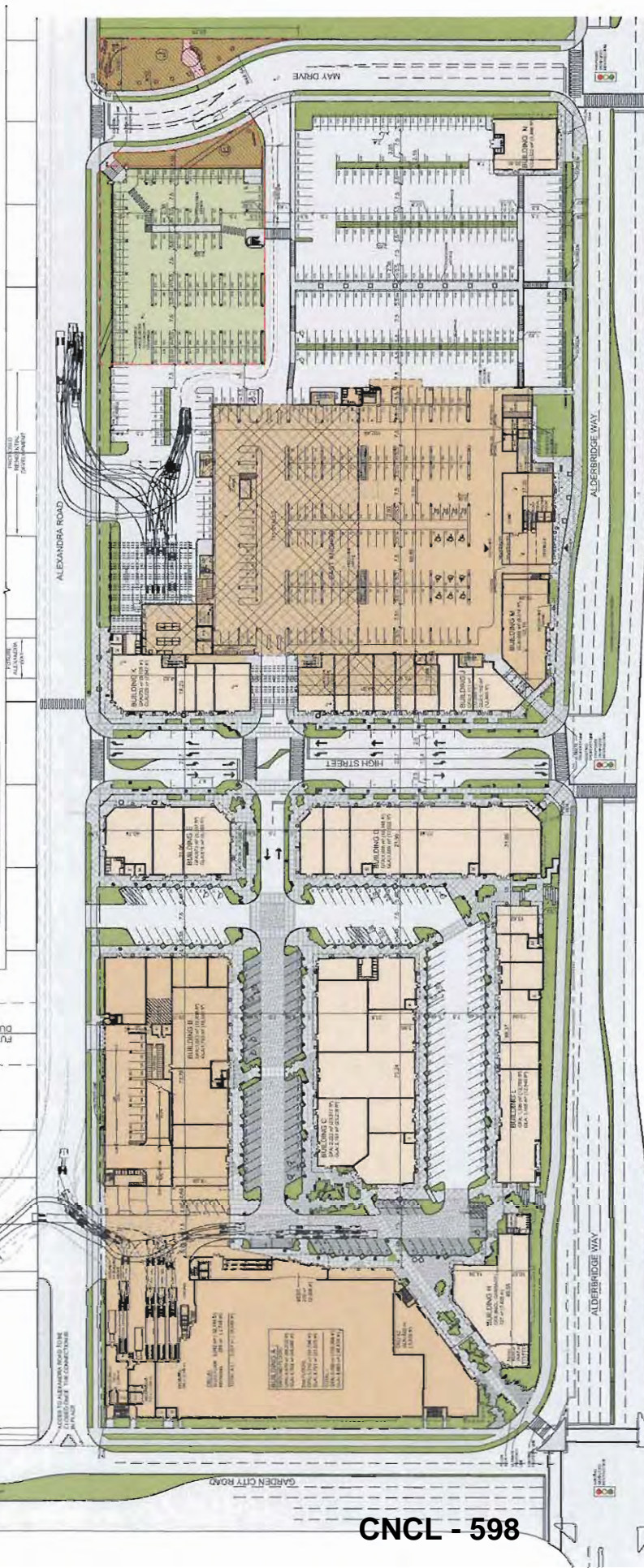


EXISTING UTILITIES	
Utility	Location
Water	Along May Drive
Sewer	Along May Drive
Gas	Along May Drive
Electric	Along May Drive
Telecom	Along May Drive
Stormwater	Along May Drive

EXISTING UTILITIES	
Utility	Location
Water	Along May Drive
Sewer	Along May Drive
Gas	Along May Drive
Electric	Along May Drive
Telecom	Along May Drive
Stormwater	Along May Drive

EXISTING UTILITIES	
Utility	Location
Water	Along May Drive
Sewer	Along May Drive
Gas	Along May Drive
Electric	Along May Drive
Telecom	Along May Drive
Stormwater	Along May Drive

EXISTING UTILITIES	
Utility	Location
Water	Along May Drive
Sewer	Along May Drive
Gas	Along May Drive
Electric	Along May Drive
Telecom	Along May Drive
Stormwater	Along May Drive



SITE STATISTICS	
EXISTING SITE AREA:	87,891 SM - 730,772 SF (16.77 ACRES)
ROAD DEDICATION - HIGH STREET:	1,363 SM - 36,206 SF (0.33 ACRES)
ROAD DEDICATION - MAY DRIVE:	1,125 SM - 33,637 SF (0.77 ACRES)
ROAD DEDICATION - ALDERBRIDGE ROAD:	2,144 SM - 23,076 SF (0.53 ACRES)
TOTAL ROAD DEDICATION:	4,632 SM - 92,919 SF (2.13 ACRES)
EAST PARCEL, AREA A:	654 SM - 7,035 SF (0.16 ACRES)
TOTAL SITE AREA WITHOUT ROAD DEDICATION & ESA AREA:	83,259 SM - 637,853 SF (14.64 ACRES)

WEST PARCEL	
SITE AREA:	20,362 SM - 216,040 SF (7.26 ACRES)
GFA (GROSS FLOOR AREA):	18,325 SM - 197,248 SF
GFA (GROSS LEASABLE AREA):	17,173 SM - 184,849 SF
FLOOR AREA RATIO:	0.62
LOT COVERAGE:	16.103 SM - 173,331 SF (64.8%)
PARKING REQUIRED:	684 CARS (1,386,100 SM - 3,711,000 SF)
PARKING PROVIDED:	12 CARS
LEVEL 1:	127 CARS
LEVEL 2:	127 CARS
ON GRADE PARKING:	178 CARS
TOTAL PARKING PROVIDED:	596 CARS (1,341,100 SM - 3,711,000 SF)
REGULAR STALLS:	491 CARS
STALLS FOR HANDICAP:	13 CARS
SMALL CAR STALLS:	112 CARS (16.1%) - ALLOWED 60%
BICYCLE PARKING:	178 CARS
LONG TERM:	PROPOSED 59
SHORT TERM:	PROPOSED 69

EAST PARCEL	
SITE AREA (INCL. AREA E):	29,243 SM - 314,769 SF (7.23 ACRES)
PARKING LEVEL AREA:	1,490 SM - 16,038 SF
SALES FLOOR AREA:	8,173 SM - 88,737 SF
TOTAL EAST PARCEL AREA:	14,975 SM - 161,186 SF
GRADE LEVEL BUILDING (GFA) AREA:	2,718 SM - 29,256 SF
GFA TOTAL GROSS FLOOR AREA:	17,693 SM - 190,443 SF
GFA TOTAL GROSS LEASABLE AREA:	17,403 SM - 187,213 SF
FLOOR AREA RATIO:	0.61
LOT COVERAGE:	15,568 SM - 167,551 SF (62.2%)
PARKING REQUIRED:	692 CARS (1,389,100 SM - 3,711,000 SF)
TOTAL PARKING PROVIDED:	597 CARS (1,326,100 SM - 3,603,100 SF)
REGULAR STALLS:	379 CARS
STALLS FOR HANDICAP:	17 CARS (2.1%) - REQUIRED 2%
SMALL CAR STALLS:	176 CARS (21%) - ALLOWED 50%
BICYCLE PARKING:	176 CARS
LONG TERM:	PROPOSED 69
SHORT TERM:	PROPOSED 69

ESA PARK AREA	
AREA E:	344 SM - 3,702 SF
AREA F:	654 SM - 7,035 SF
GREEN DECK:	3,378 SM - 36,369 SF
TOTAL:	4,376 SM - 47,101 SF (1.08 ACRES)

WEST PARCEL	
LOT COVERAGE:	16.103 SM - 173,331 SF (64.8%)
PARKING REQUIRED:	684 CARS (1,386,100 SM - 3,711,000 SF)
PARKING PROVIDED:	12 CARS
LEVEL 1:	127 CARS
LEVEL 2:	127 CARS
ON GRADE PARKING:	178 CARS
TOTAL PARKING PROVIDED:	596 CARS (1,341,100 SM - 3,711,000 SF)
REGULAR STALLS:	491 CARS
STALLS FOR HANDICAP:	13 CARS
SMALL CAR STALLS:	112 CARS (16.1%) - ALLOWED 60%
BICYCLE PARKING:	178 CARS
LONG TERM:	PROPOSED 59
SHORT TERM:	PROPOSED 69

EAST PARCEL	
LOT COVERAGE:	15.568 SM - 167,551 SF (62.2%)
PARKING REQUIRED:	692 CARS (1,389,100 SM - 3,711,000 SF)
TOTAL PARKING PROVIDED:	597 CARS (1,326,100 SM - 3,603,100 SF)
REGULAR STALLS:	379 CARS
STALLS FOR HANDICAP:	17 CARS (2.1%) - REQUIRED 2%
SMALL CAR STALLS:	176 CARS (21%) - ALLOWED 50%
BICYCLE PARKING:	176 CARS
LONG TERM:	PROPOSED 69
SHORT TERM:	PROPOSED 69

ESA PARK AREA	
AREA E:	344 SM - 3,702 SF
AREA F:	654 SM - 7,035 SF
GREEN DECK:	3,378 SM - 36,369 SF
TOTAL:	4,376 SM - 47,101 SF (1.08 ACRES)



Sheet No. 5  
September 5, 2013  
RZ 10-528877



CENTRAL AT GARDEN CITY  
RICHMOND, BC

SITE PLAN

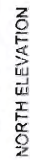
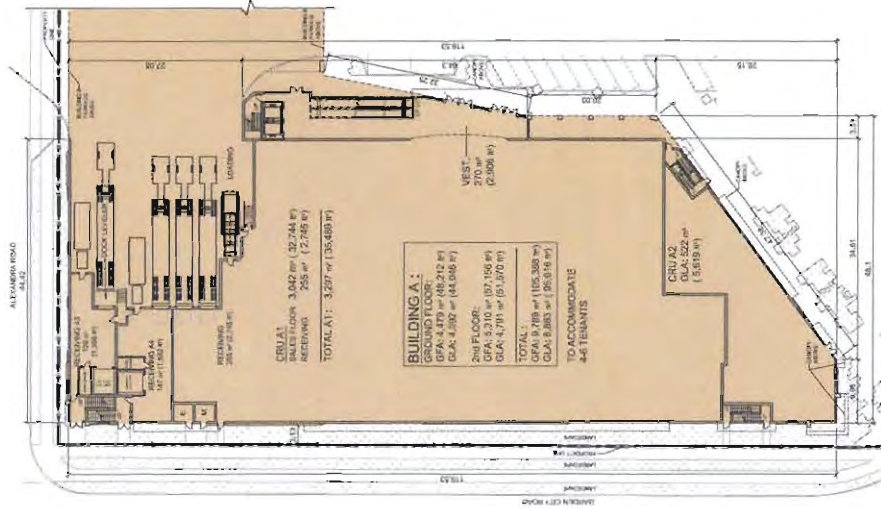
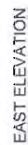
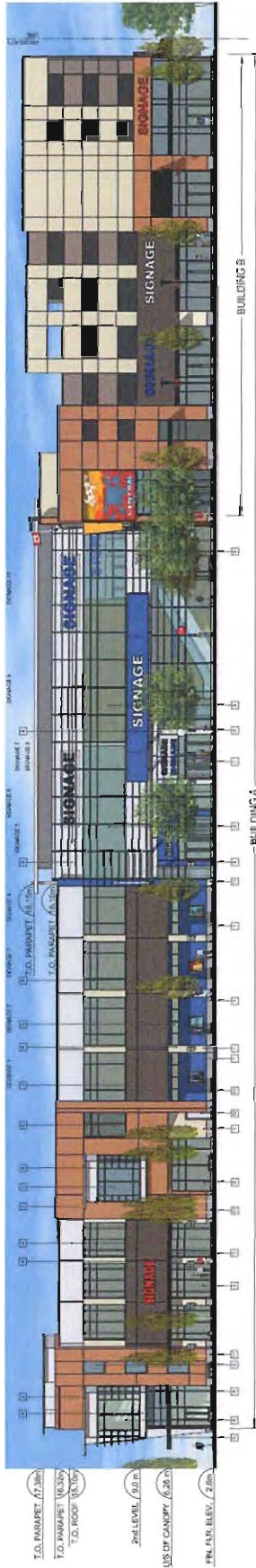
DATE: AUGUST 29, 2013  
SCALE: 1/8" = 1'-0"  
PROJECT: 10-528877

A-2.1

Chandler Associates  
Architects Inc.  
2700 Steeles Ave. East, Suite 200  
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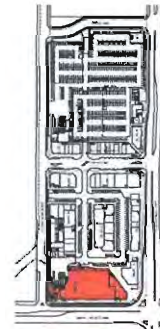
### FINISH LEGEND AND COLOUR SCHEDULE:

1	EPS	6	METAL CALQUY	9	INTERGLASS IN ALUMINUM FRAME
2	BRICK VENEER	10	CANVAS VENEER	10	METAL DOOR
3	CORRUGATED METAL	7	METAL & GLASS CANOPY	11	CONCRETE UPSTAND
4	METAL PANELS	8	GLAZING IN BRUSHED	12	PREFINISHED WOOD PANELS

## PRELIMINARY SIGNAGE ANALYSIS

EAST ELEVATION REQUIRED:	PERMITTED ELEV. LENGTH	TOTAL SIGN AREA / PERMITTED FRONTAGE	SIGNAGE 1 1.3 x 1.2 1.6 m <sup>2</sup>	SIGNAGE 2 1.3 x 1.2 1.6 m <sup>2</sup>	SIGNAGE 3 1.3 x 1.2 1.6 m <sup>2</sup>	SIGNAGE 4 1.3 x 1.2 1.6 m <sup>2</sup>	SIGNAGE 5 0.9 x 2.2 5.98 m <sup>2</sup>	SIGNAGE 6 1.6 x 5.6 10.6 m <sup>2</sup>	SIGNAGE 7 0.9 x 2.2 1.3 m <sup>2</sup>	SIGNAGE 8 0.9 x 2.2 1.3 m <sup>2</sup>	SIGNAGE 9 1.3 x 10 19.0 m <sup>2</sup>	SIGNAGE 10 1.6 x 5.6 10.6 m <sup>2</sup>	TOTAL	44.7 m <sup>2</sup>
	32.28 m	52.25 m <sup>2</sup>												

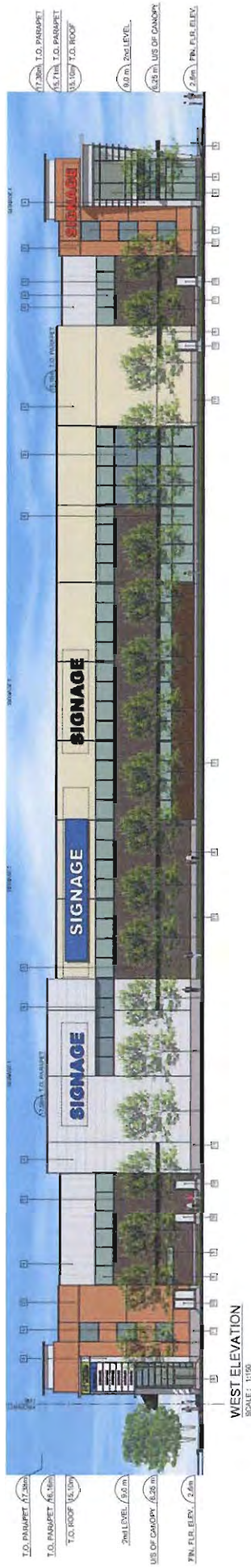
NORTH ELEVATION		PROPOSED:	
BLDG. WIDTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA PERMITTED	SIGNAGE 1 SIGNAGE 2 SIGNAGE 3
3.2 x 4.0	12.8 m²		
3.2 x 4.0	12.8 m²		
3.2 x 4.0	12.8 m²		
TOTAL			



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September 5, 2013  
RZ 10-528877

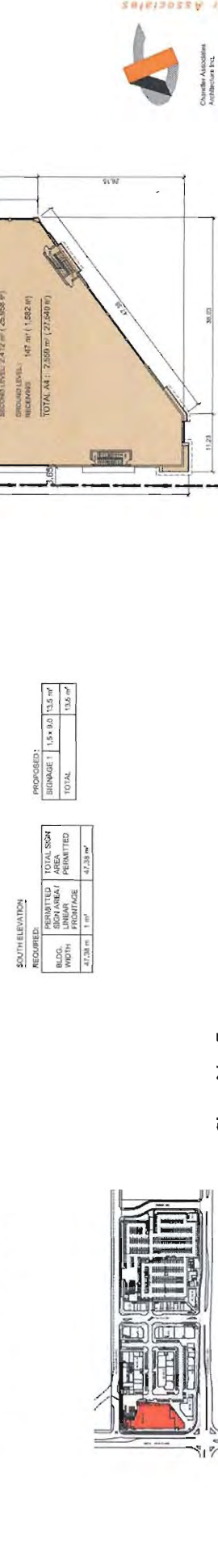
**BUILDING A PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC





**FINISH LEGEND AND COLOUR SCHEDULE:**

FINISH	COLOUR
1 - EPS	6 - METAL CANOPY
2 - BRICK VENEER	7 - CHALKBOARD
3 - CORRUGATED METAL	8 - METAL & GLASS CANOPY
4 - METAL PANELS	9 - GLAZING IN BRUSHED ALUMINUM FRAME
5 - SPANGLER GLASS IN ALUMINUM FRAME	10 - METAL DOOR
6 - METAL DOOR	11 - CONCRETE UPSTAND
7 - CHALKBOARD	12 - PREFINISHED WOOD PANELS
8 - METAL & GLASS CANOPY	
9 - GLAZING IN BRUSHED ALUMINUM FRAME	
10 - METAL DOOR	
11 - CONCRETE UPSTAND	
12 - PREFINISHED WOOD PANELS	



**WEST ELEVATION**  
SCALE: 1:100

**SOUTH ELEVATION**  
SCALE: 1:100

**PRELIMINARY SIGNAGE ANALYSIS**

REQUIRED	PROPOSED
BLDG. SIGNAGE	BLDG. SIGNAGE
110.00 m <sup>2</sup>	110.00 m <sup>2</sup>
TOTAL	TOTAL
110.00 m <sup>2</sup>	110.00 m <sup>2</sup>

**SOUTH ELEVATION**

REQUIRED	PROPOSED
BLDG. SIGNAGE	BLDG. SIGNAGE
110.00 m <sup>2</sup>	110.00 m <sup>2</sup>
TOTAL	TOTAL
110.00 m <sup>2</sup>	110.00 m <sup>2</sup>

**SECOND FLOOR PLAN**  
SCALE: 1:100

**KEYPLAN**

**Sheet No. 7**  
**September 5, 2013**  
**RZ 10-528877**

**BUILDING A PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC

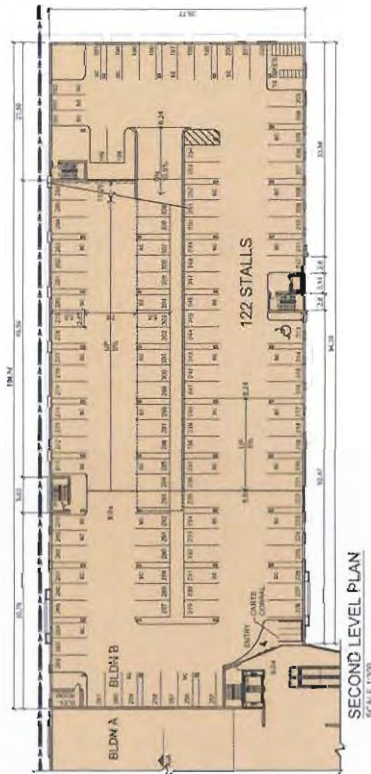
**Chandler Associates**  
The Bailey  
Chandler Associates Inc.  
1400 West 10th Avenue  
Vancouver BC V6H 4G1  
Tel: 604 681 1300  
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**DATE:** AUGUST 26, 2013  
**SCALE:** AS NOTED  
**SHEET #:** 4009

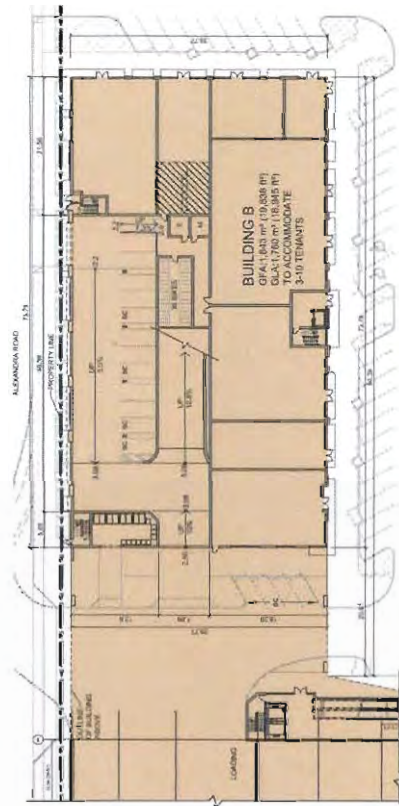
**A-3.2**



SOUTH ELEVATION  
SCALE 1:150



SECOND LEVEL PLAN  
SCALE 1:300



GROUND LEVEL PLAN  
SCALE 1:300

# FINISH LEGEND AND COLOUR SCHEDULE:

1	EIFS	5	METAL CANOPY	9	SPANDREL GLASS IN ALUMINUM FRAME	13	PAINTED CONCRETE
2	BRICK VENEER	6	CANVAS AWNING	10	METAL DOOR	14	METAL SCREEN
3	CORRUGATED METAL	7	METAL & GLASS CANOPY	11	CONCRETE UPSTAND	15	METAL PLANTER
4	METAL PANELS	8	GLASS IN FINISHED ALUMINUM FRAME	12	FINISHED WOOD PANELS		

# PRELIMINARY SIGNAGE ANALYSIS

REQUIRED			PROPOSED		
BLDG.	PERMITTED SIGN AREA / BLDG. LENGTH	TOTAL SIGN AREA / PERMITTED	SIGNAGE 1	SIGNAGE 2	SIGNAGE 3
1	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
2	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
3	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
4	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
5	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
6	1 m²	94.39 m²	1.0 x 3.0	1.0 x 3.0	3.0 x 3.0
TOTAL					



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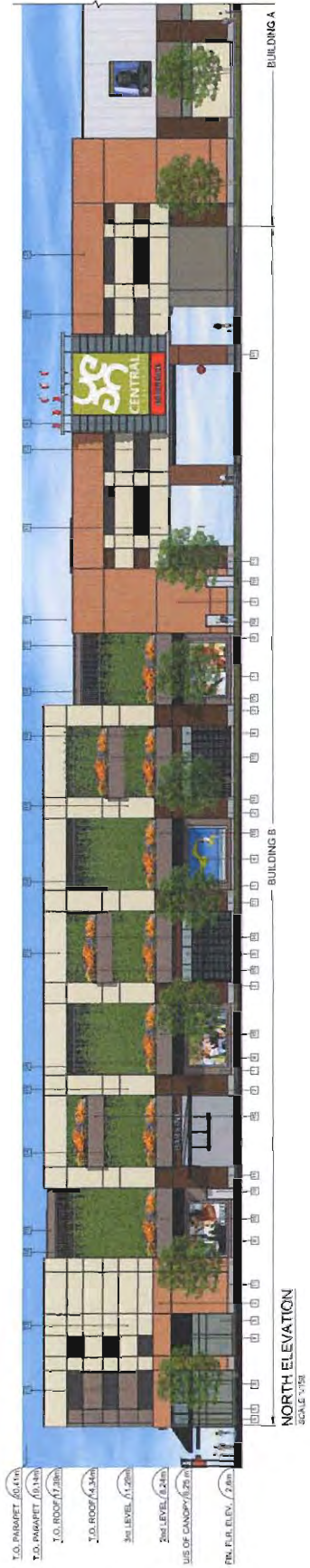
DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT: F  
A-3.3

Sheet No. 8  
September 5, 2013  
RZ 10-528877

BUILDING B PLANS AND ELEVATIONS  
CENTRAL AT GARDEN CITY  
RICHMOND, BC

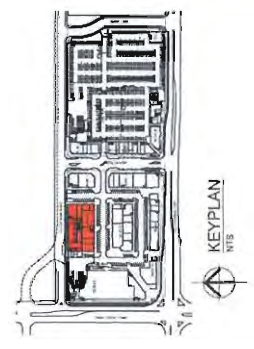
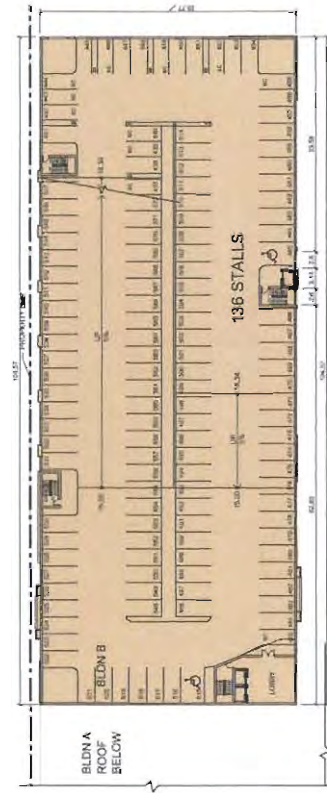
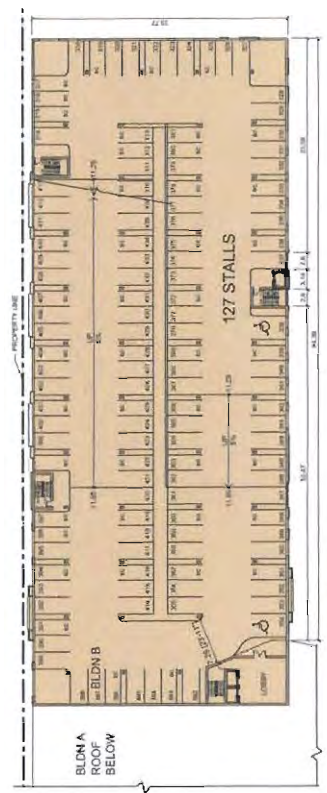






**FINISH LEGEND AND COLOUR SCHEDULE:**

- |                      |                                       |                                      |                       |
|----------------------|---------------------------------------|--------------------------------------|-----------------------|
| 1 • EPS              | 3 • METAL CANOPY                      | 9 • SPANDREL GLASS IN ALUMINUM FRAME | 17 • PAINTED CONCRETE |
| 2 • BRICK VENEER     | 6 • CANVAS AWNING                     | 10 • METAL DOOR                      | 18 • METAL SCREEN     |
| 3 • CORRUGATED METAL | 7 • METAL & GLASS CANOPY              | 11 • CONCRETE UPS AND DOWNS          | 19 • METAL PLANTER    |
| 4 • METAL PANELS     | 8 • GLAZING IN BRUSHED ALUMINUM FRAME | 12 • PREFINISHED WOOD PANELS         |                       |



