



## City Council

Council Chambers, City Hall  
6911 No. 3 Road

Monday, October 24, 2011  
7:00 p.m.

CNCL  
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ITEM

### MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Tuesday, October 11, 2011 (distributed previously); and*

CNCL-9

(2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, October 17, 2011.*



### AGENDA ADDITIONS & DELETIONS

### COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

**(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 12.)**

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ITEM

4. *Motion to rise and report.*



## RATIFICATION OF COMMITTEE ACTION

## CONSENT AGENDA

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

## CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Lafarge Canada Inc. - Confined Space Rescue, Fee-For-Service Agreement
- Alexandra District Energy Utility - Phase II Construction
- Metro Vancouver Drinking Water Management Plan
- Widening of Westminster Highway and Nelson Road CN Rail Work Permit
- 2011 Corporate Energy Management Update

5. *Motion to adopt Items 6 through 11 by general consent.*



6. **COMMITTEE MINUTES**

*That the minutes of:*

- CNCL-27 (1) *the Community Safety Committee meeting held on Wednesday, October 12, 2011;*
- CNCL-33 (2) *the General Purposes Committee meeting held on Monday, October 17, 2011; and*
- CNCL-37 (3) *the Public Works & Transportation Committee meeting held on Wednesday, October 19, 2011,*
- be received for information.*



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Consent  
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Item

7. **LAFARGE CANADA INC. – CONFINED SPACE RESCUE, FEE-FOR-SERVICE AGREEMENT**

(File Ref. No.) (REDMS No. 3367245)

[TO VIEW eREPORT CLICK HERE](#)

CS-35

See Page CS-35 of the Community Safety agenda for full hardcopy report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

*That the Chief Administrative Officer and General Manager Law and Community Safety be authorized to negotiate and execute on behalf of the City, a fee-for-service agreement for the provision of confined space rescue services by the City's Fire Rescue Division to Lafarge Canada Inc.'s operations at 7611 No. 9 Road on the terms and conditions outlined in the staff report titled "Lafarge Canada Inc. – Confined Space Rescue, Fee-for-Service Agreement" dated September 23, 2011.*



Consent  
Agenda  
Item

8. **ALEXANDRA DISTRICT ENERGY UTILITY – PHASE II CONSTRUCTION**

(File Ref. No. 10-6340-20-P.11206) (REDMS No. 3370854)

[TO VIEW eREPORT CLICK HERE](#)

GP-7

See Page GP-7 of the General Purposes agenda for full hardcopy report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

*That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to execute a Change Order to include Phase II works for the Alexandra District Energy Utility and increase the maximum upset price of the Design-Build Agreement with Oris Geo Energy Ltd. to \$4.8 million.*



Consent  
Agenda  
Item

9. **METRO VANCOUVER DRINKING WATER MANAGEMENT PLAN**

(File Ref. No. 10-6060-02-01) (REDMS No. 3372405)

[TO VIEW eREPORT CLICK HERE](#)

PWT-11

See Page PWT-11 of the Public Works & Transportation agenda for full hardcopy report

PUBLIC WORKS & TRANSPORTATION COMMITTEE RECOMMENDATION

*That the Metro Vancouver 2011 Drinking Water Management Plan be adopted.*



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Consent  
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10. **WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD  
CN RAIL WORK PERMIT**

(File Ref. No. 10-6340-20-P.11203) (REDMS No. 3368967)

[TO VIEW eREPORT CLICK HERE](#)

**PWT-41**

See Page **PWT-41** of the Public Works & Transportation agenda for full hardcopy report

**PUBLIC WORKS & TRANSPORTATION COMMITTEE  
RECOMMENDATION**

*That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign documents as required for a Work Permit from CN Rail for Contract 4230P – Design of Westminster Highway and Nelson Road Widening.*



Consent  
Agenda  
Item

11. **2011 CORPORATE ENERGY MANAGEMENT UPDATE**

(File Ref. No. 01-0103-65-20-06) (REDMS No. 3363751)

[TO VIEW eREPORT CLICK HERE](#)

**PWT-45**

See Page **PWT-45** of the Public Works & Transportation agenda for full hardcopy report

**PUBLIC WORKS & TRANSPORTATION COMMITTEE  
RECOMMENDATION**

*That the staff report entitled “2011 Corporate Energy Management Program Update” from the Interim Director, Sustainability and District Energy, dated October 6, 2011 be received for information and that staff be requested to provide a communication strategy on the staff report.*



\*\*\*\*\*

CONSIDERATION OF MATTERS REMOVED FROM THE  
CONSENT AGENDA

\*\*\*\*\*



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## PUBLIC ANNOUNCEMENTS AND EVENTS

## NEW BUSINESS

## BYLAWS FOR ADOPTION

**CNCL-41**      Richmond Zoning No. 8500, Amendment **Bylaw No. 8656**  
(9131 and 9151 Williams Road, RZ 08-423193)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-43**      Richmond Zoning No. 8500, Amendment **Bylaw No. 8681**  
(10191 Williams Road, RZ 10-517689)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-45**      Richmond Official Community Plan Bylaw 7100, Amendment **Bylaw No. 8685**  
(6051 and 6071 River Road, ZT 09-492885)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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**CNCL-49**            Richmond Zoning No. 8500, Amendment **Bylaw No. 8686**  
(6051 and 6071 River Road, ZT 09-492885)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-55**            Richmond Zoning No. 8500, Amendment **Bylaw No. 8731**  
(7140/7160 Beecham Rd, RZ 10-544622)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-57**            Richmond Zoning No. 8500, Amendment **Bylaw No. 8761**  
(11900 No. 1 Road, ZT 11-567151)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-59**            Richmond Official Community Plan Bylaw 7100, **Bylaw No. 8701**  
(5200 Hollybridge Way, 6300, 6380, 6500 River Road, A Portion of 6900  
River Road, and a Portion of the River Road Right-of-way, RZ 09-460962)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-61**            Richmond Zoning No. 8500, Amendment **Bylaw No. 8702**  
(5200 Hollybridge Way, 6300, 6380, 6500 River Road, A Portion of 6900  
River Road, and a Portion of the River Road Right-of-way, RZ 09-460962)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

☐

**CNCL-71**            The Corporation of the Township of Richmond Heritage Designation By-law  
No. 5572, **Amendment Bylaw No. 8734**  
(6900 River Road)  
Opposed at 1<sup>st</sup> Reading – None.  
Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

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**CNCL-75**      Permissive Exemption **Bylaw No. 8793**  
Opposed at 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Readings – None.



## DEVELOPMENT PERMIT PANEL

### 12. RECOMMENDATION

TO VIEW ePLANS CLICK HERE

See DPP Plan Package (distributed separately) for full hardcopy plans  
or Page **CNCL-121** in the Council eAgenda

**CNCL-121**  
**CNCL-127**  
**CNCL-133**

- (1) *That the minutes of the Development Permit Panel meetings held on Wednesday, September 14, 2011 and Wednesday, October 12, 2011, and the Chair's report for the Development Permit Panel meeting held on Wednesday, June 29, 2011, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 10-556148) for the property at 9131 and 9151 Williams Road be endorsed, and the Permits so issued.*



## ADJOURNMENT







## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

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

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

Gail Johnson, Acting Corporate Officer

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

1. **Zoning Amendment Bylaw 8795 (RZ 11-577573)**  
(3680/3700 Blundell Road; Applicant: Navjeven Grewal)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/10-1 It was moved and seconded

***That Zoning Amendment Bylaw 8795 be given first and second readings.***

**CARRIED**



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

2. **Zoning Amendment Bylaw 8796 (RZ 11-572975)**  
(9640/9660 Seacote Road; Applicant: Gurjit Bapla)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

It was moved and seconded

*That Zoning Amendment Bylaw 8796 be given second and third readings.*

**CARRIED**

3. **Official Community Plan Amendment Bylaw 8803 and Zoning  
Amendment Bylaw 8804 (RZ 11-563568)**  
(7691, 7711 and 7731 Bridge Street; Applicant: Am-Pri Construction Ltd.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Ms. Jarmana, accompanied by her father, Ken Jarmana, 7671 Bridge Street, commented that their property line shares that of the subject site's north property line and queried whether the applicant would install a fence along the entire length of the shared property line. She noted that the shared property line is the location of a public walkway, and at present there is a hedge along the property line, but it does not run the entire length of the shared property line.

Brian J. Jackson, Director of Development, provided advice regarding the applicant's plan to have a fence installed along the entire length of the shared property line.

PH11/10-2



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

PH11/10-3      It was moved and seconded  
*That OCP Amendment and Zoning Amendment Bylaws 8803 and 8804  
each be given second and third readings.*

**CARRIED**

PH11/10-4      It was moved and seconded  
*That OCP Amendment Bylaw 8803 be adopted.*

**CARRIED**

4.    **Zoning Amendment Bylaw 8806 (RZ 11-585249)**  
(11531 Williams Road; Applicant: Ajit Thaliwal)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH11/10-5      It was moved and seconded  
*That Zoning Amendment Bylaw 8806 be given second and third readings.*

**CARRIED**

5.    **Official Community Plan Amendment Bylaw 8807 and Zoning  
Amendment Bylaw 8808 (RZ 11-561611)**  
(10600, 10700 Cambie Road and Parcel C (PID 026-669-404); Applicant:  
Abbarch Architecture Inc.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

None.



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

*Submissions from the floor:*

None.

PH11/10-6

It was moved and seconded

***That OCP Amendment Bylaw 8807 and Zoning Amendment Bylaw 8808 each be given second and third readings.***

**CARRIED**

PH11/10-7

It was moved and seconded

***That OCP Amendment Bylaw 8807 be adopted.***

**CARRIED**

6. **Zoning Text Amendment Bylaw 8811 (ZT 11-565675)**  
(14000 and 14088 Riverport Way; Applicant: Patrick Cotter Architect Inc.)

*Applicant's Comments:*

The applicant was available to respond to questions.

*Written Submissions:*

- (a) Memorandum dated October 6, 2011, from Brian J. Jackson, Director of Development (Schedule 1)
- (b) Robert A. Gillis, General Manager, Holiday Inn Express & Suites, 10688 No. 6 Road (Schedule 2)
- (c) Avtar Bains, President, No. 176 Sail View Ventures Ltd., 14200 Entertainment Blvd. (Schedule 3)
- (d) Chris & Kenneth Lau, #303-14100 Riverport Way (Schedule 4)
- (e) Mark Westcott, #208-14100 Riverport Way (Schedule 5)
- (f) Tanya Deutsch, #201-14100 Riverport Way (Schedule 6)
- (g) Darshan Rangi, #310-14200 Riverport Way (Schedule 7)





## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

### *Submissions from the floor:*

Janice Ruby, 14200 Riverport Way, spoke in support of low-rise development in the neighbourhood, but was opposed to the seven-storey height of the proposed development. She expressed concern regarding increased risk for residents, present and future, in her neighbourhood due to: (i) the proximity of the proposed marine terminal for jet fuel; and (ii) the sewage facility.

Ms. Ruby also noted that, at present, there is parking congestion in the neighbourhood, and new residents would bring more cars into an area already crowded with vehicles.

Ms. Terri Havil, 14300 Riverport Way, spoke in support of the proposed development. She acknowledged there was a parking problem in the area, but she stated she looked forward to more development in the area, where she lives an enjoyable lifestyle.

She also referenced the traffic congestion that takes place on a regular basis at the Highway 99 Overpass and Steveston Highway, which needs to be addressed.

Patrick Cotter, applicant, provided clarification on the parking ratio for the proposed existing developments, and responded to questions about on-street parking, affordable housing, and the indoor and outdoor amenity spaces.

A discussion ensued among Council, Mr. Cotter, and staff, regarding whether the public would be able to use the indoor amenity space.

PH11/10-8

It was moved and seconded

***That Zoning Amendment Bylaw 8811 be given second and third readings.***

The question on Resolution PH11/10-8 was not called, as the following amendment was introduced:

PH11/10-9

It was moved and seconded

***That item #3 of the Zoning Text Amendment considerations be amended to add the words "as well as City-affiliated groups seeking meeting space".***



## Regular Council Meeting For Public Hearings

Monday, October 17, 2011

### DEFEATED

OPPOSED: Mayor Brodie  
Councillors Barnes  
Dang  
G. Halsey-Brandt  
S. Halsey-Brandt  
Johnston  
McNulty  
Steves

PH11/10-10

The question on Resolution PH11/10-8 was then called and it was **CARRIED**, with Cllrs. E. Halsey-Brandt and G. Halsey-Brandt opposed.

### ADJOURNMENT

PH11/10-11

It was moved and seconded  
*That the meeting adjourn (8:11 p.m.).*

### CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, October 17, 2011.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
City Clerk's Office (Gail Johnson)

Schedule 1 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.



City of  
Richmond

**Memorandum**

Planning and Development Department  
Development Applications

**To:** Mayor and Councillors **Date:** October 6, 2011  
**From:** Brian J. Jackson, Director of Development **File:** RZ 11-565675  
Dena Kae Beno, Affordable Housing Coordinator  
**Re:** **Mixed-Use Market Rental Apartment Housing Proposal at  
14000 & 14088 Riverport Way**

**Purpose of Memo**

On September 26, 2011, Council gave First Reading to the Patrick Cotter Architect Inc. zoning text amendment proposal regarding 14000 & 14088 Riverport Way. The issue of affordable housing was discussed, and Council made the following referral requesting further information:

*"staff was directed to provide information for the Public Hearing, on the strategy used in determining the density for this application."*

The purpose of this memorandum is to respond to this request.

**Proposed Density**

Staff carefully reviewed the applicant's request to change land uses and increase density from 1.0 FAR to 1.91 FAR to accommodate a new mixed-use purpose built rental apartment building on the development site at 14000 Riverport Way. Staff considered the following in determining an appropriate density for the site:

- ability of site to maximize amount of market rental residential housing;
- ability of site to accommodate building massing;
- ability of site to accommodate adequate parking for commercial and residential uses;
- opportunity to provide a taller landmark building at the East end of Steveston Highway on the River's edge;
- fit with neighbouring 1.5 FAR density market rental residential housing development (see Table 1 below);
- need for higher density to offset more expensive higher quality concrete construction; and
- requirements for neighbourhood meeting room, and indoor and outdoor amenities for residents.

**CNCL-15**

The proposed increased density of 1.91 FAR allows the project to shift from wood construction to more expensive concrete construction, which provides the following benefits:

- Longer building life (approximately 100 years);
- Lower maintenance costs with reduced materials shrinkage; and
- Improved resident privacy with reduced lower pitch vibration noise transmission from floor to floor.

Table 1: 14000 & 14088 Riverport Way: Comparison of Density and Land Uses

	Permitted FAR	Proposed FAR	Permitted Uses	Proposed Uses
14000 Riverport Way	1.0	1.91 + 0.1 amenity	Child care Dormitory Hotel Office Parking, non accessory Private club Restaurant Retail, General Outdoor storage	68.3 sq.m. CRU Deleted: Outdoor storage Housing, apartment (60)*
14088 Riverport Way	1.5	1.5	Child care Dormitory Hotel Office Parking, non accessory Private club Restaurant Retail, General Housing, apartment*	Housing, apartment (80)*

Apartment Housing\* may include the following permitted secondary uses:

- residential security/operator unit
- community care facility, minor
- home business

### **Market Rental Support to Affordable Housing**

Canada Mortgage and Housing Corporation (CMHC) reports that the Richmond rental housing vacancy rate was 1.5% in October 2010 and is anticipated to decline modestly in 2011. Moreover, CMHC indicates that a strong rental demand will remain due to a number of factors, including:

- The region's diverse economy and role as the gateway to Asia-Pacific immigrants;
- The anticipated location for 40,000 new residents annually; and
- Anticipated employment growth (e.g. Attracting and keeping knowledge based workers is integral to supporting a strong economy in coming years. Technical Industries employ knowledge workers who are highly mobile and often depend on rental housing located near employment).

The Urban Futures report entitled: "Community-level Projections of Population, Housing and Employment" prepared for the City's 2041 OCP Update, suggests that Richmond's share of new apartments in the Region will decline from 11 percent in 2009 to 6 percent in 2041. Some of the reasons cited are:

- Increased competition throughout the region for this housing form;
- Regional availability of land in other areas; and
- Region-wide densification patterns.

The report also reveals that 77 percent of Richmond's condo apartment development is anticipated to be located in the City Centre. With these considerations in mind, the Riverport application provides a unique opportunity to develop much needed rental housing in an area outside of the City Centre, which will:

- Meet growing rental demand;
- Relieve pressure on vacancy rates; and
- Serve as dedicated rental housing stock in perpetuity.

Staff recognize that it is financially challenging to develop purpose-built rental housing in the absence of Senior government funding or incentives. In the absence of such programs or other incentives (e.g. Vancouver's Short Term Incentives for Rental development), rental revenue will be required to offset the project's debt-servicing costs; whereas, a private condominium development would utilize unit sales revenue. Further, independent studies for Metro Vancouver and Vancouver, confirm that both concrete and wood-frame, purpose-built market rental developments are at a capital cost disadvantage relative to condo apartment developments. Thus, challenges exist to achieve viable project economics to support both the development and delivery of market rental housing.

Decreased rental housing starts and forecasted future rental demand impose on-going pressure on existing rental stock. For example, the CMHC report entitled: "Rental Market Report- Vancouver and Abbotsford CMAs" released in the Fall of 2010 reflected that 20 of the 1,088 one-bedroom units in Richmond were vacant and 15 of the 1,065 two-bedroom units were vacant. The report also reveals that average Richmond market rents range from \$724 for bachelor units to \$1,096 for two-bedroom units.

Securing additional purpose-built rental stock is considered important, both for households who are not able to or for those who choose not to purchase housing. At this time, the applicant is not able to set rental rates as a full accounting of the construction and financing costs are not yet known. However, based on preliminary rental rate estimates, it is estimated that at least 40 percent of Richmond renters could afford the expected market rents in 14000 and 14088 Riverport Way.

The Regional Growth Strategy indicates that Richmond's 10 year estimated rental demand is 5,600 units or 560 units, annually. The Riverport project will deliver 140 rental units or approximately 25 percent of Richmond's annual estimated need for rental housing. The units will be affordable to individuals with incomes between \$35,800 and \$84,400, thus, relieving pressure on available private rental stock for Richmond's low to moderate income households with incomes between \$31,500 and \$51,000, as stipulated in the City's Affordable Housing Strategy.

For the reasons listed above, Staff recommend waiving the affordable housing contribution of \$213,823.00 with respect to the project's delivery of rental housing that will:

- Be secured through legal agreements in perpetuity;
- Attract and support current and future employment growth in Richmond;
- Potentially serve 40 percent of Richmond's renters; and
- Added market rental stock will relieve pressure on local rental housing demand.

In summary, the proposed Riverport development will increase the variety of available rental options in the City, thereby, relieving pressure on other forms of rental options that may be more affordable (e.g. secondary suites, low end market rent units, co-op housing, and affordable rental housing).

### **Challenges of Dormitory Development and Market Rental Development**

The original Riverport rezoning included the development of dormitory space within the overall project. With close proximity to the Riverport Athletics and Entertainment Complex, dormitory space was then seen as a need and an economically viable use. As noted in the staff report, since the original rezoning, a hotel has been developed in the immediate area satisfying much, if not all, of the need for short term stay accommodation. As the area now has no specific need for a dormitory (the local hotel already satisfies the needs of the neighbourhood), staff agree with the applicant's contention that a dormitory in this location would not be financially self-sufficient, and would most likely result in operating losses. Therefore, staff believed that it was appropriate to consider another, more viable use on this site.

There is a shortage of purpose built market rental residential accommodation in Richmond and very little interest in developing new purpose built market rental residential accommodation. The primary reasons for the lack of new purpose built rental development are as follows:

- the demand for residential land in the region is extremely intense, leading to high levels of competition resulting in very significant land value increases;
- people are willing, and able, to pay more to purchase units as compared to the capitalized value of such units based on their achievable market rental rates; and
- based on the above, the result is that there is significantly more profit potential, and actual profits derived, from the development of units to sell in the open market, thus "out-competing" the market rental building developer for the land.

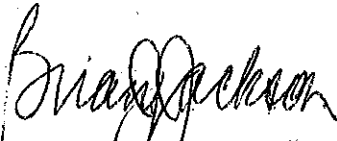
The likelihood of Richmond seeing any sort of significant development of market rental units in the near future is very limited. Unless lands are specifically set aside for market rental development only (which lowers land price expectations thus providing developers with similar profit expectations) or there are very significant relaxations of other rezoning and building related provisions (such as parking requirement relaxation), projects oriented toward the ownership market will continue as the predominant, if only, form of residential development for the foreseeable future.

This issue has long been a problem in the Lower Mainland, and has been identified as such since the late 1980's. Clearly, there has been a very limited increase in the supply of market rental product over the past 20 or so years, which is in marked comparison to the extreme levels of development oriented toward the ownership market.

**Conclusion**

Staff supports the proposal to develop the last remaining development parcel in the Riverport waterfront community with a new mixed-use building including 60 units of purpose built market rental apartment housing. The applicant has demonstrated the feasibility of accommodating the proposed density within a building that responds to its context and a site specific rental residential parking rate.

The proposal addresses the need for market rental residential accommodation in Richmond. The proposed Riverport development will increase the variety of available rental options in the City, thereby, relieving pressure to other forms of rental options that may be more affordable (e.g. secondary suites, low end market rent units, co-op housing, and affordable rental housing).



Brian J. Jackson, MCIP  
Director of Development



Dena Kae Beno  
Affordable Housing Coordinator  
604-247-4946

**Schedule 2 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.**

October 11, 2011

10688 No. 6 Road  
Richmond, BC V6W 1E7  
604.241.1830  
604.241.1840  
www.HIERichmond.com



RIVERPORT

mayorandcouncillors@richmond.ca

Mayor and Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

<b>To Public Hearing</b>
Date: <u>OCTOBER 17, 2011</u>
Item # <u>6</u>
Re: <u>Bylaw 8811</u>

Dear Mayor Brodie and Councillors;

**Re: Application for a Zoning Text Amendment – Riverport to Permit A  
Mixed-use Development with Rental Apartment Housing at 14000  
and 14088 Riverport Way (File Ref. No. 12-8060-20-8811)**

I am writing to you as the General Manager of the Holiday Inn Express Hotel and Suites, located at 10688 Number 6 Road at Riverport. We wish to register our support for the above-captioned application to permit a change in use that will result in much needed rental apartment housing to be built on the Riverport Way site.

This change in use, from the original plan that permitted dormitory facilities to be built on the site, is one that we enthusiastically welcome.

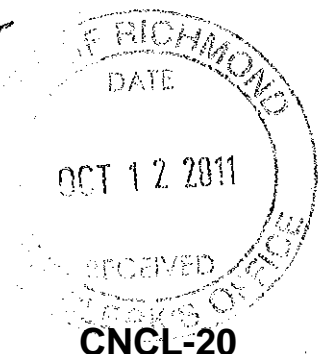
Since that original plan for the Riverport Way site was approved some years ago, we have made a substantial investment in our 105 - suite hotel. Since 2008, we have been successfully serving not only the needs of athletes visiting the facilities at Riverport but also business and leisure visitors to Richmond. Our competitive rates and our flexible accommodation arrangements make it economical for teams visiting Riverport, with athletes sharing spacious suites at our hotel, eliminating any demand for a dormitory facility at Riverport.

Moreover, with 35 people employed at our hotel, we welcome additional residential development at Riverport. The addition of rental housing will now offer our staff the opportunity to consider living in very close proximity to their place of employment.

We respectfully encourage Council to approve this application.

Yours truly,

Robert A. Gillis  
General Manager



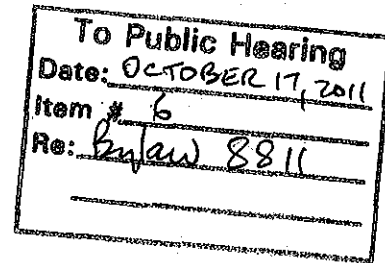
**CNCL-20**



# No. 176 Sail View Ventures Ltd.

Schedule 3 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.

October 11, 2011



mayorandcouncillors@richmond.ca

Mayor and Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Councillors;

**Re: Application for a Zoning Text Amendment – Riverport to Permit A  
Mixed-use Development with Rental Apartment Housing at 14000  
and 14088 Riverport Way (File Ref. No. 12-8060-20-8811)**

This letter is submitted in support of the application detailed above that will result in a zoning text amendment to permit the development of market rental housing on the site adjacent to the commercial property I own at 14200 Entertainment Boulevard.

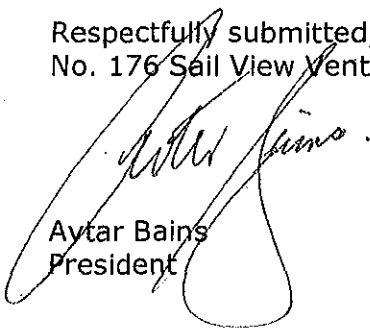
You will know that my property is occupied by the Zone Bowling Centre, the Big River Brew Pub and the Old Spaghetti Factory restaurant.

We welcome additional residential development at Riverport. By providing more housing diversity at Riverport, you will be strengthening the mixed-use nature of this unique district, making it more vibrant and also making the area more viable for those commercial uses that serve not only visitors to Riverport, but also those who live there.

We all know that rental housing is desperately needed in Metro Vancouver and this purpose-built rental project is one of very few such projects that are being developed today. Moreover, this addition of rental housing at Riverport will offer more of the employees who work for my tenants an opportunity to consider living next door to where they work.

I urge you to support this application.

Respectfully submitted,  
No. 176 Sail View Ventures Ltd.

  
Avtar Bains  
President



CNCL-21

**Mayor and Councillors**

<b>To Public Hearing</b>
Date: <u>OCTOBER 17, 2011</u>
Item # <u>6</u>
Re: <u>Bylaw 8811</u>

**From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** October 13, 2011 10:35 AM**To:** Mayor and Councillors**Subject:** Send a Submission Online (response #602)

**Schedule 4 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.**

**Send a Submission Online (response #602)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/13/2011 10:34:28 AM

**Survey Response**

Your Name:	Chris & Kenneth Lau
Your Address:	303-14100 Riverport Way, Richmond, B.C.
Subject Property Address OR Bylaw Number:	Zoning Text Amendment Bylaw 8811 (ZT 11-565675)
Comments:	I object the amendment as the reason we bought at this location and not on west of Steveston as in view of its low density. The increase of density would cause more traffic and parking problem. We have traffic congestion in the morning along Steveston to No. 5 Road and also after the end of movies in the neighbourhood cinema. Kindly draw your attention to these issues. Thanks.

**CNCL-22**

<b>To Public Hearing</b>	
Date:	OCTOBER 17, 2011
Item #:	6
Re:	Bylaw 8811

**MayorandCouncillors****From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** October 13, 2011 9:24 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #601)

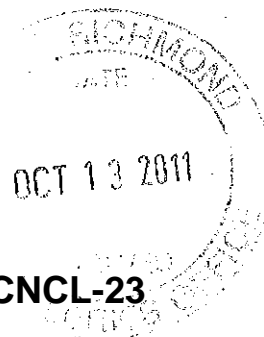
**Schedule 5 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.**

**Send a Submission Online (response #601)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2011 9:23:46 AM

**Survey Response**

Your Name:	Mark Westcott
Your Address:	#208 - 14100 Riverport Way, Richmond, V6W 1M3
Subject Property Address OR Bylaw Number:	14000 / 14088 Riverport Way, Richmond
Comments:	<p>Zoning Text Amendment Bylaw 8811 (ZT 11-565675) Richmond Council, I have a concern I would like you to consider when determining if you will grant the amendment to build a 7 story building at 14000 and 14088 Riverport Way in Richmond. I am an owner at 14100 Riverport Way and am very aware of the problem the current residences and our visitors have trying to park on Riverport Way today. I understand that the initial proposal for the buildings 14000/14088 Riverport Way had originally allocated 1.25 parking spots per unit. It is probable that many of the renters in the new building will have multiple cars they will have to park them on Riverport Way. Should Council allow a 7 story building to be built instead of a 4 story building there will be no parking available for visitors to any of the existing buildings on Riverport Way. Please consider not allowing the by-law amendment to avoid making an existing parking problem on Riverport Way much worse. Thank you for your consideration, Mark Westcott</p>



<b>To Public Hearing</b>	
Date:	OCTOBER 17, 2011
Item #	6
Re:	Bylaw 8811

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** October 17, 2011 12:54 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #603)  
**Categories:** 08-4105-20-2004269797 - 14000 & 14088 Riverport Way

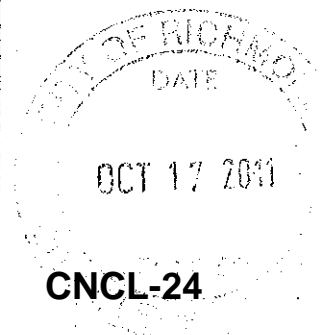
**Schedule 6 to the Minutes of the Council Meeting for Public Hearings held on Monday, October 17, 2011.**

**Send a Submission Online (response #603)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/17/2011 12:53:09 AM

**Survey Response**

Your Name:	Tanya Deutsch
Your Address:	201-14100 Riverport Way, Richmond, BC
Subject Property Address OR Bylaw Number:	14000 and 14088 Riverport Way
	<p>I have received notification that there has been a request to amend "Low Rise Apartment (ZLR14) - Riverport" to permit a mid-rise mixed use development with market rental apartment housing, limited commercial and community amenity space. I would like to present my comments to the City and the Public Hearing on Monday October 17. I am against this proposed amendment and do not want these changes to be approved. There has already been a significant disruption to my neighbourhood with the current construction of Riverport Flats and with the approval of this amendment I see only further disruption and destruction of the environment. My concerns are: Location - the current neighbourhood at Riverport Way is small and secluded. It has a nice quiet atmosphere and I would really like it to stay that way; it was one of the reasons I chose to live in this particular area of Richmond. There is not enough space to accommodate more people, more buildings, more parking stalls, and more cars. There will already be enough of a challenge</p>



## Comments:

with increased car traffic and parking challenges when Riverport Flats are completed. Having another taller building with businesses below will only make it worse. Having a mid-rise building and commercial space will only attract more people, ultimately crowd the area, and destroy the quiet, peaceful atmosphere of the neighbourhood. Amenities and Commercial Space - there is plenty of commercial space and businesses in several locations, all a very short distance from Riverport Way. First, there are businesses, restaurants, and amenities located at Silvercity and Watermania, located a few minutes walk from Riverport Way. There is also the ample commercial space, businesses, restaurants, and shopping located at Ironwood and Coppersmith centres. These are also located very nearby Riverport Way and are accessible by foot, by transit, and by vehicle. I do not want to see my neighbourhood and this very beautiful area crowded with more buildings, taller buildings, people and cars. There is a calm peaceful environment here and I do not agree with continuing to destroy the natural habitat and environment here on the waterfront. It's a beautiful place to live and I would love for it to stay that way. I also do not see the need for these changes in the area as I do not believe that these changes will make the neighbourhood better but rather will be a detriment. I also do not believe that there is enough demand or traffic to sustain viable commercial businesses. Thank-you for taking my concerns into consideration and I hope that the City will vote not to amend this zoning permit.