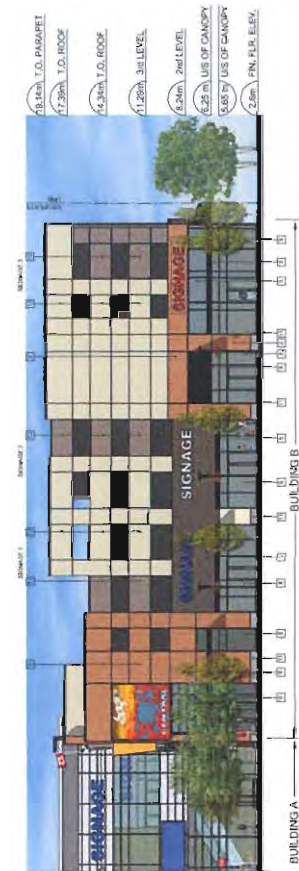
Sheet No. 9  
September 5, 2013  
RZ 10-528877

BUILDING B PLANS AND ELEVATIONS  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC



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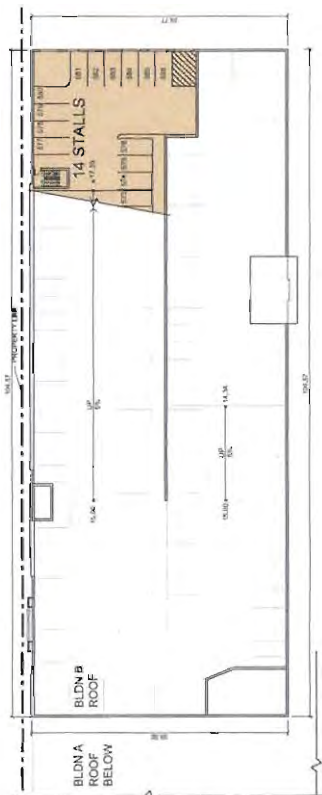
DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT: 10-528877  
**A-3.4**



**EAST ELEVATION**  
SCALE 1:150



WEST ELEVATION  
SCALE 1:150



ROOF UPPER LEVEL PLAN  
SCALE 1/8"=1'-0"

## PRELIMINARY SIGNAGE ANALYSIS

EAST ELEVATION	PERMIT SIGN AREA LINEAR FRONTAGE	1 m <sup>2</sup>
REQUIRED	BLDG. WIDTH	30.77 m

PROPOSED:	Y	Y	Y	
SIGNAGE 1				
SIGNAGE 2				
SIGNAGE 3				
TOTAL				

1.0	6.0 m <sup>3</sup>
1.0	6.0 m <sup>3</sup>
1.0	6.0 m <sup>3</sup>
	18.0 m <sup>3</sup>

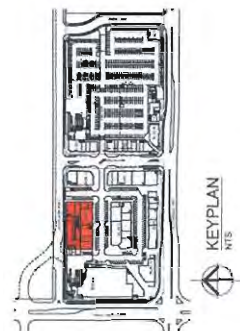
WEST ELEVATION	PERMITTEE SIGN AREA LINEAR FRONTAGE	30.77 m 1 m <sup>2</sup>
----------------	--	-----------------------------

TOTAL SIGN AREA PERMITTED	39.77 m <sup>2</sup>
---------------------------	----------------------

PROPOSED:	
SIGNAGE 1	1 x 4.5
TOTAL	4.5 m <sup>2</sup>

### FINISH LEGEND AND COLOUR SCHEDULE:

1	• EBFs	5	• METAL CANOPY	9	• FRAGRILE GLASS IN ALUMINUM FRAME	13	• PAINTED CONCRETE
2	• BRICK VENEER	6	• CAMOUFLAGING	10	• METAL DOOR	14	• METAL SCREEN
3	• CORRUGATED METAL	7	• METAL GLASS CANOPY	11	• CONCRETE UPSTAIR	15	• METAL PLANTER
4	• METAL PANELS	8	• GLAZING IN REINFORCED ALUMINUM FRAME	12	• PREFINISHED WOOD PANELS		



Sheet No. 10  
September 5, 2013  
RZ 10-528877

**BUILDING B PLANS AND ELEVATIONS**

**CENTRAL AT GARDEN CITY**

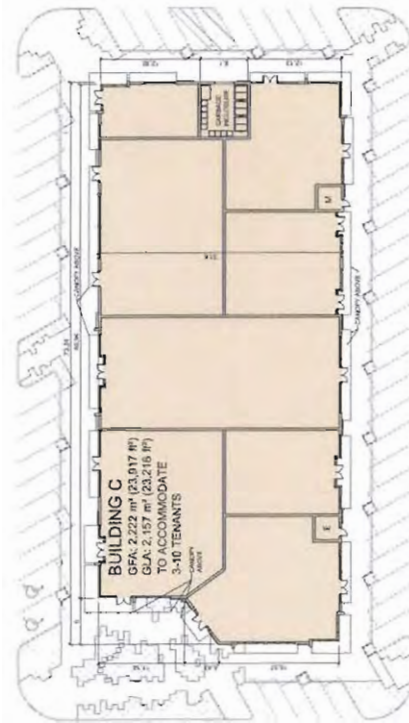
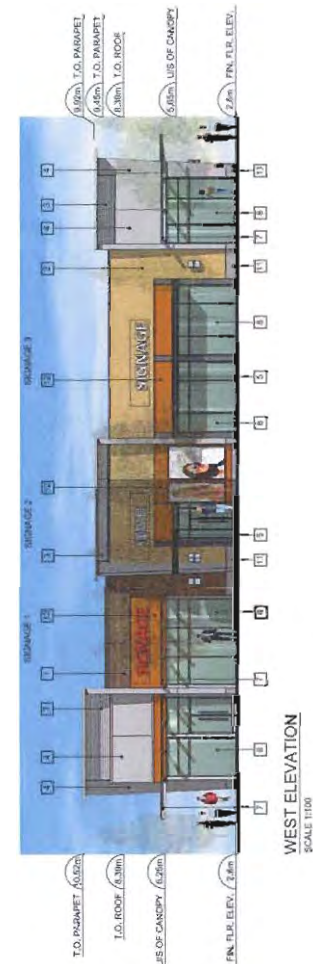


RICHMOND, BC

DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #: 4029

A-3.5





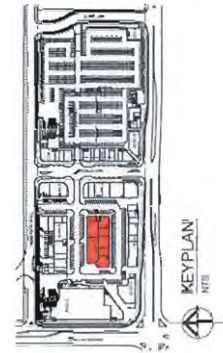
FINISH LEGEND AND COLOUR SCHEDULE:

1	EPS	5	METAL CANOPY	8	BRASS GLASS IN ALUMINUM FRAME
2	BRICK VENEER	6	CANVAS AWNING	10	METAL DOOR
3	CORRUGATED METAL	7	METAL GLASS CANOPY	11	CONCRETE UPS AND
4	METAL PANELS	9	GLAZING IN BRUSHED	12	FRAGRANCED WOOD PANELS

## PRELIMINARY SIGNAGE ANALYSIS

NORTH ELEVATION				WEST ELEVATION			
REQUIRED:		TOTAL SIGN		REQUIRED:		TOTAL SIGN	
BLVD.	LINEAR PERCENTAGE	BLVD.	PERMITTED	BLVD.	LINEAR PERCENTAGE	BLVD.	PERMITTED
73.24 ft	1.12%	73.24 ft	73.24 ft	73.24 ft	1.12%	73.24 ft	73.24 ft
PROPOSED:				PROPOSED:			
SIGNAL 1	11.45	SIGNAL 1	4.3	SIGNAL 1	11.45	SIGNAL 1	4.3
SIGNAL 2	11.45	SIGNAL 2	4.3	SIGNAL 2	11.45	SIGNAL 2	4.3
SIGNAL 3	11.45	SIGNAL 3	4.3	SIGNAL 3	11.45	SIGNAL 3	4.3
SIGNAL 4	11.45	SIGNAL 4	4.3	SIGNAL 4	11.45	SIGNAL 4	4.3
SIGNAL 5	11.45	SIGNAL 5	4.3	SIGNAL 5	11.45	SIGNAL 5	4.3
TOTAL		73.24		TOTAL		73.24	

## BUILDING C - FLOOR PLAN



DATE: AUGUST 20, 2013  
SCALE: AS NOTED  
PROJECT #: 4029

**BUILDING C PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC





# PRELIMINARY SIGNAGE ANALYSIS

## SOUTH ELEVATION

REQUIRED	PERMITTED	TOTAL SIGN
B.L.S. LENGTH	73.24 m	73.24 m
B.L.S. AREA / FRONTAGE	1 m <sup>2</sup>	73.24 m <sup>2</sup>

PROPOSED	SIGNAGE 1	4.5 m <sup>2</sup>
PROPOSED	SIGNAGE 2	4.5 m <sup>2</sup>
PROPOSED	SIGNAGE 3	4.5 m <sup>2</sup>
PROPOSED	SIGNAGE 4	4.5 m <sup>2</sup>
PROPOSED	SIGNAGE 5	4.5 m <sup>2</sup>
TOTAL		22.5 m <sup>2</sup>

## EAST ELEVATION

REQUIRED	PERMITTED	TOTAL SIGN
B.L.S. WIDTH	31.75 m	31.75 m
B.L.S. AREA / FRONTAGE	1 m <sup>2</sup>	31.75 m <sup>2</sup>

PROPOSED	SIGNAGE 1	4.5 m <sup>2</sup>
PROPOSED	SIGNAGE 2	4.5 m <sup>2</sup>
TOTAL		9.0 m <sup>2</sup>

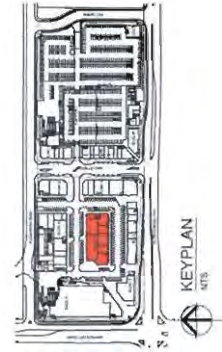
## FINISH LEGEND AND COLOUR SCHEDULE:

1	- BRICKS	5	- METAL CANOPY	9	- SPANDREL GLASS IN ALUMINUM FRAME
2	- BRICK VENEER	6	- CANVAS AWNING	10	- METAL DOOR
3	- CORRUGATED METAL	7	- METAL & GLASS CANOPY	11	- CONCRETE UPSTAND
4	- METAL PANELS	8	- GLASS IN BRUSHED ALUMINUM FRAME	12	- PREPARED WOOD PANELS

Sheet No. 12  
September 5, 2013  
RZ 10-S28877



BUILDING C PLANS AND ELEVATIONS  
CENTRAL AT GARDEN CITY  
RICHMOND, BC



DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #: 4529

A-3.7



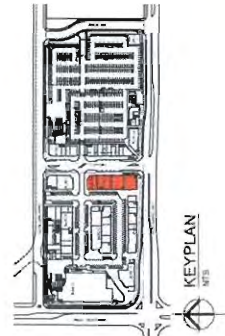
## PRELIMINARY SIGNAGE ANALYSIS

WEST ELEVATION				SOUTH ELEVATION			
REQUIRE		PROPOSED		REQUIRE		PROPOSED	
ALLOS.	PRINTED SIGN HEIGHT	SHRIMP 1	1.45	4.5 m <sup>2</sup>	SHRIMP 1	1.45	4.5 m <sup>2</sup>
LENGTH	LINEAR PERMITTED	SHRIMP 2	1.45	4.5 m <sup>2</sup>	SHRIMP 2	1.45	4.5 m <sup>2</sup>
FRONTAGE	FRONTAGE	SHRIMP 3	1.45	4.5 m <sup>2</sup>	SHRIMP 3	1.45	4.5 m <sup>2</sup>
77.48 m	110'	SHRIMP 4	1.45	4.5 m <sup>2</sup>	SHRIMP 4	1.45	4.5 m <sup>2</sup>
		SHRIMP 5	1.45	4.5 m <sup>2</sup>	SHRIMP 5	1.45	4.5 m <sup>2</sup>
		SHRIMP 6	2.9	3.4	TOTAL		30 m <sup>2</sup>
		TOTAL					



FINISH LEGEND AND COLOUR SCHEDULE:

- |   |                    |   |                        |    |                                     |
|---|--------------------|---|------------------------|----|-------------------------------------|
| 1 | - EPS              | 5 | - METAL CANOPY         | 9  | - STANCHION GLASS IN ALUMINUM FRAME |
| 2 | - BRICK VENEER     | 6 | - CANVAS AWNING        | 10 | - METAL DOOR                        |
| 3 | - CORRUGATED METAL | 7 | - METAL & GLASS CANOPY | 11 | - CONCRETE UPSTAND                  |
| 4 | - METAL PANELS     | 8 | - CLADDING IN BRUSHED  | 12 | - PREFINISHED WOOD PANELS           |



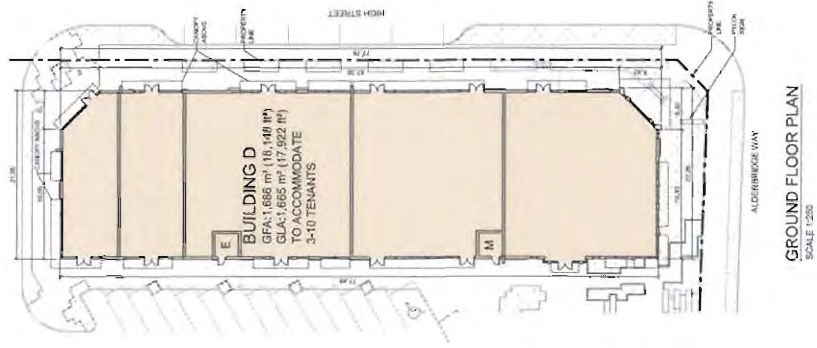
Sheet No. 13  
September 5, 2013  
RZ 10-528877



BUILDING D PLANS AND ELEVATIONS  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC



DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #: 4029  
**A-3.8**







EAST ELEVATION  
SCALE 1:100



NORTH ELEVATION  
SCALE 1:100

### PRELIMINARY SIGNAGE ANALYSIS

EAST ELEVATION			
REQUIRED:			
REQ'D. LENGTH	PERMITTED SIGN AREA	TOTAL SIGN AREA	PERMITTED SIGNAGE
77.78 m	1 m <sup>2</sup>	77.78 m <sup>2</sup>	
PROPOSED:			
SIGNAGE 1	1.6 x 1.6	2.56 m <sup>2</sup>	
SIGNAGE 2	1 x 4.5	4.5 m <sup>2</sup>	
SIGNAGE 3	1 x 4.5	4.5 m <sup>2</sup>	
SIGNAGE 4	1 x 4.5	4.5 m <sup>2</sup>	
SIGNAGE 5	1 x 4.5	4.5 m <sup>2</sup>	
SIGNAGE 6	1 x 4.5	4.5 m <sup>2</sup>	
TOTAL		25.5 m <sup>2</sup>	

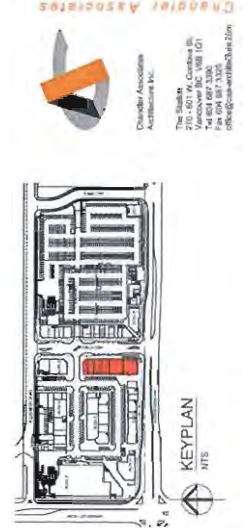
  

SOUTH ELEVATION			
REQUIRED:			
REQ'D. WIDTH	PERMITTED SIGN AREA	TOTAL SIGN AREA	PERMITTED SIGNAGE
21.96 m	1 m <sup>2</sup>	21.96 m <sup>2</sup>	
PROPOSED:			
SIGNAGE 1	1 x 4.5	4.5 m <sup>2</sup>	
SIGNAGE 2	1 x 4.5	4.5 m <sup>2</sup>	
TOTAL		9 m <sup>2</sup>	

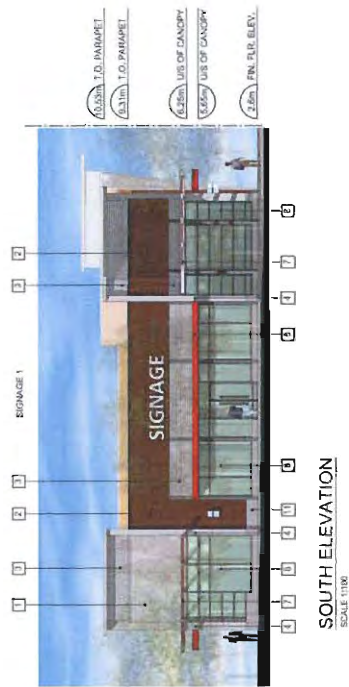
### FINISH LEGEND AND COLOUR SCHEDULE:

1 - EPS	5 - METAL CANOPY	9 - FRAMED GLASS IN ALUMINUM FRAME
8 - BRICK VENEER	6 - CANVAS AWNING	10 - METAL DOOR
2 - CORRUGATED METAL	7 - METAL & GLASS CANOPY	11 - CONCRETE POST
4 - METAL PANELS	8 - GLAZING IN BRUSHED ALUMINUM FRAME	12 - TREATED WOOD PANELS

Sheet No. 14  
September 5, 2013  
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## BUILDING D PLANS AND ELEVATIONS CENTRAL AT GARDEN CITY RICHMOND, BC



**SOUTH ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

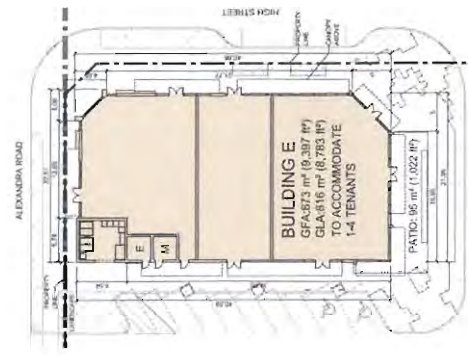


**EAST ELEVATION**  
SCALE 1:100

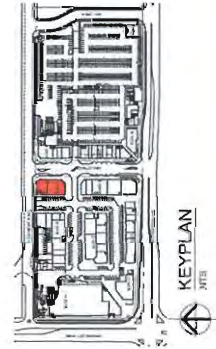
- FINISH LEGEND AND COLOUR SCHEDULE:**
- 1 - EPS
  - 2 - BRICK VENEER
  - 3 - CORRUGATED METAL
  - 4 - METAL PANELS
  - 5 - METAL CANOPY
  - 6 - CANALS ANVING
  - 7 - METAL & GLASS CANOPY
  - 8 - CLONES IN BRUSHED ALUMINUM FRAME
  - 9 - SPANDREL GLASS IN ALUMINUM FRAME
  - 10 - METAL DOOR
  - 11 - CONCRETE UPTLAND
  - 12 - PREFINISHED WOOD PANELS

**PRELIMINARY SIGNAGE ANALYSIS**

SOUTH ELEVATION			
REQUIRED:		TOTAL SIGN AREA / PERMITTED	
BUILDING LENGTH	2.56m	1 x 4.5	4.5 m <sup>2</sup>
BUILDING WIDTH	1 m	1 x 4.5	4.5 m <sup>2</sup>
REQUIRED:		TOTAL SIGN AREA / PERMITTED	
BUILDING LENGTH	2.56m	1 x 4.5	4.5 m <sup>2</sup>
BUILDING WIDTH	1 m	1 x 4.5	4.5 m <sup>2</sup>
REQUIRED:		TOTAL SIGN AREA / PERMITTED	
BUILDING LENGTH	2.56m	1 x 4.5	4.5 m <sup>2</sup>
BUILDING WIDTH	1 m	1 x 4.5	4.5 m <sup>2</sup>
REQUIRED:		TOTAL SIGN AREA / PERMITTED	
BUILDING LENGTH	2.56m	1 x 4.5	4.5 m <sup>2</sup>
BUILDING WIDTH	1 m	1 x 4.5	4.5 m <sup>2</sup>



**GROUND FLOOR PLAN**  
SCALE 1:200



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DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT: 10-528877

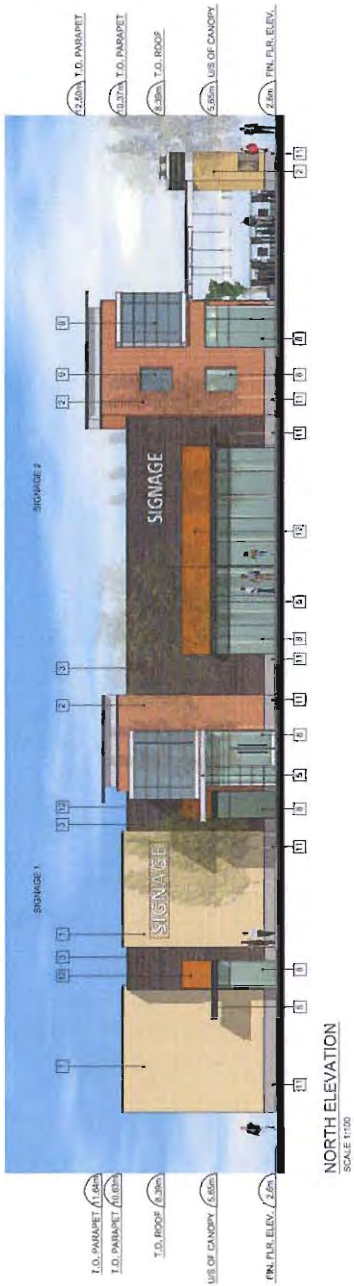
**A-3.10**

**BUILDING E PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC

Sheet No. 15  
September 5, 2013  
RZ 10-528877

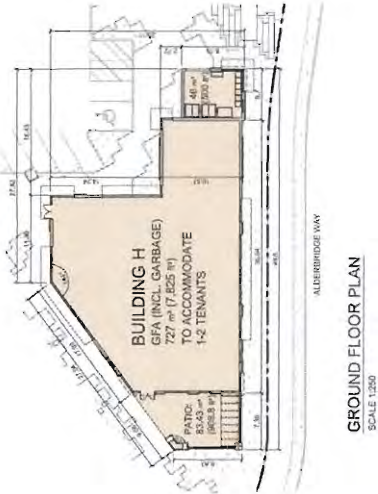






SIGNAGE ANALYSIS

NORTH ELEVATIONS	
REQUIRED	PERMITTED
SIGNAGE 1 1 x 5	TOTAL SIGN
SIGNAGE 2 1 x 5	AREA
TOTAL	PERMITTED
	FRONTAGE
	54.38 m <sup>2</sup>



GROUND FLOOR PLAN

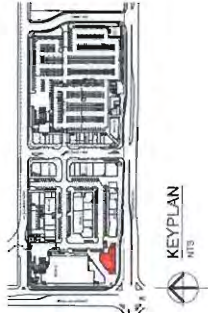
SCALE 1:200

FINISH LEGEND AND COLOUR SCHEDULE:

1	• EPS	5	• METAL CANOPY	9	• SPANDREL GLASS IN ALUMINIUM FRAME
2	• BRICK VENEER	6	• CANVAS AWNING	10	• METAL DOOR
3	• CORRUGATED METAL	7	• METAL & GLASS CANOPY	11	• CONCRETE UPSTAND
4	• METAL PANELS	8	• GLAZING IN BRUSHED ALUMINIUM FRAME	12	• PREFINISHED WOOD PANELS

PRELIMINARY SIGNAGE ANALYSIS

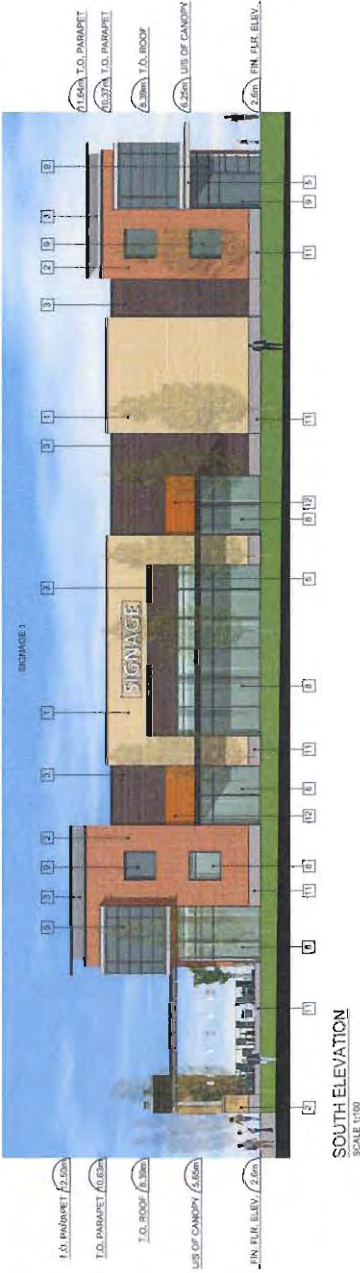
WEST ELEVATION	
REQUIRED	PERMITTED
SIGNAGE 1 1 x 5	TOTAL SIGN
SIGNAGE 2 1 x 5	AREA
TOTAL	PERMITTED
	FRONTAGE
	8.33 m <sup>2</sup>



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September 5, 2013  
RZ 10-528877

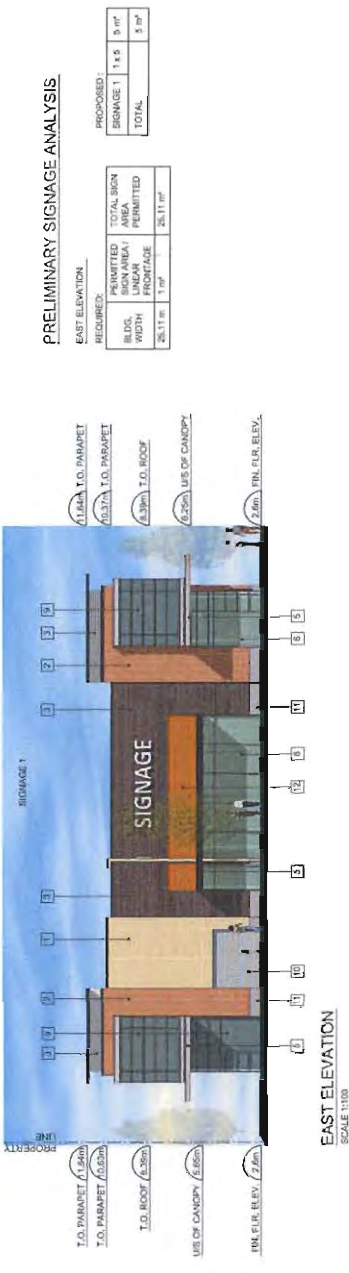
BUILDING H PLANS AND ELEVATIONS  
CENTRAL AT GARDEN CITY  
RICHMOND, BC





**SIGNAGE ANALYSIS**

REQUIRED:		PROPOSED:	
BLDG. LENGTH	49.5 m	SIGNAGE 1	1 x 5
PERMITTED SIGN AREA / FRONTAGE	1.7m <sup>2</sup>	TOTAL SIGN AREA / PERMITTED FRONTAGE	5 m <sup>2</sup>
		TOTAL	5 m <sup>2</sup>



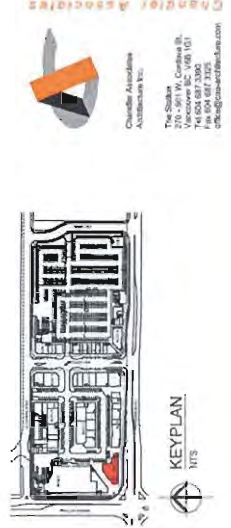
**PRELIMINARY SIGNAGE ANALYSIS**

REQUIRED:		PROPOSED:	
BLDG. WIDTH	26.11 m	SIGNAGE 1	1 x 5
PERMITTED SIGN AREA / FRONTAGE	1 m <sup>2</sup>	TOTAL SIGN AREA / PERMITTED FRONTAGE	5 m <sup>2</sup>
		TOTAL	5 m <sup>2</sup>

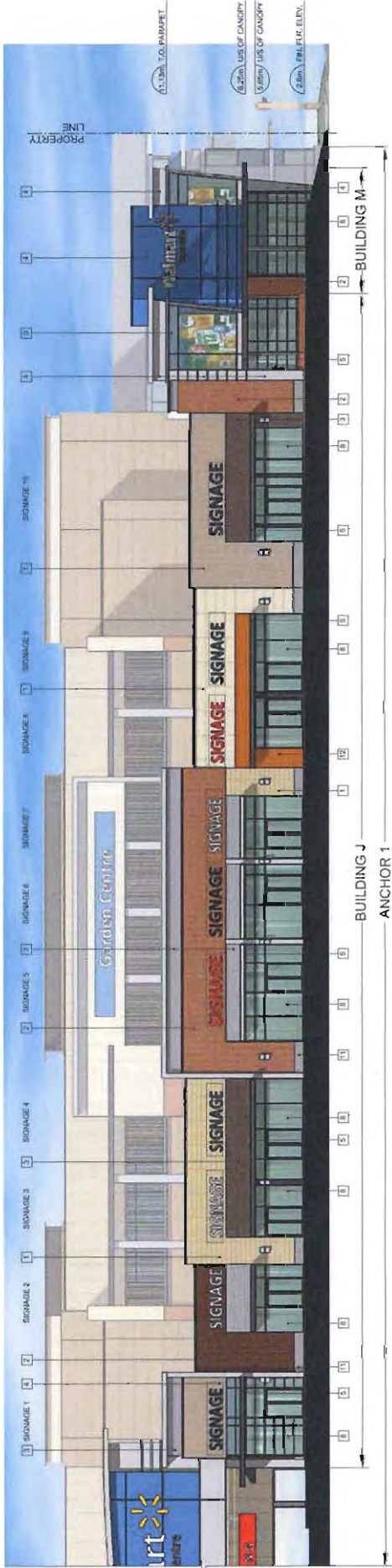
**FINISH LEGEND AND COLOUR SCHEDULE:**

- |                      |                                       |                                      |
|----------------------|---------------------------------------|--------------------------------------|
| 1 - EIFS             | 5 - METAL CANOPY                      | 9 - SPANDREL GLASS IN ALUMINUM FRAME |
| 2 - BRICK VENEER     | 6 - CANVAS AWNING                     | 10 - METAL DOOR                      |
| 3 - CORRUGATED METAL | 7 - METAL & GLASS CANOPY              | 11 - CONCRETE UPSTAND                |
| 4 - METAL PANELS     | 8 - GLAZING IN BRUSHED ALUMINUM FRAME | 12 - PREFINISHED WOOD PANELS         |

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September 5, 2013  
RZ 10-528877







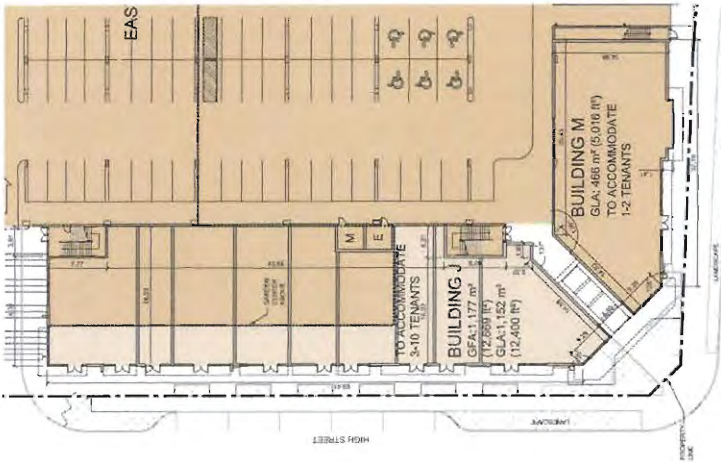
WEST ELEVATION  
SCALE 1/100

FINISH LEGEND AND COLOUR SCHEDULE:

- |   |                |   |                                   |    |                                  |
|---|----------------|---|-----------------------------------|----|----------------------------------|
| 1 | EPS            | 5 | METAL CANOPY                      | 9  | SPANDREL GLASS IN ALUMINUM FRAME |
| 2 | BRICK VENEER   | 6 | CANVAS RAINING                    | 10 | METAL DOOR                       |
| 3 | CONCRETE METAL | 7 | METAL & GLASS CANOPY              | 11 | CONCRETE UPSTAND                 |
| 4 | METAL PANELS   | 8 | GLAZING IN BRUSHED ALUMINUM FRAME | 12 | PRE-FINISHED WOOD PANELS         |

PRELIMINARY SIGNAGE ANALYSIS

WEST ELEVATION REQUIRE:		PROPOSED:	
BUILDING LENGTH	PERMITTED SIGN AREA / FRONTAGE	SIGNAGE 1	4.5 m <sup>2</sup>
68.41 m	1 m <sup>2</sup>	SIGNAGE 2	1 x 4.5
		SIGNAGE 3	1 x 4.5
		SIGNAGE 4	1 x 4.5
		SIGNAGE 5	1 x 4.5
		SIGNAGE 6	1 x 4.5
		SIGNAGE 7	1 x 4.5
		SIGNAGE 8	1 x 4.5
		SIGNAGE 9	1 x 4.5
		SIGNAGE 10	1 x 4.5
		TOTAL	45.0 m <sup>2</sup>



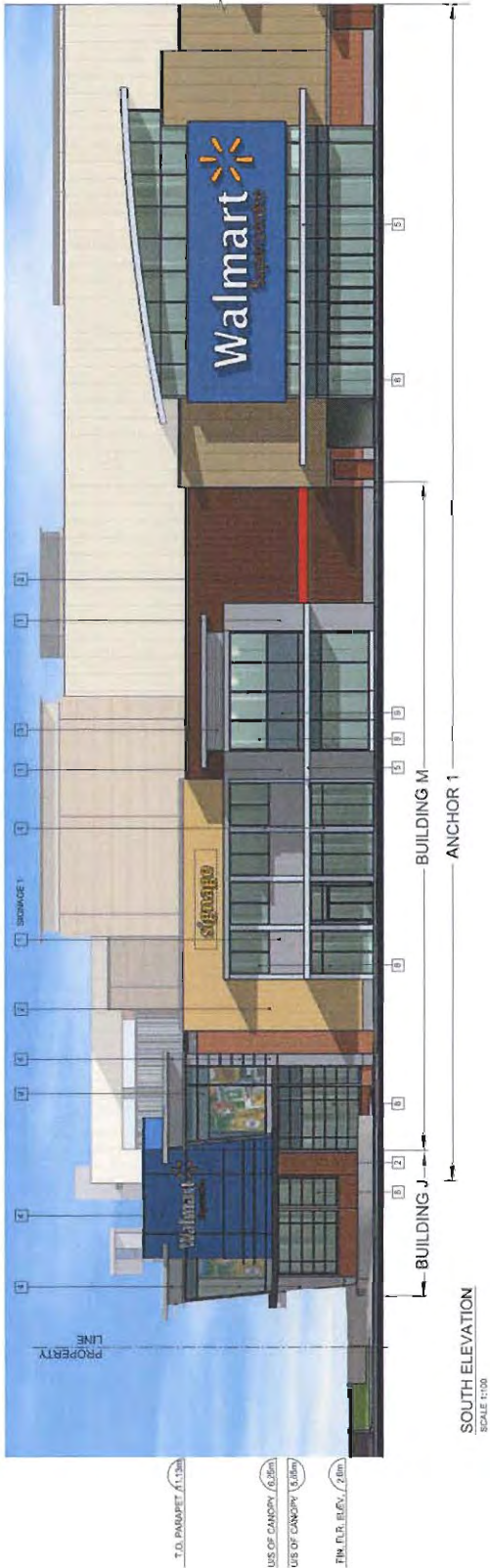
GROUND FLOOR PLAN  
SCALE 1/200

Sheet No. 18  
September 5, 2013  
RZ 10-528877



BUILDING J & M PLANS AND ELEVATIONS  
CENTRAL AT GARDEN CITY  
RICHMOND, BC



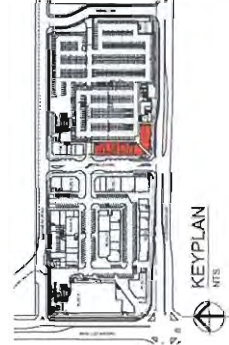


#### FINISH LEGEND AND COLOUR SCHEDULE:

1	- EPS	5	- METAL CANOPY	9	- SPANDOL GLASS IN ALUMINUM FRAME
2	- BRICK VENEER	6	- CANVAS AWNING	10	- METAL DOOR
3	- CORRUGATED METAL	7	- METAL & GLASS CANOPY	11	- CONCRETE UPSTAIR
4	- METAL PANELS	8	- GLAZING IN BRUSHED ALUMINUM FRAME	12	- PREFINISHED WOOD PANELS

#### PRELIMINARY SIGNAGE ANALYSIS

REQUIRED		TOTAL SIGN AREA		PROPOSED	
BUILDING LENGTH	PERMITTED PACKAGE	PERMITTED SIGN AREA	PERMITTED PACKAGE	STORAGE 1	STORAGE 2
32.15 m	1 m <sup>2</sup>	32.15 m <sup>2</sup>	6.5 x 1.2	6.6 m <sup>2</sup>	6.6 m <sup>2</sup>
			TOTAL		



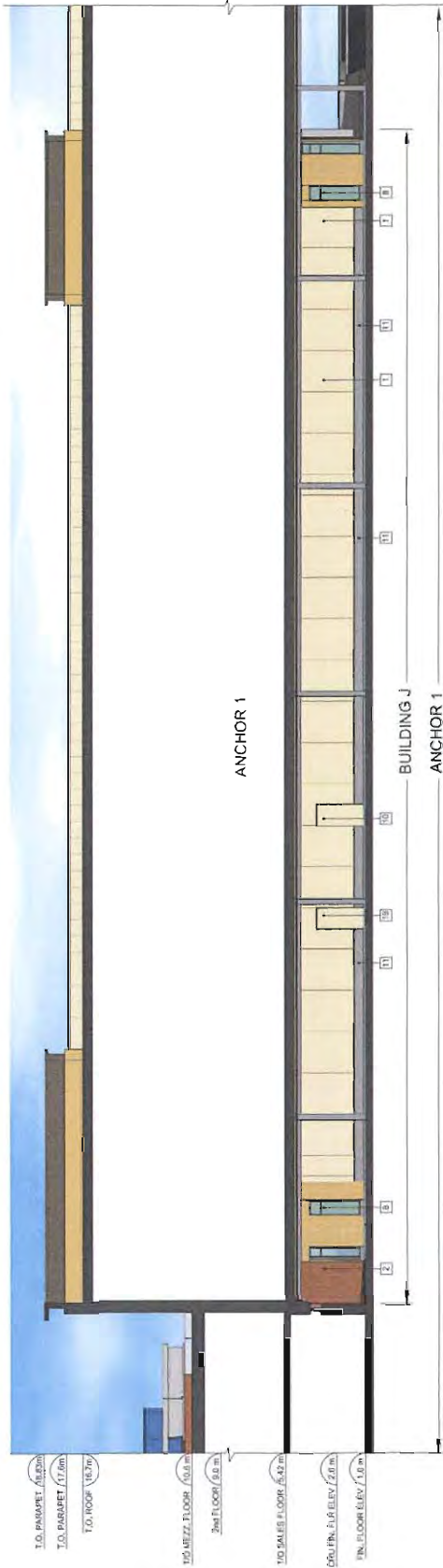
Sheet No. 19  
September 5, 2013  
RZ 10-528877

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DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT: 407  
**A-3.14**

BUILDING J & M PLANS AND ELEVATIONS  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC





EAST ELEVATION  
SCALE 1:100

FINISH LEGEND AND COLOUR SCHEDULE:

1 - EPS	5 - METAL CANOPY	9 - SPANDREL GLASS IN ALUMINUM FRAME
2 - BRICK VENEER	6 - CANVAS AWNING	10 - METAL DOOR
3 - CORRUGATED METAL	7 - METAL & GLASS CANOPY	11 - CONCRETE UPTIAND
4 - METAL PANELS	8 - GLAZING IN BRUSHED ALUMINUM FRAME	12 - PRETREATED WOOD PANELS

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September 5, 2013  
RZ 10-528877



BUILDING J & M PLANS AND ELEVATIONS  
CENTRAL AT GARDEN CITY  
RICHMOND, BC



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DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT # 1029  
A-3.15





# FINISH LEGEND AND COLOUR SCHEDULE:

1	- EPS	5	- METAL CANOPY	9	- GRANITE GLASS IN ALUMINUM FRAME
2	- BRICK VENEER	6	- CANVAS AWNING	10	- METAL DOOR
3	- CORRUGATED METAL	7	- METAL & GLASS CANOPY	11	- CONCRETE UPSTAND
4	- METAL PANELS	8	- GLAZING IN BRUSHED ALUMINUM FRAME	12	- PREFINISHED WOOD PANELS

## PRELIMINARY SIGNAGE ANALYSIS

REQUIRED			PROPOSED		
BUILD. LENGTH	PERMITTED FRONTAGE	PERMITTED SIGN AREA	SIGNAGE 1	SIGNAGE 2	SIGNAGE 3
44.5 m	1 m <sup>2</sup>	44.5 m <sup>2</sup>	5.0 x 1.2	5.0 x 1.2	5.0 x 1.2
			6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>
			TOTAL		18.0 m <sup>2</sup>



SIGNAGE	5.0 x 1.2	6.0 m²
TOTAL		6.0 m²



**NORTH ELEVATION**  
SCALE 1:100

FINISH LEGEND AND COLOUR SCHEDULE:

1	• EPS	5	• METAL CANOPY	9	• SPANWISE GLASS IN ALUMINUM FRAME
2	• BRICK VENEER	6	• CANVAS AWNING	10	• METAL DOOR
3	• CORRUGATED METAL	7	• METAL & GLASS CANOPY	11	• CONCRETE UPSTAND
4	• METAL PANELS	8	• GLAZING IN CORRUGATED ALUMINUM FRAME	12	• PREFABRICATED WOOD PANELS



**SOUTH ELEVATION**  
SCALE 1:100



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RZ 10-528877

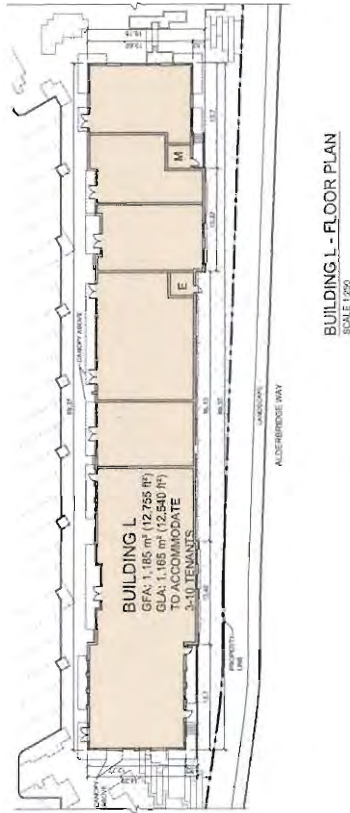
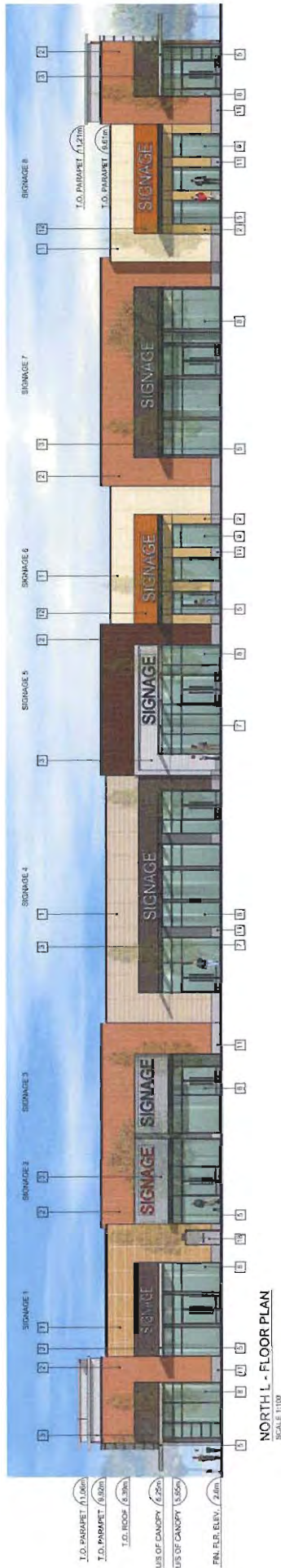
**BUILDING K PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**



**RICHMOND, BC**

A-3.17





#### FINISH LEGEND AND COLOUR SCHEDULE:

1	• EPS	8	• METAL CANOPY	9	• SPANDREL GLASS IN ALUMINUM FRAME
2	• BRICK VENEER	10	• CANVAS WRAP	10	• METAL DOOR
3	• CORRUGATED METAL	11	• METAL & GLASS CANOPY	11	• CONCRETE UPST/AND
4	• METAL PANELS	12	• GLAZING IN BRUSHED ALUMINUM FRAME	12	• PREFINISHED WOOD PANELS

#### PRELIMINARY SIGNAGE ANALYSIS

NORTH ELEVATION			
REQUIRED	PERMITTED	TOTAL SIGN AREA	PERMITTED
BUILD. LENGTH	11.45m	11.45m	11.45m
BUILD. WIDTH	1.45m	1.45m	1.45m
TOTAL	16.45m	16.45m	16.45m

WEST ELEVATION			
REQUIRED	PERMITTED	TOTAL SIGN AREA	PERMITTED
BUILD. LENGTH	11.45m	11.45m	11.45m
BUILD. WIDTH	1.45m	1.45m	1.45m
TOTAL	16.45m	16.45m	16.45m

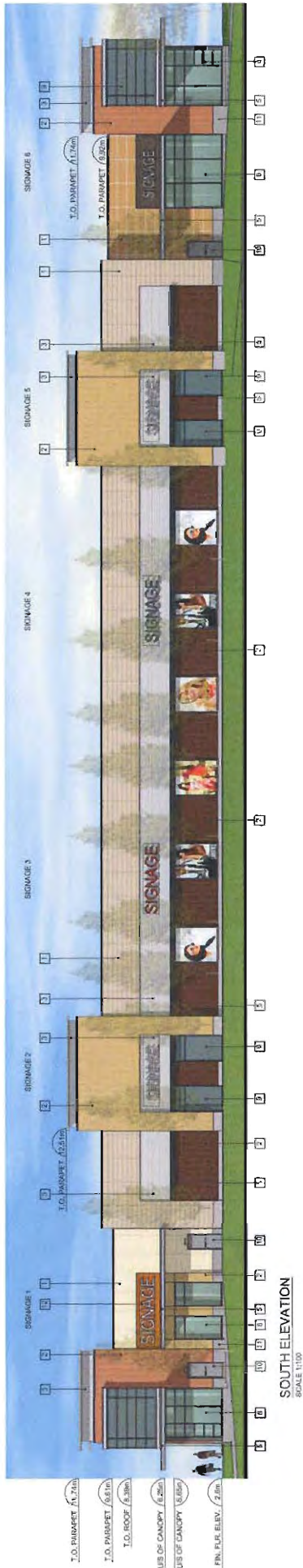
Sheet No. 23  
September 5, 2013  
RZ 10-528877

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DATE: AUGUST 29, 2013  
 SCALE: AS NOTED  
 PROJECT: A-3.18

#### BUILDING L PLANS AND ELEVATIONS CENTRAL AT GARDEN CITY RICHMOND, BC





#### FINISH LEGEND AND COLOUR SCHEDULE:

1	• EPS	5	• METAL CANOPY	9	• SPANDREL GLASS IN ALUMINUM FRAME
2	• BRICK VENEER	6	• CANVAS AWNING	10	• METAL DOOR
3	• CORRUGATED METAL	7	• METAL & GLASS CANOPY	11	• CONCRETE UPSTAND
4	• METAL PANELS	8	• GLAZING IN BRUSHED ALUMINUM FRAME	12	• PREFINISHED WOOD PANELS

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September 5, 2013  
RZ 10-528877



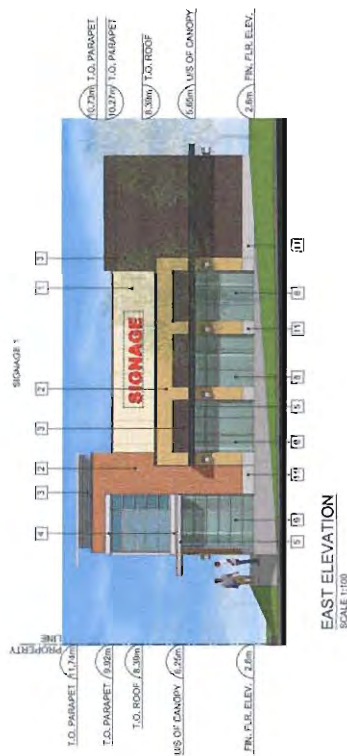
### BUILDING L PLANS AND ELEVATIONS CENTRAL AT GARDEN CITY RICHMOND, BC



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DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #:  
**A-3.19**





**FINISH LEGEND AND COLOUR SCHEDULE:**

1	EPS	5	METAL CANOPY	9	SPANDREL GLASS IN ALUMINUM FRAME
2	BRICK VENTILATOR	6	CANVAS AWNING	10	METAL DOOR
2	CORRUGATED METAL	7	METAL & GLASS CANOPY	11	CONCRETE UPSTAND
4	METAL PANELS	8	GLAZING IN BRUSHED METAL PANELS	12	PREFINISHED WOOD PANELS

## PRELIMINARY SIGNAGE ANALYSIS

WEST ELEVATION		
REQUIRED:		
BUILDG. LENGTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA PERMITTED
0-49.95 ft	0	20.45 sq ft

PROPOSED:		
SIGNAGE 1	1 x 5	5 m²
TOTAL		5 m²

NORTH ELEVATION	REQUIRED:		
	BUILDING WIDTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA PERMITTED
			10,000 sq. ft.

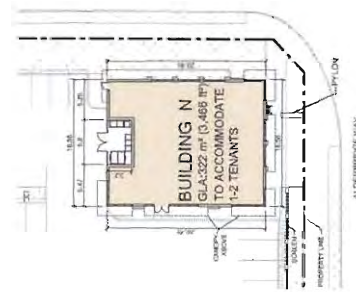
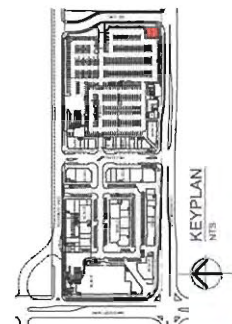
SIGNAGE 1	1 x 6	6 m²
TOTAL		6 m²

SOUTH ELEVATION	REQUIRED:	TOTAL SIGN	
		PERMITTED SIGN AREA / LINEAR FRONTAGE	AREA PERMITTED
	BUILDING WIDTH	1 sq. ft.	10.66 sq. ft.