Schedule 7 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
October 17, 2011.

To Public Hearing	
Date:	OCTOBER 17, 2011
Item #	6
Re:	Bylaw 8811

Att. To

The Director  
City's Office  
City Hall  
Richmond

October 17, 2011

By FAX  
604-278-5139

Dear Sir / Madam

Re: - Zoning Text Amendment By Law 8811  
(ZT 11-565675)

I am opposing to the above amendment to  
allow another Apartment Building in the  
area because of traffic problem. ~~in the area~~.

Developer must construct 4 lanes  
Steverson Hwy upto Hwy #99 before city  
entertain any application to allow any multi family,  
apartment construction in the area.

Thanks.

Darshan Rangi

DARSHAN RANGI  
310 - 14200 Riverportway  
Richmond  
Cel. 778-838-7900

OCT 17 2011

CNCL-26



## Community Safety Committee

Date: Wednesday, October 12, 2011

Place: Anderson Room  
Richmond City Hall

Present: Councillor Derek Dang, Chair  
Councillor Ken Johnston, Vice-Chair  
Councillor Greg Halsey-Brandt  
Councillor Bill McNulty

Absent: Councillor Evelina Halsey-Brandt

Also Present: Councillor Sue Halsey-Brandt

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Community Safety Committee held on Tuesday, September 13, 2011, be adopted as circulated.*

**CARRIED**

### LAW AND COMMUNITY SAFETY DEPARTMENT

#### 1. **COMMUNITY BYLAWS – AUGUST 2011 ACTIVITY REPORT** (File Ref. No. 12-8060-01) (REDMS No. 3360528)

Wayne Mercer, Manager, Community Bylaws, distributed copies of Page 6 (attached to and forming part of these Minutes as Schedule 1) of the staff report entitled "Community Bylaws – August 2011 Activity Report" and noted that this page was accidentally omitted from the agenda package.

**Community Safety Committee**  
**Wednesday, October 12, 2011**

---

In reply to queries from Committee, Mr. Mercer advised that (i) the increase in parking violations over the summer months may be attributed to a full complement of parking officers; (ii) property use inspectors have been proactively identifying abandoned / vacant homes, and as such the number of identified abandoned homes have increased since 2010; and (iii) parking meters have been hardened in an effort to counter meter vandalism.

It was moved and seconded

*That the Community Bylaws Monthly Activity Report dated October 4, 2011, from the General Manager, Law & Community Safety, be received for information.*

**CARRIED**

**2. RCMP'S MONTHLY REPORT – JULY AND AUGUST 2011 ACTIVITIES**

(File Ref. No. 09-5000-01) (REDMS No. 3353471)

Deanne Burleigh, Operations Officer, Richmond RCMP, commented on the number of robberies over the summer months, noting that cell phone thefts continue to be a concern. Also, Ms. Burleigh spoke to the number of residential break and enters, citing a combination of factors as the cause.

In reply to a query from Committee, Ms. Burleigh advised that each Watch is tasked with foot patrols of a respective zone and are advised of 'hot spots'.

Discussion ensued regarding the number of tickets issued in 2011 for speeding ten kilometres over the posted limit, and it was requested that the figures for 2010 be provided to Council.

It was moved and seconded

*That the OIC's report entitled "RCMP's Monthly Report – July and August 2011 Activities" dated September 23, 2011, be received for information.*

**CARRIED**

**3. LAFARGE CANADA INC. – CONFINED SPACE RESCUE, FEE-FOR-SERVICE AGREEMENT**

(File Ref. No.) (REDMS No. 3367245)

In reply to queries from Committee, Tim Wilkinson, Deputy Chief – Operations, provided the following information:

- Lafarge has trained a number of their staff in the provision of confined space rescue as required by WorkSafe BC;
- Lafarge will provide the equipment necessary for confined space rescues; and
- it is anticipated that site visits be conducted in conjunction with training exercises.



## Community Safety Committee

Wednesday, October 12, 2011

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Discussion ensued regarding the financial impact of the proposed agreement and Mr. Wilkinson stated that the City would receive new revenue of approximately \$14,300 annually, plus twelve site visits per year at \$250 per visit. He noted that there have been no confined space rescues required at Lafarge in the past ten years and as such, Richmond Fire-Rescue does not anticipate incurring costs associated with the proposed fee-for-service agreement.

It was moved and seconded

*That the Chief Administrative Officer and General Manager Law and Community Safety be authorized to negotiate and execute on behalf of the City, a fee-for-service agreement for the provision of confined space rescue services by the City's Fire Rescue Division to Lafarge Canada Inc.'s operations at 7611 No. 9 Road on the terms and conditions outlined in the staff report titled "Lafarge Canada Inc. – Confined Space Rescue, Fee-for-Service Agreement" dated September 23, 2011.*

**CARRIED**

4. **FIRE 20/20 RECRUITING AND RETAINING FOR DIVERSITY WORKSHOP – STATUS REPORT**

(File Ref. No. 09-5000-01) (REDMS No. 3363641)

In reply to queries from Committee, John McGowan, Fire Chief, Richmond Fire-Rescue and Kim Howell, Deputy Chief – Administration, stated that (i) Richmond Fire-Rescue (RFR) would shift its focus to community outreach in an effort to educate the public on its day-to-day operations; (ii) RFR is conducting an inventory of the number of different languages spoken by their staff; and (iii) RFR has discussed Smart Meters with BC Hydro only in relation to electrical safety.

It was moved and seconded

*That the Fire 20/20 Recruiting and Retaining for Diversity Workshop Status Report, dated September 26, 2011 from the Fire Chief, be received for information.*

**CARRIED**

5. **FIRE CHIEF BRIEFING**

(Oral Report)

**(i) School Fire Drills**

Mr. McGowan provided background information and highlighted that RFR supported over 40 schools in Richmond with fire drills.

**(ii) Seat Belts**

Mr. McGowan noted that a media release on the importance of wearing seat belts was forthcoming and would act as a good reminder to the public.

**Community Safety Committee**  
**Wednesday, October 12, 2011**

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**(iii) Firefighter Exchange**

Mr. McGowan provided background information and stated that RFR would be exchanging a member with the Melbourne Fire Department for one year.

**(iv) Fire Prevention Week**

Mr. McGowan spoke of Fire Prevention Week, commenting on a number of different initiatives and open houses. He noted that "Protect Your Family From Fire" was this year's fire prevention theme.

**6. RCMP/OIC BRIEFING**

(Oral Report)

**(i) Detachment Opening**

Ms. Burleigh advised that Richmond RCMP have completed their move to the new detachment and are fully operational. She noted that the command post currently set up at the old detachment will remain there until November 2011.

**(ii) Halloween**

Ms. Burleigh commented on various joint efforts currently underway with City departments in preparation for Halloween.

Discussion ensued and it was noted that the Seniors Advisory Committee has shown interest in participating at a Community Crime Reduction meeting.

**7. MANAGER'S REPORT**

**(i) Great BC Shakeout Earth Quake Drill October 20, 2011**

Deborah Procter, Manager, Emergency Programs, spoke of the Great BC Shakeout Earth Quake Drill scheduled to take place at 10:20 a.m. on October 20, 2011.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:35 p.m.).*

**CARRIED**

**Community Safety Committee**  
**Wednesday, October 12, 2011**

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Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Wednesday, October 12, 2011.

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Councillor Derek Dang  
Chair

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Hanieh Floujeh  
Committee Clerk

The next hearing is scheduled for September 27, 2011.

## 5. Animal Control

- For the month of August 2011, there was 5 dog bite incidents reported.
- Staff issued 90 new dog licences during August 2011 to bring the total number of dogs licensed in Richmond for 2011 to 5,395. The number of dangerous dog licences issued or renewed in Richmond as of August 2011 is 74.
- There has been a notable increase in incidents of dangerous dog calls and subsequent required attendance by Community Bylaws Animal Control officers this summer. Officers attended to 13 dangerous dog calls during the months of July and August 2011 an increase of 50% when compared to the same related calls during the same period last year.

## 6. Revenue and Expenses

The following information is an analysis for August 2011 compared to August 2010.

**Consolidated Parking Program Revenue** The total of meter, monthly permit and enforcement revenue is up 11.2% over 2010. Revenues for August 2011 are \$141,986 compared to \$127,614 for the same period last year. This positive increase is due largely to the efforts of our parking enforcement staff, and ongoing additional revenue generated by our rate increases in the hourly meter rate and base price of parking fines. The increase can also be attributed to the 15% management fee on Richmond Oval parkade operation proceeds, which was not part of the City's program in August 2010.

**Meter Revenue** is up 4.5% for the same period last year. Revenues for August 2011 are \$42,479 compared to \$40,653 for 2010.

**Permit Revenue** is up 6.4% over the same period last year. Revenues for August 2011 are \$11,096 compared to \$10,429 for 2010.

**Enforcement Revenue** is up 12.9% over the same period last year. Revenues for August 2011 are \$86,446 compared to \$76,532 for 2010. This is a result of increased enforcement activity by staff.

**Richmond Oval Parkade Management Fee Revenue:** For the month of August 2011, the City netted \$1,965 from the proceeds generated from parking at the Richmond Oval. This fee is based on 15% of gross revenue.

The following chart provides a consolidated revenue comparison with prior years:



## General Purposes Committee

Date: Monday, October 17, 2011

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:04 p.m.

### AGENDA ADDITIONS

It was moved and seconded

*That the matters of the RCMP Building, Brighthouse Assessments, and the Richmond Senior's Centre each be added to the agenda as Item Nos. 2, 3 and 4.*

**CARRIED**

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the General Purposes Committee held on Monday, October 3, 2011, be adopted as circulated.*

**CARRIED**

**CNCL-33<sub>1</sub>**

# General Purposes Committee

Monday, October 17, 2011

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## 1. **ALEXANDRA DISTRICT ENERGY UTILITY - PHASE II CONSTRUCTION**

(File Ref. No. 10-6340-20-P.11206) (REDMS No. 3370854)

John Irving, Director, Engineering, with the aid of a rendering, reviewed the staff report and spoke about the various construction phases for the project, as well as the additional four developments, Mayfair Place; Villa Esperanza; 9500 Cambie; and Smart Centres, that may now require Alexandra District Energy Utility (ADEU) service in the same timeframe as the Remy and Alexandra Gate projects. It was noted that a report on the options and recommendations for future governance of the ADEU, and updated models for expanding the utility through the service area was forthcoming in 2012.

It was moved and seconded

*That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to execute a Change Order to include Phase II works for the Alexandra District Energy Utility and increase the maximum upset price of the Design-Build Agreement with Oris Geo Energy Ltd. to \$4.8 million.*

The question on the motion was not called, as in answer to a query, staff advised that the application for the Smart Centres had not been to a Public Hearing as there were outstanding issues that had to be resolved first.

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

## 2. **RCMP BUILDING**

Councillor Greg Halsey-Brandt expressed concerns about the fencing and gates that surround the new RCMP Building, noting that there was an approximately eight foot tall chain link fence surrounding the site, as well as a large gate on wheels before entering the public parking. Councillor Halsey-Brandt commented that the site was not welcoming, and that the public art was not easily viewable.

A discussion ensued, and it was noted that the fencing and gates may have been a result of RCMP security requirements. Comments were made by members of Committee about how the old RCMP building did not have similar security measures. Staff was directed to provide information on the matter.

## 3. **BRIGHOUSE ASSESSMENTS**

Councillor Greg Halsey-Brandt inquired about the status of the Brighthouse Assessments in connection to the City Centre Area Transitional Tax Exemption Bylaw No. 8776, which was adopted in July 2011.

## General Purposes Committee

Monday, October 17, 2011

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A discussion ensued, during which, Andrew Nazareth, General Manager, Business and Financial Services, spoke about the administrative requirements that staff has been working on subsequent to adoption of the bylaw. Mr. Nazareth indicated that upon meeting the deadline associated with the bylaw, which requires tax certificates to be issued by October 31, 2011, staff will be able to work on the assessments, and that an update would be available in December 2011 or January 2012.

#### 4. SENIORS CENTRE

Councillor Greg Halsey-Brandt asked for an update on the status of the study being conducted on the City Hall Precinct, and in particular on the feasibility of a new Senior Citizen's Centre. George Duncan, Chief Administrative Officer, advised that a report regarding the matter was currently under review. Staff was directed to provide a memo to members of Council, and to contact the Seniors about the status of the matter.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:22 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, October 17, 2011.

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Mayor Malcolm D. Brodie  
Chair

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Shanan Dhaliwal  
Executive Assistant  
City Clerk's Office







## Public Works & Transportation Committee

Date: Wednesday, October 19, 2011

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda Barnes, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Derek Dang  
Councillor Ken Johnston  
Councillor Harold Steves

Also Present: Councillor Greg Halsey-Brandt (arrived at 4:05 p.m.)  
Councillor Bill McNulty (arrived at 4:08 p.m.)

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, September 21, 2011, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, November 23, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

## Public Works & Transportation Committee

Wednesday, October 19, 2011

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### ENGINEERING AND PUBLIC WORKS DEPARTMENT

1. **METRO VANCOUVER DRINKING WATER MANAGEMENT PLAN**  
(File Ref. No. 10-6060-02-01) (REDMS No. 3372405)

It was moved and seconded

*That the Metro Vancouver 2011 Drinking Water Management Plan be adopted.*

**CARRIED**

2. **WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD  
CN RAIL WORK PERMIT**

(File Ref. No. 10-6340-20-P.11203) (REDMS No. 3368967)

It was moved and seconded

*That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign documents as required for a Work Permit from CN Rail for Contract 4230P – Design of Westminister Highway and Nelson Road Widening.*

**CARRIED**

### COMMUNITY SERVICES DEPARTMENT

3. **2011 CORPORATE ENERGY MANAGEMENT UPDATE**  
(File Ref. No. 01-0103-65-20-06) (REDMS No. 3363751)

*Councillor G. Halsey-Brandt entered the meeting (4:05 p.m.).*

Cecilia Achiam, Interim Director, Sustainability and District Energy, introduced Levi Higgs as the City's new Corporate Energy Manager and spoke of Mr. Higgs' education and past work experience.

*Councillor McNulty entered the meeting (4:08 p.m.).*

In reply to queries from Committee, Ms. Achiam and Mr. Higgs provided the following information:

- staff are continuing to explore energy saving measures that are beyond those mandated by the BC Hydro Power Smart program, in particular staff are examining reducing the consumption of natural gas and shifting to alternative modes of energy production such as solar and geothermal;
- under the City's Energy Management Program (EMP), three projects that utilize solar thermal power have been completed;
- wind energy has not been utilized as it is difficult to obtain external funding for such initiatives, and wind energy technology has yet to be fully developed;

**CNCL-38**

## Public Works & Transportation Committee

Wednesday, October 19, 2011

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- Richmond continually accesses grant funding for many energy initiatives; and
- the Richmond Olympic Oval's ballast replacement and increased lighting control upgrade will pay for itself in energy savings after three years.

Discussion ensued regarding lighting at the Richmond Olympic Oval and Cathryn Volkering Carlile, General Manager – Community Services, stated that staff would provide Council with a memorandum detailing energy efficiencies at the Oval.

Discussion further ensued and Committee queried how the information contained in the staff report entitled "2011 Corporate Energy Management Program Update" dated October 6, 2011 would be dispersed to Richmond residents.

Also a comment was made that energy saving initiatives be coordinated with other energy-related programs and events such as Earth Day.

It was moved and seconded

*That the staff report entitled "2011 Corporate Energy Management Program Update" from the Interim Director, Sustainability and District Energy, dated October 6, 2011 be received for information and that staff be requested to provide a communication strategy on the staff report.*

**CARRIED**

#### 4. **MANAGER'S REPORT**

##### **(i) Snow & Ice Removal**

Bryan Shepherd, Supervisor II, Roads and Construction, provided an update on the City's snow and ice removal strategy for the upcoming winter. In reply to a query from Committee, Mr. Shepherd advised that the City's website would be updated to reflect the most current information regarding programs such as the Snow Angels.

##### **(ii) No. 1 Road & Moncton Street Intersection**

John Irving, Director, Engineering, spoke of the No. 1 Road and Moncton Street intersection upgrades and noted that accessibility concerns have been addressed.

Mr. Irving advised that funds allocated for the City's Toilet Rebate Program have been fully subscribed for 2011.

**CNCL-39**

## **Public Works & Transportation Committee**

**Wednesday, October 19, 2011**

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### ***(iii) Left Turn Lanes***

Discussion ensued regarding left turn lanes and Victor Wei, Director, Transportation, commented on the Transportation Department's protocol for the installation of left turn lanes. Also, he advised that staff are currently examining the Railway Avenue corridor.

### ***(iv) Speed Humps***

Discussion ensued regarding the installation of speed humps along Dyke Road between No. 2 Road and No. 3 Road in an effort to curb speeding.

### ***(v) Public Works Association of BC 2011 Project of the Year Award***

The Chair highlighted that the City was awarded the Public Works Association of BC 2011 Project of the Year award for the recently completed No. 4 Road Drainage Pump Station project. She thanked staff for their hard work and recognized key team members: Milton Chan, Senior Project Engineer, Mile Racic, Engineering Project Manager, and Derek Hunter, Public Works Foreman.

## **ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:40 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, October 19, 2011.

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Councillor Linda Barnes  
Chair

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Hanieh Floujeh  
Committee Clerk

**CNCL-40**



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8656 (RZ 08-423193)  
9131 AND 9151 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. 003-653-951

West Half Lot 4 Except: Part Subdivided by Plan 34657, Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

and

P.I.D. 004-905-962

East Half Lot 4 Except:

Firstly: Part Dedicated as Road on Plan 34657

Secondly: Part Subdivided by Plan 36557

Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8656"**.

FIRST READING

OCT 12 2010

A PUBLIC HEARING WAS HELD ON

NOV 15 2010

SECOND READING

NOV 15 2010

THIRD READING

NOV 15 2010

OTHER REQUIREMENTS SATISFIED

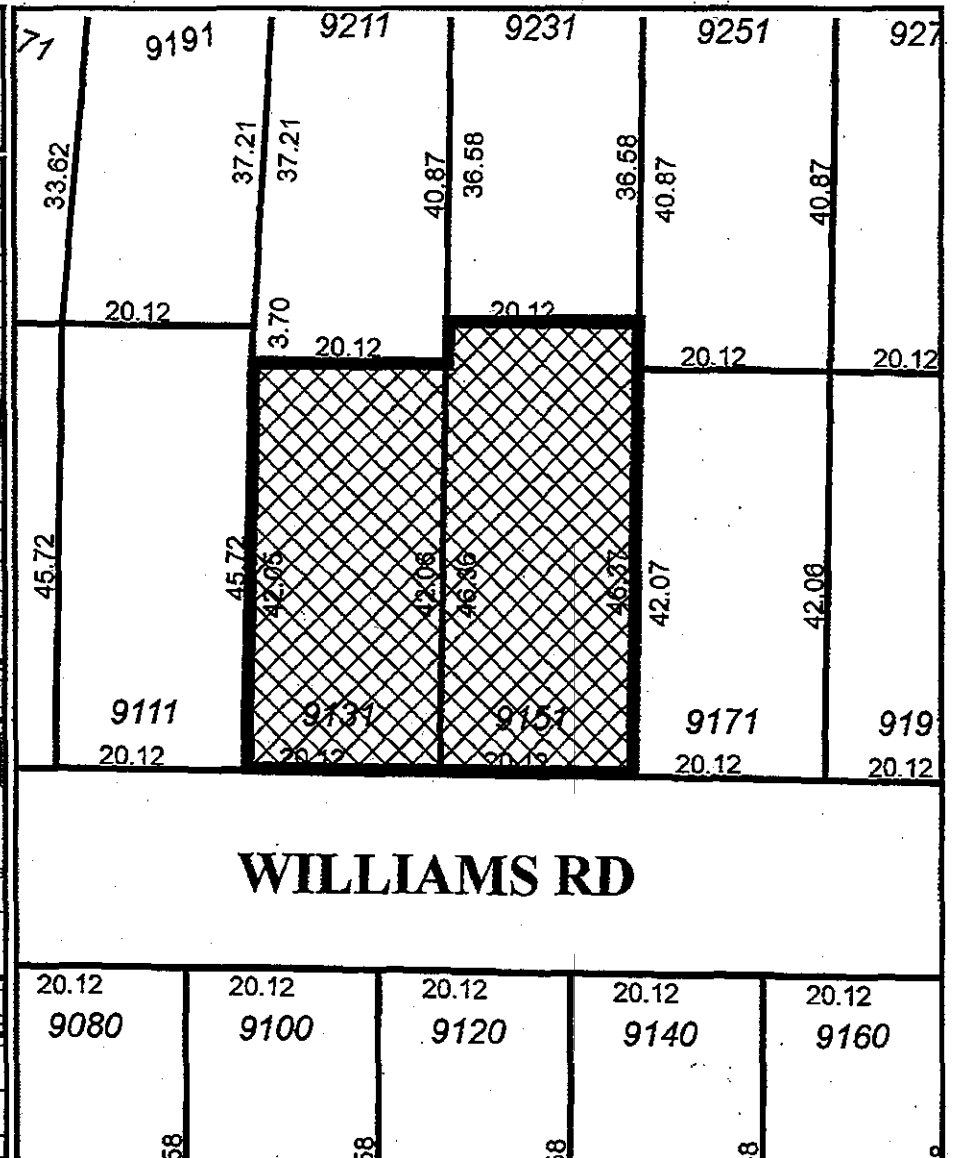
OCT 17 2011

ADOPTED

\_\_\_\_\_  
MAYOR

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





# CNCL-42



RZ 08-423193

Original Date: 05/26/08

Revision Date: 09/16/10

Note: Dimensions are in METRES



# City of Richmond

**Bylaw 8681**

## **Richmond Zoning Bylaw 8500 Amendment Bylaw 8681 (RZ 10-517689) 10191 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. 001-444-697

Lot 10 Block 17 Section 26 Block 4 North Range 6 West

New Westminster District Plan 18549

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8681**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

**DEC 13 2010**

**JAN 17 2011**

**JAN 17 2011**

**JAN 17 2011**

**OCT 18 2011**



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MAYOR

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

**CNCL-43**



# City of Richmond



	20.12	20.12	20.12	
6	10.06	10.06	20.12	20.12
37.00			37.00	36.97
17	10171	10177	10191	10211
6	10.06	10.06	20.12	20.12
WILLIAMS RD				
	20.42	20.42	20.42	20.42
	10160	10180	10200	10220

CNCL-44



## RZ 10-517689

Original Date: 03/03/10

Revision Date:

Note: Dimensions are in METRES





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8685 (ZT 09-492885)  
6051 and 6071 River Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by:

- 1.1. In Schedule 1, repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) of the following area and by designating it "Public and Open Space Use".

The portion labelled as "C" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

1.2. In Schedule 2.10 (City Centre Area Plan):

a) in the Generalized Land Use Map (2031):

- i) repealing the existing land use designation of the following area and by designating it as "Urban Centre T5" and "Village Centre Bonus".

That portion labelled as "A" and "B" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

- ii) repealing the existing land use designation of the following area and by designating it as "Park".

That portion labelled as "C" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

b) in the Specific Land Use Map: Oval Village (2031):

- i) repealing the existing land use designation of the following area and by designating it as "Urban Centre T5" and "Village Centre Bonus".

That portion labelled as "A" and "B" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

- ii) repealing the existing land use designation of the following area and by designating it as "Park".

That portion labelled as "C" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

iii) designating the following area as "Pedestrian Linkages".

The west edge of that portion labelled as "B" north of Brighthouse Way, the east edge of that portion labelled as "A" and "B" adjacent to Oval Way, and the common boundary between the portions labelled as "A" and "B" of that area shown crosshatched on "Schedule A attached to and forming part of Bylaw No. 8685".

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8685"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 26 2011

MAY 16 2011

MAY 16 2011

MAY 16 2011

OCT 20 2011



\_\_\_\_\_  
MAYOR

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







**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8686 (ZT 09-492885)  
6051 AND 6071 RIVER ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:

- 1.1. Repealing Section 20.4.2, Section 20.4.3, and Section 20.4.4, and replacing it with the following:

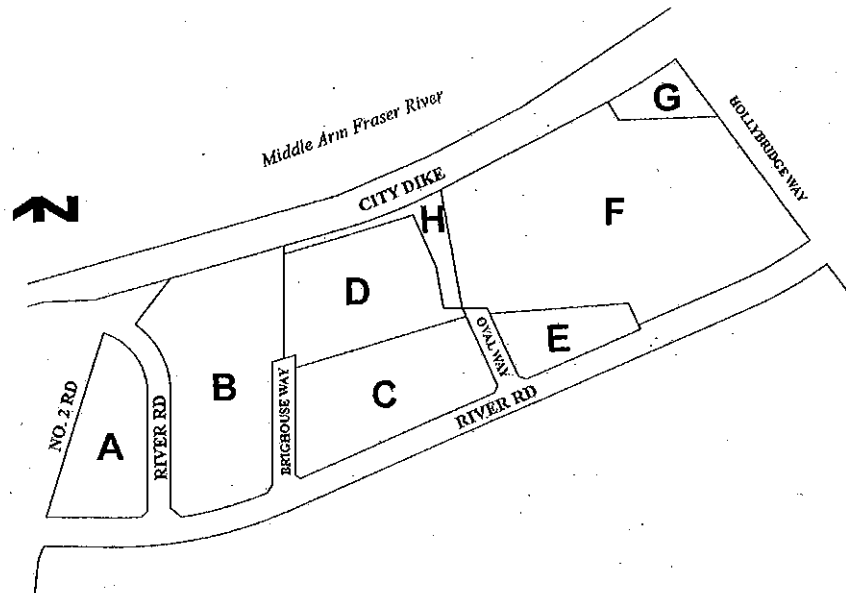
**“20.4.2 Permitted Uses**

- child care
- congregate housing
- education
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- hotel
- housing, apartment
- housing, town
- library and exhibit
- neighbourhood public house
- office
- park
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general
- stadium
- utility, minor

**20.4.3 Secondary Uses**

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- religious assembly
- residential security/operator unit

Diagram 1



#### 20.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for the total combined area of "A", "B", "C", "D", "E", "F", "G", and "H" as identified in Diagram 1, Section 20.4.2, shall be 2.0, together with an additional 1.0 **floor area ratio** provided that it is not used to accommodate residential uses.
  2. Notwithstanding Section 20.4.4.1, the maximum **floor area ratio** (FAR) for the area identified in Diagram 1, Section 20.4.2, shall be:
    - a) for the total combined area of "A", "B", "C", and "D", regardless of subdivision: 3.0;
    - b) for area "E": 3.0;
    - c) for area "G": 0.8; and
    - d) for the total combined area of "F" and "H", regardless of subdivision: 3.0.
  3. Notwithstanding Sections 20.4.4.1 and 20.4.4.2, an additional 0.1 **floor area ratio** shall be permitted, provided that it is entirely used to accommodate **amenity space**."
- 1.2. Inserting Section 20.4.5.4 as follows:
- "4. For the area identified as "H" in Diagram 1, Section 20.4.2, no **lot coverage** shall be permitted for **buildings** located above the finished **grade**."
- 1.3. Repealing Section 20.4.6.1.a and replacing it with the following:
- "1. a) Public **road setback** shall be:
    - i) 10.0 m from No. 2 Road;

- ii) 3.0 m from River Road;
- iii) 3.0 m from Hollybridge Way; and
- iv) 5.0 m from all other **roads.**

1.4. Repealing Section 20.4.7.4 and replacing it with the following:

- “4. The maximum **height** for **buildings** and **accessory structures** in the area identified as “G” and “H” in Diagram 1, Section 20.4.2 is 18.0 m geodetic.”

1.5. Repealing Sections 20.4.8.2.c and 20.4.8.2.d and replacing it with the following:

- “c) 14,000.0 m<sup>2</sup> for the area identified as “C” in Diagram 1, Section 20.4.2;
- d) 13,500.0 m<sup>2</sup> for the area identified as “D” in Diagram 1, Section 20.4.2;”

1.6. Repealing Section 20.4.10 and replacing it with the following:

**“20.4.10 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** and **town housing** shall be:
  - a) 1.28 spaces per **dwelling unit** for residents; and
  - b) 0.17 spaces per **dwelling unit** for visitors.
2. Notwithstanding Section 20.4.10.1, for all permitted **uses** in the area identified as “E” and “G” in Diagram 1, Section 20.4.2, the minimum number of **parking spaces** shall be 200.”