PROPOSED :-	
SIGNAGE 1	1 x 5
TOTAL	5 m <sup>2</sup>

EAST ELEVATION		
REQUIRED		
BULD. LENGTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA PERMITTED

PROPOSED:	
SIGNAGE 1	1 x 5 5.000
TOTAL	5.000



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RZ 10-528877

**BUILDING N PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC



DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #: 4029

A-3.20





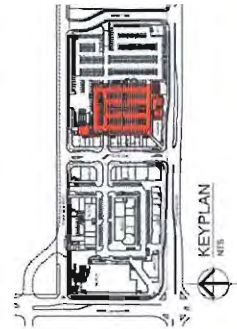
WEST ELEVATION  
SCALE 1:150



SOUTH ELEVATION  
SCALE 1:150

#### FINISH LEGEND AND COLOUR SCHEDULE:

- |                      |                                      |                                      |                      |
|----------------------|--------------------------------------|--------------------------------------|----------------------|
| 1 - BRICK            | 2 - METAL CANOPY                     | 3 - SPANDREL GLASS IN ALUMINUM FRAME | 4 - PAINTED CONCRETE |
| 5 - BRICK VENEER     | 6 - CANVAS AWNING                    | 7 - METAL DOOR                       | 8 - METAL SCREEN     |
| 9 - CORRUGATED METAL | 10 - METAL & GLASS CANOPY            | 11 - CONCRETE UPSTAND                | 12 - METAL PLANTER   |
| 13 - METAL PANELS    | 14 - GLASS IN BRICKED ALUMINUM FRAME | 15 - FINISHED WOOD PANELS            |                      |

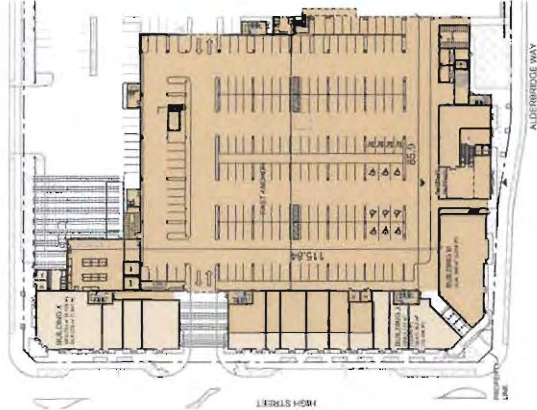


#### PRELIMINARY SIGNAGE ANALYSIS

WEST ELEVATION		SOUTH ELEVATION	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
PERMITTED TOTAL SIGN AREA: 115.8 m <sup>2</sup>	SIGNAGE 1: 11.5 x 3.7 = 42.5 m <sup>2</sup>	PERMITTED TOTAL SIGN AREA: 115.8 m <sup>2</sup>	SIGNAGE 1: 12.5 x 4.0 = 50.0 m <sup>2</sup>
LINEAR FRONTAGE: 115.8 m	SIGNAGE 2: 8.0 x 1.2 = 9.6 m <sup>2</sup>	PERMITTED TOTAL SIGN AREA: 115.8 m <sup>2</sup>	SIGNAGE 2: 5.0 x 1.5 = 7.5 m <sup>2</sup>
	TOTAL: 52.1 m <sup>2</sup>	PERMITTED TOTAL SIGN AREA: 115.8 m <sup>2</sup>	SIGNAGE 3: 5.0 x 1.5 = 7.5 m <sup>2</sup>
		TOTAL: 65.0 m <sup>2</sup>	

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RZ 10-528877

PARKING LEVEL PLAN  
SCALE 1:500



#### EAST ANCHOR PLANS AND ELEVATIONS

#### CENTRAL AT GARDEN CITY

RICHMOND, BC







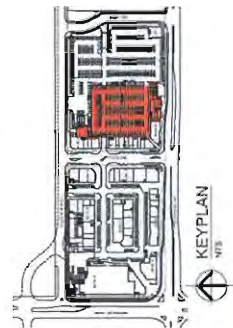
**EAST ELEVATION**  
SCALE 1/16"



**NORTH ELEVATION**  
SCALE 1/16"

**FINISH LEGEND AND COLOUR SCHEDULE:**

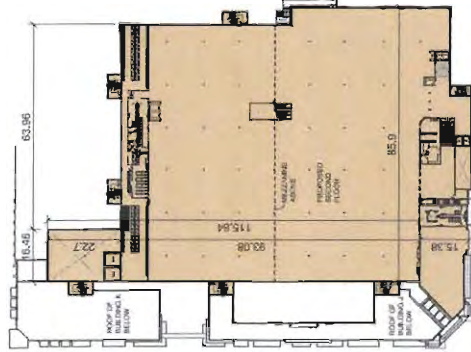
- |                      |                          |                                      |                       |
|----------------------|--------------------------|--------------------------------------|-----------------------|
| 1 - 48" P            | 5 - METAL CANOPY         | 8 - SPANDREL GLASS IN ALUMINUM FRAME | 13 - PAINTED CONCRETE |
| 2 - BRICK VENEER     | 6 - CANVAS AWNING        | 9 - METAL DOOR                       | 14 - METAL SCREEN     |
| 3 - CORRUGATED METAL | 7 - METAL & GLASS CANOPY | 10 - CONCRETE UPSTAND                | 15 - METAL PLANTER    |
| 4 - METAL PANELS     |                          | 11 - PREFINISHED WOOD PANELS         |                       |



**KEY PLAN**  
N.T.S.

**PRELIMINARY SIGNAGE ANALYSIS**

EAST ELEVATION		TOTAL SIGN	
REQUIRED	PERMITTED	PERMITTED	PERMITTED
BLOC. LENGTH	115.8 ft	7.5 x 2.5	18.8 ft
SCREEN	1.0 ft	7.5 x 2.5	18.8 ft
FRONTAGE	115.8 ft	7.5 x 2.5	18.8 ft
TOTAL			37.8 ft



**SALES LEVEL PLAN**  
SCALE 1/80"



**NORTH INTERNAL ELEVATION**  
SCALE 1:150

## CNCL - 621

### FINISH LEGEND AND COLOUR SCHEDULE:

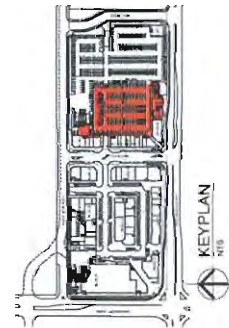
1	• EPS	5	• METAL CANOPY	9	• SEAWALL, GLASS IN ALUMINUM FRAME	13	• PAINTED CONCRETE
2	• BRICK VENEER	6	• CANVAS AWNING	10	• METAL DOOR	14	• METAL SKEWEN
3	• CORRUGATED METAL	7	• METAL & GLASS CANOPY	11	• CONCRETE UPSTAND	15	• METAL PLANTER
4	• METAL PANELS	8	• CLADDING IN BURNISHED METAL	12	• FINISHED WOOD		

## PRELIMINARY SIGNAGE ANALYSIS

NORTH ELEVATION									
REQUIRED:	<table><tr><th>BLDG. LENGTH</th><th>PERMITTED SIGN AREA / LINEAR FRONTAGE</th><th>TOTAL SIGN AREA</th></tr><tr><td>15.8 m</td><td>1 m<sup>2</sup></td><td>115.8 m<sup>2</sup></td></tr></table>	BLDG. LENGTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA	15.8 m	1 m <sup>2</sup>	115.8 m <sup>2</sup>		
BLDG. LENGTH	PERMITTED SIGN AREA / LINEAR FRONTAGE	TOTAL SIGN AREA							
15.8 m	1 m <sup>2</sup>	115.8 m <sup>2</sup>							
PROPOSED:	<table><tr><th>SIGNAGE 1</th><th>SIGNAGE 2</th><th>SIGNAGE 3</th><th>TOTAL</th></tr><tr><td>5.0 x 2.0</td><td>1.0 x 3.0</td><td>1.0 x 3.0</td><td>16.0 m<sup>2</sup></td></tr></table>	SIGNAGE 1	SIGNAGE 2	SIGNAGE 3	TOTAL	5.0 x 2.0	1.0 x 3.0	1.0 x 3.0	16.0 m <sup>2</sup>
SIGNAGE 1	SIGNAGE 2	SIGNAGE 3	TOTAL						
5.0 x 2.0	1.0 x 3.0	1.0 x 3.0	16.0 m <sup>2</sup>						



MEZZANINE LEVEL PLAN  
SCALE 1/500



Sheet No. 28  
September 5, 2013  
RZ 10-528877

September 5, 2013

RZ 10-528877

EAST ANCHOR PLANS AND ELEVATIONS

**CENTRAL AT GARDEN CITY**

RICHMOND, BC



DATE: AUGUST 29, 2013  
SCALE: AS NOTED  
PROJECT #: 4029

A-3.23

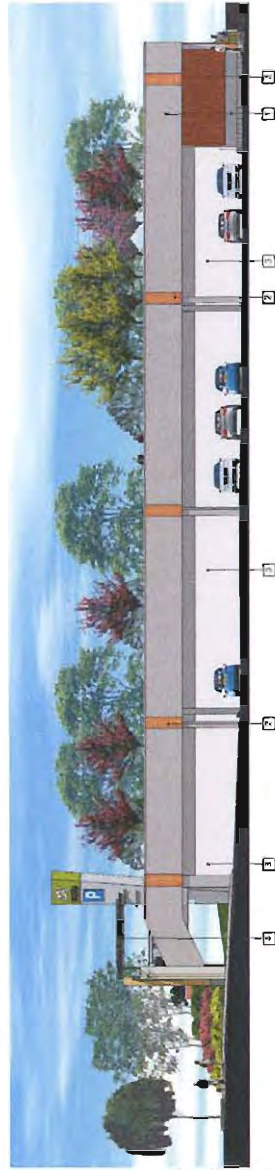
A-3.23

A-3.23





NORTH ELEVATION  
SCALE 1:150



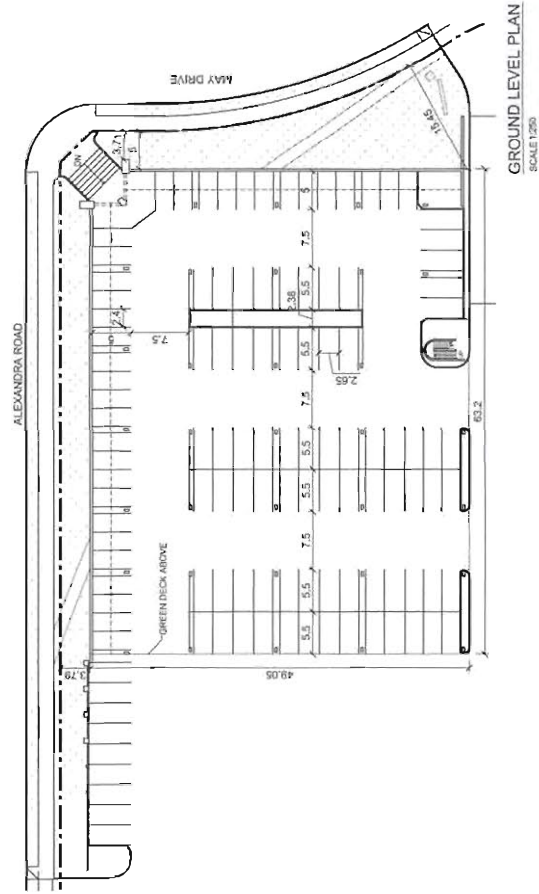
WEST ELEVATION  
SCALE 1:150

#### FINISH LEGEND AND COLOUR SCHEDULE:

- |   |                        |   |                  |
|---|------------------------|---|------------------|
| 1 | PAINTED CONCRETE       | 4 | METAL QUADRANGLE |
| 2 | BRICK VENER            | 4 | METAL TRIELUS    |
| 3 | PAINTED CONCRETE WHITE |   |                  |



Sheet No. 29  
September 5, 2013  
RZ 10-528877



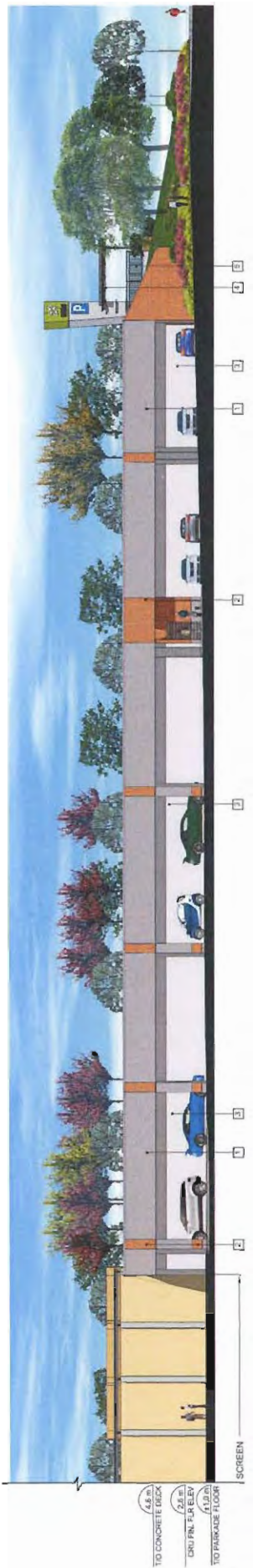
GROUND LEVEL PLAN  
SCALE 1:250

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info@chandler-associates.com

DATE: AUGUST 20, 2013  
SCALE: AS NOTED  
PROJECT # 4209  
**A-3.24**

EAST ANCHOR PLANS AND ELEVATIONS  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC





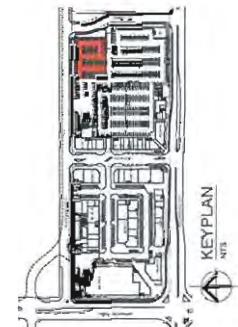
**SOUTH ELEVATION**  
SCALE 1/150



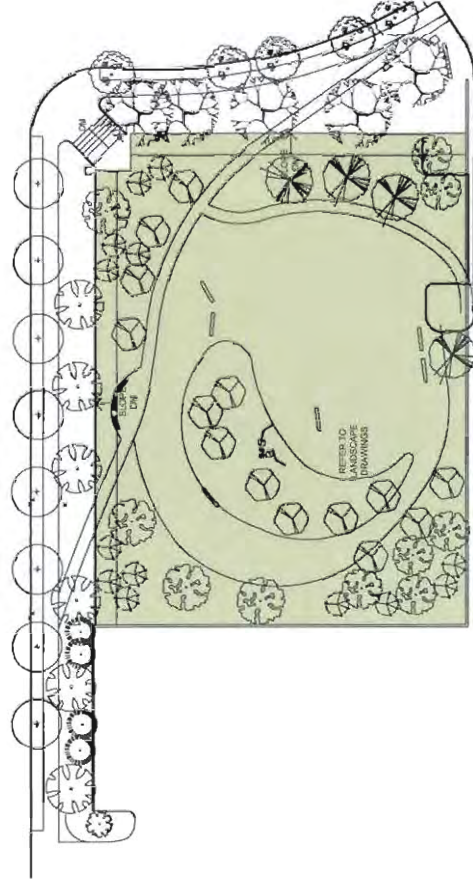
**EAST ELEVATION**  
SCALE 1/150

**FINISH LEGEND AND COLOUR SCHEDULE:**

- |   |                    |   |                  |
|---|--------------------|---|------------------|
| 1 | - PAINTED CONCRETE | 5 | - METAL QUADRAFL |
| 2 | - BRICK VENEER     | 6 | - METAL TRELLIS  |
| 3 | - PAINTED CONCRETE |   |                  |
|   | WHTZ               |   |                  |



Sheet No. 30  
September 5, 2013  
RZ 10-528877



**DECK PLAN**  
SCALE 1/250

**EAST ANCHOR PLANS AND ELEVATIONS**  
**CENTRAL AT GARDEN CITY**

RICHMOND, BC





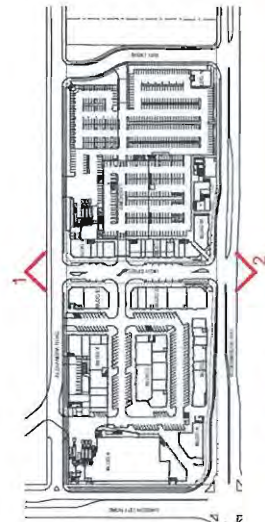


1 - STREET ELEVATIONS ALONG ALEXANDRA ROAD LOOKING SOUTH

CNCL - 624



2 - STREET ELEVATIONS ALONG ALDERBRIDGE WAY LOOKING NORTH



KEY PLAN  
SCALE: 1/8" = 1'-0"

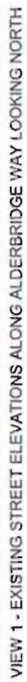
Sheet No. 31  
September 5, 2013  
RZ 10-528877

STREET ELEVATIONS WITHOUT LANDSCAPE

CENTRAL AT GARDEN CITY

RICHMOND, BC

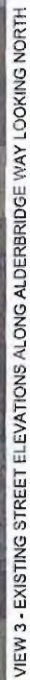




VIEW 1 - PROPOSED STREET ELEVATIONS ALONG ALDERBRIDGE WAY LOOKING NORTH



VIEW 2 - PROPOSED STREET ELEVATIONS ALONG ALDERBRIDGE WAY LOOKING NORTH



VIEW 3 - PROPOSED STREET ELEVATIONS ALONG ALDERBRIDGE WAY LOOKING NORTH



Sheet No. 32  
September 5, 2013  
RZ 10-528877

GARDEN CITY AND ALDERBRIDGE WAY  
INTERSECTION LOOKING NORTH

ALDERBRIDGE STREET ELEVATIONS



DATE: SEPTEMBER 9, 2013  
SCALE: NTS  
PROJECT #: 40229

**CENTRAL AT GARDEN CITY**

RICHMOND, BC

A-3.21





BUILDING A WEST ELEVATION ALONG GARDEN CITY ROAD  
SCALE: 1:150

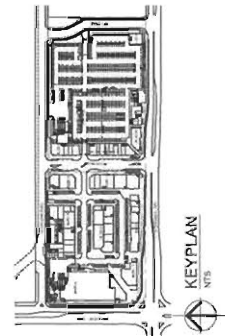


BUILDING H AND L SOUTH ELEVATIONS ALONG ALDERBRIDGE ROAD  
SCALE: 1:150

CNCL - 626



ANCHOR 1 SOUTH ELEVATION ALONG ALDERBRIDGE ROAD  
SCALE: 1:150



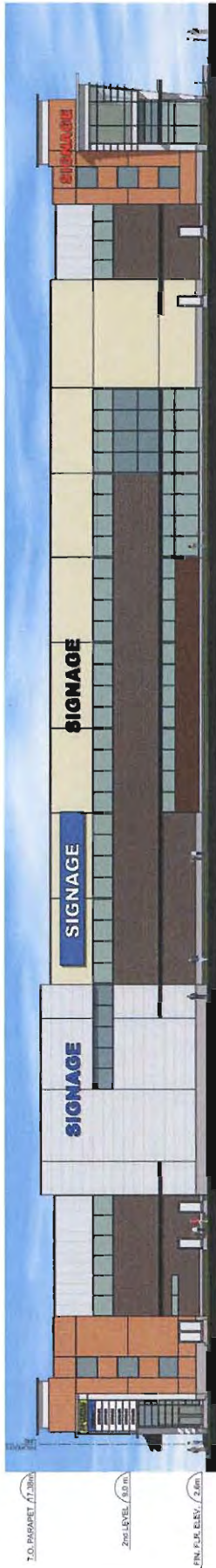
Sheet No. 33  
September 5, 2013  
RZ 10-528877

LANDSCAPE GROWTH WITHIN 10 YEARS  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC



BUILDING N NORTH ELEVATION  
SCALE: 1:150





**BUILDING A WEST ELEVATION**  
SCALE: 1:150

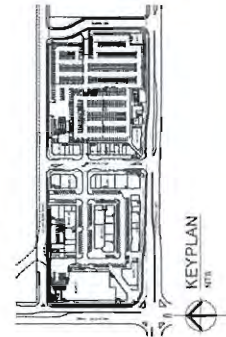


**BUILDING H AND L SOUTH ELEVATIONS**  
SCALE: 1:150

**CNCL - 627**



**ANCHOR 1 SOUTH ELEVATION**  
SCALE: 1:150



**BUILDING N SOUTH ELEVATION**  
SCALE: 1:150

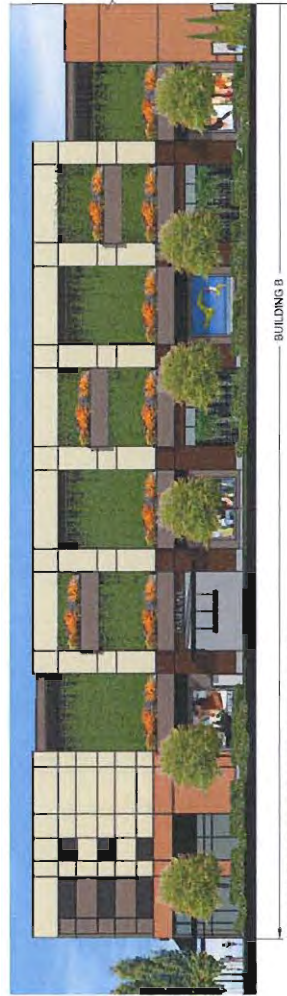
Sheet No. 34  
September 5, 2013  
RZ 10-528877

STREET ELEVATIONS WITHOUT LANDSCAPE  
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC





EAST ANCHOR NORTH ELEVATION  
SCALE: 1/150



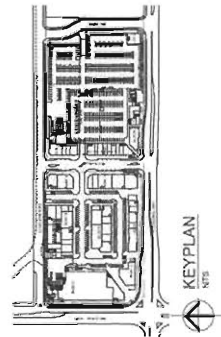
BUILDING B PARTIAL NORTH ELEVATION  
SCALE: 1/150



BUILDING E NORTH ELEVATION  
SCALE: 1/150



BUILDING B PARTIAL NORTH ELEVATION AND BUILDING A NORTH ELEVATION  
SCALE: 1/150



Sheet No. 35  
September 5, 2013  
RZ 10-528877

LANDSCAPE GROWTH WITHIN 10 YEARS ALONG ALEXANDRA ROAD

**CENTRAL AT GARDEN CITY**

RICHMOND, BC





EAST ANCHOR NORTH ELEVATION  
SCALE: 1/150



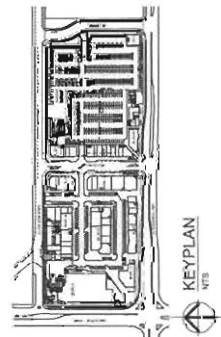
BUILDING B PARTIAL NORTH ELEVATION  
SCALE: 1/150



BUILDING E NORTH ELEVATION  
SCALE: 1/150



BUILDING B PARTIAL NORTH ELEVATION AND BUILDING A NORTH ELEVATION  
SCALE: 1/150



Sheet No. 36  
September 5, 2013  
RZ 10-528877

ELEVATIONS WITHOUT LANDSCAPE ALONG ALEXANDRA ROAD

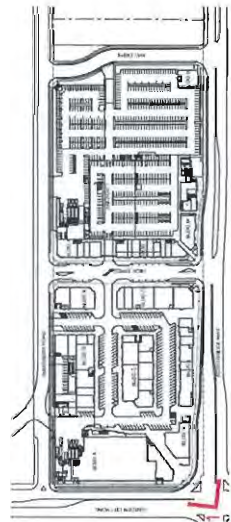
**CENTRAL AT GARDEN CITY**

RICHMOND, BC



PERSPECTIVE 1 - VIEW FROM GARDEN CITY ROAD @ ALDERBRIDGE WAY LOOKING NORTH-EAST

CNCL - 630



KEY PLAN  
SCALE: 1"=100'

Sheet No. 37  
September 5, 2013  
RZ 10-528877



# CENTRAL AT GARDEN CITY

RICHMOND, BC

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## PERSPECTIVES

DATE: AUGUST 29, 2013  
SCALE: NTS  
PROJECT # 4079

A-4.1



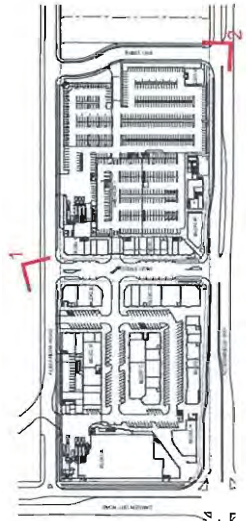


PERSPECTIVE 1 - ALEXANDRA ROAD @ HIGH STREET LOOKING SOUTH - WEST

CNCL - 631



PERSPECTIVE 2 - ALDERBRIDGE WAY @ MAY DRIVE LOOKING NORTH - WEST



Sheet No. 38  
September 5, 2013  
RZ 10-528877

SITE PERSPECTIVES

CENTRAL AT GARDEN CITY

RICHMOND, BC

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1111 West 10th Avenue  
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DATE: AUGUST 24, 2013  
SCALE: 1/150  
PROJECT #:  
4079

A-4.2





PERSPECTIVE 1 - ALDERBRIDGE WAY LOOKING WEST-NORTH

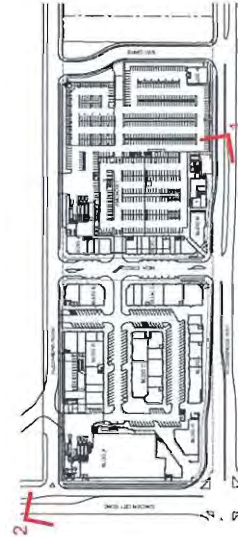
CNCL - 632



PERSPECTIVE 2 - GARDEN CITY ROAD @ ALEXANDRA ROAD LOOKING SOUTH - EAST

Sheet No. 39  
September 5, 2013  
RZ 10-528877

SITE PERSPECTIVES



SmartCentres

**Chandler Associates**  
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DATE: AUGUST 20, 2013  
SCALE: 1/150  
PROJECT #:  
4028

A-4.3

CENTRAL AT GARDEN CITY

RICHMOND, BC



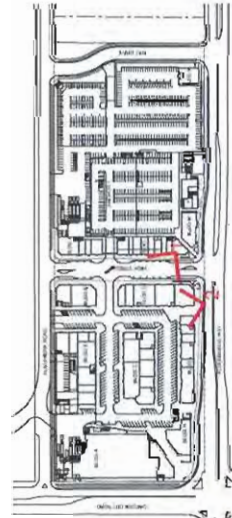
PERSPECTIVE 1 - BUILDING D LOOKING NORTH-WEST

CNCL - 633



PERSPECTIVE 2 - LOOKING NORTH

Sheet No. 40  
September 5, 2013  
RZ 10-528877



KEY PLAN  
SCALE: 1:100

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**CENTRAL AT GARDEN CITY**

RICHMOND, BC

**SITE PERSPECTIVES**

DATE: AUGUST 28, 2013  
SCALE: 1/168  
PROJECT # 4028

**A-4.4**





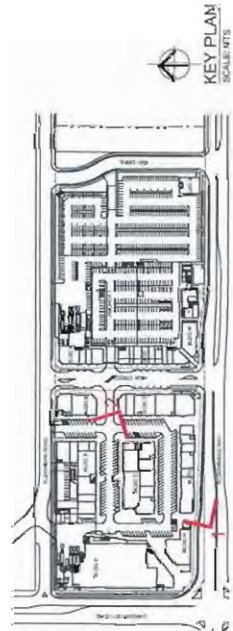
PERSPECTIVE 1 - ALDERBRIDGE WAY LOOKING NORTH-EAST

CNCL - 634



PERSPECTIVE 2 - BUILDING B - HIGH STREET LOOKING NORTH - WEST

Sheet No. 41  
September 5, 2013  
RZ 10-52887



KEY PLAN  
SCALE: 1/8" = 1'-0"

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**CENTRAL AT GARDEN CITY**

RICHMOND, BC

SITE PERSPECTIVES

DATE: AUGUST 26, 2013  
SCALE: 1/8" = 1'-0"  
PROJECT: A-4.5



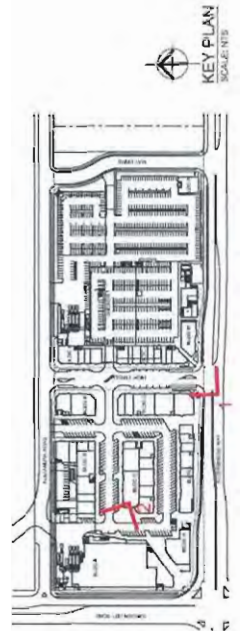
PERSPECTIVE 1 - ALDERBRIDGE WAY LOOKING NORTH -EAST

CNCL - 635



PERSPECTIVE 2 - BUILDING A - LOOKING WEST-NORTH

Sheet No. 42  
September 5, 2013  
RZ 10-528877



CENTRAL AT GARDEN CITY

RICHMOND, BC

SITE PERSPECTIVES

Chandler Associates  
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DATE: AUGUST 26, 2013  
SCALE: 1:500  
PROJECT #:  
4070