1.7. Repealing Section 20.4.11 and replacing it with the following:

**“20.4.11 Other Regulations**

1. The following **uses** are permitted within the area identified as “A”, “B”, “C”, and “D” in Diagram 1, Section 20.4.2:
  - a) **boarding and lodging;**
  - b) **child care;**
  - c) **community care facility, minor;**
  - d) **congregate housing;**
  - e) **home business;**
  - f) **home-based business;**
  - g) **housing, apartment; and**
  - h) **housing, town.**

2. The following **uses** are permitted only within the area identified as "E" in Diagram 1, Section 20.4.2:
  - a) **child care;**
  - b) **hotel;**
  - c) **office;**
  - d) **recreation, indoor;**
  - e) **restaurant;**
  - f) **retail, convenience; and**
  - g) **retail, general.**
3. The following **uses** are permitted only within the area identified as "G" in Diagram 1, Section 20.4.2:
  - a) **child care;**
  - b) **neighbourhood public house;**
  - c) **recreation, indoor;**
  - d) **restaurant;**
  - e) **retail, convenience; and**
  - f) **retail, general.**
4. **Neighbourhood public house** is not permitted within the area identified as "F" and "H" in Diagram 1, Section 20.4.2.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8686**".

FIRST READING

APR 26 2011

PUBLIC HEARING

MAY 16 2011

SECOND READING

MAY 16 2011

THIRD READING

MAY 16 2011

OTHER REQUIREMENTS SATISFIED

OCT 20 2011

ADOPTED



\_\_\_\_\_  
MAYOR

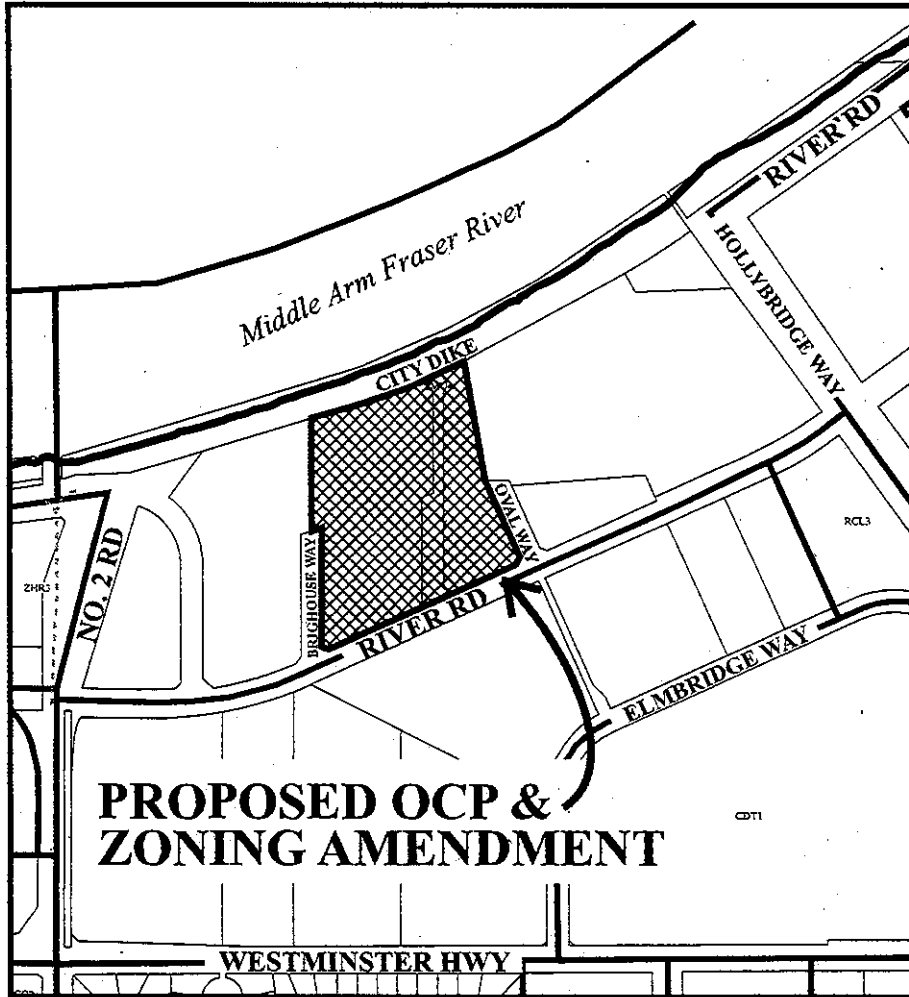
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CORPORATE OFFICER

**CNCL-52**

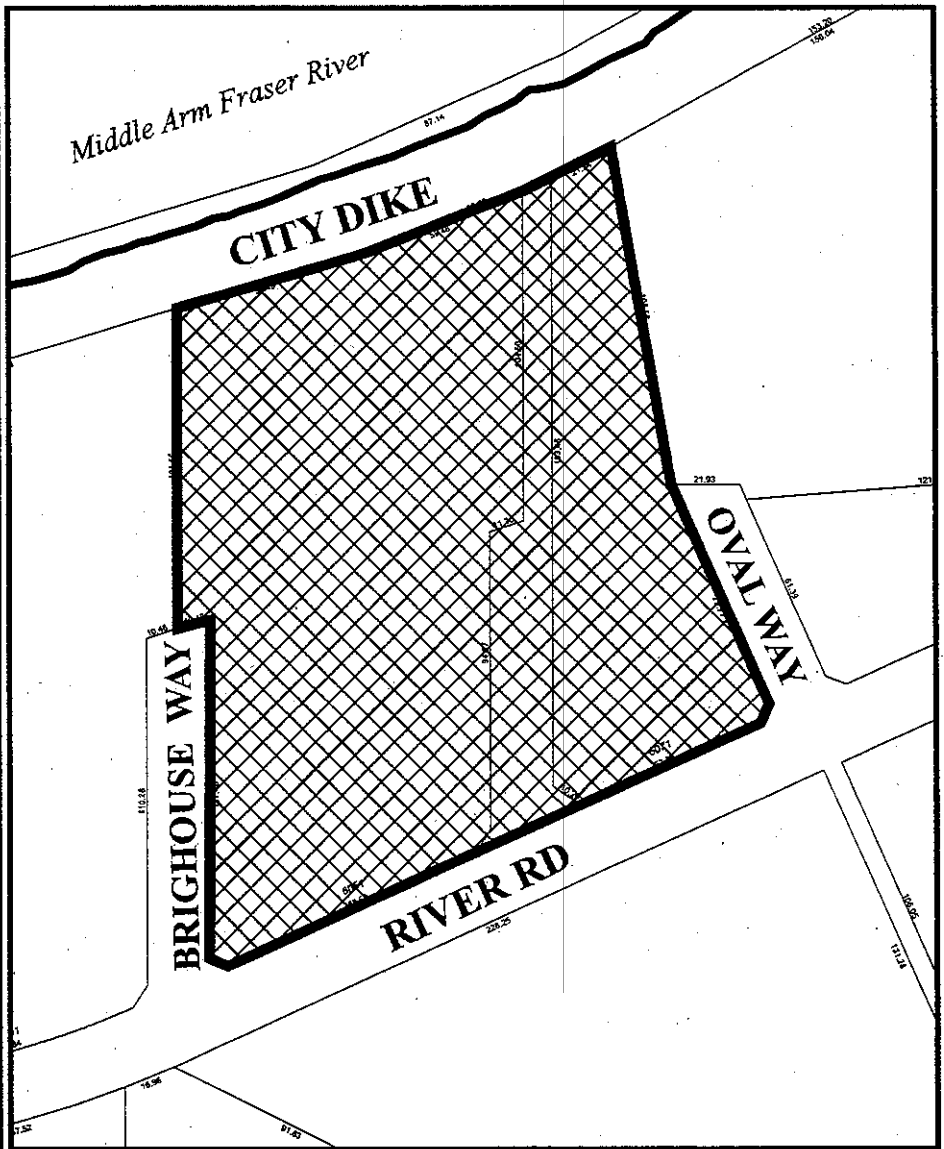




# City of Richmond



**PROPOSED OCP &  
ZONING AMENDMENT**



CNCL-53



**ZT 09-492885**

Original Date: 03/10/09

Revision Date: 04/27/11

Note: Dimensions are in METRES





# City of Richmond

## Bylaw 8731

### Richmond Zoning Bylaw 8500 Amendment Bylaw 8731 (RZ 10-544622) 7140/7160 BEECHAM RD

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. 001-297-651

STRATA LOT 1 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW341  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN  
ON FORM 1

P.I.D. 001-297-678

STRATA LOT 2 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW341  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN  
ON FORM 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8731".

FIRST READING

JUN 27 2011

A PUBLIC HEARING WAS HELD ON

JUL 18 2011

SECOND READING

JUL 18 2011

THIRD READING

JUL 18 2011

OTHER REQUIREMENTS SATISFIED

OCT 20 2011

ADOPTED

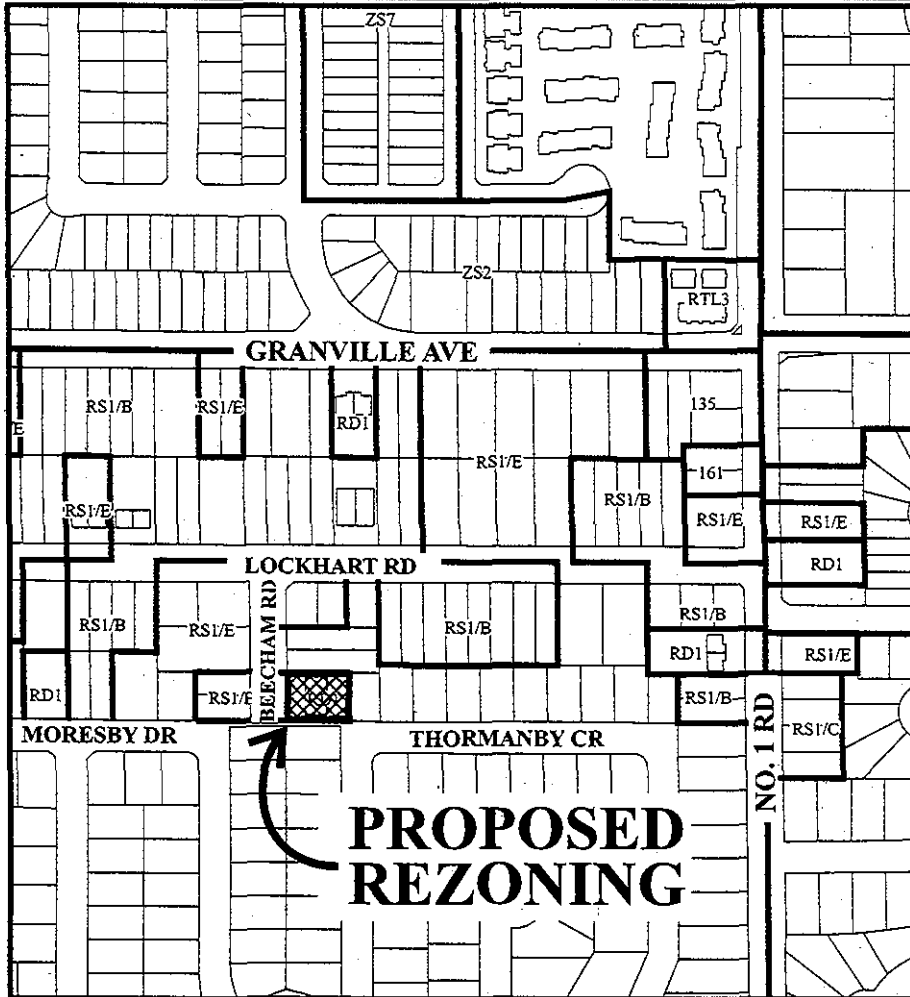


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CNCL-55  
CORPORATE OFFICER



# City of Richmond



7111	24.38
7151	12.19
7171	13.89

BEECHAM RD

12.19	7110	50.91	12.19
12.19	7120	50.90	12.19
16.75	7140	16.75	12.19
16.75	7160	26.06	30.48
16.75	7515	26.06	12.19

18.46	30.48	30.48
3571	30.48	30.48
18.29	30.48	30.48
3591	30.48	30.48
18.29	30.48	30.48

THORMANBY CR

CNCL-56



RZ 10-544622

Original Date: 09/01/10

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8761 (ZT 11-567151)  
11900 NO. 1 ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:
  - i. inserting the following uses in Section 21.6.3 Secondary Uses of "Congregate Housing (ZR6) – ANAF Legion (Steveston)":
    - "Government service"**
    - "Health service, minor"**
    - "Office"**
    - "Retail, general"**
  - ii. inserting the following new subsections, (d), (e), (f), and (g), into Section 21.6.11 Other Regulations of "Congregate Housing (ZR6) – ANAF Legion (Steveston)":
    - "d) Government service"**
    - "e) Health service, minor"**
    - "f) Office"**
    - "g) Retail, general"**
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8761"**.

FIRST READING

MAY 24 2011

A PUBLIC HEARING WAS HELD ON

JUN 20 2011

SECOND READING

JUN 20 2011

THIRD READING


JUN 20 2011

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



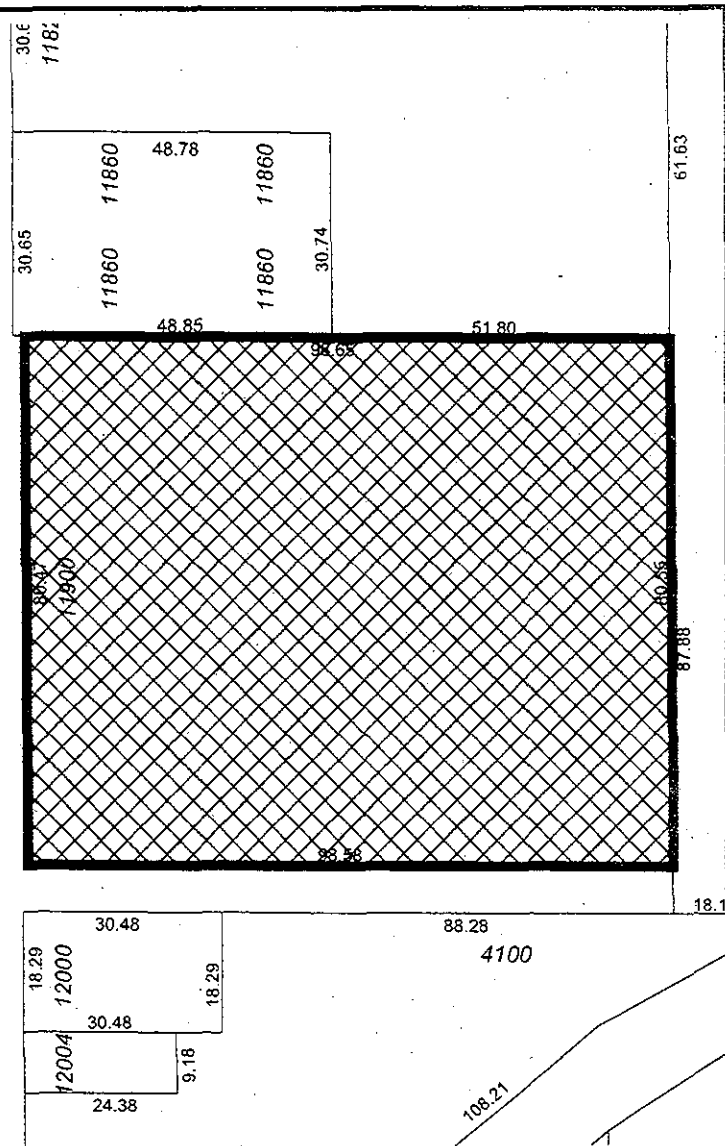


**CNCL-58**



ZT 11-567151

**NO. 1 RD**



Original Date: 03/24/11

Revision Date:

Note: Dimensions are in METRES



**Richmond Official Community Plan Bylaw 7100**

**Amendment Bylaw 8701 (RZ 09-460962)**

**5200 HOLLYBRIDGE WAY, 6300, 6380, 6500 RIVER ROAD, A PORTION OF 6900  
RIVER ROAD, AND A PORTION OF THE RIVER ROAD RIGHT-OF-WAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

1.1. In the Generalized Land Use Map (2031) thereof:

a) Repealing the existing land use designations of the following area and by designating it "Park".

P.I.D. 007-957-459

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan 74729

b) Repealing the existing "Proposed Streets" land use designation of the following area:

That area north of "new" River Road (i.e. the former CP Rail right-of-way).

1.2. In the Specific Land Use Map: Oval Village (2031) thereof:

a) Repealing the existing "Village Centre Bonus" land use designation of the following area.

P.I.D. 007-957-459

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan 74729

b) Repealing the existing "Pedestrian-Oriented Retail Precincts - High Street & Linkages",  
"Pedestrian-Oriented Retail Precincts - Secondary Retail Streets & Linkages", and  
"Proposed Streets" land use designations of the following area:

That area north of "new" River Road (i.e. the former CP Rail right-of-way).

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment  
Bylaw 8701"**.

FIRST READING

APR 26 2011

PUBLIC HEARING

MAY 16 2011

SECOND READING

MAY 16 2011

THIRD READING

MAY 16 2011

OTHER REQUIREMENTS SATISFIED

OCT 20 2011

ADOPTED

MAYOR

CORPORATE OFFICER

CNCL-59









**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8702 (RZ 09-460962)  
5200 HOLLYBRIDGE WAY, 6300, 6380, 6500 RIVER ROAD, A  
PORTION OF 6900 RIVER ROAD, AND A PORTION OF THE RIVER  
ROAD RIGHT-OF-WAY**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:

1.1. Repealing Sections 20.4.2, 20.4.3, and 20.4.4, and replacing it with the following:

**“20.4.2 Permitted Uses**

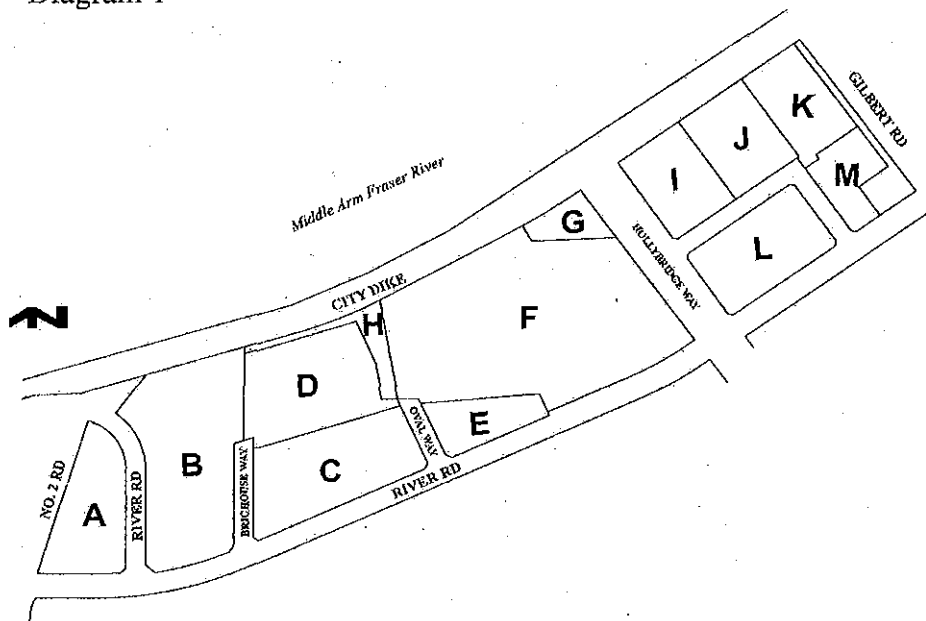
- animal grooming
- broadcast studio
- child care
- congregate housing
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- health service, minor
- hotel
- housing, apartment
- housing, town
- library and exhibit
- live/work dwelling
- manufacturing, custom indoor
- neighbourhood public house
- office
- park
- private club
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general

**20.4.3 Secondary Uses**

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- parking, non-accessory
- religious assembly
- residential security/operator unit

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- stadium
- studio
- utility, minor
- veterinary service

Diagram 1



#### 20.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for the total combined area of "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", and "M" as identified in Diagram 1, Section 20.4.2, shall be 2.0, together with an additional 1.0 **floor area ratio** provided that it is not used to accommodate residential **uses**.
2. Notwithstanding Section 20.4.4.1, the maximum **floor area ratio** (FAR) for the area identified in Diagram 1, Section 20.4.2, shall be:
  - a) for the total combined area of "A", "B", "C", and "D", regardless of subdivision: 3.0;
  - b) for area "G": 0.8;
  - c) for the total combined area of "E", "F", and "H", regardless of subdivision: 3.0; and
  - d) for the total combined area of "I", "J", "K", "L", and "M", regardless of subdivision: 1.2.
3. Notwithstanding Sections 20.4.4.2.d, the reference to "1.2" is increased to

CNCL-62

a higher **density** of “3.0” provided that:

- a) prior to the issuance of Building Permit, the **owner**:
    - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront; and
    - ii) enters into legal agreements with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for the following **uses** in the area identified as “M” in Diagram 1, Section 20.4.2:
      - **child care**, the **habitable space** of which shall be at least 464.5 m<sup>2</sup>, excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
      - **affordable housing units**, the total combined **habitable space** of which shall be at least 3,943.6 m<sup>2</sup> including circulation and **ancillary uses**, but excluding **amenity space**, **floor area** not intended for the exclusive **use** of the residents of the **affordable housing units**, and **floor area** not included in the calculation of **floor area ratio**; and
  - b) prior to first occupancy of the **building** in the area identified as “M” in Diagram 1, Section 20.4.2, the **owner** enters into a **housing agreement** with respect to the **affordable housing units**, registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Sections 20.4.4.3, for the area identified as “I”, “J”, “K”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum total combined **floor area**, regardless of subdivision, shall not exceed 118,083.0 m<sup>2</sup>, of which the maximum total combined **floor area**, regardless of subdivision, shall not exceed:
    - a) For residential: 114,821.1 m<sup>2</sup>; and
    - b) For all other **uses**: 3,530.3 m<sup>2</sup>.
  5. Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.4, an additional 0.1 **floor area ratio** shall be permitted, provided that it is entirely used to accommodate **amenity space**.
  6. For the purposes of this **zone**, **floor area ratio** (FAR) shall be deemed to exclude portions of a **building** used for **child care** purposes.”

1.2. Repealing Section 20.4.5.2 and replacing it with the following:

- “2. For the area identified as “E”, “F”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 90% for **buildings**.”

1.3. Inserting Sections 20.4.5.5 as follows:

- “5. For the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2., the maximum **lot coverage** shall be 45% for **buildings**. A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

1.4. Repealing Section 20.4.6.1.a and replacing it with the following:

- “1. a) Public **road setback** shall be:
- i) 10.0 m from No. 2 Road;
  - ii) 3.0 m from River Road;
  - iii) 3.0 m from Hollybridge Way;
  - iv) 3.0 m from all other **roads** east of Hollybridge Way; and
  - v) 5.0 m from all other **roads** west of Hollybridge Way.”

1.5. Inserting Sections 20.4.6.1.e and 20.4.6.1.f as follows:

- “e) Notwithstanding Section 20.4.6.1.a.ii, the reference to “3.0 m” is increased to “20.0 m” for the following **uses** when the **use** is located on the ground floor of the **building**:
- i) **boarding and lodging**;
  - ii) **child care**;
  - iii) **community care facility, minor**;
  - iv) **congregate housing**;
  - v) **home business**;
  - vi) **home-based business**;
  - vii) **housing, apartment**; and
  - viii) **housing, town**.
- f) For the purposes of Section 20.4.6.1.a.iii:
- i) **road setback** from Hollybridge Way shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater; and
  - ii) the reference to “3.0 m” may be reduced to “0 m” if a proper interface is provided between the **building** and the adjacent public **open space** or public **road**, as specified in a Development Permit approved by the **City**.”

1.6. Repealing Section 20.4.6.2.a and replacing it with the following:

- “a) The minimum **side yard** and **rear yard** for the area identified as “A”, “B”, “C”, “D”, “F”, “G”, “I”, “J”, “K”, “L”, “M” in Diagram 1, Section 20.4.2 is 3.0 m.”

1.7. Inserting Section 20.4.6.2.d as follows:

- “d) For the purposes of Section 20.4.6.2.a, the **side yard** and **rear yard setback** shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater.”

1.8. Inserting Section 20.4.7.6 as follows:

- “6. The maximum **height** for **buildings** and **accessory structures** in the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2 is:
- a) 47.0 m geodetic for portions of the **building** that are set back a minimum of 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes;
  - b) 25.0 m geodetic for portions of the **building** that are set back less than 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes; and
  - c) Notwithstanding Section 20.4.7.5.b, the reference to “25.0 m geodetic” is increased to a greater **building height** of “47.0 m geodetic” if, as specified in a Development Permit approved by the **City**:
    - i) a proper interface is provided between portions of the **building** greater than 25.0 m geodetic in **height** and adjacent development; and
    - ii) shading of any **lot** or **right-of-way** controlled by the **City** for dyke or public **open space** purposes is minimized.”

1.9. Inserting Sections 20.4.8.2.h, 20.4.8.2.i, 20.4.8.2.j, 20.4.8.2.k, and 20.4.8.2.l as follows:

- “h) 7,800.0 m<sup>2</sup> for the area identified as “I” in Diagram 1, Section 20.4.2;
- i) 8,100.0 m<sup>2</sup> for the area identified as “J” in Diagram 1, Section 20.4.2;
- j) 7,400.0 m<sup>2</sup> for the area identified as “K” in Diagram 1, Section 20.4.2;
- k) 10,000.0 m<sup>2</sup> for the area identified as “L” in Diagram 1, Section 20.4.2; and
- l) 4,900.0 m<sup>2</sup> for the area identified as “M” in Diagram 1, Section 20.4.2.”

1.10. Repealing Section 20.4.10 and replacing it with the following:

**“20.4.10 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 in the area identified as “A”, “B”, “C”, and “D” in Diagram 1, Section 20.4.2 the number of on-site **parking spaces** required for **apartment housing** and **town housing** shall be:

- a) 1.28 spaces per **dwelling unit** for residents; and
  - b) 0.17 spaces per **dwelling unit** for visitors.
2. Notwithstanding Section 20.4.10.1:
- a) for all permitted **uses** in the area identified as “G” in Diagram 1, Section 20.4.2, the number of **parking spaces** shall be 66, all of which shall be located on the area identified as “L” in Diagram 1, Section 20.4.2;
  - b) despite Section 20.4.10.2.a, the reference to “66” **parking spaces** shall be reduced by up to 10% where the **owner** implements transportation demand management measures, which may include, but may not be limited to, the **use** of car co-operatives, transit passes, private shuttles, carpools, or enhanced end-of-trip cycling facilities, as specified in a Development Permit approved by the **City**; and
  - c) residential visitor parking required for the area identified as “I”, “J”, “K”, and “M” in Diagram 1, Section 20.4.2 may be located on the area identified as “L” in Diagram 1, Section 20.4.2 and shared with the commercial parking provided on area “L”, including those parking spaces located on area “L” as per Section 20.4.10.2.a, provided that:
    - i) the combined total number of residential visitor parking spaces provided on area “I”, “J”, “K”, “L”, and “M” conforms with this Bylaw;
    - ii) each commercial parking space on area “L” is shared with a maximum of one residential visitor **parking spaces**;
    - iii) a minimum of 12 residential visitor **parking spaces** are provided on each of area “I”, “J”, and “K”; and
    - iv) a minimum of 12 residential visitor **parking spaces** are provided on area “M”, some or all of which may be shared with commercial **parking spaces** on area “M”.

1.11. Repealing Section 20.4.11, and replacing it with the following:

**“20.4.11 Other Regulations**

- 1. The following **uses** are permitted within the areas identified as “A”, “B”, “C”, “D”, and “I” in Diagram 1, Section 20.4.2:
  - a) **boarding and lodging**;
  - b) **child care**;
  - c) **community care facility, minor**;
  - d) **congregate housing**;

- e) **home business;**
  - f) **home-based business;**
  - g) **housing, apartment; and**
  - h) **housing town.**
2. The following **uses** are permitted only within the areas identified as “E” in Diagram 1, Section 20.4.2:
- a) **child care;**
  - b) **hotel;**
  - c) **office;**
  - d) **recreation, indoor;**
  - e) **restaurant;**
  - f) **retail, convenience; and**
  - g) **retail, general.**
3. The following **uses** are permitted only within the areas identified as “G” in Diagram 1, Section 20.4.2:
- a) **child care;**
  - b) **neighbourhood public house;**
  - c) **recreation, indoor;**
  - d) **restaurant;**
  - e) **retail, convenience; and**
  - f) **retail, general.**
4. The following **uses** are permitted within the area identified as “J” and “K” in Diagram 1, Section 20.4.2:
- a) **boarding and lodging;**
  - b) **child care;**
  - c) **community care facility, minor;**
  - d) **congregate housing;**
  - e) **home business;**
  - f) **home-based business;**
  - g) **housing, apartment;**
  - h) **housing, town; and**
  - i) **parking, non-accessory.**
5. Within the area identified in Diagram 1, Section 20.4.2, the maximum total combined **floor area** of all **uses**, exclusive of residential, **amenity space**, and **child care**, shall not exceed:

- a) For "L": 3,158.7 m<sup>2</sup>; and
- b) For "M": 371.6 m<sup>2</sup>.
- 6. **Neighbourhood public house** is not permitted within the area identified as "F", "H", "L", and "M" in Diagram 1, Section 20.4.2.
- 7. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of 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:
  - 2.1. repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)**:  
  
That area shown as cross-hatched and labelled as "A" on "Schedule A attached to and forming part of Bylaw No. 8702".
  - 2.2. repealing the existing zoning designation of the following area and by designating it **SCHOOL & INSTITUTIONAL USE (SI)**:  
  
That area shown as cross-hatched and labelled as "B" on "Schedule A attached to and forming part of Bylaw No. 8702".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8702**".

FIRST READING

APR 26 2011

PUBLIC HEARING

MAY 16 2011

SECOND READING

MAY 16 2011

THIRD READING

MAY 16 2011

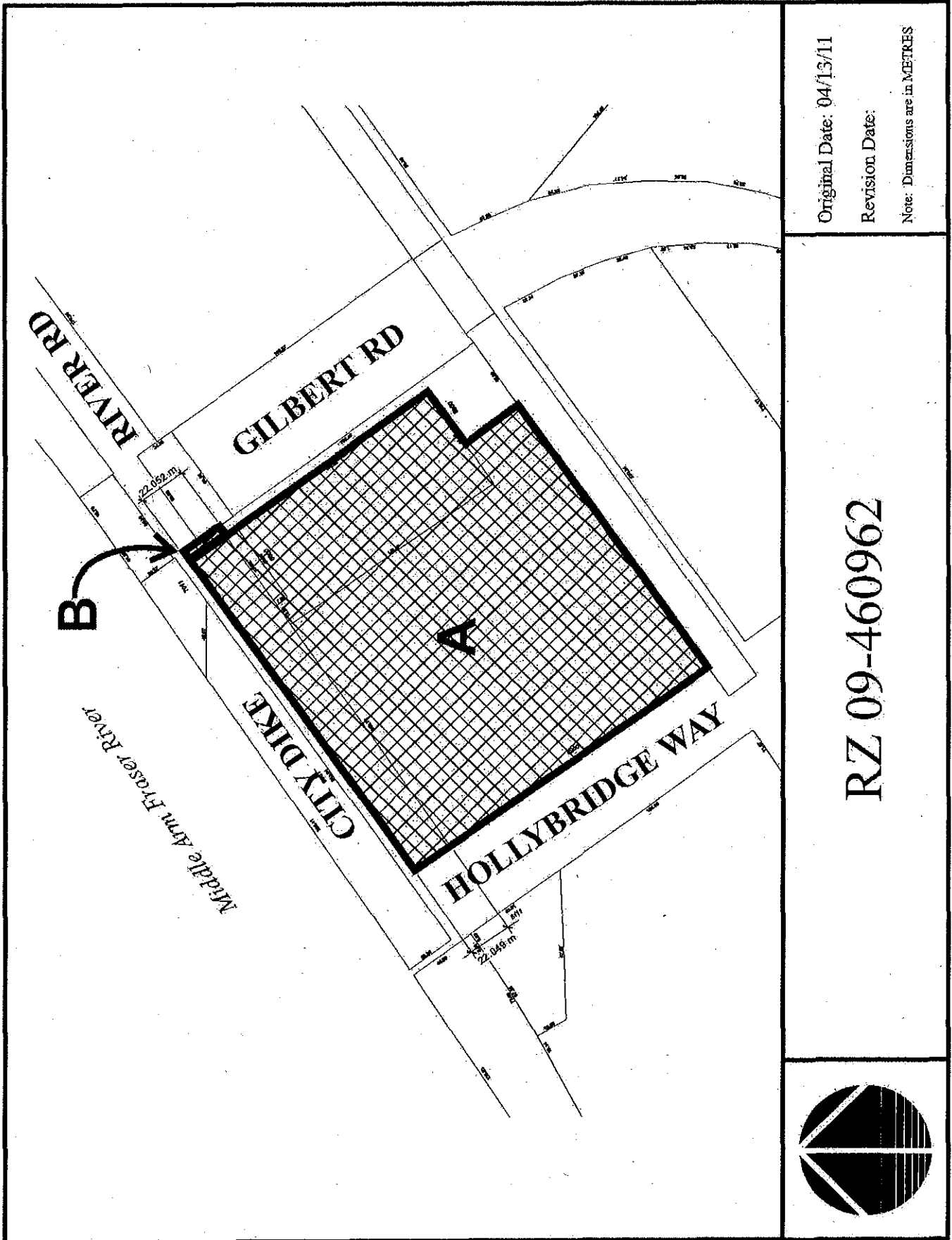
OTHER REQUIREMENTS SATISFIED

OCT 20 2011

ADOPTED

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





Original Date: 04/13/11

Revision Date:

Note: Dimensions are in METRES

RZ 09-460962







**The Corporation of the Township of Richmond  
Heritage Designation By-law No. 5572 – 1990,  
Amendment Bylaw 8734 (6900 River Road)**

The Council of the City of Richmond enacts as follows:

1. The Corporation of the Township of Richmond Heritage Designation Bylaw No. 5572 – 1990 is amended by:
  - (a) deleting section 1 in its entirety and substituting the following:
    - “1. (a) That portion of land shown cross-hatched on Schedule A attached to and forming part of this bylaw is designated as protected heritage property pursuant to section 967 of the *Local Government Act*, as amended or replaced from time to time.
    - (b) A heritage alteration permit is not required for alterations, removals, excavations or other construction activities along the south property line (River Road) or the east property line (Gilbert Road) of the property protected pursuant to subsection 1(a) of this bylaw, PROVIDED THAT such activities are:
      - (i) for the purposes of engineering, road or drainage works;
      - (ii) undertaken by or on behalf of the City; and
      - (iii) undertaken in accordance with a servicing agreement approved by the City.”
  - (b) adding Schedule A attached to and forming part of this bylaw as “Schedule A to Bylaw No. 5572”; and
  - (c) deleting section 3 in its entirety and substituting the following:
    - “3. This Bylaw is cited as “Heritage Designation (6900 River Road) Bylaw No. 5572”.”
2. This bylaw is cited as **“The Corporation of the Township of Richmond Heritage Designation By-law No. 5572-1990, Amendment Bylaw No. 8734”**.

FIRST READING:

PUBLIC HEARING:

SECOND READING:

THIRD READING:

OTHER REQUIREMENTS SATISFIED:

ADOPTED ON:

APR 26 2011

MAY 16 2011

MAY 16 2011

MAY 16 2011

OCT 20 2011

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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

**SCHEDULE A to BYLAW NO. 5572**







**Permissive Exemption Bylaw No. 8793**

The Council of the City of Richmond enacts as follows:

**PART ONE: CHURCH PROPERTIES PERMISSIVE EXEMPTION**

- 1.1 Pursuant to Section 220(1)(h) of the Community Charter, the church 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 2012 year.
- 1.2 Pursuant to Section 220(1)(h) of the Community Charter, the whole of the parcels of land surrounding exempted buildings set apart for public worship, or surrounding church halls considered necessary thereto, and the improvements on such lands, shown on Schedule B are hereby exempt from taxation for the 2012 year.
- 1.3 Pursuant to Section 220(1)(h) of the Community Charter, the portions of the parcels of land surrounding exempted buildings set apart for public worship or surrounding church halls considered necessary thereto, and the improvements on such lands, shown on Schedule C are hereby exempt from taxation for the 2012 year.
- 1.4 Pursuant to Section 224(2)(c) of the Community Charter, the portions of land and improvements set apart for public worship, church halls necessary thereto, and lands surrounding, shown on Schedule D are hereby exempt and taxable as set out in Schedule D, for the 2012 year.
- 1.5 Notwithstanding the provisions of this Part, exemption from property taxation is only granted to a parcel of land on which a building is situated which is exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the Community Charter.

**PART TWO: SCHOOL AND RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION**

- 2.1 Pursuant to Section 220(1)(l) of the Community Charter, the whole or portions of the parcels of land being lands 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 E are hereby exempt from taxation for the 2012 year.
- 2.2 Notwithstanding the provisions of this Part, no additional exemption from taxation pursuant to Section 220(1)(l) will be granted to any parcel of land on which a building is located, which 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 F are hereby exempt from taxation for the 2012 year.

### PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

- 3.1 Pursuant to Section 220(1)(i) and Section 224(2)(a) of the Community Charter, the portions of the parcels of land shown on Schedule G are hereby exempt from taxation for the 2012 year.
- 3.2 Notwithstanding the provisions of this Part, no additional exemption from taxation pursuant to Section 220(1)(i) will be granted to any parcel of land on which a building is located, which 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)(j) and Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2012 year.
- 3.4 Pursuant to Section 224(2)(k) and Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2012 year.
- 3.5 Pursuant to Section 224(2)(a) of the Community Charter, the portions of land and improvements shown on Schedule J are hereby exempt from taxation for the 2012 year.
- 3.6 Pursuant to Section 224(2)(i) of the Community Charter, the portions of land and improvements shown on Schedule K are hereby exempt from taxation for the 2012 year.

### PART FOUR: MISCELLANEOUS PROVISIONS

- 4.1 Schedules A through K inclusive, which are attached hereto, form a part of this bylaw.
- 4.2 Property Tax Exemption Bylaw No. 8629 is hereby repealed in its entirety.
- 4.3 This bylaw is cited as "**Permissive Exemption Bylaw 8793**".

FIRST READING

SECOND READING

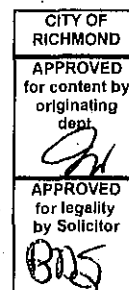
THIRD READING

ADOPTED

OCT 11 2011

OCT 11 2011

OCT 11 2011



MAYOR

CORPORATE OFFICER



## SCHEDULE A to BYLAW 8793

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>ANGLICAN CHURCH HALL</b> (081-318-001) 10111 Bird Road	PID 018-436-994 Parcel 1 Block B of Section 26 Block 5 North Range 6 West New Westminster District Reference Plan LMP12276	Parish of St. Edwards, Bridgeport 10111 Bird Road, Richmond, B. C. V6X 1N4
<b>BRIGHOUSE 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	Brighthouse United Church 8151 Bennett Road Richmond, B. C. V6Y 1N4
<b>THE CHURCH OF WORLD MESSIANITY, VANCOUVER</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	The Church of World Messianity, Vancouver 10380 Odlin Road Richmond, B. C. V6X 1E2
<b>CONFERENCE OF THE UNITED MENNONITE CHURCHES OF B. C.</b> c/o Peace Mennonite Church (080-792-000) Drawing Attached 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	Conference of the United Mennonite Churches of B. C. c/o Peace Mennonite Church 11571 Daniels Road Richmond, B. C. V6X 1M7
<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	Richmond Faith Fellowship Northwest Canada Conference 11960 Montego Street Richmond, B. C. V6X 1H4
<b>FRASERVIEW MENNONITE BRETHREN</b> (080-623-027) Drawing Attached 11295 Mellis Drive	PID 000-471-780 Lot 176 of Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	Fraserview Mennonite Brethren 11295 Mellis Drive Richmond, B. C. V5X 1L8

## SCHEDULE A to BYLAW 8793

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<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	Fujian Evangelical Church 12200 Blundell Road Richmond, B. C. V6W 1B3
<b>INDIA CULTURAL CENTRE OF CANADA</b> (024-908-040) 8600 No 5 Road	PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	India Cultural Centre of Canada 8600 No 5 Road Richmond BC V6Y 2V4
<b>LING YEN MOUNTAIN TEMPLE CANADA</b> (030-901-000) 10060 No. 5 Road	PID 025-566-806 Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 3255	Ling Yen Mountain Temple Canada 10060 No. 5 Road Richmond, B. C. V7A 4C5
<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	Our Saviour Lutheran Church of Richmond 6340 No. 4 Road Richmond, B. C. V6Y 2S9
<b>PARISH OF ST. ALBAN'S (RICHMOND) CHURCH HALL</b> (064-132-000) 7260 St. Alban's Road	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	Parish of St. Alban's (Richmond) 7260 St. Albans Road Richmond, B. C. V6Y 2K3
<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	Roman Catholic Archbishop of Vancouver and Catholic Public Schools St. Paul's Roman Catholic Parish 8251 St. Alban's Street Richmond, B. C. V6Y 2L2

CNCL-78

## SCHEDULE A to BYLAW 8793

NAME OF EXEMPTED HALL	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
<b>RICHMOND PENTECOSTAL TABERNACLE HALL</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	Richmond Pentecostal Church Pentecostal Assemblies of Canada 9300 Westminster Highway Richmond, B. C. V6X 1B1
<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)	South Arm United Church 11051 No. 3 Road Richmond, B. C. V6X 1X3
<b>TRINITY LUTHERAN CHURCH HALL</b> (064-438-000) 7100 Granville Avenue	PID 025-555-669 Parcel A Section 17 Block 4 North Range 6 West New Westminster District Plan BCP 3056	Trinity Lutheran Church Hall 7100 Granville Avenue Richmond, B. C. V6Y 1N8
<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	Trustees Richmond Congregation United Church of Canada 8711 Cambie Road Richmond, B. C. V6X 1K2
<b>VANCOUVER RICHMOND CITADEL AND ANNEX</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	Gov. Council Salvation Army Canada West 8280 Gilbert Road Richmond, B. C. V7C 3W7
<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	Vedic Cultural Society of BC 8200 No 5 Road Richmond BC V6Y 2V4

## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(098-394-005) 8700 Railway Avenue	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>Assumption of the Blessed Virgin Mary Ukrainian Catholic Church</b> c/o 5180 Cantrell Road Richmond, B. C. V7C 3G8
(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
(066-062-000) 6640 Blundell Road	PID 003-732-193 Parcel "A" Section 19 Block 4 North Range 6 West New Westminster District Reference Plan 71422	<b>Baptist Church</b> 6640 Blundell Road Richmond, B. C. V7C 1H8
(099-358-099) 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
(102-050-053) 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
(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>Brighthouse United Church Hall</b> 8151 Bennett Road Richmond, B. C. V6Y 1N4

CNCL-80

## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(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>Christian and Missionary Alliance</b> 9140 Granville Avenue Richmond, B. C. V6X 2H8
(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
(076-082-008) 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>Church of God</b> 10011 No. 5 Road Richmond, B. C. V7A 4E4
(084-786-000) 10380 Odlin Road	PID 003-485-757 East Half Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West New Westminster District Plan 5164	<b>Johrei Fellowship</b> 10380 Odlin Road Richmond, B. C. V6X 1E2
(080-792-000) 11571 Daniels Road	PID 004-152-832 Lot 323 Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	<b>Conference of Mennonite Churches of B. C. (Peace Mennonite)</b> 11571 Daniels Road Richmond, B. C. V6X 1M7
(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>The Convention of Baptist Churches of B. C.</b> 8140 Saunders Road Richmond, B. C. V7A 2A5

CNCL-81

## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(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>Faith Evangelical Church</b> Northwest Canada Conference 11960 Montego Street Richmond, B. C. V6X 1H4
(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
(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>Gilmore Park United Church</b> 8060 No. 1 Road Richmond, B. C. V7C 1T9
(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>Gov. Council Salvation Army Canada West</b> 8280 Gilbert Road Richmond, B. C. V7C 3W7
(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 BC V6E 3G2
(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

ENCL-82

## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(046-195-006) 9120 Steveston Highway The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 001-579-321 Lot 2 Except Firstly: Parcel R (Bylaw Plan 79687), Secondly: Part Dedicated Road on Plan LMP5102, Section 3 Block 3 North Range 6 West New Westminster District Plan 19876	<b>International Buddhist Society</b> 9120 Steveston Highway Richmond, B. C. V7A 1M5
(046-197-237) 9160 Steveston Highway The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 025-117-378 Parcel A, Section 3 Block 3 North Range 6 West New Westminster District Plan 50992	<b>International Buddhist Society</b> 9160 Steveston Highway Richmond, B. C. V7A 1M5
(061-569-073) 11014 Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	<b>Lansdowne Congregation Jehovah's Witnesses</b> c/o Doug Ginter 43-8120 General Currie Road Richmond, B. C. V6Y 3V8
(025-166-010) 8020 No. 5 Road	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	<b>Meeting Room</b> Attn: Walter Coleman 205 – 7080 St. Albans Road Richmond, B. C. V6Y 4E6
(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
(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

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## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(064-132-000) 7260 St. Alban's Road	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	<b>The Parish of St. Alban's (Richmond)</b> 7260 St. Alban's Road Richmond, B. C. V6Y 2K3
(097-615-002) 4071 Francis Road	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	<b>The Parish of St. Anne's - Steveston, B. C.</b> 4071 Francis Road Richmond, B. C. V7C 1J8
(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
(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</b> 8040 No. 5 Road Richmond B. C. V6Y 2V4
(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>Richmond Chinese Alliance Church c/o Christian and Missionary Alliance</b> 107 - 7585 132 <sup>nd</sup> Street Surrey, B. C. V2W 1K5
(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>Richmond Sea Island United Church</b> Trustees Richmond Congregation United Church of Canada 8711 Cambie Road Richmond, B. C. V6X 1K2



## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(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>The Steveston Congregation of Jehovah's Witnesses</b> Richard Barton 3831 Barmond Avenue Richmond, B. C. V7E 1A5
(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 British Columbia</b> 8840 No. 5 Road Richmond, B. C. V6Y 2V4
(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>Trustees of the West Richmond Gospel Hall</b> 5651 Francis Road Richmond, B. C. V7C 1K2
(081-608-000) 9291 Walford	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
(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
(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

CNCL-85

## SCHEDULE B to BYLAW 8793

CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
(082-265-059) 6680 – 8181 Cambie Road	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> 8181 Cambie Road, Suite 6680 Richmond, B.C. V6X 1J8
(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> 8181 Cambie Road, Suite 6680 Richmond, B.C. V6X 1J8
(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>Canadian Martyrs Parish</b> 5771 Granville Avenue Richmond, B. C. V7C 1E8
(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>Richmond (Bethel) Mennonite Church</b> B.C. Conference of the Mennonite Brethren Churches 10200 No. 5 Road, Richmond, BC V7A 4E5
(066-281-000) 7431 Francis Road	PID 004-081-897 Lot 55 Section 20 Block 4N Range 6W New Westminster District Plan 26105 Except Plan 44033	<b>Young Israel of Richmond</b> Ms. Hilary Bloom 9911 Herbert Road Richmond B.C. V7A 1T6

**SCHEDULE C to BYLAW 8793****EXEMPTED AREAS BY CALCULATION****1. BETHANY BAPTIST CHURCH – 22680 Westminster Highway (Site Area 5.295 acres)**

Mailing Address: 22680 Westminster Highway, Richmond, B. C. V6V 1B7

PID 018-604-897

That portion of Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648 described as:

COMMENCING at the South-West corner of Lot 1

thence 77.55 metres (254.429 feet) EAST

thence 116.05 metres (380.74 feet) NORTH

thence 77.55 metres (254.429 feet) WEST

thence 116.05 metres (380.74 feet) SOUTH to the point of commencement (000-821-001)

**2. BC MUSLIM ASSOCIATION - 12300 Blundell Road (Site Area 4.78 Acres)**

Mailing Address: BC Muslim Association, 12300 Blundell Road, Richmond BC, V6W 1B3

PID 011 053 569

That portion of Lot 5 Except: Part Subdivided by Plan 33568; Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090, described as:

COMMENCING at the North-East corner of Lot 5 and

thence 140.51 meters (461.00 feet) SOUTH

thence 66.30 meters (217.51 feet) WEST

thence 104.85 meters (344.00 feet) NORTH

thence 25.60 meters ( 84.00 feet) EAST

thence 36.58 meters (120.00 feet) NORTH

thence 40.69 meters (133.51 feet) EAST to the point of commencement (025-243-080)

CNCL-87

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**3. CANADIAN MARTYRS PARISH – 5771 Granville Avenue, Richmond, B. C. V7C 1E8**

Mailing Address: 5771 Granville Avenue, Richmond, B. C. V7C 1E8

PID 003-894-266

Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494

COMMENCING at the South West corner of Lot 610

thence 61.51 meters (201.80 feet) EAST

thence 16.76 meters (55 feet) NORTH EAST

thence 25.90 meters (84.97 feet) NORTH WEST

thence 46.06 meters (151.12 feet) NORTH

thence 21.45 meters (70.37 feet) NORTH WEST

thence 33.53 meters (110 feet) NORTH

thence 7.62 meters (25 feet) WEST

thence 51.82 meters (170 feet) NORTH

thence 18.12 meters (59.45 feet) WEST

thence 34 meters (111.55 feet) SOUTH

thence 20 meters (65.62 feet) WEST

thence 152.69 meters (500.95 feet) SOUTH to the commencing point. (094-145-000)

**4. DHARMA DRUM MOUNTAIN BUDDHIST ASSOCIATION – 8240 No. 5 Road**

Mailing Address: 8240 No. 5 Road, Richmond BC V6Y 2V4

PID 003-740-315

Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080, described by

COMMENCING at the North West corner of the property and

thence 36.74 meters SOUTH

thence 99.9 meters EAST

thence 36.74 meters NORTH

thence 99.9 meters WEST to the point of commencement. (025-222-030)

88-191-191-88

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**5. CHURCH OF LATTER DAY SAINTS - 8440 Williams Road (Site Area 2.202 acres)**

Mailing Address: Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-day Saints c/o LDS Church Tax Division #502 - 7136 50 E. North Temple Street, Salt Lake City, Utah, 84150-2201

PID 009 210 890

That portion of Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922 described as:

COMMENCING at the North-West corner of Lot 2

thence 106.68 (350.00 feet) EAST

thence 90.95 (298.40 feet) SOUTH

thence 16.27 ( 53.39 feet) WEST

thence 17.80 ( 58.40 feet) NORTH

thence 90.44 (296.61 feet) WEST

thence 73.15 (240.00 feet) NORTH to the point of commencement (074-575-000)

**6. FRASERVIEV MENNONITE BRETHREN - 11295 Mellis Drive (Site Area 2.79 Acres)**

Mailing Address: Frasersview Mennonite Brethren, 11295 Mellis Drive, Richmond, BC V5X 4K2

PID 000 471 780

That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633 described as:

COMMENCING at the North-East corner of Lot 176 and;

thence 89.93 meters (295.03 feet) WEST

thence 90.23 meters (295.29 feet) SOUTH

thence 89.93 meters (295.03 feet) EAST

thence 90.23 meters (295.29 feet) NORTH to the point of commencement (080-623-027)

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**7. LING YEN MOUNTAIN TEMPLE – 10060 No. 5 Road – (Site Area 4.916 Acres)**

Mailing Address: Ling Yen Mountain Temple Canada, 10060 No. 5 Road, Richmond, B. C. V7A 4C5

PID 025-566-806

That portion of Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987, described as:

Commencing at the South-West Corner of Lot 42 and,

thence 98.47 meters (323.07 feet) EAST

thence 60.03 meters (196.943 feet) NORTH

thence 98.21 meters (322.20 feet) WEST

thence 5.79 meters (19.02 feet) SOUTH-WEST

thence 56.10 meters (184.06 feet) SOUTH to the point of commencement (030-901-000)

**8. NANAKSAR-GURDWARA-GURSIKH TEMPLE - 18691 Westminster Highway (Site Area 14.88 Acres)**

Mailing Address: Nanaksar-Gurdwara-Gursikh Temple, 18691 Westminster Highway, Richmond, BC V6V 1B1

PID 023 751 878

That portion of Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029 described as:

COMMENCING at the North-East corner of Parcel "One" and

thence 66.621 meters (218.57 feet) SOUTH

thence 151.015 meters (495.46 feet) WEST

thence 66.621 meters (218.57 feet) NORTH

thence 151.015 meters (495.46 feet) EAST to the point of commencement (002-822-001)

**9. THE NEW WINESKINS SOCIETY- 10311 Albion Road (Site Area 2.148 acres)**

Mailing Address: Towers Baptist Church, 10311 Albion Road, Richmond, BC V7A 3E5

PID 000 565 318

That portion of Parcel "A", Except Part of Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468 described as:

COMMENCING at the North-West corner of Albion Road, Aquila Road intersection;

thence 80.96 meters (265.61) feet WEST

thence 99.97 meters (327.99) feet NORTH

thence 80.96 meters (265.61) feet EAST

thence 99.97 meters (327.99) feet SOUTH to the point of commencement (070-101-000)

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**10. PEACE EVANGELICAL CHURCH – 8280 No. 5 Road**

Mailing Address: 8280 No. 5 Road, Richmond B.C. V6Y 2V4

PID004-099-303

Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan, described by:

COMMENCING at South West corner of property and

thence 110 meters EAST

thence 39.8 meters NORTH

thence 80 meters WEST

thence 18 meters SOUTH

thence 30 meters WEST

thence 21.84 meters SOUTH to the point of commencement. (025-231-041)

**11. RICHMOND ALLIANCE CHURCH - 11371 No. 3 Road (Site Area 2.5 acres)**

Mailing Address: Christian & Missionary Alliance, Canadian Pacific District, 11371 No. 3 Road,  
Richmond, BC V7A 1X3

PID 004 113 331

South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 described as:

COMMENCING at a point 352.04 meters (1,155 feet) south of the South-West corner of No. 3 Road and Steveston Highway intersection;

thence 160.93 meters (528.00 feet) WEST

thence 50.29 meters (165.00 feet) SOUTH

thence 160.93 meters (528.00 feet) EAST

thence 50.29 meters (165.00 feet) NORTH to the point of commencement (047-535-044)

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**12. RICHMOND PENTECOSTAL CHURCH - 9300 Westminster Highway**

Mailing Address: Pentecostal Assemblies of Canada  
9300 Westminster Highway, Richmond, BC V6X 1B1

PID 024-957-828

That portion of Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615 described as:

COMMENCING at North-East corner of Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615 and

thence 72.41 meters (237.58) feet EAST

thence 72.66 meters (238.38) feet SOUTH

thence 26.15 meters ( 85.81) feet WEST

thence 34.08 meters (111.81) feet SOUTH

thence 78.45 meters (257.37) feet WEST

thence 39.01 meters (127.98) feet NORTH

thence 32.18 meters (105.58) feet EAST

thence 67.73 meters (222.21) feet NORTH to the point of commencement (060-300-000)

**13. ST. JOSEPH THE WORKER R.C. CHURCH - 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres**

Mailing Address: Roman Catholic Archbishop, St. Joseph's Parish, 4451 Williams Road, Richmond, BC V7E 1J7

PID 010 887 725

That portion of 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 described as:

COMMENCING 62.484 meters (205.0 feet) South of the North-East corner of Parcel "C" Plan 8670 of Lots 3 and 4 of South Half of Section 26 Block 4 North Range 7 West, Save and Except Plan 30525, New Westminster District, Plan 3139 and

thence 97.566 meters (320.1 feet) SOUTH

thence 93.635 meters (307.2 feet) WEST

thence 68.566 meters (224.954 feet) NORTH

thence 16 meters (52.493 feet) WEST

thence 29 meters (95.144 feet) NORTH

thence 109.635 meters (359.694 feet) EAST to the point of commencement (099-300-034)

ENCL-92



## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**14. ST. PAUL'S R.C. PARISH CHURCH - 8251 St. Alban's Road (Site Area 4.77 acres)**

Mailing Address: RC Archbishop of Vancouver and Catholic Public Schools, St. Paul's Roman Catholic Parish, 8251 St. Alban's Road, Richmond, B. C., V6Y 2L2

PID 010 900 691

That portion of 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, described as:

COMMENCING at a point 98.12 meters (321.9 feet) South of the South-West corner of St. Alban's Road, Lucerne Road intersection;  
 thence 98.45 meters (323.00 feet) WEST  
 thence 102.72 meters (337.00 feet) SOUTH  
 thence 98.45 meters (323.00 feet) EAST  
 thence 102.72 meters (337.00 feet) NORTH to the point of commencement (067-043-063)

**15. ST. MONICA'S - ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER - 12011 Woodhead Road (Site Area 1.60 acres)**

Mailing Address: Roman Catholic Arch. of Vancouver (St. Monica's) 12011 Woodhead Road, Richmond, B. C. V6V 1G2

PID 024-840-319

That portion of Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203 described as:

COMMENCING at the North-West corner:  
 thence 120.85 meters (395.2 feet) EAST  
 thence 40.36 meters (131.99 feet) SOUTH  
 thence 118.34 meters (387 feet) WEST  
 thence 3.54 meters (11.58 feet) NORTH WEST  
 thence 37.85 meters (123.79 feet) NORTH to the point of commencement (040-800-004)

\*\* Note: The land under the manse is exempt; the manse itself is not exempt.