A-4.6





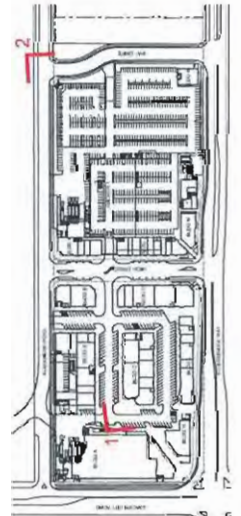
PERSPECTIVE 1 - BUILDING C - LOOKING SOUTH-EAST

CNCL - 636



PERSPECTIVE 2 - ALEXANDRA ROAD @ MAY DRIVE LOOKING SOUTH-WEST

Sheet No. 43  
September 5, 2013  
RZ 10-528877



CENTRAL AT GARDEN CITY

RICHMOND, BC

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Fax: 604.687.7300  
office@chandlerassociates.com



DATE: AUGUST 28, 2013  
SCALE: 1/150  
PROJECT #:

A-4.7





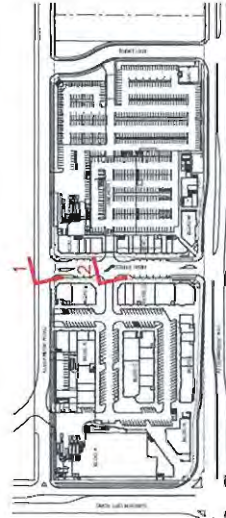
PERSPECTIVE 1 - ALEXANDRA ROAD @ HIGH STREET LOOKING EAST-SOUTH

CNCL - 637

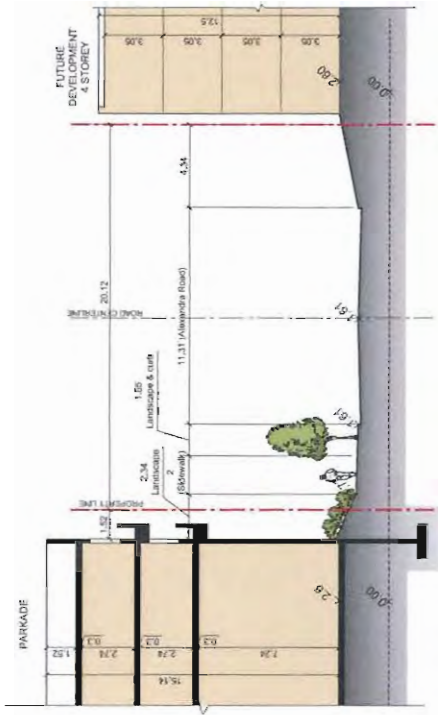


PERSPECTIVE 2 - HIGH STREET LOOKING SOUTH-EAST

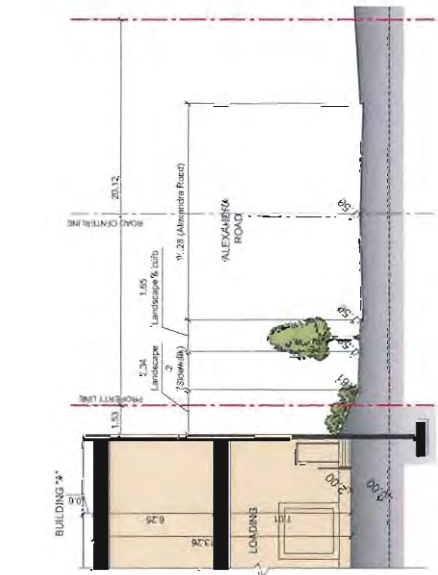
Sheet No. 44  
September 5, 2013  
RZ 10-528877



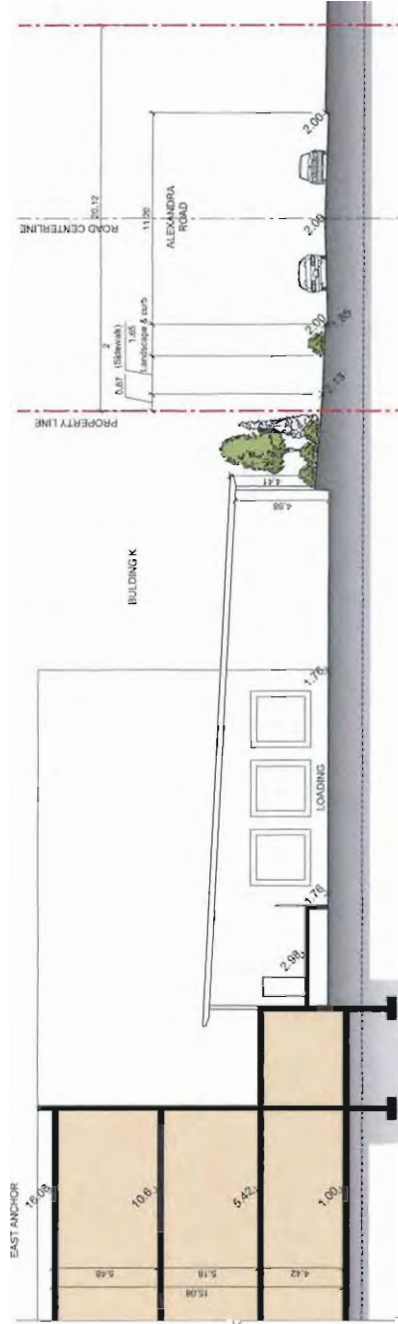
KEY PLAN  
SCALE: 1/8"



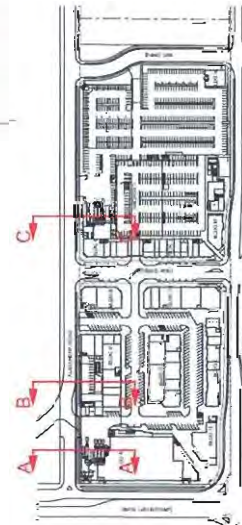
SECTION A-A  
SCALE 1/100



SECTION B-B  
SCALE 1/100



SECTION C-C  
SCALE 1/100



KEY PLAN  
SCALE 1/50

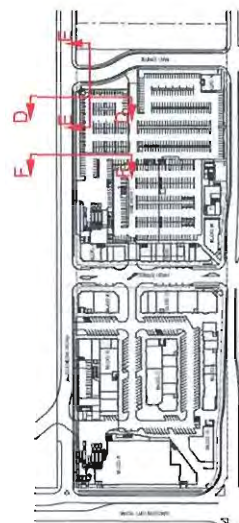
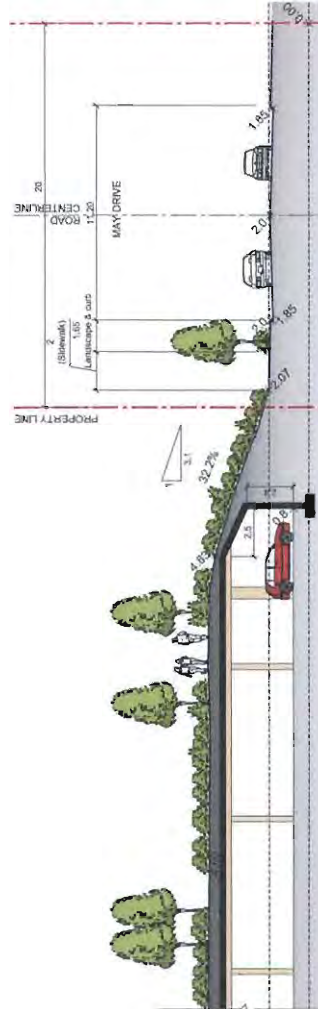
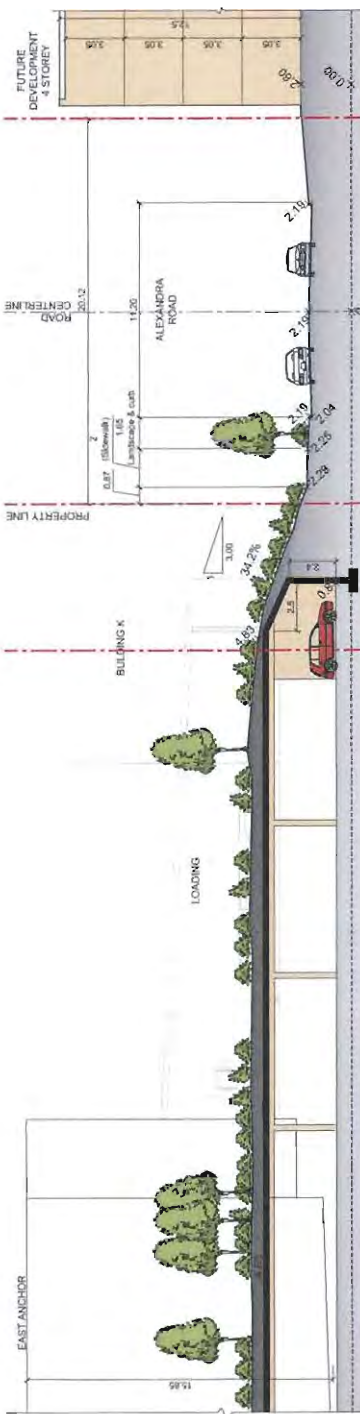
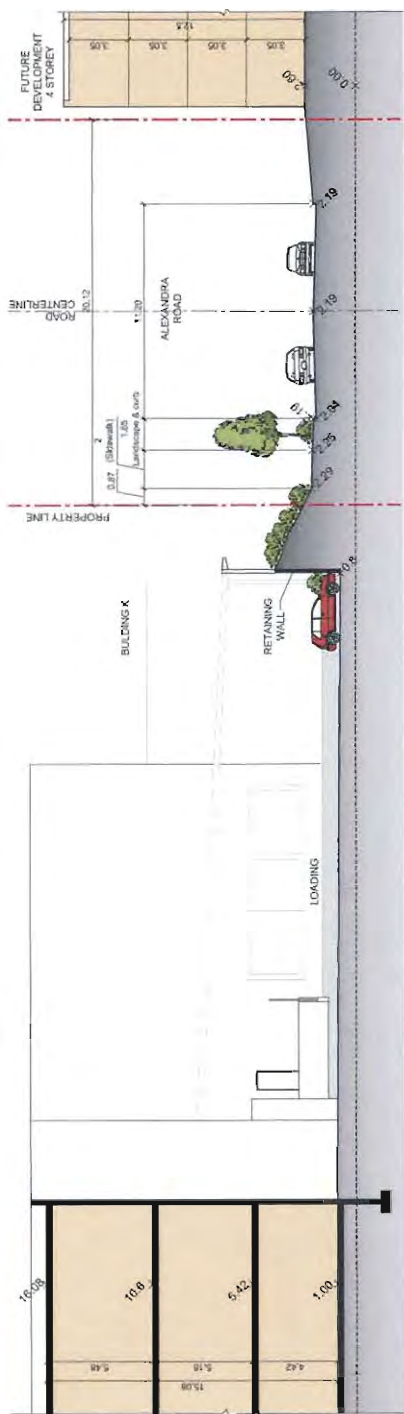
Sheet No. 45  
September 5, 2013  
RZ 10-528877

CENTRAL AT GARDEN CITY

RICHMOND, BC

SITE SECTIONS





Sheet No. 46  
September 5, 2013  
RZ 10-528877

## SITE SECTIONS

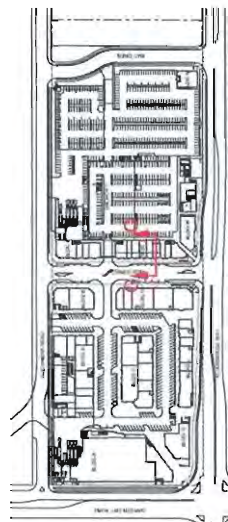
**CENTRAL AT GARDEN CITY**  
RICHMOND, BC



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770 - 601 W. Cordova St.  
Vancouver BC V6B 1Q1  
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fax 604 687 3325  
info@csa-architecture.com

DATE: AUGUST 29, 2013  
SCALE: 1:100  
PROJECT #: 4029

A-5.2



Sheet No. 47  
September 5, 2013  
RZ 10-528877

CENTRAL AT GARDEN CITY  
RICHMOND, BC

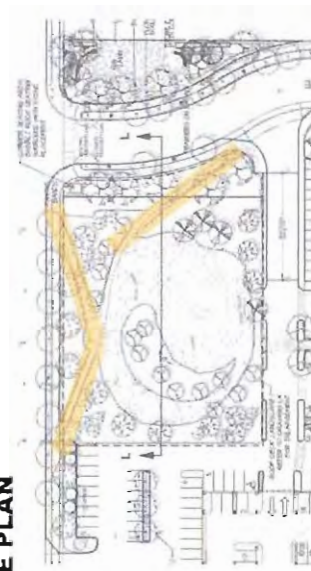
SITE SECTIONS





# CENTRAL AT GARDEN CITY - ACCESSIBLE DESIGN SITE PLAN

ACCESSIBLE DESIGN LEGEND	
	CURB LETDOWN AT CROSSWALKS
	RAISED "TABLE" CROSSWALKS
	RAMPS
	CONTINUOUS SIDEWALK WITH VEHICLE LETDOWN ACCESS
	H/C STALLS
	ELEVATORS



## LANDSCAPED DECK AREA

Sheet No. 48  
September 5, 2013  
RZ 10-528877

CENTRAL AT GARDEN CITY  
RICHMOND, BC

ACCESSIBLE DESIGN SITE PLAN

DATE: NOVEMBER 2012  
PROJECT: A-6.1

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CNCL - 642

**WAYFINDING LEGEND**

- 1. PYLON SIGN
- 2. DIRECTORY PANEL
- 3. DIRECTIONAL SIGN



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Sheet No. 49  
September 5, 2013  
R/L 10-528877

**CENTRAL AT GARDEN CITY**  
RICHMOND, BC

WAYFINDING SITE PLAN

DATE: NOVEMBER 2012  
SCALE: 1/8" = 1'-0"  
PROJECT #  
**A-6.2**





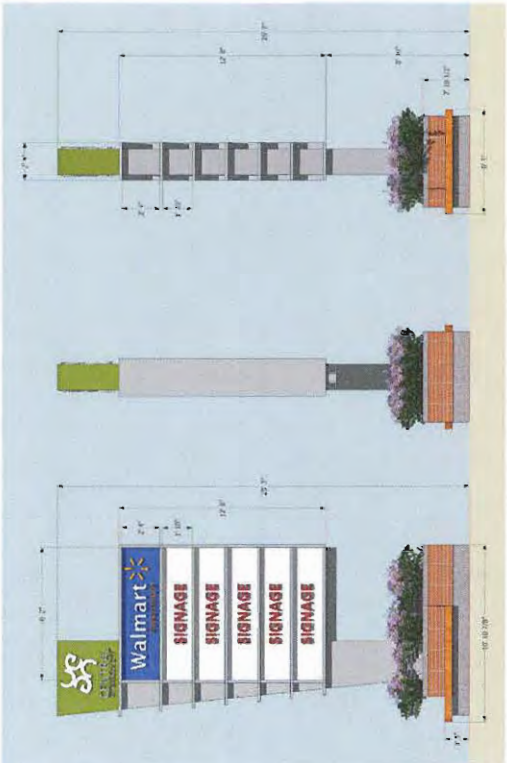


PERSPECTIVE VIEW - WAYFINDING SIGNAGE: PYLON, DIRECTORY AND DIRECTIONAL

Sheet No. 50  
September 5, 2013  
RZ 10-528877



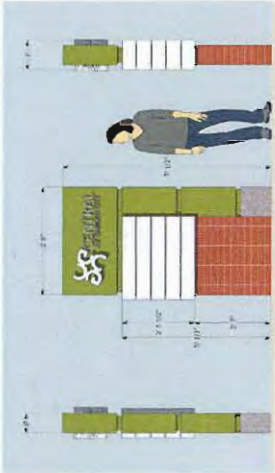
CENTRAL AT GARDEN CITY  
RICHMOND, BC



ELEVATIONS - WAYFINDING SIGNAGE: PYLON



ELEVATIONS - WAYFINDING SIGNAGE: DIRECTORY



ELEVATIONS - WAYFINDING SIGNAGE: DIRECTIONAL

TYPICAL WAYFINDING SIGNAGE



[illegible]

Sheet No. 51  
September 5, 2013  
RZ 10-528877



Overall Landscape theme is to merge the contemporary architecture with Richmond's natural surroundings, the River's edge. Shoreline grasses, indigenous trees and shrubs found along the River's edge along with wood/dolphin piles, driftwood logs and boulders have been implemented to soften building edges and recognize Richmond's natural landscape.



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RZ 10-528877



SHORELINE PLANTING



BIRCH AND POPLAR TREES ANCHOR THE SITE TO THE REGION



SHORELINE GRASSES PLANTINGS



PROVIDES PLANTING AREA AND CONNECTION TO THE PAVED AREA



PEELLED LOGS AND LOG PALLETS SERVE AS SEATING ELEMENTS AND ARE EMBEDDED IN PLANTING AREAS



SITE LOCATION



RENDERING LOOKING AT SW CORNER

The pedestrian arrival plaza anchors the site while offering a sense of arrival. People are drawn inward by the openness of this space along with the native shoreline landscaping, and commencement of the Alexandra Wayfinding element. Travelling through the Village, one begins to experience the hierarchy of plaza spaces along the frontages of the shops, restaurants and services.





PLAZA AREA WITH SEATING AREAS FOR GATHERING, CANOPY SHADE TREES AND SITE FURNITURE



CANOPY TREES FOR SHADE



PLAZA SEATING



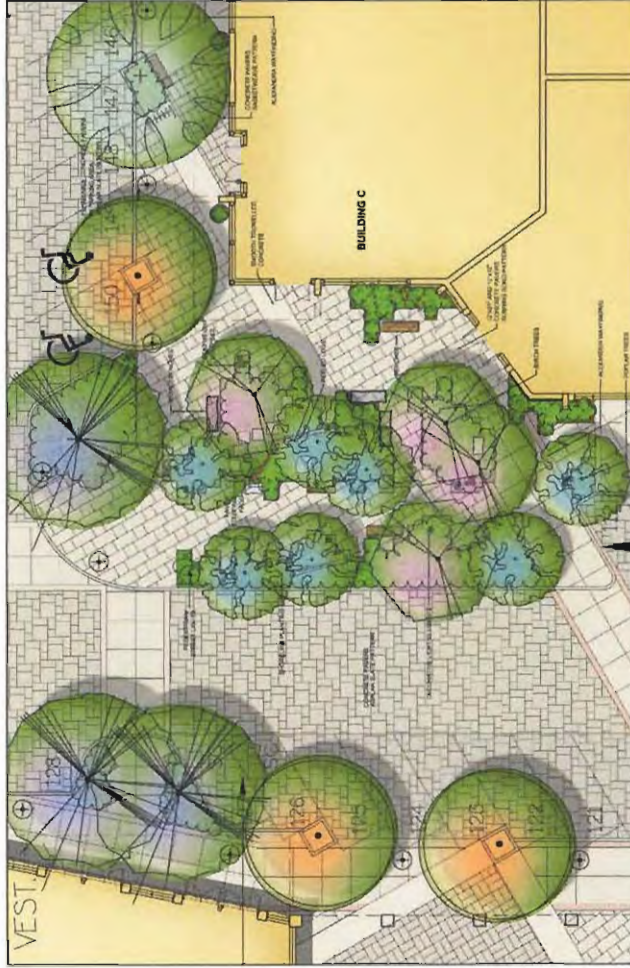
BASEALT BENCHES EMBEDDED IN PLANTING AREA



BENCHES FOR SEATING



DRIVE RACK



SITE LOCATION

A large central gathering area is created for pedestrians to socialize in a meeting place. Large tree groupings are introduced for shade. Seating areas including modern furniture or basalt benches allow for social interaction. Logs and boulders provide opportunities of play for children.

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September 5, 2013  
RZ 10-528877

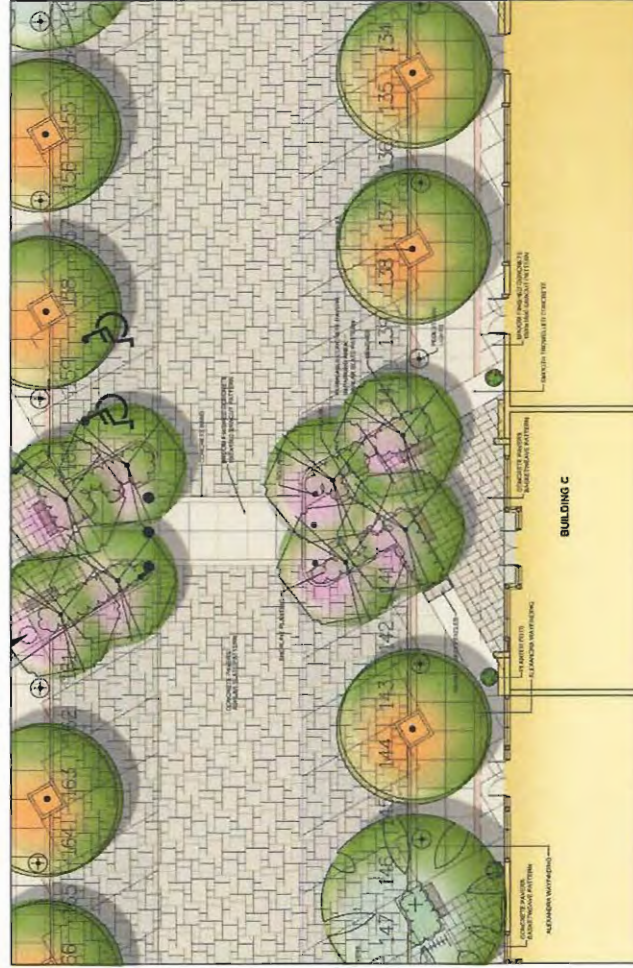


LOGS FOR CLIMBING, BALANCING OR SITTING



CHILDREN'S PLAY AREA





CNCL - 647

Sheet No. 54  
September 5, 2013  
RZ 10-528877

Safe pedestrian crossings are located at "mid block" and intersections. The crossing are raised to establish priority for pedestrian circulation and sidewalks. Throughout the development, secondary plazas are generated to break up the long sidewalks offer nodes of greenery and seating areas. The incorporation of the Alexandra Way signature paving pattern and wayfinding signage along with the special paving in the vehicular plaza areas create an identifiable link through the site along Alexandra Way to the West Cambie area.

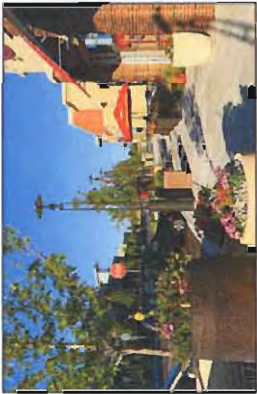


SITE LOCATOR

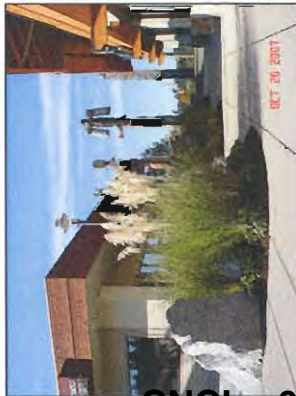


SPECIAL PAVING





OUTDOOR AMENITY AREAS FOR SEATING AND SOCIALIZING



PLANTING AREAS TO SOFTEN OUTDOOR SPACES

Sheet No. 55  
September 5, 2013  
RZ 10-528877



TRASH RECEPTACLE



PLANTER POTS



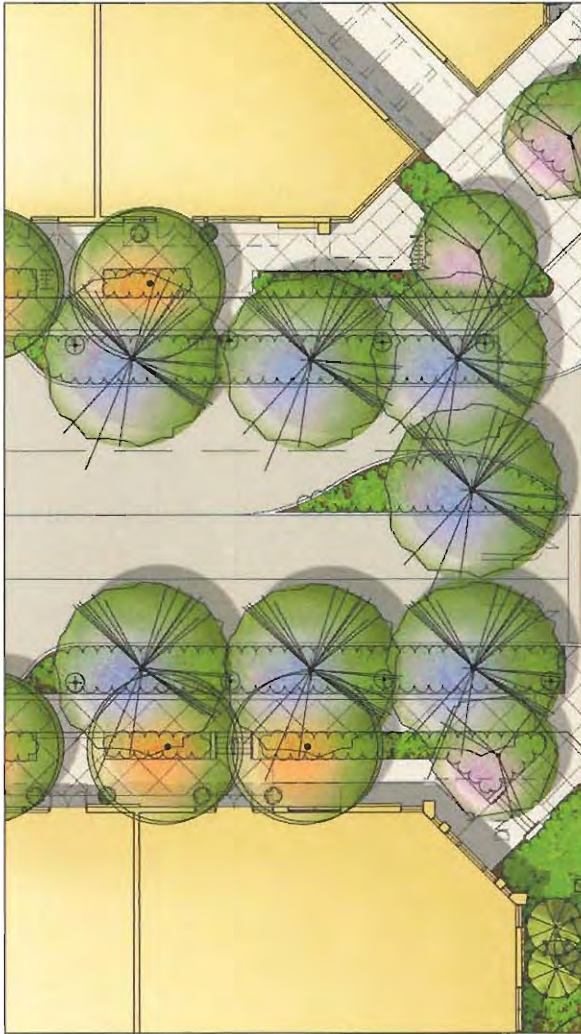
BIKE RACK



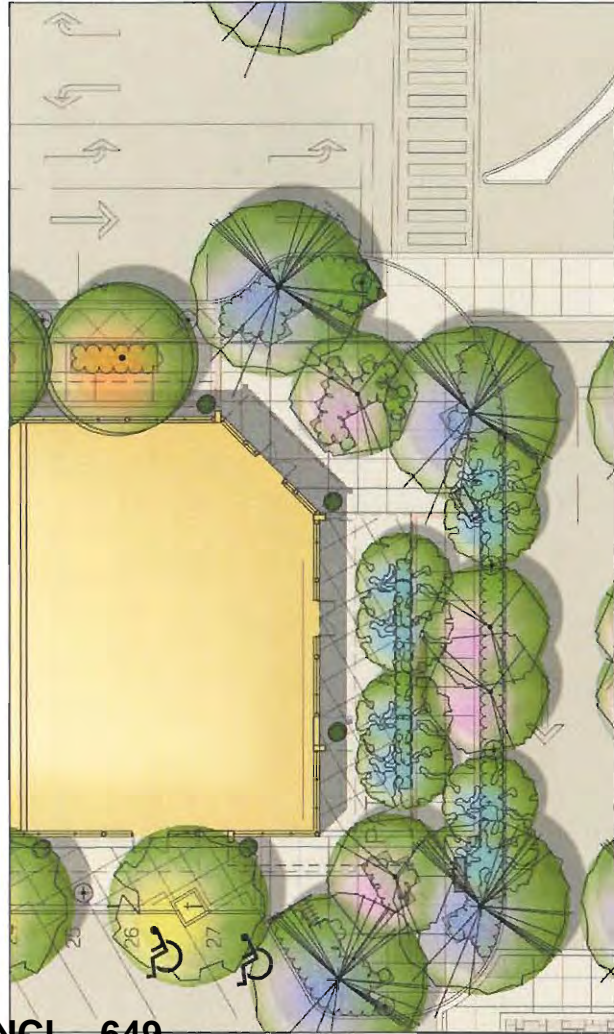
SITE LOCATION

Secondary entrances are offered into the development from Alderbridge Way connecting the street edge into the site. The site is opened up in these locations with wide, shallow, generous steps or ramps that are used to ease entry into the Village. The site edges are layered with a tight spacing of street trees transitioning into an more natural planting of native trees, shrubs and ornamental grasses to soften the perspective from the street.