**SCHEDULE C to BYLAW 8793****EXEMPTED AREAS BY CALCULATION****16. THE SHIA MUSLIM COMMUNITY OF BRITISH COLUMBIA – 8580 No. 5 Road, Richmond, B. C. V6Y 2V4 (Site Area 9.8 acres)**

Mailing Address: The Shia Muslim Community of British Columbia, 8580 No. 5 Road, Richmond, B. C. V6Y 2V4

PID 004-884-850

That portion of Lot 20 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242 described as:

Commencing at the South-West corner of Lot 20 and:

thence 60.30 meters (197.19 feet) NORTH

thence 51 meters (166.77 feet) EAST

thence 70.10 meters (222.23 feet) NORTH

thence 93.48 meters (305.67 feet) SOUTH

thence 129.60 meters (423.75 feet) SOUTH

thence 144.58 meters (472.52 feet) WEST to the point of commencement (024-941-069)

**17. SOUTH ARM UNITED CHURCH - 11051 No. 3 Road (Site Area 6.42 acres)**

Mailing Address: United Church of Canada, South Arm Cong. (Trustees), 11051 No. 3 Road, Richmond, BC V7A 1X3

PID 015 438 562

That portion of 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) described as:

COMMENCING at the South-West corner of No. 3 Road and Steveston Highway intersection;

thence 85.85 meters (281.67 feet) WEST

thence 94.27 meters (309.29 feet) SOUTH

thence 85.85 meters (281.67 feet) EAST

thence 94.27 meters (309.29) feet NORTH to the point of commencement (047-431-056)

## SCHEDULE C to BYLAW 8793

## EXEMPTED AREAS BY CALCULATION

**18. STEVESTON BUDDHIST TEMPLE** - 4360 Garry Street (Site Area 4.53 acres)

Mailing Address: Steveston Buddhist Church, 4360 Garry Street, Richmond, BC V7E 2V2

PID 001 235 265

That portion of 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 described as:

COMMENCING 41.45 (136 feet) east of the South-East corner of Garry Street, Fentiman Place intersection and;  
 thence 83.33 meters (273.38) feet SOUTH  
 thence 97.13 meters (318.68) feet EAST  
 thence 83.33 meters (273.38) feet NORTH  
 thence 97.13 meters (318.68) feet WEST to the point of commencement (087-401-000)

**19. THRANGU MANASTERY ASSOCIATION** - 8140 No. 5 Road

Mailing Address: 8140 No. 5 Road, Richmond, BC V6Y 2V4

PID 027-242-838

Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842

COMMENCING at the North West corner of property  
 thence 101.5 meters (333) feet EAST  
 thence 115 meters (377.38) feet SOUTH  
 thence 102.1 meters (335) feet WEST  
 thence 115 meters (377.38) feet NORTH to the commencement (025-193-000)

**20. TRUSTEES FOR THE CONGREGATION OF GILMORE PARK UNITED CHURCH** - 8060 No. 1 Road (Site Area 2.14 acres - including 8060 No. 1 Road)

Mailing Address: 8060 No. 1 Road, Richmond, B. C. V7C 1T9

PID 024-570-541

That portion of Strata Lot 1 Section 23 Block 4 North Range 7 West NWD Strata Plan LMS3968

COMMENCING at the South East corner of property and  
 thence 31 meters (101.70) feet NORTH  
 thence 100.58 meters (329.99) feet WEST  
 thence 31 meters (101.70) feet SOUTH  
 thence 100.5 meters (329.72) feet EAST to the point of commencement (097-837-001)

## SCHEDULE D to BYLAW 8793

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
(065-972-089) Church Manse and Parking 006-457-118  Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	<b>Baptist Church</b> 6640 Blundell Road Richmond, B. C. V7C 1H8	57%	43%	0%	100%
(082-148-009) Church Manse 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>Christian and Missionary Alliance</b> 9140 Granville Avenue Richmond, B. C. V6Y 1P6	See Schedule B Page 7	See Schedule B Page 7	85%	15%

CNCL-96

## SCHEDULE D to BYLAW 8793

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
(024-279-000) . Church Parking 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</b> 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10%	90%	0%	0%
(085-780-002) Church Manse 010-267-930  Lot A Except: Parcel E (Bylaw Plan LMP22889) Section 36 Block 5 North Range 6 West New Westminster District Plan 7398	<b>Faith Evangelical</b> 11960 Montego Street Richmond, B. C. V6X 1H4	See Schedule B Page 8	See Schedule B Page 8	0%	100%

ENCL-97

## SCHEDULE D to BYLAW 8793

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
(024-908-040) Church 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	30%	70%	0%	100%
(070-101-000) Church 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>The New Wineskins Society</b> Towers Baptist Church 10311 Albion road Richmond, BC V7A 3E5	See Schedule C Page 15	See Schedule C Page 15	25%	75%
(040-800-003) - Church Hall PID 024-840-319  Parcel A Section 31 Block 5 North Range 5 West New Westminster District Plan CMP47203	<b>Roman Catholic Arch. of Vancouver (St. Monica's)</b> 12011 Woodhead Road Richmond, B. C. V6V 1G2	See Schedule C Page 18	See Schedule C Page 18	0%	100%

86-TOL-98

## SCHEDULE D to BYLAW 8793

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
(099-300-034) - Church Rectory PID 010 887 725  Parcel "C" (Explanatory Plan 8670) Lots 3 & 4 EXCEPT: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	<b>Roman Catholic Archbishop St. Joseph's Parish</b> 4451 Williams Road Richmond, BC V7E 1J7	See Schedule C Page 17	See Schedule C Page 17	60%	40%
(066-497-000) Church Manse PID 001-234-684  Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	<b>Gov. Council Salvation Army Canada West</b> 8280 Gilbert Road Richmond, BC V7C 3W7	See Schedule B Page 8	See Schedule B Page 8	45%	55%

## SCHEDULE D to BYLAW 8793

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
(087-401-000) Church Manse PID 001-235-265  Lot 132 Except: 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> 4350 Garry Street Richmond, B. C. V7E 2V2	See Schedule C Page 19	See Schedule C Page 19	0%	100%
(018-330-000) PID 002-946-068  Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	<b>St. Gregory Armenian Apostolic Church of BC</b> Armenian Apostolic Church of British Columbia 13780 Westminster Highway Richmond, B. C. V6V 1A2	95%	5 %	100%	0%
(025-193-000) Church Manse PID 027-242-838	<b>Thrangu Monastery Association</b> 8140 No. 5 Road Richmond B.C. V6Y 2V4	0% of land beneath the dormitory	100% of land beneath the dormitory	0% of improvement used as a dormitory	100% of improvement used as a dormitory

CNCL-100



## SCHEDULE D to BYLAW 8793

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
(025-202-011) PID 003-574-113  Lot 3 Section 19 Block 4N Range 5W New Westminster District Plan 4090 Suburban Block A, part N 1/2	<b>Thrangu Monastery Association</b> 8160 No. 5 Road Richmond B.C. V6Y 2V4	Only that portion of land under exempted improvements	All remaining portion of land not exempted under this bylaw	100% of the shed used to store religious artefacts	0%
(064-438-000) Church Manse 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	See Schedule A Page 5  100%	See Schedule A Page 5  0%	0%	100%
(064-438-000) Church 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	See Schedule A Page 5  100%	See Schedule A Page 5  0%	97%	3%

CNCL-101

## SCHEDULE D to BYLAW 8793

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
(082-265-059) Church 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	See Schedule B Page 12	See Schedule B Page 12	0%	100%
(082-304-006) 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	45%	55%	0%	0%
(025-212-021) Church Parking & Manse PID 011-053-551 South Half of 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, BC V6Y 2V4	16%	84%	16%	84%

## SCHEDULE D to BYLAW 8793

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
(060-287-008) Church 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 Hwy. Richmond BC V6X 1B1	100% of Paved parking area behind building	100% of Non-parking area	0%	100%

## SCHEDULE D to BYLAW 8793

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
(045-488-098) Civic: 11001 Shell Road <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 Inc.</b> 9100 Van Horne Way Richmond BC V6X 1W3	50%	50%	100%	0%

**SCHEDULE E to BYLAW 8793****SCHOOLS****1. Richmond Christian School Association**

5240 Woodward Road, Richmond, BC

Site area: 0.971 ha (2.4 acres)

Assessment Roll No. 099-076-081

Mailing address: 5240 Woodward Road  
Richmond, BC. V7E 1H1

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

**2. St. Joseph the Worker R.C. Church and School**

4451 Williams Road, Richmond, BC

Site area: [3.346 ha (8.268 acres)] 1.319 ha (3.26 acres)  
and 2.0235 ha (5.00 acres)

Assessment Roll No. 099-300-034

Mailing Address: Roman Catholic Archbishop  
St. Joseph's Parish, 4451 Williams Road  
Richmond, BC V7E 1J7

PID 010-887-725

That portion of 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

Commencing at the Northeast corner of said property.

thence 62.484 metres (205.0 feet) South

thence 147.107 metres (482.6 feet) West

thence 62.484 metres (205.0 feet) North

thence 147.107 metres (482.6 feet) East to the point of commencement.

**SCHEDULE E to BYLAW 8793****3. B. C. Muslim Association**

12300 Blundell Road

Site area: 1.09 ha (2.69 acres)

Assessment Roll No. 025-243-080

Mailing Address: P. O. Box 60170 Fraser Postal Outlet, Vancouver B.C. V5W 4B5

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

Remaining portion of property not exempted under Schedule C2.

**4. Choice Learning Centre**

20451 Westminster Highway, Richmond, B. C.

Site area: 0.35 ha (0.862 acres)

Assessment Roll No. 001-870-000

Mailing Address: 20451 Westminster Highway, Richmond, B. C. V6V 1B1

PID 003-934-268

Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

**5. Choice Learning Centre For Exceptional Children Society Inc.**

20411 Westminster Highway, Richmond, B. C.

Assessment Roll No. 001-871-004

Mailing Address: 20451 Westminster Highway, Richmond, B. C. V6V 1B3

PID 003-937-160

Lot 79 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593

**SCHEDULE E to BYLAW 8793****6. Cornerstone Christian Academy School**

12011 Blundell Road

Site area: 11,104 square feet

Assessment Roll No. 024-279-000

Mailing Address: 2642, 45th Avenue East, Vancouver, B. C. V5R 3C1

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

**7. Richmond Jewish Day School**

8760 No. 5 Road

Site area: 0.95 ha (2.349 acres)

Assessment Roll No. 025-151-060

Mailing Address: 8760 No. 5 Road, Richmond, B. C. V6Y 2V4

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.

Commencing at a point of 41.483 east of the north east property line of No. 5 Road and Francis Road

thence 66.56 metres (218.373 feet) east,  
thence 81.08 metres (266.01 feet) north,  
thence 66.56 metres (218.373 feet) west,  
thence 81.08 metres (266.01 feet) south.

**8. Richmond Christian School Association**

10260 No. 5 Road, Richmond, BC

Site area: 2.23 ha (5.52 acres)

Assessment Roll No. 030-887-000

Mailing address: 10260 No. 5 Road, Richmond, BC. V7A 4E5

PID 027-072-657

Section 31 Block 4 North Range 5 West New Westminster District Plan BCP 30119

Commencing at the Northwest corner of said property

thence 110 meters East  
thence 99.3 meters South  
thence 110 meters West  
thence 93.4 meters North to the point of commencement.

**CNCL-107**

**SCHEDULE F to BYLAW 8793****RELIGIOUS PROPERTIES****1. Civic address: 7900 Alderbridge Way****Assessment Roll: 057-573-004**

being the property of the tenants The Ismaili Jamatkama and Centre, 4010 Canada Way,  
Burnaby, B.C. V5G 1G8

PID 000 658 766

That portion of Lot 39 Section 5 Block 4 North Range 6 West New Westminster District  
Plan 34152

**2. Civic address: 200 – 7451 Elmbridge Way****Assessment Roll: 057-614-000**

being the property of the tenants Richmond Emmanuel Church, 200 – 7451 Elmbridge Way  
Richmond BC V6X 1B8

100% of that portion of Lot 87 Section 5 Block 4 North Range 6 West New District Plan  
36964

PID 007-501-129

**3. Civic address: 3211 Grant McConachie Way****Assessment Roll: 136-467-527**

being the property of the tenants Vancouver Airport Chaplaincy, Box 23722 L, Richmond  
BC V7B 1X8

PID 009-025-103

That portion of Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7  
West New Westminster District Plan 29409



**SCHEDULE G to BYLAW 8793**

- 1. Civic Address:** 6251 Minoru Boulevard

**Assessment Roll No:** 059-458-077 **PID** 004 174 399

**Legal Description:** Lot 25 Section 8 Block 4 North Range 6 West NWD Plan 21164

**Owner/holder:** Richmond Kiwanis Senior Citizens Housing Society, c/o Mullen Royce, Chartered Accountants, 220 – 8171 Cook Road, Richmond, B. C. V6Y 3T8
- 2. Civic Address:** 11771 Fentiman Place

**Assessment Roll No:** 087-360-001 **PID** 016 621 662

**Legal Description:** Lot "A" Section 2 Block 3 North Range 7 West NWD Plan 87236 OIC #644

**Owner/holder:** Richmond Health Services Society (Inc. No. 367175)  
11771 Fentiman Place, Richmond, BC, V7E 3M4
- 3. Civic Address:** 11820 No. 1 Road

**Assessment Roll No:** 086-938-001 **PID** 001 431 030

**Legal Description:** Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234

**Owner/holder:** Anavets Senior Citizens Housing Society #200 - 951 East 8th Avenue, Vancouver, BC, V5T 4L2

**SCHEDULE H to BYLAW 8793**

- 1. Civic Address:** **6531 Azure Road**

**Assessment Roll No:** 058-885-000 **PID** 003 680 100

**Legal Description:** Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611

**Owner/holder:** Development Disabilities Association, 100 – 3851 Shell Road, Richmond, B. C. V6X 2W2
- 2. Civic Address:** **8400 Robinson Road**

**Assessment Roll No:** 067-321-001 **PID** 009 826 386

**Legal Description:** Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819

**Owner/holder:** Development Disabilities Association, 100 – 3851 Shell Road Richmond, B. C. V6X 2W2
- 3. Civic Address:** **7611 Langton Road**

**Assessment Roll No:** 094-391-000 **PID** 004 700 368

**Legal Description:** Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107

**Owner/holder:** Development Disabilities Association, 100 – 3851 Shell Road, Richmond, B. C. V6X 2W2
- 4. Civic Address:** **4811 Williams Road**

**Assessment Roll No:** 099-371-000 **PID** 004 864 077

**Legal Description:** Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824

**Owner/holder:** Greater Vancouver Community Service Society,  
Attention: Mary Norris  
500 – 1212 W. Broadway, Vancouver, B. C. V6H 3V1

**SCHEDULE H to BYLAW 8793**

- 5. Civic Address:** 9580 Pendleton Road
- Assessment Roll No:** 099-561-000 PID 003 751 678
- Legal Description:** Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281
- Owner/holder:** Richmond Society for Community Living, 170 – 7000 Minoru Boulevard, Richmond, BC., V7E 4N1
- 
- 6. Civic Address:** 11331 Mellis Drive
- Assessment Roll No:** 080-622-000 PID 004 107 292
- Legal Description:** Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633
- Owner/holder:** Pinegrove Place, Mennonite Care Home Society of Richmond, 11331 Mellis Dr, Richmond, BC, V6X 1L8
- 
- 7. Civic Address:** 6260 Blundell Road
- Assessment Roll No.:** 065-571-000 PID 005 146 135
- Legal Description:** Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878
- Owner/holder:** Rosewood Manor, Richmond Intermediate Care Society 6260 Blundell Road, Richmond, B. C. V7C 5C4
- 
- 8. Civic Address:** 303 – 7560 Moffatt Road
- Assessment Roll No.:** 064-762-037 PID 014-890-305
- Legal Description:** Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081
- Owner/Holder:** Richmond Society for Community Living  
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

**SCHEDULE H to BYLAW 8793****9. Civic Address: 9 – 11020 No. 1 Road**

**Assessment Roll No.:** 087-058-109 PID 013-396-901

**Legal Description:** Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952

**Owner/Holder:** Richmond Society for Community Living  
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

**10. Civic Address: 5635 Steveston Highway**

**Assessment Roll No.:** 103-370-125 PID 004-866-029

**Legal Description:** Lot 910 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

**Owner/Holder:** Richmond Society for Community Living  
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

**11. Civic Address: 4433 Francis Road**

**Assessment Roll No.:** 097-575-028 PID 003-887-022

**Legal Description:** Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590

**Owner/Holder:** Richmond Society for Community Living  
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

**12. Civic Address: 8300 Cook Road, Richmond, BC**

**Assessment Roll No.:** 059-905-125 PID 023-800-496

**Legal Description:** 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

**Owner/Holder:** Cook Road Children's Centre  
Society of Richmond Children's Centres  
110 – 6100 Bowling Green Rd., Richmond, B.C. V6Y 4G2

**SCHEDULE H to BYLAW 8793**

**13. Civic Address:** **5500 Andrews Road, Unit 100**

**Assessment Roll No.:** 089-830-129 PID 023-684-801

**Legal Description:** Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

**Owner/Holder:** Treehouse Learning Centre  
Richmond Society for Community Living  
170 – 7000 Minoru Boulevard, Richmond, B. C. V6Y 3Z5

**14. Civic Address:** **5862 Dover Crescent**

**Assessment Roll No.:** 090-515-105 PID 023-648-058

**Legal Description:** Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

**Owner/Holder:** Riverside Children's Centre  
Developmental Disability Association

**15. Civic Address:** **6011 Blanshard Dive**

**Assessment Roll No.:** 093-050-002 PID 019-052-685

**Legal Description:** Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283

**Owner/Holder:** Terra Nova Children's Centre  
Society of Richmond Children's Centres  
110 – 6100 Bowling Green Rd., Richmond, B.C. V6Y 4G2

**SCHEDULE I to BYLAW NO. 8793**

- 1. Civic Address:** 7251 Langton Road
- Assessment Roll No:** 094-282-297      **PID** 003 460 525
- Legal Description:** Lot 319 Section 13 Block 4 North Range 7 West NWD Plan 49467
- Owner/holder:** Richmond Legion Senior Citizen Society,  
#800 – 7251 Langton Road., Richmond, BC, V7C 4R6

**SCHEDULE J to BYLAW 8629**

- 1. Civic Address:** 8911 Westminster Highway

**Assessment Roll No:** 056-610-001      **PID** 017 240 107

**Legal Description:** Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP 00069

**Owner/holder:** Canadian Mental Health Association, 7351 Elmbridge Way, Richmond, BC, V6X 1B8
- 2. Civic Address:** 7000 Minoru Boulevard

**Assessment Roll No:** 064-810-001      **PID** 018 489 613

**Legal Description:** Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593

**Owner/holder:** Richmond Caring Place, 7000 Minoru Boulevard, Richmond, BC, V6Y 3Z5
- 3. Civic Address:** 8660 Ash Street

**Assessment Roll No.:** 067-813-000      **PID** 017-854-997

**Legal Description:** Lot C Section 22 Block 4 North Range 6 West Plan 2670  
Exempting that portion of the property occupied by the Richmond Family Place

**Owner/holder:** Richmond Family Place
- 4. Civic Address:** Unit 100 – 5671 No. 3 Road

**Assessment Roll No.:** 057-572-000      **PID** 003-698-009

**Legal Description:** Lot 34 Section 5 Block 4 North Range 6 West Plan 32827  
Exempting that portion of the property occupied by the Richmond Centre for Disability

**Owner/holder:** Richmond Centre for Disability

**SCHEDULE K to BYLAW 8629**

- 1. Civic Address:** 11851 Westminster Highway

**Assessment Roll No:** 054-767-404      **PID** 013 096 435

**Legal Description:** Section 1 Block 4 North Range 6 West Except: Firstly: Part Shown on Plan 4772, Secondly: Part on Highway Plan 21735, Thirdly: Part on SRW Plan 54042 New Westminster District

**Owner/holder:** Kinsmen Club of Richmond
- 2. Civic Address:** 6820 Gilbert Road

**Assessment Roll No:** 059-216-001      **PID** 017 844 525

**Legal Description:** Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323

**Owner/holder:** Richmond Tennis Club
- 3. Civic Address:** 6133 Bowling Green Road

**Assessment Roll No:** 059-477-003      **PID** 009 300 261

**Legal Description:** 0.706 ha (1.745 acre) portion of Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068

**Owner/holder:** Richmond Lawn Bowling Club
- 4. Civic Address:** 5540 Hollybridge Way

**Assessment Roll No:** 057-590-001      **PID** 007 250 983

**Legal Description:** Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115

**Owner/holder:** Richmond Winter Club



**SCHEDULE K to BYLAW 8629**

- 5. Civic Address:** 2220 Chatham Street
- Assessment Roll No:** 088-500-046 **PID** 004-276-159
- Legal Description:** Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045
- Owner/holder:** Scotch Pond Heritage
- 
- 6. Civic Address:** 4780 Blundell Road
- Assessment Roll No:** 097-842-000 **PID** 001-145-801
- Legal Description:** Lot 2 Block 4 N Range 7 W New Westminster District Plan 3892
- Owner/holder:** Girl Guides of Canada
- 
- 7. Civic Address:** 7760 River Road
- Assessment Roll No:** 082-479-000 **PID** 009 311 998
- Legal Description:** Part 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
- Owner/holder:** Richmond Rod and Gun Club
- 
- 8. Civic Address:** 7411 River Road
- Assessment Roll No:** 083-465-000 **PID** 007 206 518
- Legal Description:** 2.26 acre portion of 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)
- Owner/holder:** Navy League of Canada National Council, c/o Richmond/Delta Branch, Box 43130, Richmond, BC, V6Y 3Y3

**SCHEDULE K to BYLAW 8629**

- 9. Civic Address:** 14140 Triangle Road
- Assessment Roll No:** 031-968-086 **PID** 023-510-692
- Legal Description:** Lot 2 Section 33 Block 4 North Range 5 West NWD Plan LMP29486
- Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1
- 
- 10. Civic Address:** 14300 Entertainment Boulevard
- Assessment Roll No.:** 031-969-003 **PID** 023-672-269
- Legal Description:** Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752
- Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1
- 
- 11. Civic Address:** 11688 Steveston Highway
- Assessment Roll No.:** 044-761-005 **PID** 023-710-047
- Legal Description:** Lot 1 Section 1 Block 3 North Range 6 West Plan 32147  
Exempting that portion of the property occupied by Richmond Public Library
- Owner/holder:** Richmond Public Library, Ironwood Branch
- 
- 12. Civic Address:** 6111 River Road
- Assessment Roll No.:** 057-902-800 **PID** 027-090-434
- Legal Description:** Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383
- Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1  
Exempting that portion of the property occupied by Richmond Oval Corporation

**SCHEDULE K to BYLAW 8629**

- 13. Civic Address:** **5440 Hollybridge Way**
- Assessment Roll No.:** 057-590-000 **PID** 001-794-884
- Legal Description:** Lot 110 Section 5/6 Block 4 North Range 6 West Plan 48002  
Exempting that portion of the property occupied by the City of Richmond
- Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC, V6Y 2C1
- 
- 14. Civic Address:** **Unit 140-160 11590 Cambie Road**
- Assessment Roll No.:** 085-643-001 **PID** 018-844-456
- Legal Description:** Lot C Section 36 Block 5 North Range 6 West Plan LMP17749  
Except Plan BCP 14207 Exempting that portion of the property occupied by Richmond Public Library
- Owner/holder:** Richmond Public Library, Cambie Branch
- 
- 15. Civic Address:** **12071 No. 5 Road**
- Assessment Roll No.:** 051-557-060 **PID** 013-082-531
- Legal Description:** 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.
- Owner/holder:** City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1





## Development Permit Panel

Wednesday, September 14, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:35 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 24, 2011, be adopted.*

**CARRIED**

### 2. Development Permit 10-553531

(File Ref. No.: DP 10-553531) (REDMS No. 3347578)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 4340 No. 3 Road

#### INTENT OF PERMIT:

1. Permit the construction of approximately 1,075 m<sup>2</sup> (11,573 ft<sup>2</sup>) of commercial space and 174 m<sup>2</sup> (1,877 ft<sup>2</sup>) of office space at 4340 No. 3 Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Vary the interior side yard setbacks and rear yard setback from 3 m to 0 m;
  - b) Permit parking spaces to be located closer than 1.5 m to the interior and rear property lines; and
  - c) Vary the minimum width of the drive aisle to 6.7 m on the western portion of the site.

### **Applicant's Comments**

Francis Yau, Architect with Andrew Cheung Architects Inc., provided the following information regarding the proposal to develop commercial and office space on No. 3 Road, at a site vacated by previous fast food tenant:

- the Canada Line runs past the front of the proposed development, while to the south and the east are two significant shopping centres: (i) Parker Place, and (ii) Aberdeen Mall;
- to better design the pedestrian pattern for the subject site, the applicant and City staff referred to the vision outlined in the City Centre Area Plan (CCAP);
- the development has a dominant No. 3 Road presence, and the design features the entire length of the frontage occupied by the building, with just a small gap in the façade for access to parking spaces in the interior and at the rear of the property;
- an existing east-west access easement through the site provides a wide sidewalk to Hazelbridge Way to the east;
- a further existing access easement, granted to Parker Place Shopping Centre in the past, connects, or provides a “bridge” between No. 3 Road and Hazelbridge Way;
- two vertical, or tower, elements, one on either side of the access easement entry on No. 3 Road, provide mass and balance;
- the development does not present as a typical strip mall design;
- a skylight, or light well in the architectural “bridge”, provides natural light onto the drive aisle and pedestrian sidewalk below the bridge element;
- the appearance of the northern wall of Parker Place that abuts the subject site is softened by a proposed landscaped screen;
- the presence of a City right-of-way dictated the No. 3 Road setback; and
- the internal drive aisle will feature brushed concrete that includes a wavelike scoring pattern.

### **Panel Discussion**

In response to queries regarding landscaping, Mr. Yau advised that:

- specific places, not a continuous element, will be identified for the vines on trellis structures proposed for the south property line that is defined by Parker Place's parking structure;
- the outdoor space at the second storey would feature planters; and
- with regard to the scored concrete paving treatment of the public boulevard, an organic shape with “flow” is proposed, not geometric lines.

In response to a query regarding the accommodation of pedestrian traffic on No. 3 Road, Mr. Yau stated that the pedestrian frontage measures almost 36 metres in width, and can comfortably accommodate pedestrian traffic, and even sidewalk sales of merchandise.

A brief discussion took place regarding the view that riders of the Canada Line would have as they pass the site, and Mr. Yau explained that during the design process that question was considered. He noted that the vertical architectural components fronting No. 3 Road are the predominant view, while rooftop mechanical elements are virtually hidden away behind them.

In response to a further query, Mr. Yau confirmed that office space is within the second storey portion of the building.

### **Staff Comments**

Brian J. Jackson, Director of Development stated that staff supports the development, and the requested variances. He noted that the design responded well to the very constrained site, and that the drive aisle that allows for vehicular traffic, and loading for the commercial units, was an innovative plan.

In reference to the requested variances, Mr. Jackson advised that: (i) the 0 metre variance for the lot line to the north and to the east property lines is due to the required easement through the site and it is consistent with the City Centre Area Plan (CCAP); (ii) the CCAP allows parking spaces to be located closer than 1.5 metres to the interior and rear property lines; and (iii) there is a small area where the drive aisle is less than 6.7 metres.

In response to the Chair's queries, Mr. Jackson advised that:

- (i) there is a 0.3 metre difference in the small area where the drive aisle is 6.7 metres, (ii) staff examined what the zoning requirements would be in terms of the requested setbacks, and (iii) the applicant has done what is necessary to meet CCAP guidelines; and
- the project more than conforms to the CCAP requirements, which requires only a 3 metre setback from No. 3 Road.

### **Gallery Comments**

None.

### **Correspondence**

Lane Vance, President, Budget Brake and Muffler Auto Centres, #120-4280 No. 3 Road (Schedule 1)

Mr. Jackson noted that the correspondent expressed concern that if the requested variance of the interior side yard and rear yard setback was granted, it would interfere with the visibility of the Auto Centre business.

Mr. Jackson explained that the requested variance does not apply to the front yard, and that the requested setback is in excess of what the CCAP's guidelines set out for the subject site.

**Development Permit Panel**  
**Wednesday, September 14, 2011**

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**Panel Discussion**

There was general agreement among Panel members that the applicant and architect had presented a good project, and that the vertical architectural components fronting No. 3 Road was an attractive feature.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of approximately 1,075 m<sup>2</sup> (11,573 ft<sup>2</sup>) of commercial space and 174 m<sup>2</sup> (1,877 ft<sup>2</sup>) of office space at 4340 No. 3 Road on a site zoned "Auto-Oriented Commercial (CA)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *Vary the interior side yard setbacks and rear yard setback from 3 m to 0 m;*
  - b) *Permit parking spaces to be located closer than 1.5 m to the interior and rear property lines; and*
  - c) *Vary the minimum width of the drive aisle to 6.7 m on the western portion of the site.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, September 28, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, October 12, 2011.*

**CARRIED**

**4. Date Of Next Meeting: Wednesday, October 12, 2011**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:00 p.m.*

**CARRIED**



**Development Permit Panel**  
**Wednesday, September 14, 2011**

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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 14, 2011.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk

<b>To Development Permit Panel</b>
Date: <u>SEPT. 14, 2011</u>
Item # <u>2</u>
Re: <u>DP 10-553531</u>

September 13, 2011

To The City of Richmond  
11 No.3 Road Richmond BC  
V6Y 2C1

**Schedule 1 to the Minutes of  
the Development Permit  
Panel held on Wednesday,  
September 14, 2011.**

Attention:  
Director, City Clerk's Office

With regards to the "Notice of application for a development permit DP 10-553531, by Andrew Chung Architects for variance to Richmond zoning bylaw 8500 to:

- a) "Vary the interior side yard and rear yard setback to 0 meters"

We Budget Brake and Muffler of #120- 4280 # 3 Road, Richmond are the anchor tenant on the adjacent northern property. We strongly oppose this amendment to the current bylaw. Allowing the developer to construct his building with 0 setbacks to the side yard will significantly interfere with the sight lines and visibility of our business.

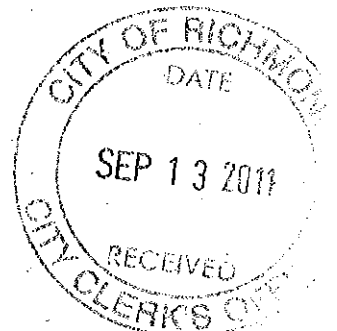
With the previous changes in the design of #3 RD. and with the Sky Train structure placement we have suffered significantly with regards to exposure and access to our business. We are a retail business that relies on our location having good visibility and easy access. Any further erosion of either of these qualities would be very costly to our business and therefore unacceptable.

Your's truly,



Lane Vance  
President  
Budget Brake and Muffler Auto Centres

CC: Phil Murray, Franchise Owner, Richmond BC



**Budget Brake & Muffler Auto Centres**

200-185 Golden Drive, Coquitlam, British Columbia V3K 6T1  
1-800-746-9659 Fax: 604-464-1426 info@budgetbrake.com





## Development Permit Panel

Wednesday, October 12, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Dave Semple, General Manager, Parks and Recreation

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, September 14, 2011, be adopted.*

**CARRIED**

### 2. Development Variance Permit DV 11-565153

(File Ref. No.: DV 11-565153) (REDMS No. 3355558)

APPLICANT: Standard Land Company Inc.

PROPERTY LOCATION: 16300 River Road

#### INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.

#### Applicant's Comments

Chad Marlatt, Standard Land Company Inc., on behalf of Telus Corp., provided background information and drew the Panel's attention to the following details:

- the lot at 16300 River Road, the site of the proposed new telecommunication antenna tower, is zoned "Light Industrial", and is long and narrow;
- surrounding the subject site is River Road to the north, a vacant property to the east, another property zoned "Light Industrial" to the west, and a rail line to the south;

**CNCL-127**

**Development Permit Panel  
Wednesday, October 12, 2011**

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- the proposed tower is deliberately located at the southwest corner of the subject site, 275 metres from River Road (to the north) and 275 metres from No. 7 Road to the east;
- the applicant first examined an opportunity to co-locate the antennae with existing structures, but did not find any suitable structures;
- the proposed tower would allow the applicant improve wireless service in an area that is currently underserved by wireless technology;
- the tower's design is a fairly simple lattice self-support structure, which offers optimal stability, with a degree of necessary flexibility, set within a fenced compound that measures 20 metres by 20 metres, accessed from River Road along the East property line;
- a future road is intended to be aligned close to the south edge of the site and the existing rail bed, and the tower, and fenced compound surrounding it, are setback 25 metres from this property line;
- the design of the tower allows for the easiest type of upgrade, and the proposed 45 metre height of the proposed tower allows for accommodation at the top of the tower of transmission equipment for Telus Corp., Rogers, and Mobilicity, three entities that are cooperating in this venture;
- the visibility of a tower of the proposed height of 45 metres is largely reduced due to its setbacks from surrounding properties; and
- the fence surrounding the compound will be a Cedar fence, and will screen the base of the structure.

**Panel Discussion**

The Chair noted that: (i) the application put the Panel in a difficult position, since Council had, in 2009, directed staff to revise and redraft the City's Telecommunication Antenna Consultation and Siting Policy; and (ii) staff is still involved the revision/redraft process.

The Chair further noted that the amount of public notification and consultation undertaken by the applicant did not meet the notification/consultation requirement as outlined in the City's Telecommunication Antenna Consultation and Siting Policy at the time it was referred to staff for revision/redraft.

In light of his comments, the Chair queried why the application was bringing the application forward at this time, instead of after the spring, 2012, the time when Council is expected to review staff's work on the Policy.

In response, Mr. Marlatt, replied that: (i) it is important to Telus Corp., as well as the other entities involved in the tower, to improve wireless service where Telus has poor coverage; and (ii) Telus Corp. is not certain when the revised/redrafted Policy will be approved by Council.

In response to the Chair's query regarding the consequences to the applicant, if the application was delayed, Mr. Marlatt advised continuation of the existing poor services to Telus Corp. customers would be the result of such a delay.

Discussion continued between the Panel and Mr. Marlatt, during which the following information was provided:

- the request for the height increase of 25 metres is motivated by a desire for wireless coverage and to accommodate more than one company;
- for aesthetic purposes the proposed tower is set far back from River Road to reduce visibility of the structure, and the tower's lattice work will, at the base, be screened by a Cedar fence; and
- properties to the east and west of the subject site are both zoned Light Industrial.

The Chair commented that the intent of the future road is to accommodate industrial traffic, and when the future road is operational, the proposed tower will be setback from River Road, but will be sited close to the future road.

#### **Staff Comments**

Wayne Craig, Program Coordinator of Development, stated that staff reviewed the applicant's proposal against the draft Telecommunication Antenna Consultation and Siting Protocol policy presented to Council in 2009 in light of the fact that, at present, the City does not have a draft protocol for siting telecommunications towers. the applicant did undertake a consultation process in keeping with Industry Canada requirements in March and April of 2011.

In response to Panel queries, Mr. Craig advised that: (i) the application has been reviewed by Transport Canada/NAV Canada for aeronautical safety, and there are no restrictions; and (ii) the applicant's consultation process resulted in one comment from the neighbouring property owner to the east, at 16360 River Road, who made remarks pertaining to health impacts, as well as installation impacts of the proposed tower. Mr. Craig added that the property owners passed along related information to neighbouring property owners regarding Federal guidelines for telecommunication installations.

#### **Gallery Comments**

Mike Petrich, 16360 River Road stated two concerns: (i) that the tower was too high; and (ii) concern for his safety. He noted that he had called and written to Telus Corp. to express his safety concerns, and had received assurance from Telus that the proposed tower was safe.

#### **Correspondence**

None.

### **Panel Discussion**

Discussion ensued with regard to the expansion capacity for telecommunications towers, and Mr. Marlatt advised that: (i) future capacity for the addition of other antennas to be added to towers is part of the current tower design; (ii) any additional antennas would be required to operate in a safe manner; and (iii) the radio frequency exposure of the proposed tower is thousands of times below the safety limits established by Health Canada.

In response to a further query, Mr. Craig advised that there is no time limit restriction on an applicant who, for any reason, has to re-submit an application.

The Chair stated that he was not willing to support the application at this time, believing that it would present a difficult issue if the application went forward to Council for approval before Council had the opportunity to review the forthcoming draft Telecommunication Antenna Consultation and Protocol Policy. He commented that the Policy, and especially the consultation component, should be adopted by Council, before the application came back to the Panel for consideration.

The Chair further stated that the applicant had not proven the need for the 25-metre variance, nor had the applicant convinced the Panel that the tower's proposed height of 45 metres would translate into better service and wider coverage for wireless clients.

The Chair also stated concern regarding the aesthetics of the application, and noted that in the future the site of the proposed tower would be far from River Road, but within 5 metres of the future road at the south end of the subject site. He added that there has not been any new analysis of the proposed structure, and the applicant has not proposed any mitigation measures.

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

It was moved and seconded

***That the application for a Development Variance Permit by Standard Land Company Inc., in order to permit the construction of a telecommunication antenna tower at 16300 River Road, be referred back to staff for:***

- (a) future consideration following Council's consideration of a forthcoming staff report on a Telecommunication Antenna Consultation and Siting Policy;***
- (b) view and visibility analysis of the proposed telecommunication antenna tower;***
- (c) a review of the materials, colours, and finishing proposed for the telecommunication antenna tower; and***
- (d) further rationale for the requested 45-metre height of the telecommunication antenna tower.***

**CARRIED**

**Development Permit Panel**  
**Wednesday, October 12, 2011**

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**3. New Business**

None.

**4. Date Of Next Meeting: Wednesday, October 26, 2011**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:59 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, October 12, 2011.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk







# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**Date:** October 19, 2011  
**File:** 0100-20-DPER1

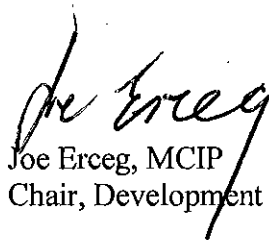
**Re:** Development Permit Panel Meeting Held on June 29, 2011

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### Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 10-556148) for the property at 9131 and 9151 Williams Road;
- be endorsed, and the Permit so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on June 29, 2011.

DP 10-556148 – GAGAN CHADHA – 9131 AND 9151 WILLIAMS ROAD  
(June 29, 2011)

The Panel considered an application to permit the construction of nine (9) townhouse units on a site zoned Low Density Townhouses (RTL4). A variance is included in the proposal to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Architect, Mr. Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Mr. Masa Ito, of Ito Landscape Inc., provided brief presentations of the project, including:

- Three-storey townhouse units are surrounded with two-storey townhouse units at the rear and east and west ends of the site to reflect neighbouring single-family homes.
- Four (4) neighbouring trees will be protected, located on the adjacent property to the east.
- Sustainability features include: (i) areas of permeable pavers in the drive aisle and patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures.
- Proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys.
- There is one (1) convertible unit and all other units include aging in place features.
- A right-of-way at the north property line restricts tree planting, but allows for maximum flexible use by individual owners of their patio spaces.

In response to queries, Mr. Yamamoto and Mr. Ito provided the following information:

- Privacy is provided for the homeowners to the east with a 6 ft. fence, trellis, and planting. There will be a planting bed between the driveway and the fence.
- The outdoor amenity space is sized for the nine (9) townhouse units; with children's play structures designed for social play for children between the ages of 2 and 4 year old.
- Access is provided for potential future development to the east, and access could be provided from potential future development to the west.

Staff supports the application and the requested variance. Staff provided the following advice:

- Concerns raised at the November 2010 Public Hearing regarding reduction of privacy and sunlight to homes to the north had been addressed.
- The applicant has ensured that existing maple trees to the north of the subject site would be retained, as well as the mature trees on the property to the east.
- Two-storey units at the rear and both ends address the privacy and adjacency issue.
- Cross-access was provided for access to potential future development to the east, as well as the shared use of the garbage/recycling facilities on the subject site.

- The outdoor amenity space is almost double the Official Community Plan (OCP) requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the site to accommodate a potential future development of the lot to the east.

Public correspondence was received regarding the application. Staff addressed the correspondent's concerns and noted that:

- The correspondence noted concerns regarding (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.
- Decreased natural light would not be an issue, as both units adjacent to the property to the east are two (2) storeys high, lower than is permitted for single-family homes; and the units are set back 5 m at the outdoor amenity space site, and in excess of 7 m at the drive aisle.
- Although the site grade will be raised, drainage would not be an issue, as the applicant is required to provide perimeter drainage to handle site drainage on-site.
- The hedge is located on the subject site, and will be removed and replaced with a fence and new hedging material.
- The location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided the required parking spaces.

In response to the Chair's query, staff advised that the hedge would not survive the change of elevation of the subject site, and that the landscaping scheme provides for planting screening.

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public Hearing.

The Panel recommends that the Permit be issued.



## Community Safety Committee

Anderson Room, City Hall  
6911 No. 3 Road

Wednesday, October 12, 2011  
4:00 p.m.

Pg. #      ITEM

### MINUTES

**CS-5**      *Motion to adopt the minutes of the meeting of the Community Safety Committee held on Tuesday, September 13, 2011.*



### NEXT COMMITTEE MEETING DATE

Tuesday, November 15, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

### LAW AND COMMUNITY SAFETY DEPARTMENT

**CS-9**      1.      **COMMUNITY BYLAWS – AUGUST 2011 ACTIVITY REPORT**  
(File Ref. No. 12-8060-01) (REDMS No. 3360528)

[TO VIEW eREPORT CLICK HERE](#)

See Page **CS-9** of the Community Safety agenda for full hardcopy report

*Designated Speaker: Wayne Mercer*

### STAFF RECOMMENDATION

*That the Community Bylaws Monthly Activity Report dated October 4, 2011, from the General Manager, Law & Community Safety, be received for information.*



**CS-15      2.      RCMP'S MONTHLY REPORT – JULY AND AUGUST 2011 ACTIVITIES**

(File Ref. No. 09-5000-01) (REDMS No. 3353471)

**TO VIEW eREPORT CLICK HERE**

See Page **CS-15** of the Community Safety agenda for full hardcopy report

*Designated Speaker: Renny Nessel*

**STAFF RECOMMENDATION**

*That the OIC's report entitled "RCMP's Monthly Report – July and August 2011 Activities" dated September 23, 2011, be received for information.*



**CS-35      3.      LAFARGE CANADA INC. – CONFINED SPACE RESCUE, FEE-FOR-SERVICE AGREEMENT**

(File Ref. No.) (REDMS No. 3367245)

**TO VIEW eREPORT CLICK HERE**

See Page **CS-35** of the Community Safety agenda for full hardcopy report

*Designated Speaker: Tim Wilkinson*

**STAFF RECOMMENDATION**

*That the Chief Administrative Officer and General Manager Law and Community Safety be authorized to negotiate and execute on behalf of the City, a fee-for-service agreement for the provision of confined space rescue services by the City's Fire Rescue Division to Lafarge Canada Inc.'s operations at 7611 No. 9 Road on the terms and conditions outlined in the staff report titled "Lafarge Canada Inc. – Confined Space Rescue, Fee-for-Service Agreement" dated September 23, 2011.*



**CS-41      4.      FIRE 20/20 RECRUITING AND RETAINING FOR DIVERSITY WORKSHOP – STATUS REPORT**

(File Ref. No. 09-5000-01) (REDMS No. 3363641)

**TO VIEW eREPORT CLICK HERE**

See Page **CS-41** of the Community Safety agenda for full hardcopy report

*Designated Speaker: John McGowan*

STAFF RECOMMENDATION

*That the Fire 20/20 Recruiting and Retaining for Diversity Workshop Status Report, dated September 26, 2011 from the Fire Chief, be received for information.*



5. **FIRE CHIEF BRIEFING**

(Oral Report)

*Designated Speaker: Fire Chief John McGowan*

Items for discussion:

- (i) *School Fire Drills*
- (ii) *Seat Belts*
- (iii) *Firefighter Exchange*
- (iv) *Fire Prevention Week*

6. **RCMP/OIC BRIEFING**

(Oral Report)

*Designated Speaker: Supt. Rendall Nessel*

Item for discussion:

- (i) *Detachment Opening*

7. **MANAGER'S REPORT**

- (i) *Great BC Shakeout Earth Quake Drill October 20, 2011*

ADJOURNMENT







## Community Safety Committee

Date: Tuesday, September 13, 2011  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Derek Dang, Chair  
Councillor Ken Johnston, Vice-Chair  
Councillor Evelina Halsey-Brandt  
Councillor Greg Halsey-Brandt  
Councillor Bill McNulty  
Also Present: Councillor Sue Halsey-Brandt  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Community Safety Committee held on Tuesday, July 12, 2011, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, October 12, 2011, (tentative date) at 4:00 p.m. in the Anderson Room

### LAW AND COMMUNITY SAFETY DEPARTMENT

1. **VIAL OF LIFE PROGRAM STATUS REPORT**  
(File Ref. No.) (REDMS No. 3285131)



**Community Safety Committee**  
**Tuesday, September 13, 2011**

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Kim Howell, Deputy Chief – Administration, provided background information. Ms. Howell advised that the Vial of Life Pilot Program is currently in its evaluation phase and that the information collected through this process will be provided to Council.

In reply to a query from Committee, Ms. Howell noted that a Vial of Life Kit includes an information brochure, a plastic container (the vial), a medical information form, and either a Vial of Life fridge magnet or decal to alert emergency responders. The decal is utilized by users with stainless-steel appliances. Also, Ms. Howell commented that staff will provide an update on the success of the Program, including statistics on the number of medical calls responded to and the ratio of these calls for Vial of Life participants versus non-participants.

It was moved and seconded

*That the Vial of Life Program Status Report, dated August 11, 2011 from the Fire Chief, be received for information.*

**CARRIED**

**2. RCMP'S MONTHLY REPORT – JUNE 2011 ACTIVITIES**

(File Ref. No. 09-5000-01/2010-Vol 01(11.48)) (REDMS No. 3253703)

Renny Nasset, OIC, Richmond RCMP, reviewed the RCMP's June 2011 activities. He commented on the number of robberies and attributed the spike in robberies to an increase in iPhones thefts stolen directly from the user.

It was moved and seconded

*That the OIC's report entitled "RCMP's Monthly Report – June 2011 Activities" dated July 11, 2011, be received for information.*

**CARRIED**

**3. COMMUNITY BYLAWS – JUNE 2011 ACTIVITY REPORT**

(File Ref. No. 12-8060-01/2011-Vol 01) (REDMS No. 32772858)

Wayne Mercer, Manager, Community Bylaws, provided background information and highlighted that revenue has increased in many areas when compared to figures in 2010.

In reply to a query from Committee, Mr. Mercer advised that Giant Hogweed has been classified as a noxious weed in British Columbia and that Bylaw Liaison Property Use Officers have found the weed on several properties in Richmond. He noted that a program to compel property owners to remove the giant hogweed will be launched. The program will include information on how to safely remove the noxious weed, and provide referrals to professional noxious weed removers.

In reply to a comment made by Committee, Mr. Mercer stated that a staff report on the noise bylaw is anticipated to come forward in the new year.

**Community Safety Committee**  
**Tuesday, September 13, 2011**

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It was moved and seconded

*That the Community Bylaws Monthly Activity Report dated August 8, 2011, from the General Manager, Law & Community Safety, be received for information.*

**CARRIED**

**4. 2011 SECOND QUARTER REPORT – FIRE-RESCUE**

(File Ref. No.) (REDMS No. 3297081)

John McGowan, Fire Chief, Richmond Fire-Rescue, provided background information and spoke of false alarm protocols. He commented on call volumes and stated that that Fire-Rescue has tailored the categories of call types, in particular false alarm calls to better reflect what the actual call was for.

In reply to a query from Committee, Fire Chief McGowan advised that public service calls include calls for things such as a child locked in a vehicle, and assistance to BC Ambulance Services etc.

It was moved and seconded

*That the report on Fire-Rescue's operations for the 2<sup>nd</sup> Quarter ending June 30, 2011 be received for information.*

**CARRIED**

**5. FIRE CHIEF BRIEFING**

(Oral Report)

**(i) Refurbishment of No. 1 Fire Hall Sign**

Fire Chief McGowan was pleased to announce that the sign outside Fire Hall No. 1 has been refurbished and will have a weekly Richmond Fire-Rescue message posted.

**(ii) Fire Hall No. 2 Opening**

Fire Chief McGowan distributed invitations to members of Committee for the opening of Fire Hall No. 2 scheduled for Saturday, October 1, 2011.

**6. RCMP/OIC BRIEFING**

(Oral Report)

**(i) Live Scan**

OIC Nasset advised that the Richmond RCMP's Live Scan unit has processed over 450 finger printing applications and highlighted that their results are provided within minutes. Prior to the detachment receiving the Live Scan unit, OIC Nasset noted that finger printing applications took approximately three to six months to complete.

**Community Safety Committee**  
**Tuesday, September 13, 2011**

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**(ii) Community Crime Reduction Meeting**

OIC Nasset advised that the Richmond RCMP detachment will be hosting their second Community Crime Reduction meeting, scheduled for September 22, 2011 at 1:00 p.m. He welcomed members of Council and the Richmond community to attend and participate in the meeting.

In reply to a query from Committee, OIC Nasset advised that an update on the RCMP's marine vessel is forthcoming. Also, he noted that the RCMP will be relocating to their new location at 11411 No. 5 Road at the end of the month.

**7. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:30 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, September 13, 2011.

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Councillor Derek Dang  
Chair

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Hanieh Floujeh  
Committee Clerk



# City of Richmond

## Report to Committee

**To:** Community Safety Committee

**Date:** October 4, 2011

**From:** Phyllis L. Carlyle  
General Manager, Law & Community Safety

**File:** 12-8060-01/2011-Vol 01

**Re:** Community Bylaws - August 2011 Activity Report

### Staff Recommendation

That the Community Bylaws Monthly Activity Report dated October 4, 2011, from the General Manager, Law & Community Safety, be received for information.

Phyllis L. Carlyle  
General Manager, Law & Community Safety  
(604.276.4104)

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Fire Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks and Recreation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

**Staff Report****Origin**

This monthly activity report for the Community Bylaws Division provides information on each of the following areas:

1. Parking Program
2. Property Use
3. Grease Management Program
4. Animal Control
5. Adjudication Program
6. Revenue & Expenses

**1. Parking Program**Customer Service Response

The average number of daily calls for service fielded by administration staff on parking issues for August 2011 was 49 – this includes voice messages, directly answered calls as well as emails; an increase of approximately 7% when compared to the number of service calls reported for the month of July 2011.

Enforcement Activity

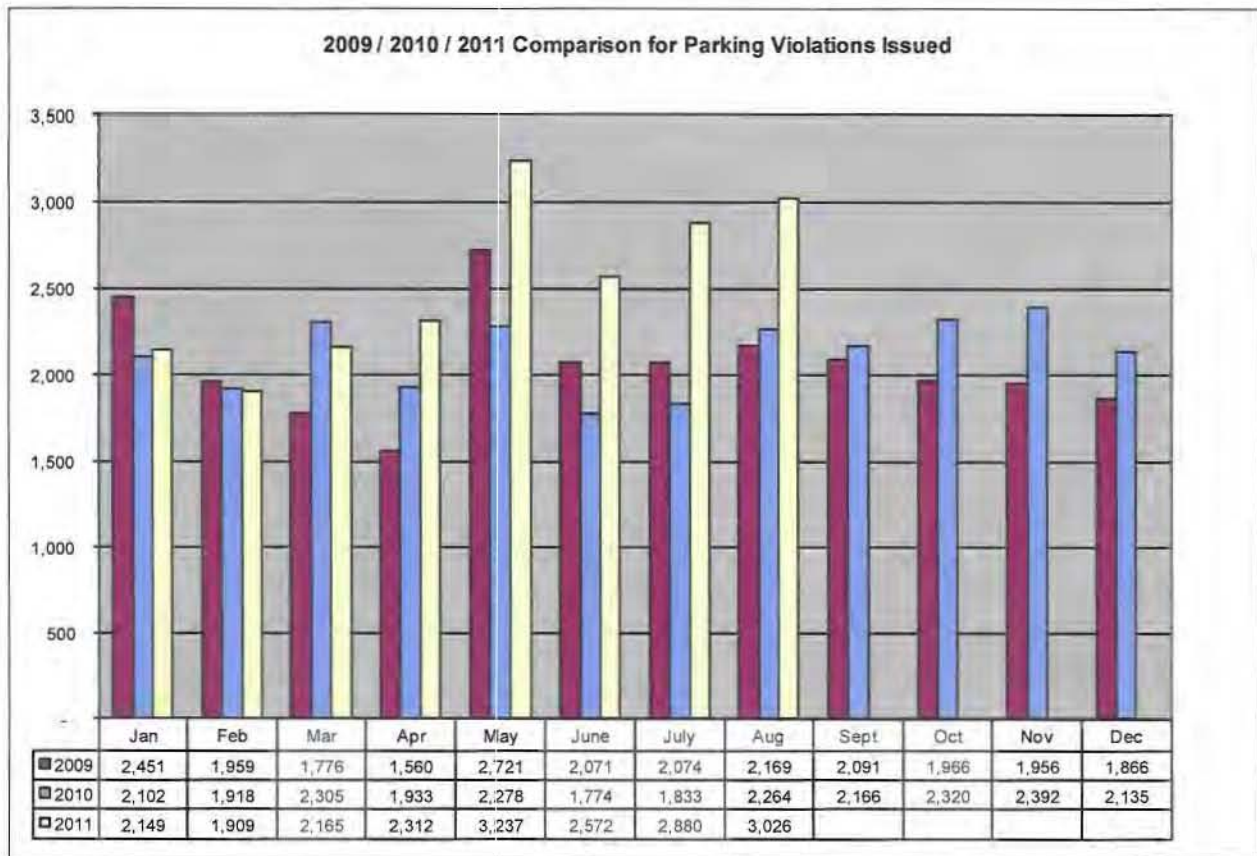
- The number of parking violations that were either cancelled and/or changed to a warning for the month of August 2011 was 240 – approximately 7.9% of the violations issued in August 2011. The following chart provides a breakdown of the most common reasons for the cancellation of bylaw violation notices pursuant to Council's Grounds for Cancellation Policy No. 1100 under specific sections:

Section 2.1 (a) Identity issues	7.9%
Section 2.1 (c) Poor likelihood of success at adjudication	22%
Section 2.1 (d) Contravention necessary - health related	0.1%
Section 2.1 (e) Multiple violations issued for one incident	8 %
Section 2.1 (f) Not in public interest	46%
Section 2.1 (g) Proven effort to comply	16%

- A total of 3026 notices of bylaw violation were issued for parking / safety & liability violations within the City during the month of August 2011 – an increase of approximately 25 % when compared to the number of violations issued during the month of August 2010.

Following is a month-to-month comparison chart on the number of violations that have been issued for the years 2009, 2010 and 2011:





- There was less than expected revenue from Night Market ticketing during the summer this year due to improved traffic control and lower attendance.
- Permit revenue for the month of August has been impacted by the planned closures of Firbridge Way by the City's Transportation Department; the closure is expected to continue into the month of September.
- Staff was successful in compelling the owner of 8540 Alexandra Road to erect a fence around their undeveloped lot mitigating illegal parking in the area.
- Film crew parking was up over the summer, in particular at Gateway and along River Road.
- The vacant lot at 4320 Moncton remains unregulated, and is currently being used for staff and public parking. The potential abuse for use as long term storage is an emergent concern.
- Significant road re-paving was undertaken over the summer, resulting in relaxed enforcement at several locations.
- The Steveston Harbour Authority implemented pay-parking on five of their properties this August. Demand for on-street and free City lot parking increased accordingly.
- Staff are currently working with the City Clerk's office with regard to a communications plan, for parking at polling stations during the upcoming November elections.
- Several initiatives were implemented over the summer to counter meter vandalism, including meter hardening, RCMP surveillance and a covert camera installation. There were 15 incidents of meter vandalism during the months of July and August 2011.
- Parking officers received 4 public commendations for outstanding service this summer.

## 2. Property Use

### Customer Service Response

The average number of daily calls for service fielded by administration staff on property use issues for August 2011 was 15 – this includes voice messages, directly answered calls as well as emails. A decrease of approximately 17% when compared to the number of daily service calls reported for the month of July 2011.

For August 2011, 261 inspection files were created and assigned for investigation and appropriate enforcement – an increase of approximately 67% when compared to August 2010. The increase in files is due largely to the enforcement staff's proactive efforts with regard to unsightly premises and the abandoned/vacant home joint operations program.

### Enforcement Activity

- Bylaw Liaison Property Use Officers continue to be committed to the delivery of professional by-law enforcement in a timely and effective manner. The mandate is to achieve compliance with the City's regulatory by-laws through education, mediation and, as necessary, progressive enforcement and prosecution.
- Community Bylaws continues to promote public awareness of the City's Enhanced Pesticide Management Program through compliance and enforcement activities under the Pesticide Use Control Bylaw No. 8514. Bylaw Liaison Property Use Officers conducted inspections on August 6th, 13th, and 20th. A total of 111 residents and 11 landscaping business operators were provided with compliance instructions pursuant to Bylaw 8514.
- The Property Use Inspectors have been tasked with taking a proactive approach to identifying abandoned/vacant homes in their respective zone area of responsibility. This proactive initiative is in addition to the efforts being undertaken presently by Richmond Fire-Rescue RFR. Each of the officers patrols their respective zones and if an unsecured vacant or abandoned home is found, the property is immediately referred to RFR for appropriate action. In the case where an initial identification finds that the property is unsightly, an inspection file will be created to address the contravention under the City's Unsightly Premises Regulation Bylaw 7162.

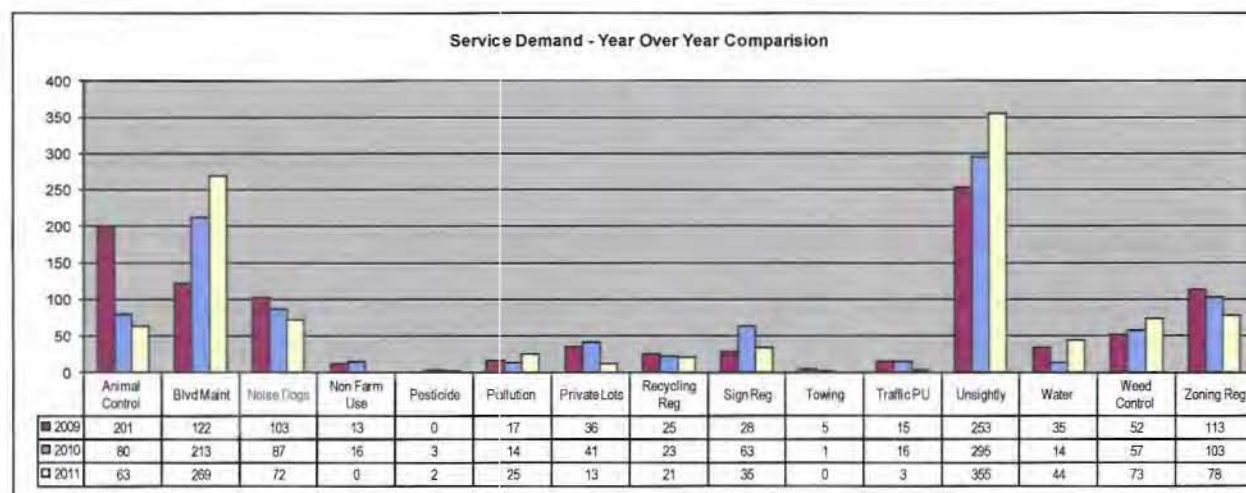
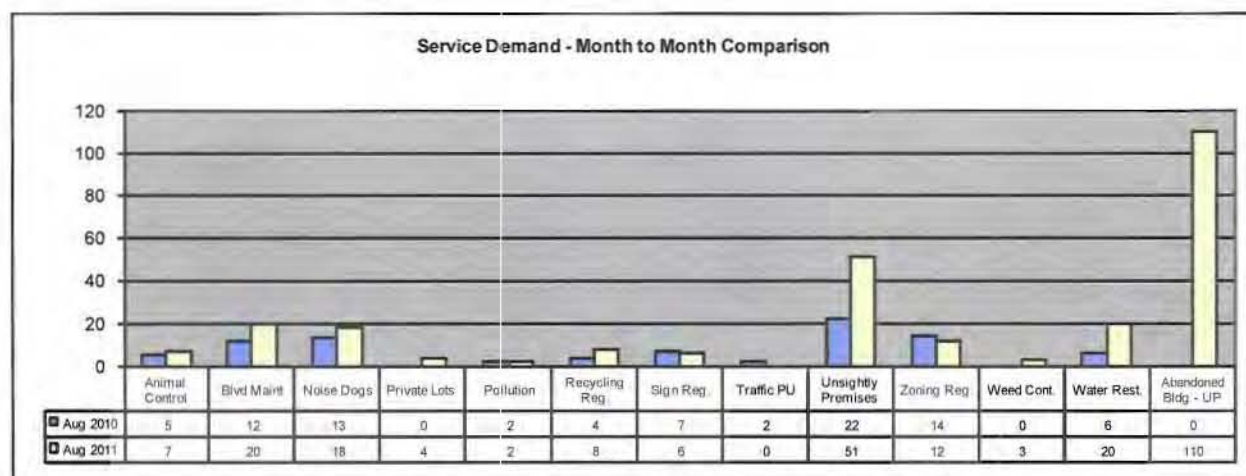
This program is a part of a coordinated City response. As part of this initiative, Community Bylaws and Fire-Rescue is notified daily by Permits – Building Approvals of all demolition applications. Community Bylaws role is to identify properties that may already have been identified by RFR but are now once again unsafe and unsecured, identify and address the unsightly properties and identify any new vacant properties that may have been missed.