CNCL - 649



TWO LAYERS OF OUTDOOR SPACES



PEDESTRIAN AREAS PULLED BACK FROM PARKING



PEDESTRIAN AREAS PULLED BACK FROM STREETS



OUTDOOR PATIO

High Street lined with large scale canopy trees to create a pedestrian friendly environment. Pedestrians are brought away from the street edge to allow for more intimate interaction with the CRU's allowing for seating and outdoor patio areas for coffee shops and restaurants.



SITE LOCATION

Sheet No. 56  
September 5, 2013  
RZ 10-528877



'CENTRAL' AT GARDEN CITY  
GARDEN CITY ROAD AND ALDERBRIDGE WAY  
RICHMOND, BC

STREETSCAPES

L6

DATE: 09/05/13  
SCALE: 1:100  
PROJECT NUMBER: 10-528877  
DRAWN BY: JLP

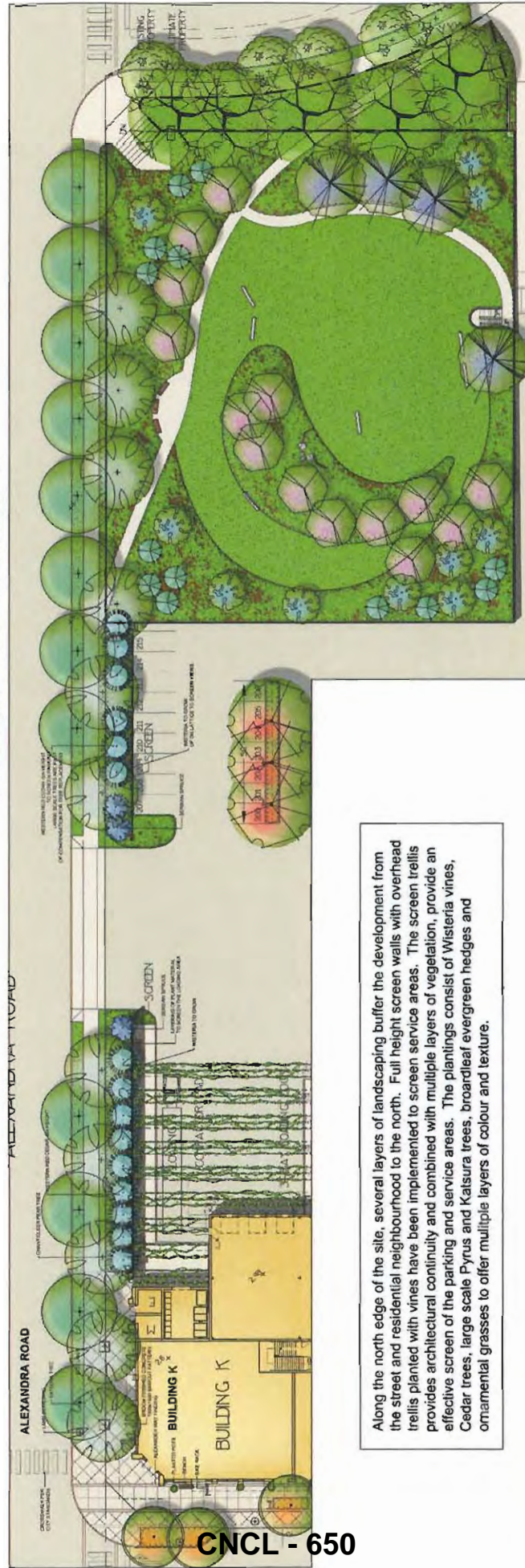




WISTERIA VINES OVER TRELLIS STRUCTURE



LARGE SCALE TREES AND SHRUBS TO SCREEN LOADING AREA AND PROVIDE A GREEN STREET EDGE ENVIRONMENT TO THE WALL AND PEDESTRIAN TREES TO BE PLANTING AT RETAIL PLANTING



Along the north edge of the site, several layers of landscaping buffer the development from the street and residential neighbourhood to the north. Full height screen walls with overhead trellis planted with vines have been implemented to screen service areas. The screen trellis provides architectural continuity and combined with multiple layers of vegetation, provide an effective screen of the parking and service areas. The plantings consist of Wisteria vines, Cedar trees, large scale Pynus and Katsura trees, broadleaf evergreen hedges and ornamental grasses to offer multiple layers of colour and texture.

A 36,360 sq. ft. public green space has been created on top of a portion of the eastern parking area to provide public recreation opportunities as well as a green buffer from the future residential neighbours to the north. This deck covers 103 parking spaces while offering a publicly accessible Green Park space. Currently, the design consists of pedestrian paths and seating areas to provide passive recreation use. The planting would be integrated with the native palette within the retail village. Final programming of the green deck space will be completed in conjunction with the City of Richmond Parks Dept.



SITE LOCATOR

Sheet No. 57  
September 5, 2013  
RZ 10-528877



'CENTRAL' AT GARDEN CITY  
GARDEN CITY ROAD AND ALDERBRIDGE WAY  
RICHMOND, BC

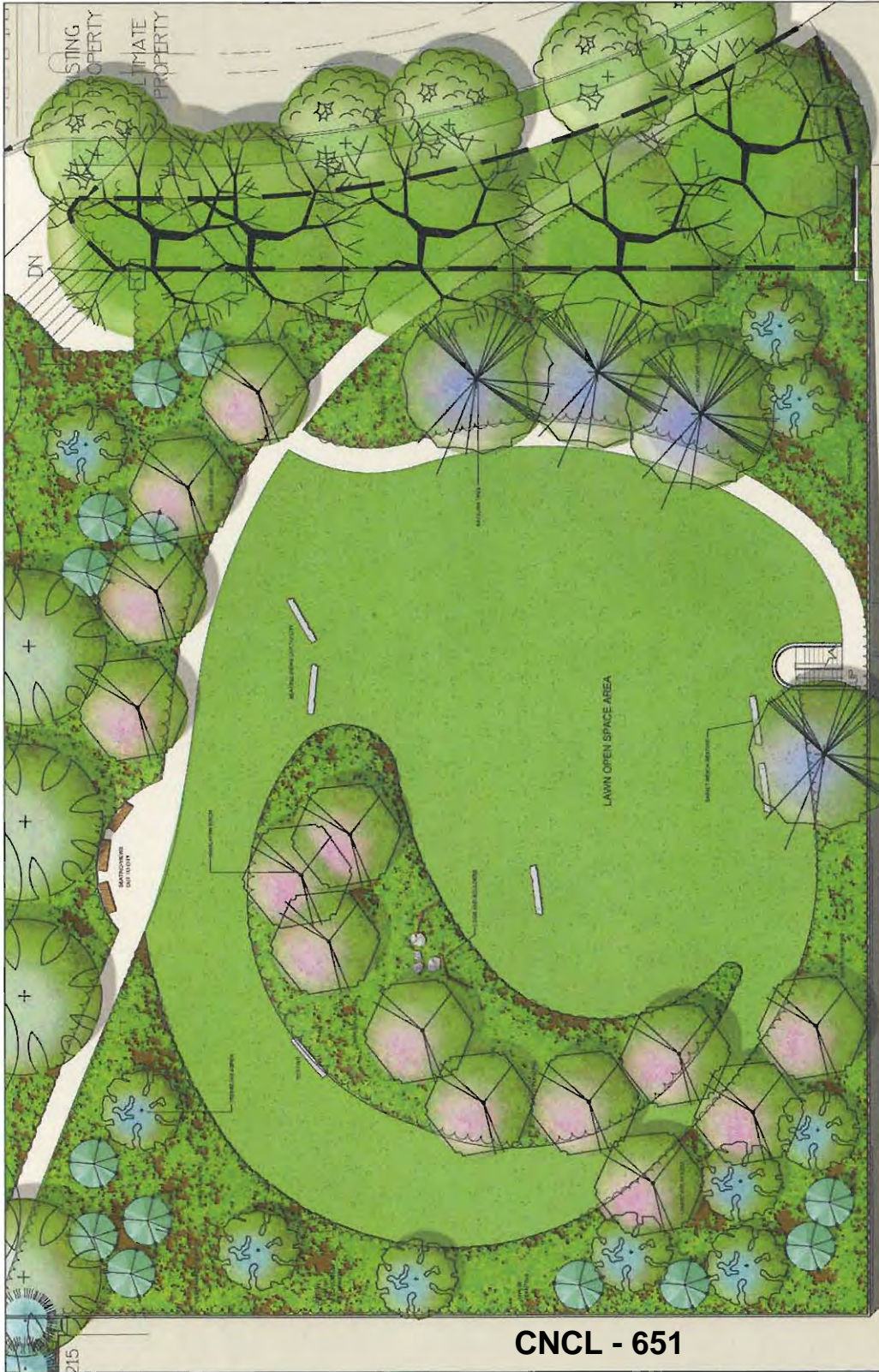
NORTH EDGE BUFFERING

L7

DATE: 09/05/13  
SCALE: 1/8" = 1'-0"  
PROJECT: SMARTCENTRES  
SHEET: L7

CNCL - 650





CNCL - 651



SHRUBS AND GROUNDCOVER



NATIVE TREES

Sheet No. 58  
September 5, 2013  
RZ 10-528877



GREEN ROOF DECK

A 36,360 sq. ft. public green space has been created on top of a portion of the eastern parking area to provide public recreation opportunities as well as a green buffer from the future residential neighbours to the north. This deck covers 103 parking spaces while offering a publicly accessible Green Park space. Currently, the design consists of pedestrian paths and seating areas to provide passive recreation use. The planting would be integrated with the native palette within the retail village. Final programming of the green deck space will be completed in conjunction with the City of Richmond Parks Dept.



SITE LOCATION



'CENTRAL' AT GARDEN CITY  
GARDEN CITY ROAD AND ALDERBRIDGE WAY  
RICHMOND, BC

GREEN DECK

L8

DATE: 09/05/13  
SCALE: 1"=40'-0"  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
PROJECT NUMBER: 10-528877





Surface parking areas have been minimized and is buffered from adjacent streets with a setback of several layers of planting consisting of an outer row of street trees, an inner row of deciduous and coniferous trees, planting beds of shrubs and ornamental grasses and perennials to provide seasonal interest. The parking areas are finished with bioswales to mitigate the stormwater prior to reaching the storm system. The plantings within the bioswales consists of canopy trees for moisture transpiration and shade to reduce heat island effect, shrubs and ornamental grasses to help clean and reduce the water charging into the storm system.





Sheet No. 60  
September 5, 2013  
RZ 10-528877



WAYFINDING BOARD - DIRECTIONAL



SITE LOCATION

Planting: A wide range of plantings are introduced to allow for biodiversity, personal interest and habitat opportunities.

Seating: Plaza areas have been provided to encourage pedestrian circulation and provide activation along the corridor.

Planting: Alexandra Way pedestrian corridor has been integrated to provide continuity from the Alexandra neighborhood to City Centre.

CNCL - 653

L10

ALEXANDRA WAYFINDING

'CENTRAL' AT GARDEN CITY  
GARDEN CITY ROAD AND ALDERBRIDGE WAY  
RICHMOND, BC



DATE: 10/05/13  
SCALE: 1/8"=1'-0"  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
PROJECT NUMBER: 10-528877





**Richmond Zoning Bylaw 8500  
Amendment Bylaw No. 8864 (RZ 10-528877)  
4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080,  
9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500  
Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 32.0 thereof the following:

**“32.0 Neighbourhood Commercial (ZC32) – West Cambie Area**

**32.1 Purpose**

The zone provides for a mix of commercial and related uses oriented to vehicular access.

**32.2 Permitted Uses**

- amusement centre
- animal grooming
- building or garden supply
- broadcasting studio
- child care
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

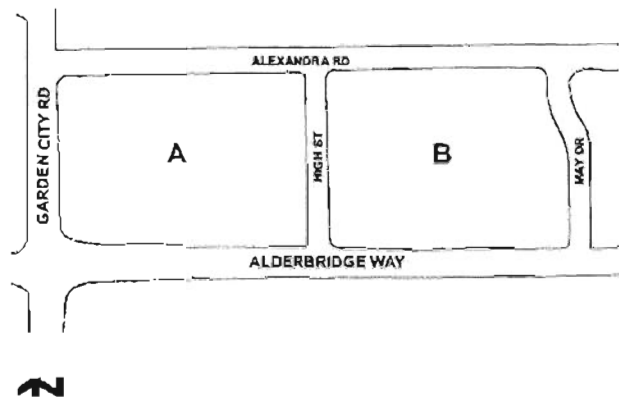
**32.3 Secondary Uses**

- amenity space, community

### 32.2 Permitted Uses

- veterinary service
- vehicle repair

Diagram 1



### 32.3 Secondary Uses

### 32.4 Permitted Density

1. The maximum **floor area ratio** is 2.0 FAR for the area identified as "A" in Diagram 1, Section 32.2.
2. The minimum **floor area ratio** is 0.60 for the area identified as "A" in Diagram 1, Section 32.2.
3. The maximum **floor area ratio** is 1.0 FAR for the area identified as "B" in Diagram 1, Section 32.2.

### 32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 32.6 Yards & Setbacks

1. The minimum **setbacks** to a public road shall be:
  - a. 2.0 m for Alderbridge Way;
  - b. 3.0 m for Garden City Road;
  - c. 1.0 m for Alexandra Road;
  - d. 5.0 m for May Drive; and
  - e. 3.0 m for High Street.

### 32.7 Permitted Heights

1. The maximum **height** for all **buildings** is 22.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2 ha (4.94 ac.).

### 32.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

### 32.10 On-Site Parking and Loading

1. On-site **vehicle** loading and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
  - a. On-site **vehicle** parking shall be provided at a minimum rate of 3.0 parking stalls per 100 m<sup>2</sup> of **gross leasable floor area** of a building in the areas identified as "A" and "B" separately, in Diagram 1, Section 32.2.

### 32.11 Other Regulations

1. The maximum **gross leasable floor area** for each individual **business** shall not exceed:
    - a. 9,900 m<sup>2</sup> for the area identified as "A" in Diagram 1, Section 32.2; and
    - b. 15,100 m<sup>2</sup> for the area identified as "B" in Diagram 1, Section 32.2.
  2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a building).
  3. The overnight parking of **recreational vehicles** is prohibited.
  4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
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 and by designating it "**Neighbourhood Commercial (ZC32) - West Cambie Area**":

That area shown as Area 'A' on "Schedule A attached to and forming Part of Bylaw 8864"
  3. 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 and by designating it "**School & Institutional (SI)**":

That area shown as Area 'B' on "Schedule A attached to and forming Part of Bylaw 8864"

4. This Bylaw is cited as "**Richmond Zoning Bylaw 8500 Amendment Bylaw 8864**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

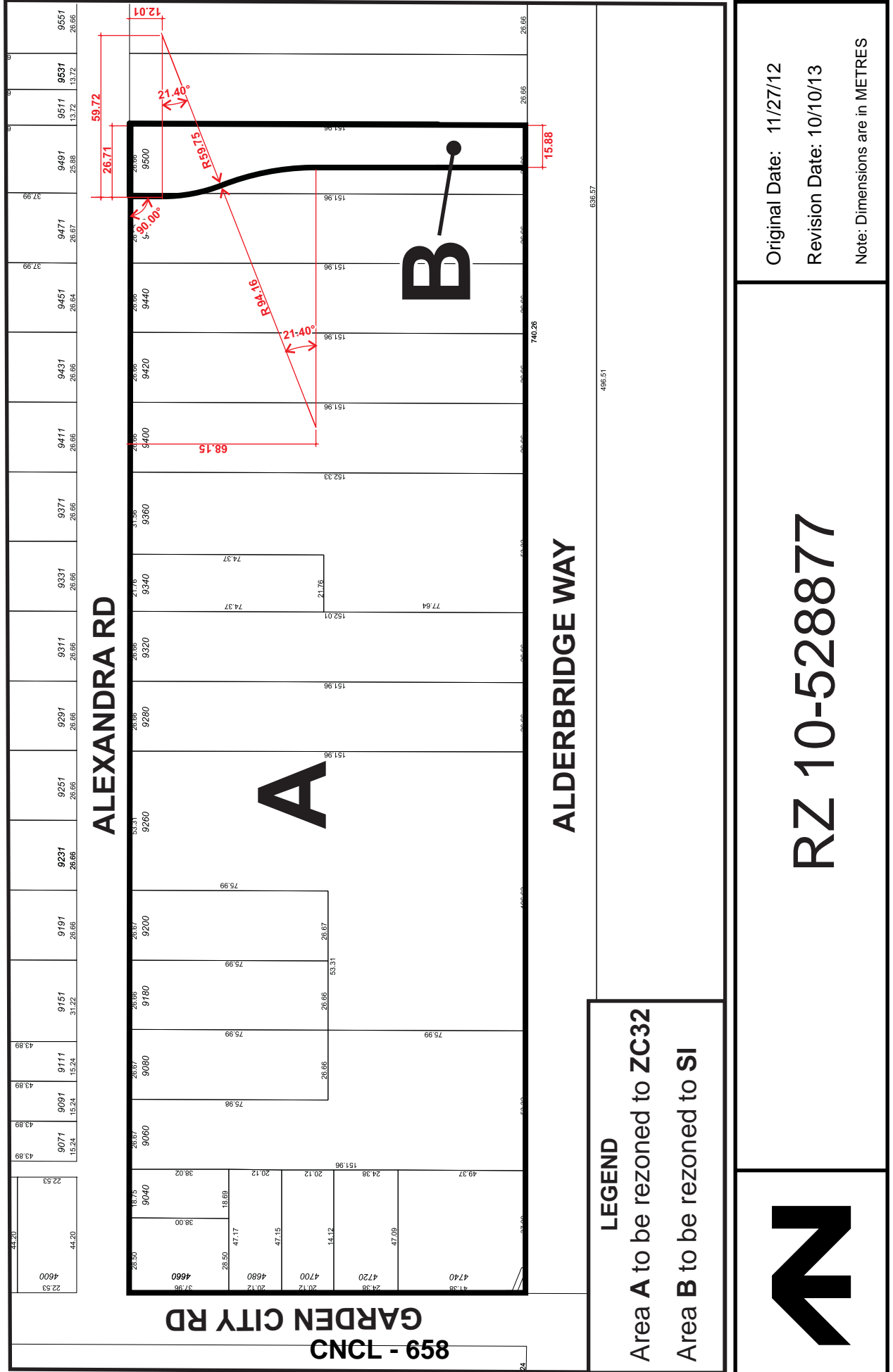
\_\_\_\_\_  
MAYOR

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

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



City of  
Richmond







**Richmond Official Community Plan Bylaw 7100**

**Amendment Bylaw 8865 (RZ 10-528877)**

**4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080,  
9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500  
Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. That Richmond Official Community Plan Bylaw 7100 is amended by repealing the area bounded by Alderbridge Road, Garden City Road, Alexandra Road and the proposed May Drive Extension on the existing Alexandra Neighbourhood Land Use Map in the Richmond Official Plan Bylaw 7100, Schedule 2.11A - West Cambie Area Plan and replacing it with the attached Schedule A to Amendment Bylaw 8865, in order to:
  - a) reduce the minimum density permitted from 1.25 to 0.60 FAR in the Mixed Use Area A on 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320 Alexandra Road;
  - b) adjust the alignment of May Drive within the development lands over portions of 9440, 9480 and 9500 Alexandra Road; and
  - c) reduce the "Park" designation over portions of 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading.
2. This Bylaw is cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8865"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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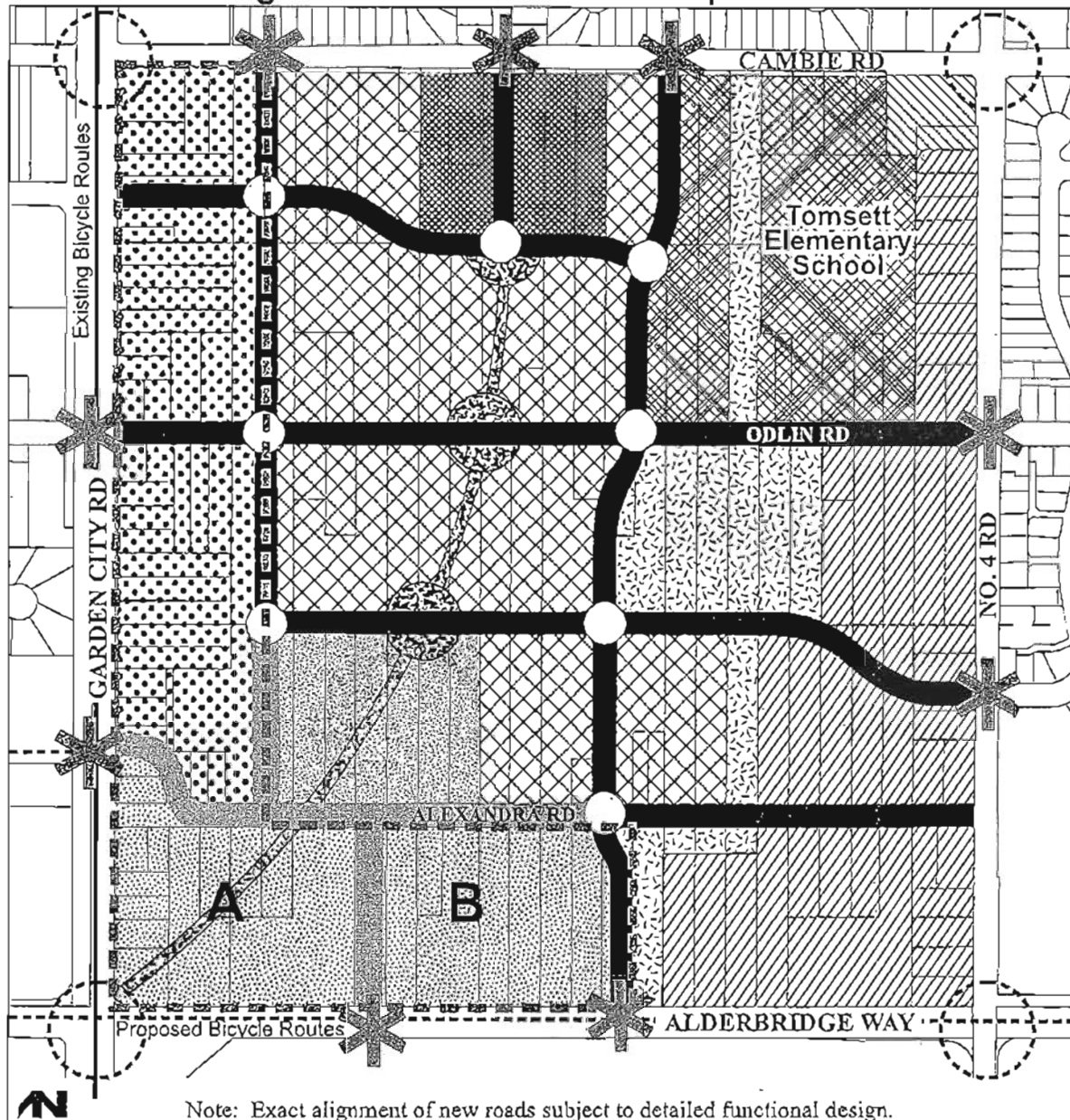
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CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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

# Alexandra Neighbourhood Land Use Map



	Area of No Housing Affected by Aircraft Noise		Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing), 2 & 3-storey Townhouses.		Park: North Park Way, Central Park, South Park Way
	Business/Office - office over retail FAR up to 1.25		Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR		Alexandra Way (Public Rights of Passage Right-of-way)
	Convenience Commercial		Mixed Use: - abutting the High Street, medium density residential over retail; - not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).		Proposed Roadways
	Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)		New Traffic Signals		High Street
	Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, Low-rise Apts. (6-storey maximum).		Feature Intersections - details to be developed		Feature Landmarks In Combination with Traffic Calming Measures
	Community Institutional				



**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 8973 (10-528877)  
9440, 9480 and 9500 Alexandra Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing “**Environmentally Sensitive Area (ESA)**” designation in Attachment 2 to Schedule 1 from 9440, 9480 and 9500 Alexandra Road with the following legal addresses:

P.I.D. 012-032-581

West Half Lot 8 Block “C” Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224

P.I.D. 001-084-372

East Half of Lot 8 Block “C” Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224

P.I.D. 008-130-990

West Half Lot 9 Block “C” Section 34 Block 5 North Range 6 West New Westminster  
District Plan 1224

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 8973**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
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\_\_\_\_\_  
MAYOR

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8963 (RZ 12-613927)  
9111 Williams 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 **LOW DENSITY TOWNHOUSES (RTL4)**.

P.I.D. 008-903-905

Lot 65 Except: Part Subdivided by Plan 34657; Section 27 Block 4 North Range 6 West  
New Westminster District Plan 27556

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8963**”.

FIRST READING

NOV 13 2012

A PUBLIC HEARING WAS HELD ON

DEC 17 2012

SECOND READING

DEC 17 2012

THIRD READING

DEC 17 2012

OTHER REQUIREMENTS SATISFIED

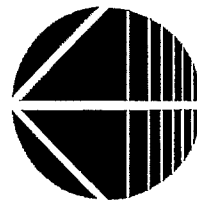
SEP 25 2013

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>VR</i>

\_\_\_\_\_  
MAYOR

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



RZ 12-613927

Original Date: 07/09/12

Revision Date:

Note: Dimensions are in METRES





# City of Richmond

## Bylaw 9006

### Richmond Zoning Bylaw 8500 Amendment Bylaw 9006 (RZ 12-605932) 11351 No. 2 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/C)**.

P.I.D. 004-682-262

Parcel One (Reference Pln 14590) of Lot "A" Section 1 Block 3 North Range 7 West New Westminster District Plan 4974

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9006**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

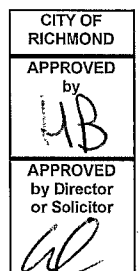
MAR 25 2013

APR 15 2013

APR 15 2013

APR 15 2013

OCT 04 2013

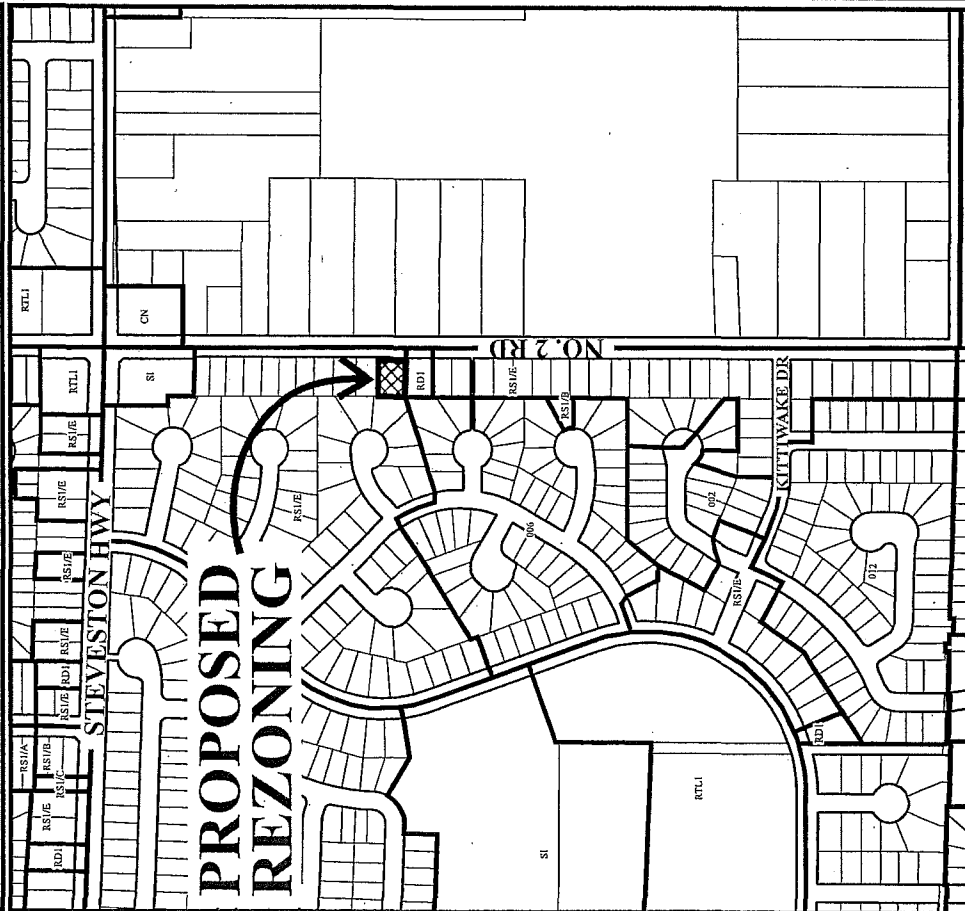


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MAYOR

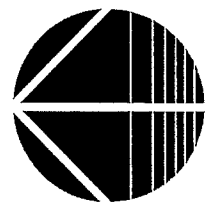
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CORPORATE OFFICER



# PROPOSED REZONING



**CNCL - 665**

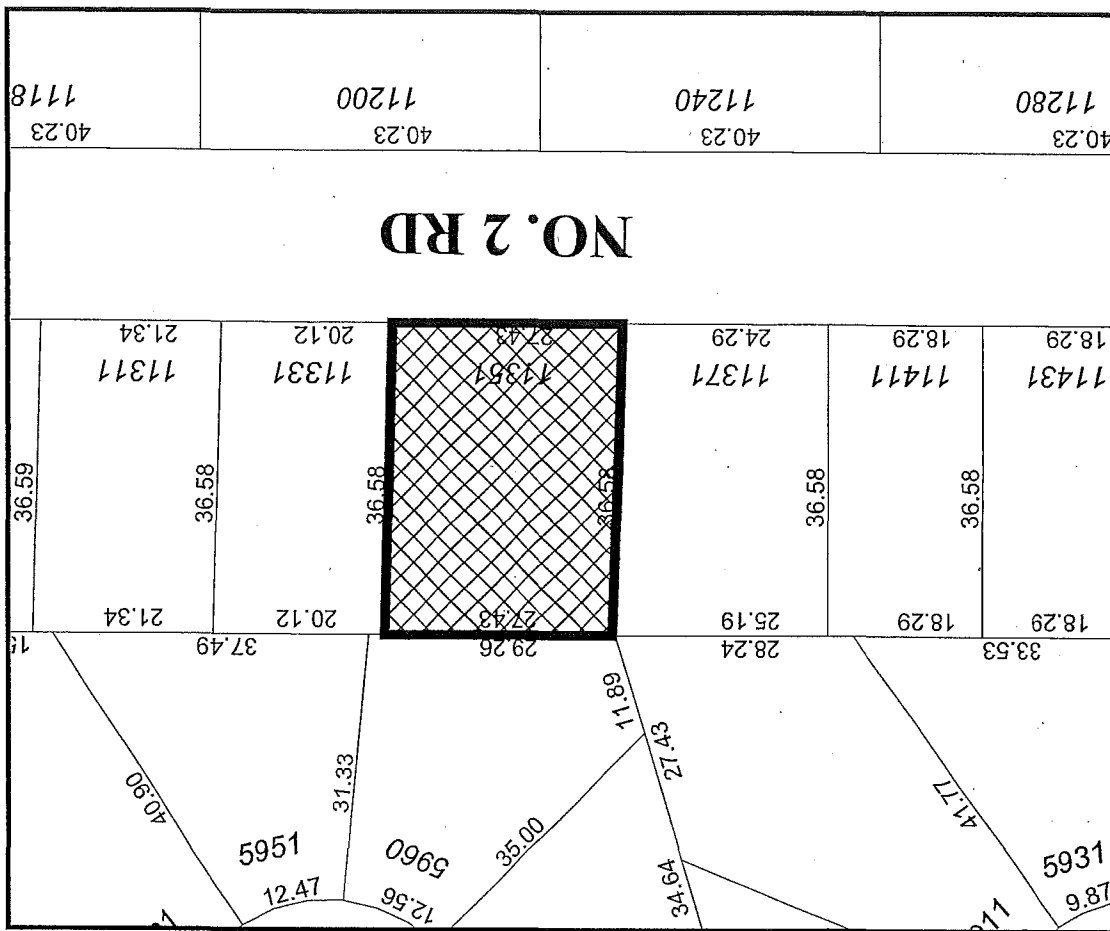


RZ 12-605932

Original Date: 05/03/12

Revision Date: 03/06/13

Note: Dimensions are in METRES





**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9016  
(RZ 12-598503)  
9311, 9331 and Western Half of 9393 Alexandra Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000 (Schedule 1) 2041 Land Use Map is amended to redesignate 9311, 9331 and the western half of 9393 Alexandra Road from "Mixed Use" to "Apartment Residential".
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9016"**.

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

MAY 21 2013

SECOND READING

MAY 21 2013

THIRD READING

MAY 21 2013

OTHER CONDITIONS SATISFIED

OCT 10 2013

ADOPTED



\_\_\_\_\_  
MAYOR

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



**Richmond Zoning Bylaw 8500,  
Amendment Bylaw 9017 (RZ 12-598503)  
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 18.25 thereof the following:

"18.25 Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)"

**18.25.1 PURPOSE**

The **zone** provides for residential **development** with a **density bonus** for a monetary contribution to the City's capital Affordable Housing Reserve Fund.

**18.25.2 PERMITTED USES**

- housing, apartment
- housing, town

**18.25.3 SECONDARY USES**

- boarding and lodging
- community care facility, minor
- home business

**18.25.4 PERMITTED DENSITY**

1. The maximum **floor area ratio** is 1.68, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.25.4.1, the reference to "1.68" is increased to a higher **density** of "1.88" if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$2,877,448.32 to the **City's** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

**18.25.5 MAXIMUM LOT COVERAGE**

1. Maximum **Lot Coverage**: 45%

**18.25.6 MINIMUM SETBACKS FROM PROPERTY LINES**

1. **Public Road Setback**:
  - a) 4.0 m from Alexandra Road
  - b) 4.0 m from May Drive
  - c) 6.0 m from Tomicki Avenue
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of 1.0 m.

3. A parking **structure** may project into the public **road setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m.
4. The minimum **setback** from the west **property line** is 7.5 m, with the parking **structure** being no closer than 5.0 m.

#### 18.25.7 MAXIMUM HEIGHTS

1. **Buildings:** 21.50 m
2. **Accessory Buildings & Structures:** 9.0 m

#### 18.25.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 18.25.9 LANDSCAPING AND SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### 18.25.10 ON-SITE PARKING AND LOADING

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
  - a. 1.26 spaces per **dwelling unit** for residents; and
  - b. 0.18 spaces per **dwelling unit** for visitors.

#### 18.25.11 OTHER REGULATIONS

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. Richmond Zoning Bylaw 8500, as amended, is further amended by repealing Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie).
3. 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 areas and by designating it "**Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)**".

P.I.D 012-032-417

East Half Lot 24 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 004-882-547

West Half Lot 23 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 028-325-150

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan BCP45929



P.I.D 003-659-691

East Half Lot 22 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 000-841-005

Lot 21 Except: Plan 69562, Block B Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 001-715-330

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan 69562

4. This Bylaw is cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9017**".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

MAY 21 2013

SECOND READING

MAY 21 2013

THIRD READING

MAY 21 2013

OTHER REQUIREMENTS SATISFIED

OCT 10 2013

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICE



# City of Richmond



CNCL - 670

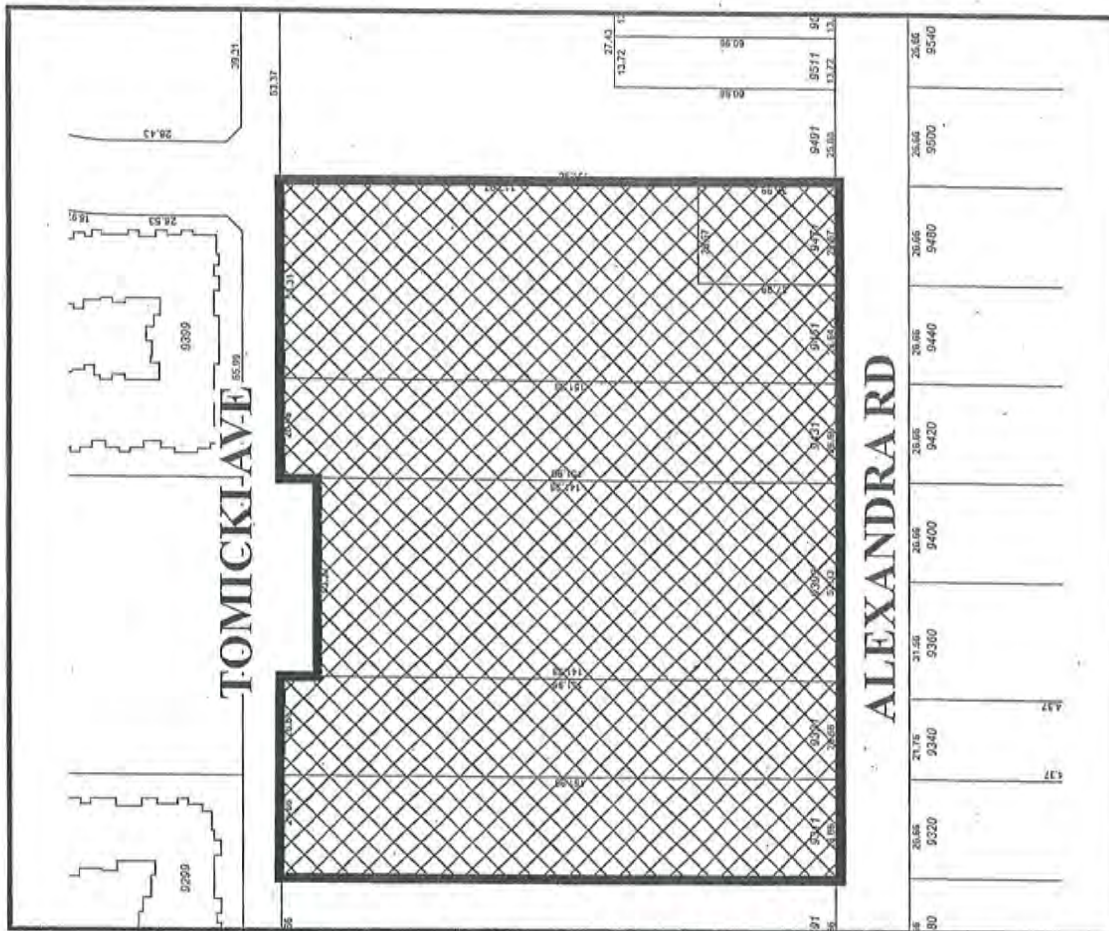


## RZ 12-598503

Original Date: 01/24/12

Revision Date: 03/25/13

Note: Dimensions are in METRES





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9021  
(RZ 12-598503)  
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended at:
  - a) Section 8.1.5 by repealing the second bullet and replacing it with:
    - “With the exception of a potential hotel within the south-west commercial area, building heights will generally vary between two to four storeys (above one level of parking) — neither single storey nor tower development is appropriate within the residential areas (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties).”; and
  - b) Section 8.2.4 by repealing the bullet under Height and replacing it with:
    - “Building heights should be primarily between two and four (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties); no single storey or tower developments are appropriate.”
2. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Land Use Map”, and replacing it with “Schedule A attached to and forming part of Bylaw No. 9021”;
3. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Character Areas Map” on page 22 of the Area Plan, and replacing it with “Schedule B attached to and forming part of Bylaw No. 9021”;
4. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Character Area 3 – The High Street” map on page 31 of the Area Plan, and replacing it with “Schedule C attached to and forming part of Bylaw No. 9021”;

5. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Character Area 4 – Medium Density Housing" on page 33 of the Area Plan, and replacing it with "Schedule D attached to and forming part of Bylaw No. 9021";
6. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9021"**.

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

MAY 21 2013

SECOND READING

MAY 21 2013

THIRD READING

MAY 21 2013

OTHER CONDITIONS SATISFIED

OCT 10 2013

ADOPTED

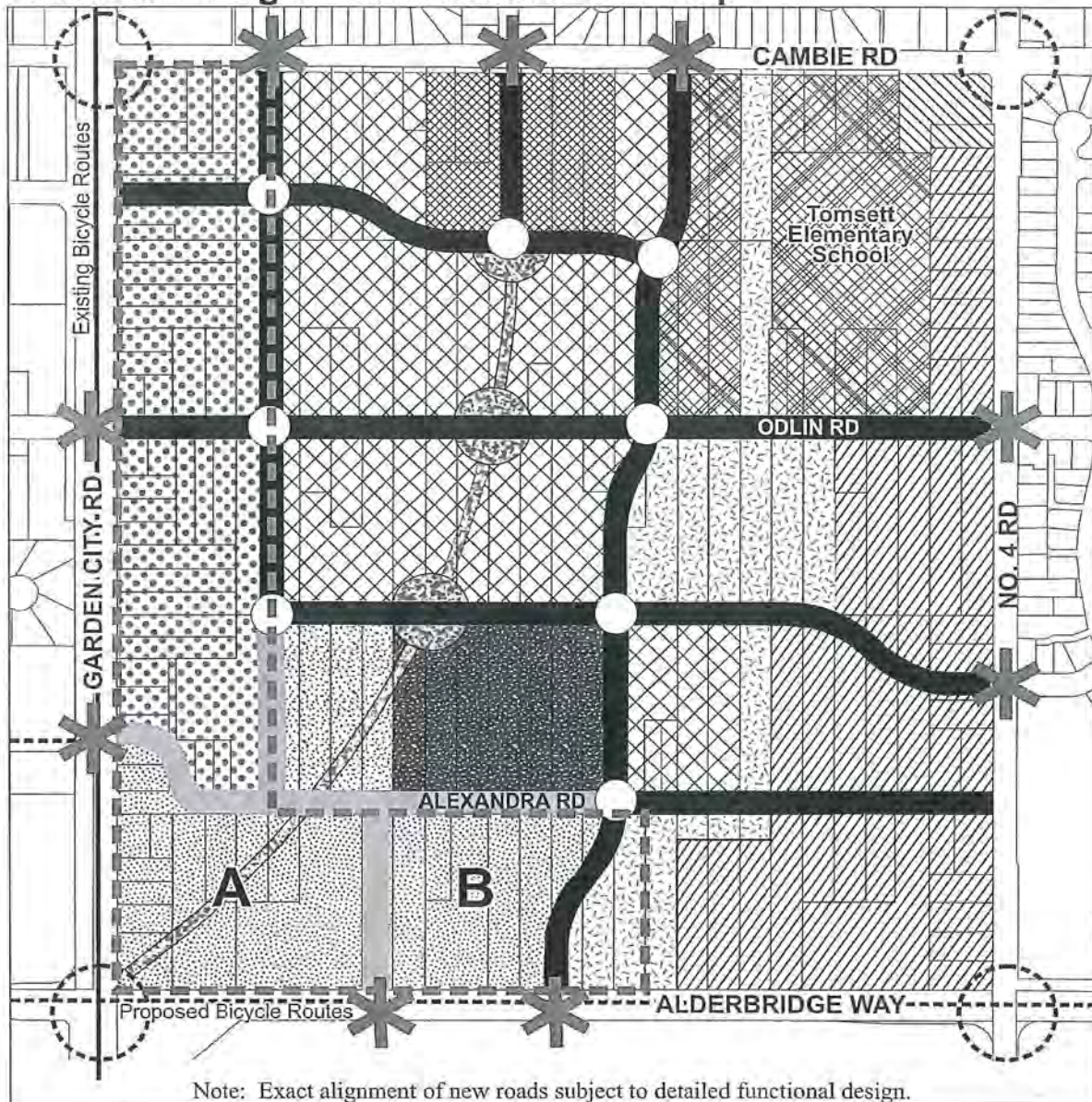


\_\_\_\_\_  
MAYOR

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



## Alexandra Neighbourhood Land Use Map

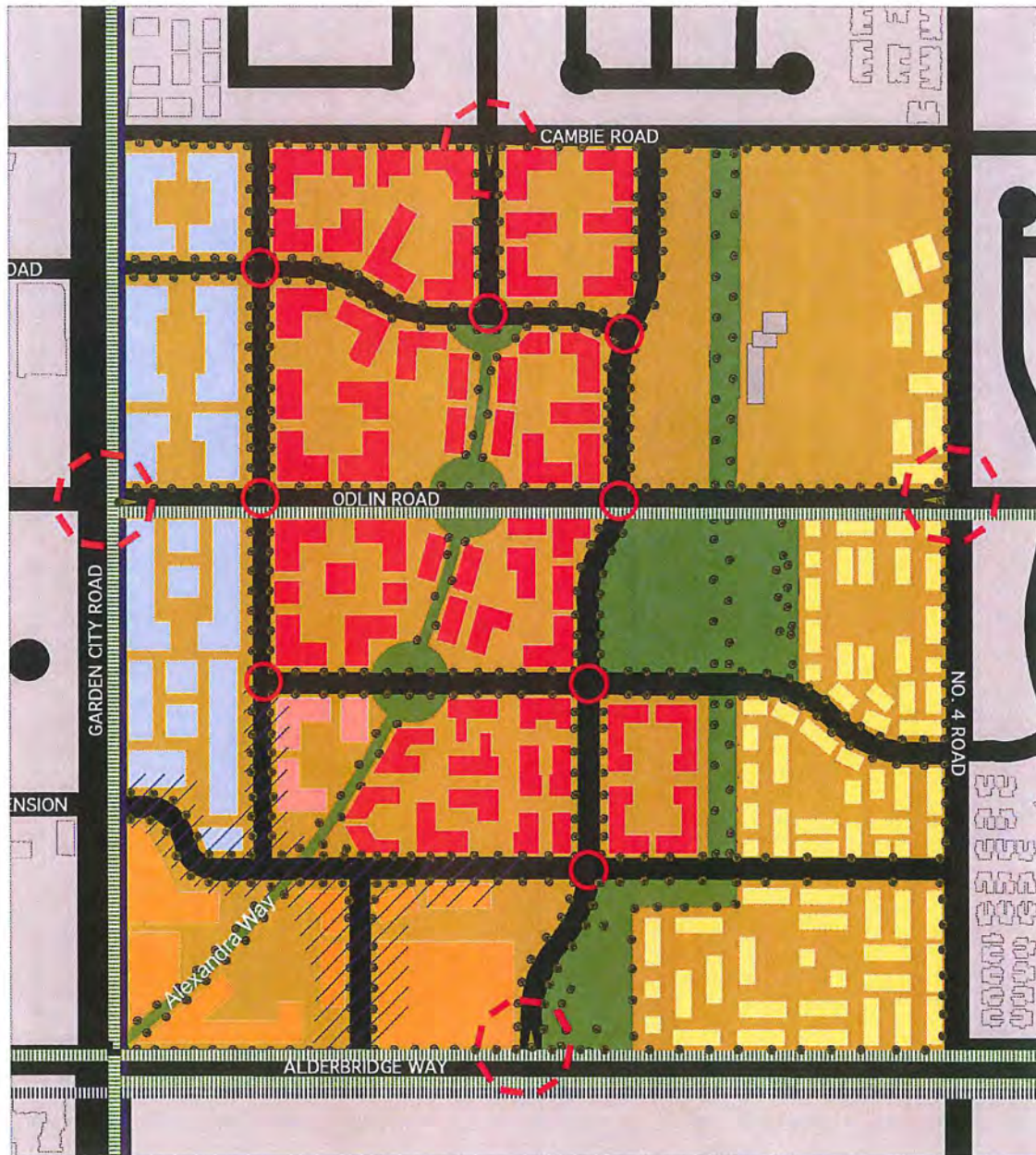


- |  |  |  |
|--|--|--|
| Area of No Housing Affected by Aircraft Noise  | Residential Area 2<br>0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.   | Park: North Park Way, Central Park, South Park Way             |
| Business/Office - office over retail FAR up to 1.25  | Mixed Use: Hotel, office and streetfront retail commercial.<br>Area A: Min. 1.25 FAR up to 2.0<br>Area B: Large and small floor plate up to 1.0 FAR  | Alexandra Way (Public Rights of Passage Right-of-way)          |
| Convenience Commercial   | Mixed Use:<br>• abutting the High Street, medium density residential over retail;<br>• not abutting the High Street, medium density residential.<br>1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing). | Proposed Roadways  |
| Residential Area 1<br>1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)   | Community Institutional  | High Street  |
| Residential Area 1A<br>1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum). |  | New Traffic Signals  |
| Residential Area 1B<br>1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).                            |  | Feature Intersections - details to be developed                |
|  |  | Feature Landmarks in Combination with Traffic Calming Measures |

CNCL - 673



## Alexandra Neighbourhood Character Areas Map

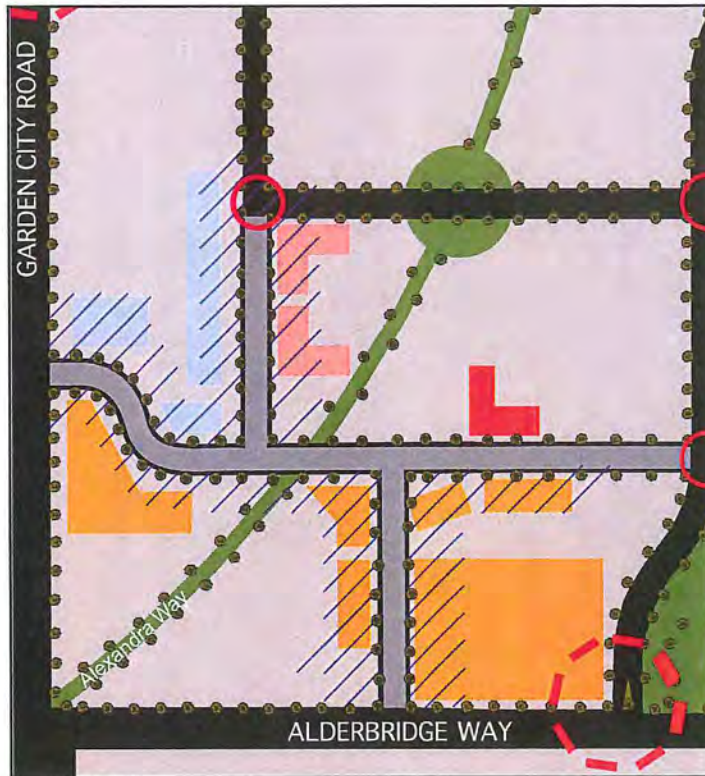



### LEGEND

1	Business Office	5	Low Density Housing	Proposed Trails & Greenways	Gateway Intersection
2	Mixed Use (Retail/Office/Hotel)		Mixed Use:	Existing Cycle Routes	
3	The High Street		• abutting the High Street, medium density residential over retail;	Proposed Cycle Routes	
4	Medium Density Housing		• not abutting the High Street, medium density residential.	Traffic Calming	
			Open Space System		

The images in this figure illustrate the range of built forms and open spaces that are envisioned for Alexandra. Each of the six character areas is described in the text and illustrated in more detail on Figures 3 through 8.