- There was an increase in water restriction complaints this year due to the new Metro Vancouver lawn sprinkling regulations.

The following charts delineate Property Use service demand, by type, for August 2010 and



August 2011 as well as a year-over-year running comparison:



### 3. Grease Management Program

The Grease Management Inspector conducted 23 regulatory visits to food sector establishments during the month of August 2011. Most of the establishments inspected in August were found to be in compliance however 15 of the establishments required more than 1 visit due to restaurant operating times, the availability of personnel that have access to the traps and language barriers that require translation. There was one violation ticket issued during the month of August for failure to provide access to grease trap.

### 4. Dispute Adjudication Program

There were 13 cases processed at the Adjudication Hearing held on July 26, 2011 – 12 allegations were deemed to have occurred (1 case out of the 12 was a disputed ticket issued under the Grease Management Program) and 1 case was deemed not to have occurred.





### Conclusion

Community Bylaws staff continues to strive to maintain the quality of life and safety of the residents of the City of Richmond through coordinated team efforts with many City departments and community partners while promoting a culture of compliance.

Wayne G. Mercer  
Manager, Community Bylaws  
(604.247.4601)

ML:ml



# City of Richmond

## Report to Committee

**To:** Community Safety Committee

**Date:** September 23, 2011

**From:** Rendall Nasset  
Officer In Charge, Richmond RCMP Detachment

**File:** 09-5000-01/2010-Vol  
01  
(11.53)

**Re:** RCMP's Monthly Report -- July and August 2011 Activities

### Staff Recommendation

That the OIC's report entitled "RCMP's Monthly Report – July and August 2011 Activities" dated September 23, 2011, be received for information.

(Rendall Nasset) Superintendent  
Officer in Charge, Richmond RCMP Detachment  
(604-278-1212)

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>		
<b>CONCURRENCE OF GENERAL MANAGER</b> 		
<b>REVIEWED BY TAG</b> 	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>
<b>REVIEWED BY CAO</b> 	<b>YES</b> <input checked="" type="checkbox"/>	<b>NO</b> <input type="checkbox"/>

## Origin

At the request of the Community Safety Committee, the OIC will keep Council informed on matters pertaining to policing in the community and has developed a framework to provide regular reporting cycles.

## Analysis

Below is the RCMP's Monthly Report – July and August 2011 Activities.

### Noteworthy Files:

#### **Help Prevent Theft From Autos**

The Detachment sent out a news release on July 21<sup>st</sup> encouraging the community to protect themselves from becoming victims of crime with respect to theft from autos. There are a number of things that can be done to ensure that a vehicle will not be broken into. Theft from autos continues to be a common occurrence in Richmond and the RCMP is committed to bringing the number of these occurrences down.

The Detachment holds monthly Crime Reduction meetings as a collaborative effort to reduce crime within the community. Everything from identifying “hot spots” for criminal activity to ensuring that officers are aware of the prolific offenders and the crimes they commit is discussed. As much as the RCMP is focused on bringing criminals to justice and making the community safer, the police need the public's assistance in order to achieve success.

Theft from auto is a crime of opportunity and is preventable. By following a few basic guidelines will eliminate the likelihood of being a victim. The key is to get into the habit of consistently following these guidelines until it becomes second nature.

- Remove valuables from the vehicle. Never leave any items in plain view as doing so provides an easy target and attracts attention. Valuables may include loose change, cigarettes, lighters, CD's, sunglasses and clothing. If they can see it, they can steal it.
- Park in well lit open areas. When at home, park the vehicle in the garage ensuring both the garage and vehicle are locked.
- Remove portable accessories such as stereo faceplates and GPS units because the home address is programmed into the GPS. Choose to have a garage door opener that fits on the key ring instead of a model that clips on to the visor. The combination of having a GPS unit and garage door opener stolen from your vehicles allows thieves easy access to the home.
- Install an alarm in the vehicle, as these will deter theft not only from the vehicle but theft of the vehicle.
- Install a locking device on the steering wheel. Not only does this prevent your vehicle from being stolen, it also tells thieves that a responsible person owns the vehicle and the likelihood of any valuables left inside is low.

Richmond's Community Policing section and the numerous volunteers that work out of the Community Police Stations frequently perform inspections on vehicles parked at different locations within Richmond as part of Lock-Out Auto Crime.

Lock-Out Auto Crime volunteers take note of anything that attracts them to a vehicle, such as items of value left out in the open. These vehicles are given a Crime Prevention Notice which is a piece of paper left on the vehicle to serve as notification that the vehicle was checked by volunteers and found not to be in compliance of anti-theft strategies.

From January to the end of June volunteers checked approximately 14,000 vehicles as part of Lock-Out Auto Crime. Out of those vehicles almost 5,200 were issued Crime Prevention Notices.

### **Shots Fired**

On August 2 at approximately 1:00 pm the Detachment received a report of shots fired in the 10,000 block of Whistler Court. Upon police attendance it was discovered that one person had been shot. Emergency Health Services attended and transported the injured person to hospital for treatment. A 53-year-old male has been charged after allegedly discharging a firearm, sending a six-year-old boy to hospital. The male appeared in court on August 3 and has been charged with Pointing a Firearm, Reckless Discharge of a Firearm, Using a Firearm in a Careless Manner and Criminal Negligence Causing Bodily Harm. This male is not known to police. The six-year-old boy, who was visiting from China, had surgery and is expected to make a full recovery.

### **Cell Phones Targeted by Thieves**

Smart phones seem to be one of the latest craze, however some people are resorting to physical violence in order to steal them from their rightful owners. Since January there have been 35 robberies that have occurred in Richmond where either cell phones or personal electronic devices were stolen. In some instances, suspects have grabbed the phone from the hands of the victim as they walk by, while in other cases suspects have distracted the victims at which point the phone is stolen.

A distraction technique that has been used is when the suspect asks the victim for the time. When the victim takes out their cell phone to check the time, the suspect grabs the phone and runs. The majority of these offences have not included physical violence; however there have been instances where physical violence has been used. Incidents of cell phone theft and theft of personal electronic devices is not isolated to Richmond as this type of crime is being seen throughout the Lower Mainland. The following are some precautions to take to help protect oneself from becoming a victim:

- Be aware of surroundings and pay attention to who is nearby. Walk with confidence, holding head up and not looking down at the ground. Don't become consumed or distracted by your cell phone or personal electronic device that you lose touch of what is going on around you.



- Trust your instincts. If you feel like you are being followed and feel threatened, make eye contact to show you are suspicious and cross the street or enter a business that is close by. This shows that you will not be taken by surprise and puts you in a more populated area that will likely deter a criminal as the chance of being detected is higher.
- Walk with someone whenever possible, in well-traveled and well-lit areas. Avoid short cuts through alleys, construction sites and parking lots. Don't stop to talk to strangers and have a plan in mind in the event that you are confronted; where will you go and what will you do if a dangerous situation presents itself?
- If possible, don't advertise that you are carrying a cell phone or personal electronic device. Carry them as discretely as possible and replace them in your hiding spot immediately after using them.

In the event that someone confronts you, don't resist. Hand over the cell phone or belongings demanded as quickly as possible and try to disengage from the confrontation as soon as possible. Possessions can be replaced.

Cell phone owners should be aware that location-tracking software is available for both Blackberry and Apple. For Blackberry, owners can download "Blackberry Protect" at [www.us.blackberry.com](http://www.us.blackberry.com) while iPhone owners can download "Find My iPhone" at [www.apple.com](http://www.apple.com). Both of these security software are free and are able to locate lost or stolen phones on a map, remotely lock the phone to protect the contents and send a message that would show up on the screen of the phone. There is no official application made for Android but there are third party software makers that provide the same protection, for example "Lookout" at [www.mylookout.com](http://www.mylookout.com).

Another safety tip is to use a pass code to protect information that is stored in your smart phone. Information on a smart phone can be used for identity theft or property crimes. Addresses and phone numbers stored on smart phones can be used to determine if homes are vacant for break and enters to occur while access to applications such as Email and Face book can access personal information. Never store pin numbers or alarm codes in the Notes application of the smart phone, as this is easily accessible as well.

### **Please Respect Local Growers**

Fruit thievery may seem like a small problem to most but with food costs spiralling and operating costs on the rise, fruit theft is a big problem for blueberry farmers. Over the past few years the Detachment has received complaints from local blueberry farmers that their crops are being pilfered when no one is looking. Fruit theft is difficult to quantify, as partial crop losses are hard to estimate however farmers have noticed a decrease in their earnings, which they attribute to theft.

Blueberry theft is no different from any other type of theft as theft boils down to people choosing to disrespect other people and their property. These thefts are upsetting for farmers as they have put so much time and effort into growing their crop, only to find that people that help themselves to their bounty have diminished their yield.

People should be aware that berries and other crops are often sprayed with chemicals or pesticides after which they must sit for a few days before they can be harvested and consumed. As a result, there may be potential health concerns to those that unknowingly consume berries directly from farmers' fields that have been recently sprayed.

Farmers can protect themselves from theft by using preventative measures such as building fences and planting thorny bushes around their crops at vulnerable access points. The bushes should not be allowed to get to a height where they provide cover for thieves. Another option is to have gravel driveways so that the thieves are unable to make a silent approach. Farmers are asked to monitor their crops daily and report any incidents of theft immediately.

### **Hazardous Situation**

On August 8<sup>th</sup> at approximately noon, the Detachment was dispatched to a report of a hazardous situation in the parking lot of Liquidation World located in the 3000 block of Sexsmith Road. The report was that a driver was trying to load a full-sized refrigerator into the trunk of a car. Upon arrival the constable located the vehicle and observed that the fridge was one-third in the trunk while the remainder teetered over the edge of the car's bumper. The fridge was secured to the vehicle using rope and the seatbelts from the back seat. The driver thought that what he was doing was ok and the constable informed the driver that the load was unsafe for transport and explained just how dangerous his actions were. Proper transportation was arranged and the driver apologized. The Detachment has sent out a news release informing the public about taking the time to properly transport items. Insecure loads are to blame for collisions and injuries far too often, and these situations can be prevented.

### **Auxiliary Constables**

From January to August 2011, Richmond Detachment Auxiliary Constables recorded 4,664 volunteer hours as indicated in the following table:

<b>Time Period</b>	<b>Community Policing Duties</b>	<b>Training and Administrative Duties</b>	<b>Patrol Ride-Along Duties</b>	<b>Total Hours</b>
<b>Jan - Aug</b>	2,081	1,401	1,182	4,664

### **Summary of Auxiliary Constable Duties for July and August 2011:**

Over the summer, Auxiliary Constables have concentrated on community policing programs, such as:

- Foot and Kubota patrols
- Coastal Watch Program
- Boat Safety Inspections
- Home Security Checks

Auxiliary Constables also attended several community events to support a police presence, including:

- Canada Day/Salmon Festival
- Dolphin Classic Basketball Tournament
- Jami'a Mosque Family Fun Day
- Outdoor Movie Nights
- Kids Safe Festival
- Maritime Festival

In addition, Auxiliary Constables assisted regular members with:

- General Duty shifts
- Liquor/Bylaw Enforcement Teams
- Road Safety Unit (Traffic) shifts
- Night Market shifts
- Marine Vessel Patrols

With the Auxiliary Constable that recently completed the weeklong RCMP Bike course, a total of 5 Auxiliary Constables are currently bike trained. It is anticipated that this number will increase to 12 over the next year to provide uniformed bike presence at events, as well as assisting the Regular Member Bike Team.

### **Community Policing Unit**

#### **Summary of Community Policing Unit Duties for August 2011:**

**Residential Break and Enters** - 60 Break and Enter alerts, via email, were sent to Richmond residents informing them of a neighbourhood break and enter. This includes date, time, point of entry and information on how to increase home security.

**Business Break and Enters** - 24 Business Break and Enter alerts, via email, were sent to Richmond businesses notifying them of a neighbourhood break in and directed the community to the Business Watch web pages.

**Onside Program** – On August 5<sup>th</sup> and August 13<sup>th</sup>, 6 Richmond youths were taken to a football game at Empire Field as part of the Onside Program.

**Red Serge Event** – A constable from the Community Policing Unit accompanied His Worship Malcolm Brodie to the Olympic Oval in red serge for the opening of the 2011 World Senior Badminton Championships. This was a very well received event by local citizens and participants.

### **Youth Section**

Youth Section members investigated two robbery files that appeared to be connected. After initial investigation by General Duty members the files were then passed on to the Youth

Section for further follow-up. The members conducted interviews of witnesses and victims and obtained the masks that were used during the robberies. Several youth were identified as suspects. All the youth admitted to the robberies and were sent to the City's Youth Intervention Program.

### **Road Safety Unit**

#### **Richmond Detachment Traffic Statistics**

<b>Name</b>	<b>Act</b>	<b>Example</b>	<b>June</b>	<b>July</b>	<b>Aug</b>
Violation Tickets	Provincial Act Offences	Speeding	1291	1310	1521
Notice & Orders	Equipment Violations	Broken Tail-light	483	674	587
Driving Suspension	Motor Vehicle Act	24 hour driving prohibition for alcohol or drugs	12	29	20
Parking Offences	Municipal Bylaw	On or off the street Municipal parking offences	11	6	4
MTI's	Municipal Ticket Information	Any other Municipal Bylaw offence	10	7	7

For the August Violation Tickets statistics, the total of 1521 includes, although not limited to the following:

- 25 Excessive speed violations
- 95 Electronic device violations
- 23 Impaired related violations
- 275 Speed offences
- 111 Intersection offences
- 133 Seat belt offences

### **South Arm Community Police Station**

#### **Richmond Detachment Stolen Auto Recovery and Lock out Auto Crime Statistics for 2011**

<b>Month</b>	<b>Vehicles Viewed For Signs Of Auto Crime Only</b>	<b>Vehicles Scanned Through Stolen Auto Recovery (SAR)*<sup>1</sup></b>	<b>Vehicles Issued A Crime Prevention Notice<sup>2</sup></b>	<b>Patrol And Admin Hours</b>
<b>January</b>	4,898	4,368	530	96
<b>February</b>	2,265	1,657	608	60
<b>March</b>	3,261	1,630	1,082	80
<b>April</b>	3,356	2,529	828	54
<b>May</b>	3,681	2,391	1,290	82
<b>June</b>	2,197	1,342	855	58
<b>July</b>	1,825	1,289	536	48
<b>August</b>	1,898	989	909	51
<b>Total</b>	<b>23,381</b>	<b>16,195</b>	<b>6,638</b>	<b>529</b>

<sup>1</sup> A complete description of all categories has been previously circulated in the June Monthly Activity Report.

<sup>2</sup> Ibid



**Richmond Detachment Speed Watch Statistics for 2011**

<b>Month</b>	<b># Of Speed Watch Deployments</b>	<b>Total Vehicles Checked</b>	<b>Over 10 Km/h</b>	<b>Admin Hours For Office Duties</b>	<b>Number of Warning Letters Issued</b>
<b>January</b>	6	2,728	375	54	204
<b>February</b>	13	6,281	950	76	390
<b>March</b>	13	6,207	1,098	80	311
<b>April</b>	12	6,321	1,060	92	347
<b>May</b>	21	12,956	2,358	134	778
<b>June</b>	20	7,633	1,076	132	572
<b>July</b>	15	8,532	2,371	114	551
<b>August</b>	7	3,679	1,024	54	157
<b>TOTALS</b>	<b>107</b>	<b>54,337</b>	<b>10,312</b>	<b>736</b>	<b>3,310</b>

**Richmond Detachment Distracted Drivers Statistics for 2011<sup>3</sup>**

<b>Month</b>	<b>Number of Letters Sent</b>
<b>January</b>	Started Feb. 1st
<b>February</b>	50
<b>March</b>	73
<b>April</b>	64
<b>May</b>	57
<b>June</b>	52
<b>July</b>	78
<b>August</b>	70
<b>TOTAL</b>	<b>444</b>

**Victim Services**

In August of 2011, Victim Witness Services provided support to 48 new clients in addition to an active caseload of over 128 ongoing files. Victim Services assisted 16 crime and trauma scenes over this time period. Medical related sudden deaths, persons negatively affected by suicide, and family disputes dominated the calls for service.

**Crime Statistics**

Crime Stats – see Appendix “A”.

Crime Maps – see Appendix “B”

<sup>3</sup> A complete description of all categories has been previously circulated in the June Monthly Activity Report.

## **Financial Impact**

There is no financial impact associated with this report.

## **Conclusion**

The Officer in Charge, Richmond Detachment has developed a framework and will continue to provide a monthly reporting cycle to the Community Safety Committee.

A handwritten signature in dark ink, appearing to read 'Lainie Goddard', with a stylized, flowing script.

Lainie Goddard  
Manager, RCMP Administration  
(L.4767)



## JULY 2011 STATISTICS

This chart identifies the monthly totals for all founded Criminal Code offences, excluding Traffic Criminal Code. Based on Uniform Crime Reporting (UCR) scoring, there are three categories: (1) Violent Crime, (2) Property Crime, and (3) Other Criminal Code. Within each category, particular offences are highlighted in this chart. In addition, monthly totals for Controlled Drugs and Substances Act (CDSA) offences are included.

The Average Range data is based on activity in a single month over the past 5 years. The only exception is Metal Theft, which only has 4 years of available data. If the current monthly total for an offence is above average, it will be noted in **red**, while below-average numbers will be noted in **blue**.

Year-to-Date percentage increases of more than 10% are marked in **red**, while decreases of more than 10% are **blue**. Please note that percentage changes are inflated in categories with small numbers (e.g.: Sexual Offences).

	CURRENT MONTH	5-YR AVERAGE RANGE	YEAR-TO-DATE TOTALS		
	Jul-11	July	2010 YTD	2011 YTD	% Change
<b>VIOLENT CRIME</b> (UCR 1000-Series Offences)	<b>130</b>	138-154	1025	910	<b>-11.2%</b>
Robbery	<b>7</b>	7-10	59	82	<b>39.0%</b>
Assault	50	45-66	367	326	<b>-11.2%</b>
Assault w/ Weapon	<b>15</b>	8-14	88	89	<b>1.1%</b>
Sexual Offences	<b>9</b>	3-8	43	45	<b>4.7%</b>
<b>PROPERTY CRIME</b> (UCR 2000-Series Offences)	<b>542</b>	734-839	5033	4567	<b>-9.3%</b>
Business B&E	<b>28</b>	33-67	321	217	<b>-32.4%</b>
Residential B&E	44	35-58	313	396	<b>26.5%</b>
MV Theft	<b>18</b>	35-75	290	201	<b>-30.7%</b>
Theft From MV	169	153-215	1435	1217	<b>-15.2%</b>
Theft	122	105-159	764	757	<b>-0.9%</b>
Shoplifting	52	40-56	428	429	<b>0.2%</b>
Metal Theft	<b>1</b>	5-25	37	25	<b>-32.4%</b>
Fraud	<b>35</b>	47-71	367	338	<b>-7.9%</b>
<b>OTHER CRIMINAL CODE</b> (UCR 3000-Series Offences)	<b>225</b>	205-255	1485	1290	<b>-13.1%</b>
Arson - Property	<b>6</b>	7-22	58	36	<b>-37.9%</b>
<b>SUBTOTAL</b> (UCR 1000- to 3000-Series)	<b>997</b>	1098-1227	7543	6767	<b>-10.3%</b>
<b>DRUGS</b> (UCR 4000-Series Offences)	<b>134</b>	73-143	663	621	<b>-6.3%</b>

\* Metal Theft only has 4 years of available data.

Prepared by Richmond RCMP.

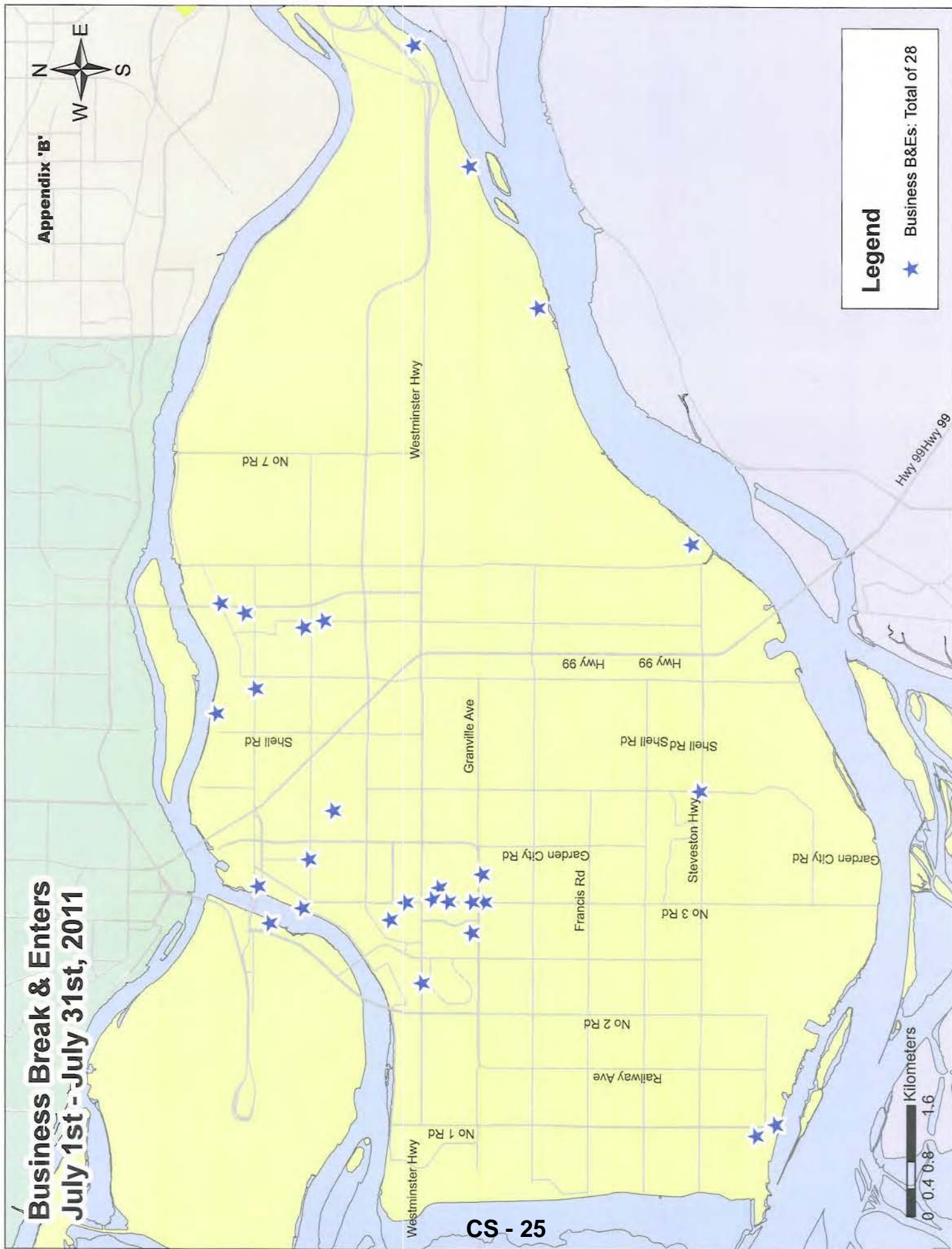
Data collected from PRIME on 2011-08-25. Published 2011-08-28.

This data is operational and subject to change. This document is not to be copied, reproduced, used in whole or part or disseminated to any other person or agency without the consent of the originator(s).



**Business Break & Enters  
July 1st - July 31st, 2011**

**Appendix 'B'**



**Legend**


- ★ Business B&Es: Total of 28

# Residential Break & Enters July 1st - July 31st, 2011

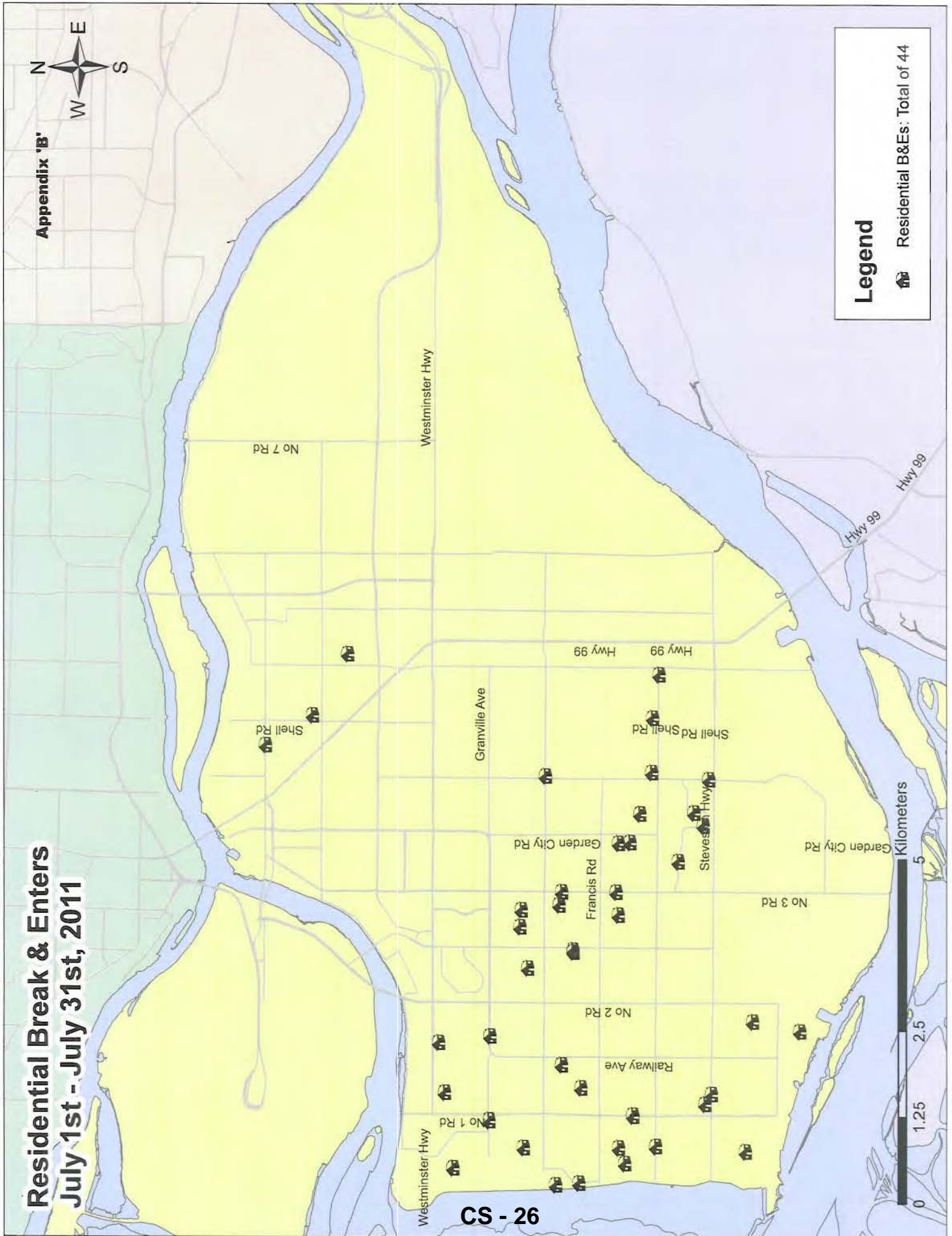
Appendix 'B'



## Legend

 Residential B&Es: Total of 44

CS - 26





# Auto Theft

July 1st - July 31st, 2011

Appendix 'B'



CS - 27

## Legend

 Auto Thefts: Total of 18

 Kilometers  
0 0.375 0.75 1.5



# Thefts From Vehicles July 1st - July 31st, 2011

Appendix 'B'

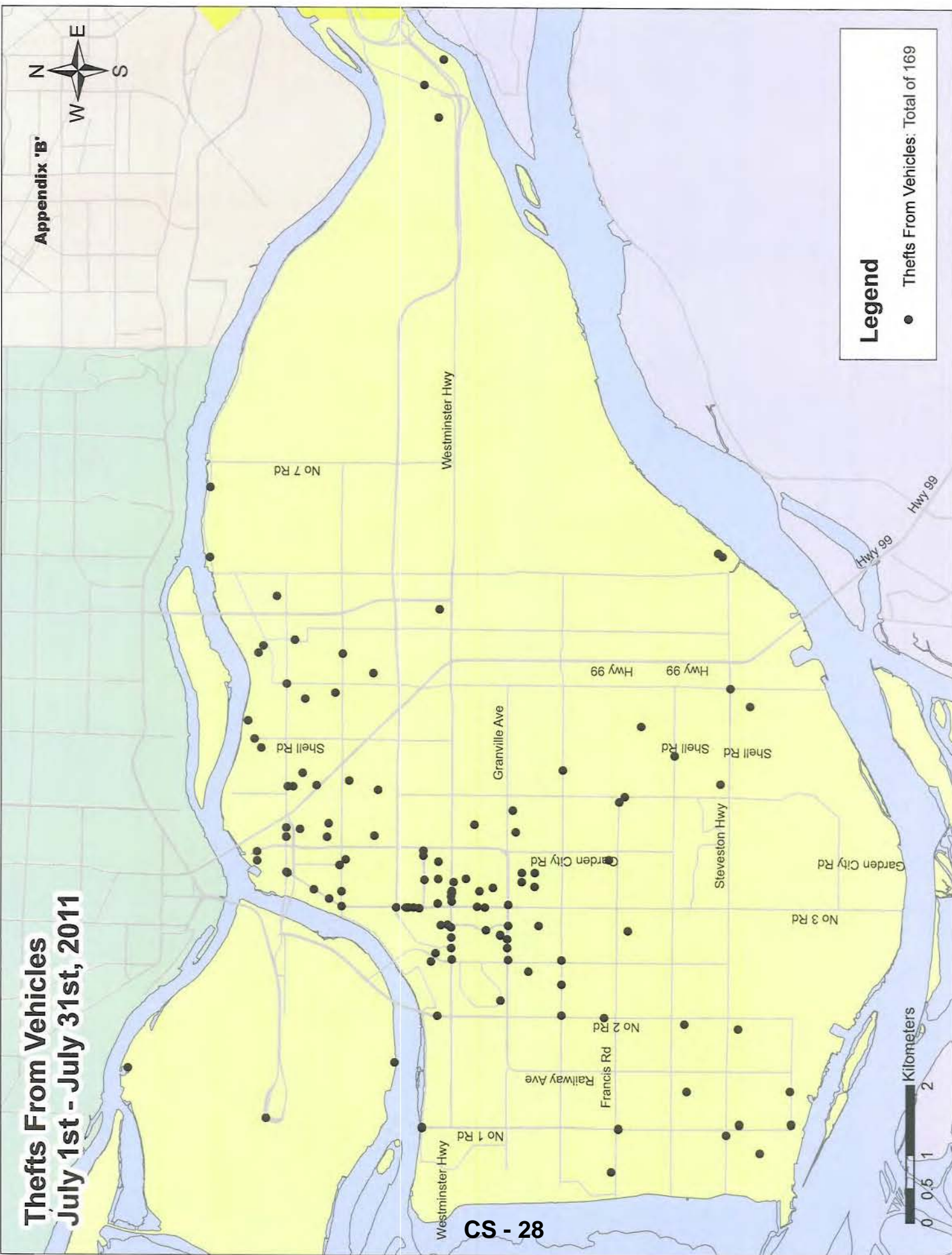


## Legend

- Thefts From Vehicles: Total of 169

0 0.5 1 2 Kilometers

CS - 28







## AUGUST 2011 STATISTICS

This chart identifies the monthly totals for all founded Criminal Code offences, excluding Traffic Criminal Code. Based on Uniform Crime Reporting (UCR) scoring, there are three categories: (1) Violent Crime, (2) Property Crime, and (3) Other Criminal Code. Within each category, particular offences are highlighted in this chart. In addition, monthly totals for Controlled Drugs and Substances Act (CDSA) offences are included.