## Character Area 3 – The High Street

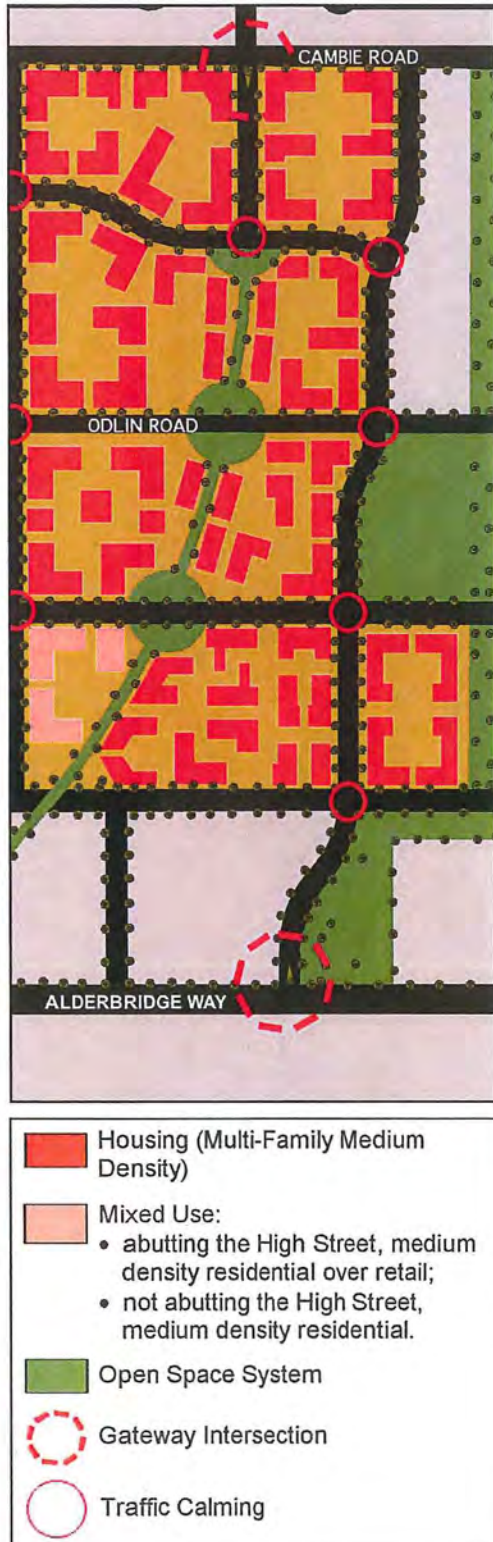


-  Mixed Use (hotel, office, retail, institutional)
-  Housing (Multi-Family Medium Density)
-  Mixed Use:
  - abutting the High Street, medium density residential over retail;
  - not abutting the High Street, medium density residential.
-  Business Office
-  The High Street
-  Open Space System
-  Gateway Intersection
-  Traffic Calming

CNCL - 675



## Character Area 4 – Medium Density Housing





**Termination of Housing Agreement at 9393 Alexandra Road (formerly  
9371 and 9411 Alexandra Road) Bylaw 9022**

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized:
  - a) to execute an agreement to terminate the housing agreements referred to in **Housing Agreement (9371 & 9411 Alexandra Road) Bylaw No. 8539** (the "Housing Agreement");
  - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreement to be discharged from title; and
  - c) to execute such other documentation required to effect the termination of the Housing Agreement.
2. This Bylaw is cited as **"Termination of Housing Agreement at 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) Bylaw 9022"**.

FIRST READING

APR 22 2013

SECOND READING

MAY 21 2013

THIRD READING

MAY 21 2013

PUBLIC HEARING

MAY 21 2013

OTHER CONDITIONS SATISFIED

OCT 10 2013

ADOPTED



\_\_\_\_\_  
MAYOR

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9026 (RZ 12-598660)  
10291 Bird 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. 007-294-603

Lot 38 Block "B" Section 26 Block 5 North Range 6 West New Westminster District Plan 14105

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9026**".

FIRST READING

MAY 13 2013

A PUBLIC HEARING WAS HELD ON

JUN 17 2013

SECOND READING

JUN 17 2013

THIRD READING

JUN 17 2013

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

JUN 25 2013

OTHER REQUIREMENTS SATISFIED

OCT 08 2013

ADOPTED



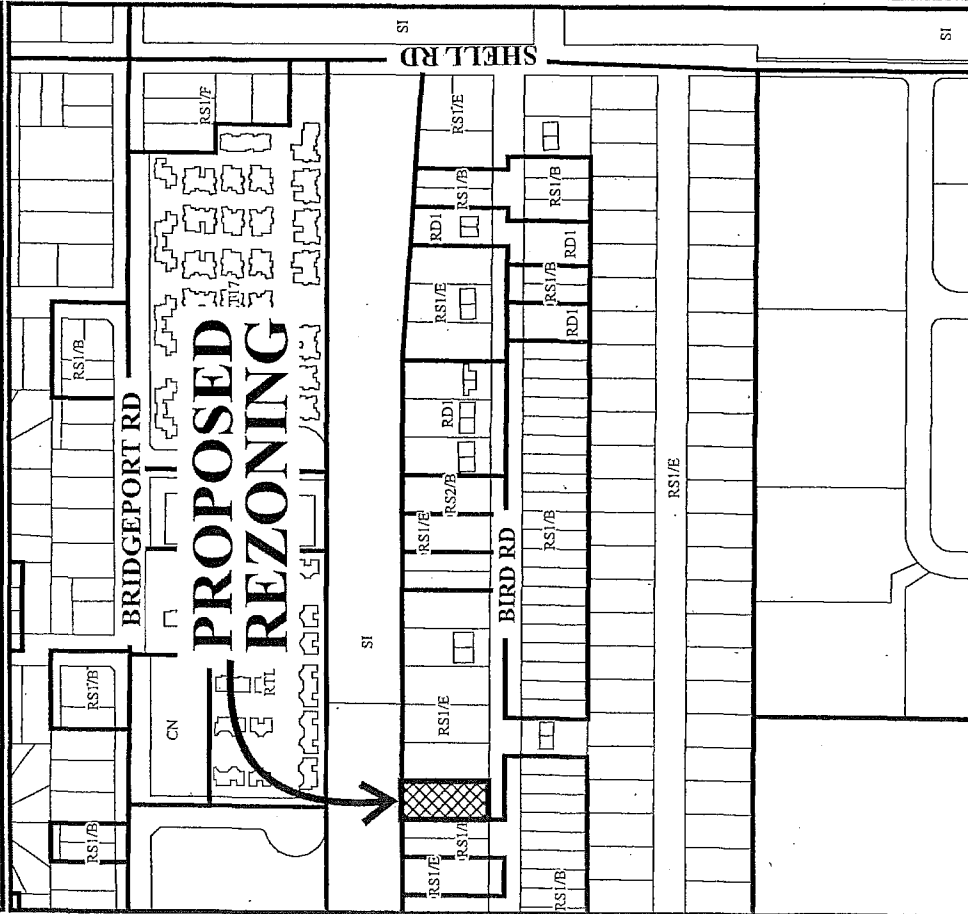
\_\_\_\_\_  
MAYOR

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





# City of Richmond



**PROPOSED  
REZONING**

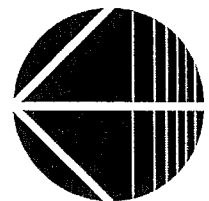
BRIDGEPORT RD

BIRD RD

SHELL RD

CNCL - 679

12.19		12.19	24.38	24.38	56.61	24.38	56.71
10271	10273	10291	10311	10331	BIRD RD		
12.19	12.19	24.38	24.38	24.38			
56.34	56.39	56.50	56.50	56.50			
4	12.04	12.05	12.05	12.03	12.03	24.08	12.04
58	10280	10288	10300	10320	10326		10366



RZ 12-598660

Original Date: 01/26/12

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9029 (RZ 13-631570)  
10480 Williams 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 **COMPACT SINGLE DETACHED (RC2)**.

P.I.D. 003-683-630

Lot 20 Block 12 Section 35 Block 4 North Range 6 West  
New Westminster District Plan 18551

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9029**”.

FIRST READING

JUN 24 2013

A PUBLIC HEARING WAS HELD ON

JUL 15 2013

SECOND READING

JUL 15 2013

THIRD READING

JUL 15 2013

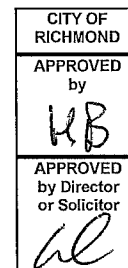
OTHER REQUIREMENTS SATISFIED

OCT 08 2013

ADOPTED

\_\_\_\_\_  
MAYOR

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

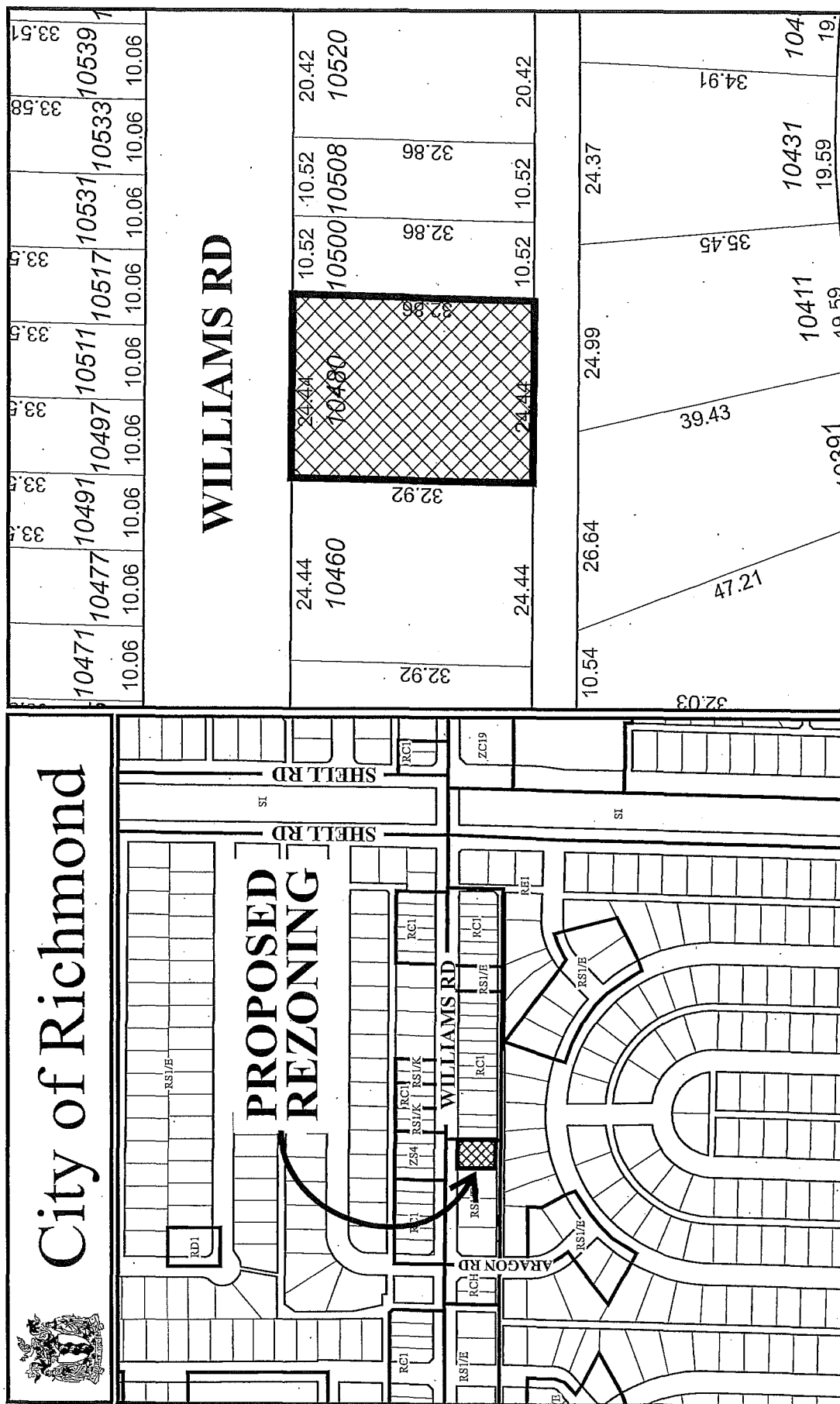




Original Date: 03/19/13

Revision Date:

Note: Dimensions are in METRES





**Development Permit Panel  
Wednesday, August 28, 2013**

Time: 3:30 p.m.  
Place: M.2.001 Anderson Room  
Richmond City Hall  
Present: Dave Semple, Chair  
John Irving, Director, Engineering  
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 10, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 12-615584**

(File Ref. No.: DP 12-615584) (REDMS No. 3863899)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 7180 Gilbert Road

**INTENT OF PERMIT:**

1. To permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum lot width from 30.0 m to 20.2 m;
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;

## **Development Permit Panel**

### **Wednesday, August 28, 2013**

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- c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
- d) reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.

#### **Applicant's Comments**

Wayne Fougere, Fougere Architecture Inc., and Daryl Tyacke, Landscape Architect, Eckford Tyacke & Associates, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) the rationale for the variances to the minimum lot width and the minimum side yard setbacks. The monkey tree to be retained on the site will be moved approximately 15-feet south of its current location.

#### **Staff Comments**

Wayne Craig, Director of Development, advised that the property had zoning in place for the development; therefore, a rezoning application and public hearing were not required. With regard to the variances requested (i) the reduction in lot width is a technical variance given the site's existing zoning entitlement, (ii) the minimum 0.0 m side yard setback is for the mid-block garbage enclosure, (iii) the applicant has discussed the north side yard setback of 3.1 m for Building 3 with the property to the north, and (iv) the minimum south side yard setback to projections of 3.0 m is consistent with ground oriented townhouse zoning whereas the subject site has a higher density entitlement requiring the greater side yard setback.

Mr. Craig provided the following additional information:

- that the developer will provide cash-in-lieu of indoor amenity space and a voluntary contribution to the Public Art program;
- that there is one convertible unit proposed in the development;
- that the sustainability features include 20% of the vehicle parking stalls being electric vehicle ready;
- that the monkey puzzle tree will not be relocated as shown on the drawings but will be located along the Gilbert Road frontage which will provide a greater opportunity for the tree to thrive with a larger growing area; and
- that the site protects off-site trees in close proximity to the property line and, as well, four (4) large maple trees will be planted on site.

#### **Panel Discussion**

In response to queries Mr. Fougere provided the following additional information:



## Development Permit Panel

### Wednesday, August 28, 2013

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- the garbage disposal and emergency vehicles will be using the drive aisle and east end hammerhead for access;
- that the current access easement will be retained for the purpose of the hammerhead turnaround;
- the electric vehicle parking spaces are spread throughout the buildings;
- that many options were explored with regard to the location of the visitor parking stalls with the consensus that those shown on the drawings were the best locations given the limited space; and
- that the project was designed with a modern architectural view using horizontal elements with bay windows and a combination of feature materials such as brick, wood, and stucco.

Mr. Fougere was agreeable to: (i) consider more special paving treatment to break up the long drive aisle, (ii) delineate a pedestrian pathway along the drive aisle using special paving treatment, and (iii) switch the second parking stall for unit 14C2 with the visitor parking stall adjacent to the unit.

#### **Correspondence**

None.

#### **Gallery Comments**

Gail Fanslau, 109-7200 Gilbert Road, expressed concern with the removal of the trees from the property and questioned the size of the replacement trees. She also was concerned with privacy and noise issues for the property to the south.

Mr. Tyacke advised that the limited space on the site dictated the size of the replacement trees but that 12 cm maple trees, 6 cm beech trees and smaller magnolia trees are proposed. Mr. Tyacke further advised that landscaping was limited on the south due to a servicing right-of-way.

Mr. Craig noted that an Arborist report was required with the application. The report has been reviewed by the City's Arborist and of the 23 existing trees on the property only one will be retained. The 22 trees being removed will be replaced by a total of 38 new trees plus an additional cash contribution to the City for future planting elsewhere. A utility right-of-way runs approximately two-thirds of the way along the south property line which limits the ability to plant large trees in this area given the potential impact to the maintenance of the city utilities.

Gary Sharp, 108-7200 Gilbert Road, questioned whether the development would require pre-loading and when occupancy could be expected.

Mr. Fougere advised that a pre-load would be required of 1 metre above the slab height of 1.4 metres. A two (2) year construction period would be reasonable for the development.

## **Development Permit Panel**

### **Wednesday, August 28, 2013**

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Anne Lerner, 12633 No. 2 Road, expressed concern with the developer requesting variances to maximise the profit return, and is opposed to any developer requesting large variances which reduce large trees on sites, the calibre of replacement trees, and providing cash in-lieu-of amenity space. In her opinion the City should make development decisions in favour of the City and not the developer.

Mr. Craig noted that the setbacks requested are consistent with ground oriented townhouses. The existing zoning on the site required a larger setback as it allows for a larger density, should the site have a larger area (e.g. 3-4 storey apartment building). There are 38 new trees being planted and none include hedging material. With respect to the size of the trees being planted, four 12 cm calliper trees are proposed. The rationale for not planting a substantial number of larger trees is for optimal survival rate, city staff review landscape plans and choose tree species and sizes based on the best potential survivability. The developer is required to provide cash security to ensure that the trees survive and in the event they do not survive they are replaced.

Mr. Craig also noted that a cash contribution was required in lieu of the developer providing an indoor amenity space. Where a multi-family development does not provide an indoor amenity space they are required to pay funds to the City to improve City facilities.

Dana Protti, 105-7200 Gilbert Road, expressed concerns related to visitor parking and noise from the outdoor amenity space.

Mr. Craig advised that the proposed development conforms to the Zoning Bylaw with respect to residential and visitor parking. The residential parking exceeds the zoning requirements and provides three (3) visitor parking spaces. The outdoor amenity space will have landscaping along the south property line in conjunction with the installation of a 6-foot cedar fence.

#### **Panel Discussion**

In response to a query, Mr. Craig advised that no variance would be required if the residential parking for unit 14C2 and the visitor parking space adjacent to the unit were swapped. The change could be made through direction to staff.

The Panel supported the development with recommendations to (i) introduce two additional special treatment areas to break-up the long drive aisle, (ii) introduce an informal walkway along the south edge of the drive aisle, (iii) swap the two parking stalls at the east end, and (iv) soften the architecture.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and*

**Development Permit Panel**  
**Wednesday, August 28, 2013**

---

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
- a) reduce the minimum lot width from 30.0 m to 20.2 m;*
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;*
  - c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and*
  - d) reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.*

**CARRIED**

**3. Development Permit DP 12-621941**

(File Ref. No.: DP 12-621941) (REDMS No. 3898911)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9000 General Currie Road

INTENT OF PERMIT:

- 1. To permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. To vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.

**Applicant's Comments**

Matthew Cheng, Matthew Cheng Architect Inc., and Denitsa Dimitrova, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) the reduction of the minimum front yard setback from 6.0 m to 5.0 m.

**Staff Comments**

Wayne Craig, Director of Development, advised that this is a small orphan site and the developer and architect have worked cooperatively with staff to present a proposal that responds to the City Urban Design objectives. The setback variance to General Currie Road was primarily a function of the statutory right-of-way request on Garden City Road for the future Garden City greenway which will be installed as part of this project. There is a servicing agreement for improvements along Garden City Road and General Currie Road. There is one convertible unit with the proposal. This development will also provide cash-in-lieu of an indoor amenity space.

## Development Permit Panel

### Wednesday, August 28, 2013

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#### Panel Discussion

In reply to queries, Mr. Craig advised that the access to the site had been reviewed with the City's Transportation Division. Although access is relatively close to the intersection of General Currie Road and Garden City Road, the development is for a small number of units and it was felt that there were no traffic and safety concerns that could not be accommodated within the existing roadway. It is expected that the garbage disposal trucks may need to back onto General Currie Road from the property.

It was recommended that the speed bump be relocated to align with the gate to the outdoor amenity space and that the speed bump be changed to a speed hump. The speed hump, similar to a raised crosswalk, would not be as abrupt but would still be a physical deterrent to meet the objectives of a speed bump.

A further recommendation was to remove the eastern walkway and create an informal walkway along the drive aisle. The applicant was agreeable to moving the walkway to the drive aisle.

#### Correspondence

None.

#### Gallery Comments

Anne Lerner, 12633 No. 2 Road, reiterated her concern that the City was selling their future heritage when allowing the reduced setback and accepting cash in-lieu-of indoor amenity space.

#### Panel Discussion

The Panel supported the development with the recommendations to (i) change the speed bump to a speed hump and that the speed hump be relocated to align with the gate to the outdoor amenity space, and (ii) eliminate the walkway along the east property line and create an informal, 4 to 5 feet wide, special pavement treatment along the east edge of the drive aisle.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, August 28, 2013**

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**4. New Business**

**5. Date Of Next Meeting: Wednesday, September 11, 2013**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:30 p.m.*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the  
Development Permit Panel of the Council  
of the City of Richmond held on  
Wednesday, August 28, 2013.

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Dave Semple  
Chair

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Heather Howey  
Committee Clerk





**Development Permit Panel  
Wednesday, September 11, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 28, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 10-557521**

(File Ref. No.: DP 10-557521) (REDMS No. 3639254)

APPLICANT: GBL Architects Group Inc.

PROPERTY LOCATION: 9500 Cambie Road

**INTENT OF PERMIT:**

1. To permit the construction of a 135-unit mid rise apartment complex at 9500 Cambie Road on a site zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) increase maximum lot coverage from 45% to 46%;
  - b) reduce the minimum side yard from 6.0 m to 5.6 m for limited portions of the southwest corner of the building; and

## **Development Permit Panel**

### **Wednesday, September 11, 2013**

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- c) reduce the minimum width of limited portions of the manoeuvring aisles from 6.7 m to 6.1 m.

#### **Applicant's Comments**

Paul Goodwin, GBL Architects Group Inc., and David Rose, PD Group Landscape Architecture Ltd., gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) aircraft noise sensitivity.

#### **Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- that the 1,127 ft<sup>2</sup> indoor amenity space is located on the ground floor adjacent to the main lobby;
- that the outdoor amenity space includes children's play equipment in two separate play stations, and lawn and seating areas with overhead trellises;
- that the building massing is articulated with projecting and recessing bays and balconies; as well, the rooflines are articulated with tower elements;
- that a diverse streetscape will be created with the use of grass boulevard, street trees, landscaping, and patio pedestrian entries; and
- that the accessible pedestrian access to the site is from the main lobby off of May Drive.

#### **Staff Comments**

Wayne Craig, Director of Development, advised that the development includes six (6) affordable housing units and 122 basic universal housing units in accordance with the zoning bylaw. The Transportation Demand Management package provided with the development includes a cash contribution for a special crosswalk upgrade at the intersection of Stolberg Street and Cambie Road. The building has been designed to comply with the City's Aircraft Noise Sensitive Development policy and will include acoustical measures to ensure CMHC guidelines are achieved. The project will connect into the Alexandra District Utility and the applicant is working co-operatively with the adjacent application to the east on the construction of May Drive. The applicant has satisfactorily addressed the concerns raised by the Advisory Design Panel.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

**Development Permit Panel**  
**Wednesday, September 11, 2013**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a 135-unit mid rise apartment complex at 9500 Cambie Road on a site zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *increase maximum lot coverage from 45% to 46%;*
  - b) *reduce the minimum side yard from 6.0 m to 5.6 m for limited portions of the southwest corner of the building; and*
  - c) *reduce the minimum width of limited portions of the manoeuvring aisles from 6.7 m to 6.1 m.*

**CARRIED**

**3. Development Permit 12-624891**  
(File Ref. No.: DP 12-624891) (REDMS No. 3913699)

APPLICANT: Western Maple Lane Holdings Ltd.

PROPERTY LOCATION: 9160 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of 15 three-storey townhouse units at 9160 No. 2 Road on a site zoned Medium Density Townhouses (RTM3).

**Applicant's Comments**

Wayne Fougere, Fougere Architecture Inc., and Masa Ito, Landscape Architect, ITO & Associates, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. Design changes implemented after public input through the rezoning process included a reduction in the number of units proposed from 18 to 15, one additional accessible unit was added, and five (5) additional residential and two (2) additional visitor parking spaces were provided.

**Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- that the scale of the development is in keeping with the larger scale two storey single-family dwellings in the neighbourhood;

## Development Permit Panel

### Wednesday, September 11, 2013

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- to address safety concerns related to the outdoor amenity space adjacent to No. 2 Road the existing trees have been retained and additional concrete columns for the metal fence have been provided;
- that vehicular access from No. 2 Road has been investigated; however, due to (i) the larger volume of traffic along No. 2 Road, (ii) the steeper grade for vehicular access from No. 2 Road, and (iii) the significant impact on trees to be retained on the site, access for the site has been provided from Maple Road; and
- that a retaining wall and 3.5 foot fence with a landscape filter is proposed along the western property line.

#### Staff Comments

Wayne Craig, Director of Development, commended the applicant and his design team for the revisions made to the project subsequent to the public hearing. As part of the revisions (i) additional residential and visitor parking spaces were added, and (ii) one additional convertible unit was added bringing the total to 2 convertible units. Aging-in-place features are included in all of the units. Staff thoroughly investigated alternative driveway access to the site; however, the driveway access has been retained off of Maple Road, but relocated further west to provide greater separation from the existing single family home to the east. Staff appreciated the efforts made to retain the grove of maple and fir trees along No. 2 Road.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel appreciated the changes made to the project, the challenges in providing access from No. 2 Road, and was in support of the development.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 15 three-storey townhouse units at 9160 No. 2 Road on a site zoned Medium Density Townhouses (RTM3).*

**CARRIED**

**Development Permit Panel**  
**Wednesday, September 11, 2013**

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**4. New Business**

It was moved and seconded

*That the September 25, 2013 meeting of the Development Permit Panel be cancelled due to lack of agenda items.*

**CARRIED**

**5. Date Of Next Meeting: Wednesday, October 16, 2013**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:05 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 11, 2013.

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Joe Erceg  
Chair

---

Heather Howey  
Committee Clerk





# City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** October 8, 2013

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** Development Permit Panel Meeting held on June 12, 2013

### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 13-629421) for the property at 9111 Williams Road;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:kt

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on June 12, 2013.

#### **DP 13-629421 – YAMAMOTO ARCHITECTURE INC. – 9111 WILLIAMS ROAD**

(June 12, 2013)

The Panel considered a Development Permit application to permit the construction of four (4) townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced lot width and to allow two (2) small car parking stalls in two (2) of the townhouse units.

Architect Yoshi Mikamo, Yamamoto Architecture Inc., and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, gave a brief presentation and in response to Panel queries, advised that:

The outdoor amenity space includes a trellised entry, seating area, concrete pavers, play and activity area at the front and green space to the rear.

The removal of the existing three trees on the property is due to the entire site requiring fill to elevate the existing grading and to the poor condition of the trees.

Staff supported the Development Permit application and requested variances. Staff expressed appreciation for the efforts of the applicant in creatively and sensitively designing the townhouse development on the smaller site and in working cooperatively with the adjacent strata on the improvements to the shared amenity area.

In response to a Panel query, staff advised that the existing trees are not suitable candidates for retention based on their existing condition and the site is better served with replacement trees. The proposed development provides for a 4:1 replacement ratio which exceeds the ratio of 2:1 sought in the Official Community Plan.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.