The Average Range data is based on activity in a single month over the past 5 years. The only exception is Metal Theft, which only has 4 years of available data. If the current monthly total for an offence is above average, it will be noted in **red**, while below-average numbers will be noted in **blue**.

Year-to-Date percentage increases of more than 10% are marked in **red**, while decreases of more than 10% are **blue**. Please note that percentage changes are inflated in categories with small numbers (e.g.: Sexual Offences).

	CURRENT MONTH	5-YR AVERAGE RANGE	YEAR-TO-DATE TOTALS		
	Aug-11	August	2010 YTD	2011 YTD	% Change
<b>VIOLENT CRIME</b> (UCR 1000-Series Offences)	<b>128</b>	<b>145-158</b>	<b>1181</b>	<b>1038</b>	<b>-12.1%</b>
Robbery	7	6-13	68	89	<b>30.9%</b>
Assault	<b>40</b>	47-68	429	366	<b>-14.7%</b>
Assault w/ Weapon	<b>11</b>	13-17	102	100	<b>-2.0%</b>
Sexual Offences	8	4-9	51	53	<b>3.9%</b>
<b>PROPERTY CRIME</b> (UCR 2000-Series Offences)	<b>704</b>	<b>729-826</b>	<b>5730</b>	<b>5271</b>	<b>-8.0%</b>
Business B&E	31	31-52	363	248	<b>-31.7%</b>
Residential B&E	<b>64</b>	34-54	365	460	<b>26.0%</b>
MV Theft	<b>18</b>	41-72	330	219	<b>-33.6%</b>
Theft From MV	<b>165</b>	176-232	1653	1382	<b>-16.4%</b>
Theft	156	90-158	853	913	<b>7.0%</b>
Shoplifting	<b>73</b>	36-69	478	502	<b>5.0%</b>
Metal Theft	3	0-25	41	28	<b>-31.7%</b>
Fraud	54	40-63	420	392	<b>-6.7%</b>
<b>OTHER CRIMINAL CODE</b> (UCR 3000-Series Offences)	<b>226</b>	<b>208-250</b>	<b>1748</b>	<b>1516</b>	<b>-13.3%</b>
Arson - Property	7	4-34	66	43	<b>-34.8%</b>
<b>SUBTOTAL</b> (UCR 1000- to 3000-Series)	<b>1058</b>	<b>1131-1185</b>	<b>8659</b>	<b>7825</b>	<b>-9.6%</b>
<b>DRUGS</b> (UCR 4000-Series Offences)	<b>120</b>	<b>60-153</b>	<b>737</b>	<b>741</b>	<b>0.5%</b>

\* Metal Theft only has 4 years of available data.

Prepared by Richmond RCMP.

Data collected from PRIME on 2011-09-14. Published 2011-09-25.

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**Business Break & Enters  
August 1st - August 31st, 2011**

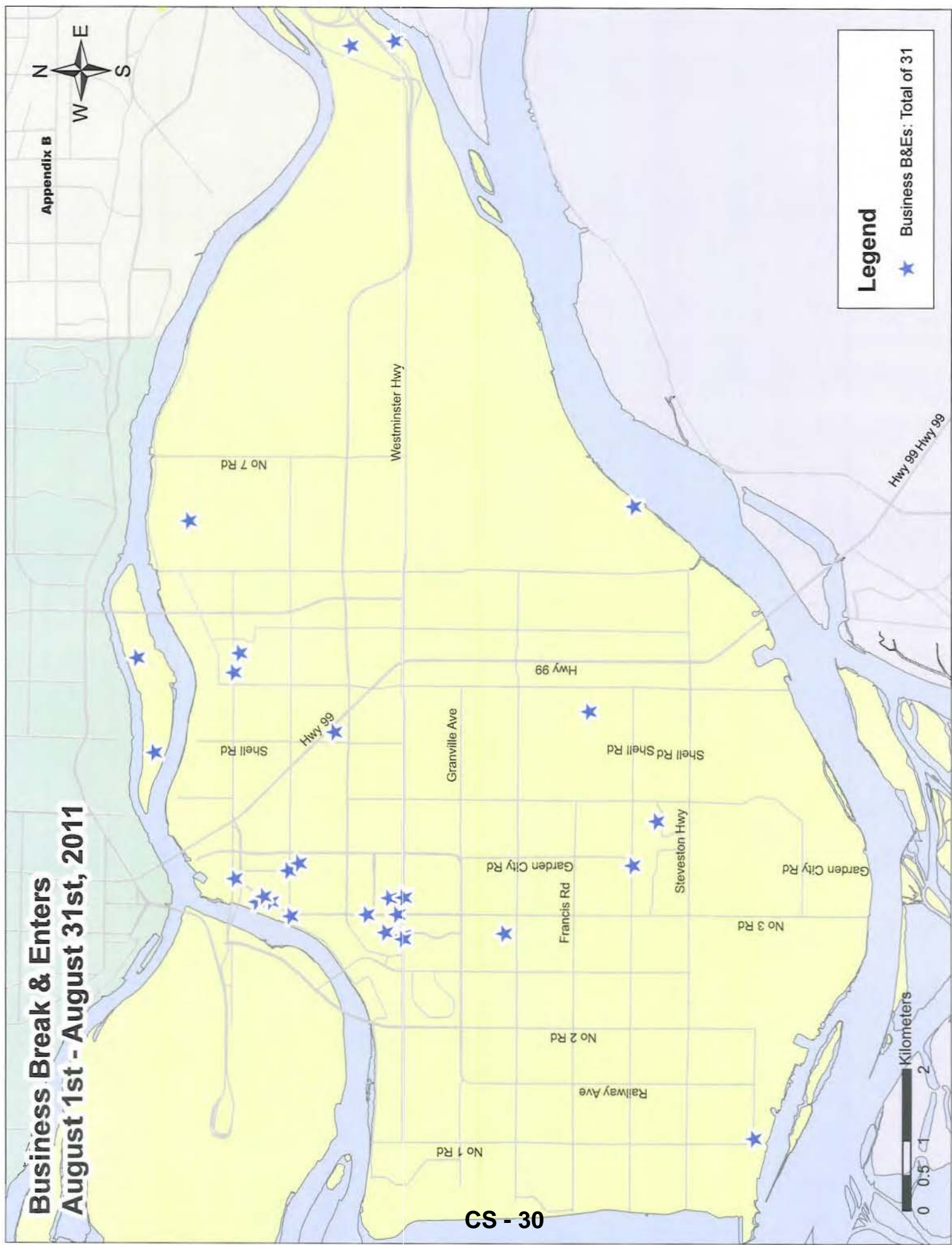
Appendix B



**Legend**

- ★ Business B&Es: Total of 31

0 0.5 1 2 Kilometers



# Residential Break & Enters August 1st - August 31st, 2011

Appendix B

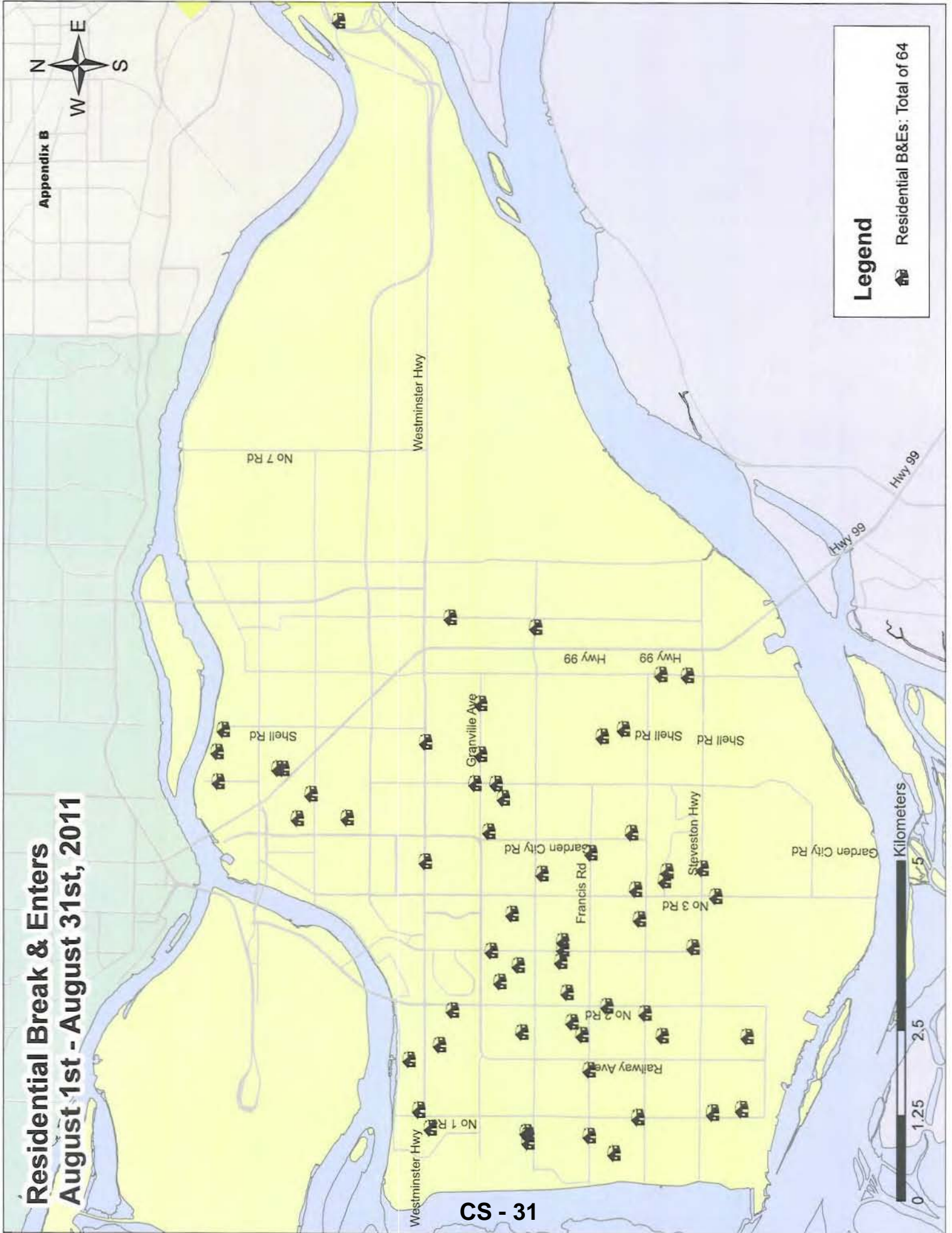


## Legend

Residential B&Es: Total of 64

Kilometers  
0 1.25 2.5 5

CS - 31





**Appendix B**

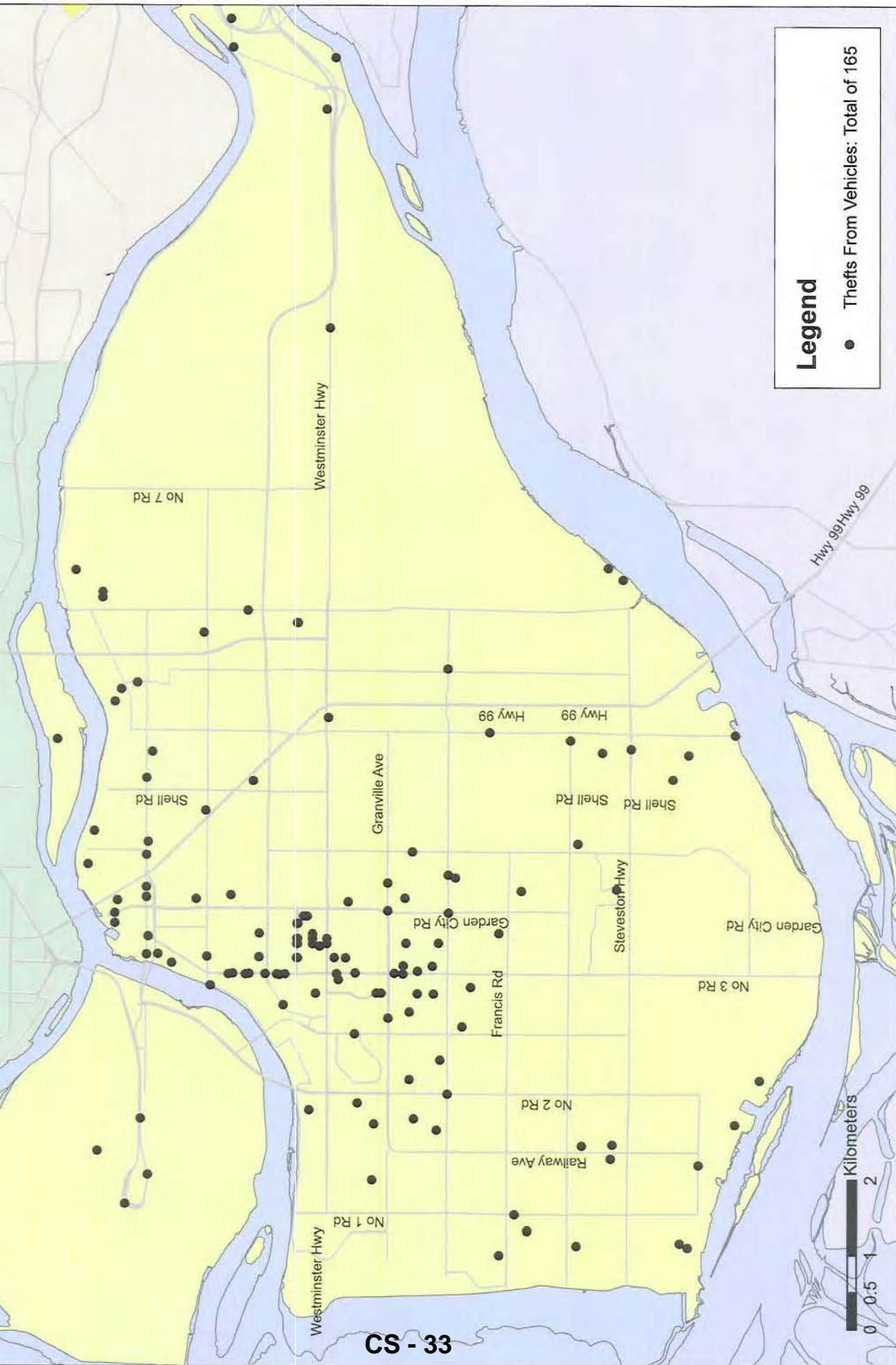
### Legend

Auto Thefts: Total of 18

A scale bar labeled "Kilometers" with markings for 0, 0.5, 1, and 2.

# Thefts From Vehicles August 1st - August 31st, 2011

Appendix B



## Legend

- Thefts From Vehicles: Total of 165

0 0.5 1 2 Kilometers







# City of Richmond

## Report to Committee

**To:** Community Safety Committee

**Date:** September 23, 2011

**From:** Tim Wilkinson  
Deputy Chief - Operations

**File:**

**Re:** Lafarge Canada Inc. - Confined Space Rescue, Fee-for-Service Agreement

### Staff Recommendation

That the Chief Administrative Officer and General Manager of Law and Community Safety be authorized to negotiate and execute on behalf of the City, a fee-for-service agreement for the provision of confined space rescue services by the City's Fire Rescue Division to Lafarge Canada Inc.'s operations at 7611 No.9 Road on the terms and conditions outlined in the staff report titled "Lafarge Canada Inc. - Confined Space Rescue, Fee-for-Service Agreement" and dated September 23, 2011.

Tim Wilkinson  
Deputy Chief - Operations

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Budgets & Accounting	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Business & Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## Staff Report

### Origin

This report supports Council's Term Goal:

*"To ensure the City has the capacity to meet the financial challenges of today and in the future, while maintaining appropriate levels of service through:*

#### *2.6 Establishment of new sources of revenue"*

In January of 2011 Richmond Fire-Rescue (RFR) was contacted by representatives of Lafarge Canada Inc ("Lafarge") in Richmond to explore the opportunity of entering into a fee-for-service agreement that would see RFR supporting the Lafarge confined space rescue team with backup support services during emergency events on an as needed basis,

### Analysis

Lafarge has approximately 200 confined spaces at its Richmond cement plant at 7611 No. 9 Road. Although some of these spaces may be considered "low risk", Lafarge has categorized them all as "moderate risk" due to the potential of always having cement dust in them. Lafarge does employ an emergency response team that has the capacity to provide confined space rescue. The team is comprised of plant workers who have been trained to provide this service. Richmond Fire Rescue would be needed to respond to augment this team as back up. Routine maintenance is conducted in their confined spaces, generally during the week, between the hours of 07:00 and 17:00. This amounts to 2-5 entries per week. At times unforeseen and unpredictable, breakdowns occur. These can happen at any time of the day or night, which may result in the need for a confined space entry. On average this happens less than once a week.

Lafarge occasionally has short term shut downs, that are known as PNR (Production Not Required) shut downs, that last approximately 1-2 weeks in length. The shut downs are market dependant, planned, and occur 1-5 times a year. During these PNR shut downs up to 5 confined space entries may be underway, but normally these are done during daytime weekday hours.

Generally Lafarge does a major shut down that can last 3-5 weeks once a year (dependant on market conditions). During this period, work may be conducted around the clock and there may be multiple confined space entries occurring simultaneously. Work activity may be for either inspection and/or maintenance purposes.

There have been no confined space rescues required at Lafarge in the last 10 years.

### **Requirement for Confined Space Rescue**

WorkSafe BC Occupational Health and Safety Regulation Confined Spaces Part 9 states:

#### ***“Rescue***

##### ***9.37 Provision of rescue services***

*(1) The employer must provide for the services of rescue persons when a worker enters a confined space.*

*(2) If the rescue persons are employees of another firm, or an agency such as a fire department, there must be a written agreement detailing the services that are to be provided.”*

##### ***9.38 Equipment and training***

*(1) Every person assigned rescue duties must be properly equipped and adequately trained to carry out such duties.*

*(2) A practice drill must be conducted at least annually.*

*(3) Records of training and practice drills must be maintained by the employer of the rescue persons.*

Lafarge has trained a number of their workers in the provision of confined space rescue as required by WorkSafe BC. However, Lafarge is seeking the fee-for-service agreement with RFR for the following reason:

1. Lafarge believes the fee-for-service agreement is a more cost effective approach for their company.

### **Fee-For-Service Agreements and Benefits**

RFR does not currently operate any fee-for-service agreements. RFR does however operate within the provisions of the 1995 Metro Vancouver Fire Department Mutual Aid Agreement with adjacent municipalities.

The number of confined space rescue calls performed by RFR annually is small, and the opportunity to more regularly practice this technical rescue skill is beneficial to RFR emergency responders. RFR is in the position to add this agreement into the service provision responsibilities without hindering response to the City of Richmond. In addition, the City would benefit from this new revenue source.



The basic terms of the fee-for –service agreement would be:

1. **Basic Services:** supporting the Lafarge confined space rescue team with backup support services during emergency events on an as needed basis, plus 12 on-site familiarization visits per year relating to confined spaces, at Lafarge's operation at 7611 No.9 Road
2. **Additional Services:** dedicated on-site confined spaces Emergency Response Team, on request by Lafarge.
3. **Term:** one year with automatic annual renewals subject to termination with 6 months notice.
4. **Fee for Basic Services:** \$14,300 for the first year plus 12 site visits/year @ \$250 per visit (the annual fee to be reviewed prior to each renewal). This fee is based on a full cost recovery basis.
5. **Fee for Additional Services:** cost recovery based on the hourly rate plus benefits and equipment of the RFR emergency response team and back fill of RFR staff.
6. **Indemnity:** Lafarge Canada Inc. shall hold harmless and indemnify the City of Richmond against any and all claims and actions arising out of the participation in the performance of confined space rescue activities.
7. **Equipment:** Lafarge will provide the equipment necessary for the confined space rescues.

The terms of the agreement would ensure that the delivery of fire and rescue emergency services to the City are not negatively impacted by the delivery of this service to Lafarge. Lafarge understands that there are times when RFR may have resources committed to other emergency responses within the City of Richmond, thereby resulting in a diminished confined space rescue capacity. Since August of 2006, RFR statistics have shown that there were 41 such instances where RFR's capacity has been reduced for a period exceeding one hour.

When RFR is deployed in a significant incident of duration, Lafarge would receive an email and phone call from RFR notifying Lafarge to suspend confined space activities. Once RFR is again available, another email and phone call would be sent to inform Lafarge that confined space activities can resume.

During times of major shut downs or other critical work activity at Lafarge's plant, Lafarge will staff an on-site Confined Space Emergency Response Team in order to maintain operational continuity. These decisions and costs will be at the sole discretion and responsibility of Lafarge. However, RFR will offer a dedicated on-site Confined Space Emergency Response Team as an additional service on a full cost recovery basis.

### **Financial Impact**

For the first year of the agreement, the City would receive new revenue of approximately \$14,300 annually plus 12 site visits/year @ \$250 per visit. The fee would be re-negotiated annually.

September 23, 2011

### **Conclusion**

The fee-for-service agreement provides mutual benefits to both parties including the creation a strong working relationship with a long-standing Richmond business that has been operating since 1958.

A handwritten signature in black ink, appearing to read 'Tim Wilkinson', with a stylized, cursive script.

Tim Wilkinson  
Deputy Chief - Operations  
(604-303-2701)





# City of Richmond

## Report to Committee

**To:** Community Safety Committee  
**From:** John McGowan  
Fire Chief, Richmond Fire-Rescue

**Date:** September 26, 2011  
**File:** 09-5000-01/2011-Vol  
01

**Re:** Fire 20/20 Recruiting and Retaining for Diversity Workshop – Status Report

### Staff Recommendation

That the Fire 20/20 Recruiting and Retaining for Diversity Workshop Status Report, dated September 26, 2011 from the Fire Chief, be received for information

John McGowan  
Fire Chief, Richmond Fire-Rescue  
(604-303-2734)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

## **Staff Report**

### **Origin**

On July 25, 2011 Council approved Richmond Fire Rescue hosting a Fire 20/20 workshop on September 15 and 16, 2011, entitled "Recruiting and Retaining Diversity in the Fire Service". Community Safety Committee requested that *they be updated on the results of the workshop*. This report provides that update.

The report is in support of the Council term goals to:

*"The City will have a stable, effective, and knowledgeable workforce to serve Council and the community now and in the future through sound recruitment and retention processes."*

and

*"Ensure Richmond remains a safe and desirable community to live, work and play in through an interdisciplinary approach to community safety and a term strategy that results in discussions with Council on the implementation of change in the culture of Richmond Fire Rescue."*

### **Findings Of Fact**

The 20/20 workshop was supported and opened by the Fire Commissioner Becky Denlinger, who welcomed participants from seven Lower Mainland Fire Departments and the British Columbia Justice Institute. Teams participating in the workshop included Richmond, Surrey, New Westminster, City of North Vancouver, North Vancouver District, Abbotsford, and Vancouver. The two-day workshop was developed to discuss, develop and learn new strategies to recruit and retain qualified, diverse and inclusive firefighters.

The teams were strategically composed of stakeholders and leaders who are able to influence and commit to the strategies or who could contribute pertinent information to develop strategies. The teams were composed of fire chiefs, chief officers, labour representatives, recruitment officers, diverse fire fighters and human resource personnel. Richmond was fortunate as the host department to have two teams.

The first highlight of the workshop were the adult and youth diversity panels. The goal of these panels were to bring stakeholders into the workshop to directly share their cultural knowledge, perspectives, needs, and creative ideas about how to more effectively work with them in partnership to recruit and retain a qualified, diverse and inclusive workforce. Richmond Fire Rescue realized the importance of the community engagement in outreach and recruitment and therefore confirmed its goal to reflect the need to connect with diverse community groups.

The second highlight was the opportunity to connect with two workshop facilitators and board members of Fire 20/20 who are also internationally know speakers and innovators from the fire service. Fire Chiefs Debra Amesqua and Dave Daniels both have had success in building diverse and inclusive fire departments.

Debra Amesqua, the Madison Wisconsin Fire Chief, has been identified by both labour and management as building one of the most diverse and inclusive departments in the US. She was just named 2011 Fire Chief of the Year (the second woman to ever receive this honour).

Dave Daniels recently retired, rose through the ranks in Seattle and served as fire chief at three departments. Dave co-founded the International Association of Fire Chiefs Health, Safety and Survival Section and is a visionary for the future of the fire service.

Each department team gained a deeper understanding of diversity and inclusion, identified their top assets and vulnerabilities and established a specific goal that would move them towards a more inclusive and diverse department. Richmond Fire Rescue concluded that it is now time to shift the focus to community outreach and developing inclusivity within the department.

The workshop validated that, in the continuum of building a diverse and inclusive department, Richmond Fire Rescue has been successful in recruiting and retaining for diversity, however now needs to spend more energy on inclusion and community engagement.

### **Financial Impact**

There are no financial impacts for Fire Rescue associated with this report.

### **Conclusion**

The workshop was inspiring, informative and produced new ideas and initiatives that the cities can work on together. Richmond Fire-Rescue will be a better department that provides excellent service if we have the capacity to serve a diverse community. Having the capacity ensures we have employees who can speak the languages, understand our customers' cultures, have trusting relationships and have diverse perspectives in meeting both today's and tomorrow's challenges.



Kim Howell  
Deputy Chief - Administration  
(604-303-2762)

KH:kh



## General Purposes Committee

Anderson Room, City Hall  
6911 No. 3 Road

Monday, October 17, 2011  
4:00 p.m.

Pg. #      ITEM

### MINUTES

- GP-3**      *Motion to adopt the minutes of the meeting of the General Purposes Committee held on Monday, October 3, 2011.*



- GP-7**      1.    **ALEXANDRA DISTRICT ENERGY UTILITY – PHASE II CONSTRUCTION**  
(File Ref. No. 10-6340-20-P.11206) (REDMS No. 3370854)

[TO VIEW eREPORT CLICK HERE](#)

See Page **GP-7** of the General Purposes agenda for full hardcopy report

*Designated Speaker: John Irving*

### STAFF RECOMMENDATION

*That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to execute a Change Order to include Phase II works for the Alexandra District Energy Utility and increase the maximum upset price of the Design-Build Agreement with Oris Geo Energy Ltd. to \$4.8 million.*



### ADJOURNMENT









## General Purposes Committee

Date: Monday, October 3, 2011

Place: Anderson Room  
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:14 p.m.

### AGENDA ADDITION

It was moved and seconded  
*That the Public Consultation Program for the Proposed Noise Regulation Bylaw be added to the agenda as Item 3.*

**CARRIED**

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on Monday, September 19, 2011, be adopted as circulated.*

**CARRIED**

### DELEGATION

1. Barrie Mowatt, President and Founder, Vancouver Biennale, accompanied by Miriam Blumek, Biennale publicist, addressed Committee and thanked Richmond City Council for its support in helping the 2009–2011 Vancouver Biennale Exhibition realize its success.

Mr. Mowatt circulated a publication that featured all 33 sculptures that comprised the 2009-2011 Biennale (on file in the City Clerk's Office).

## General Purposes Committee

Monday, October 3, 2011

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Mr. Mowatt commended the City for its strength and courage during the controversy that surrounded the sculpture at the corner of Elmbridge and Alderbridge Way entitled "Miss Mao Trying to Poise Herself at the top of Lenin's Head". The controversy brought media attention to Richmond at the local, national and international levels.

He remarked that the Vancouver Biennale arts organization creates accessibility to art in "an open-air museum".

Mr. Mowatt concluded by requesting that Council encourage the Richmond School Board to partner with the Biennale in the future. A comment was made that the two Councillors who sit on the Council/School Liaison Committee will take Mr. Mowatt's comment to School Board personnel.

A brief discussion ensued between Committee and the Biennale representatives regarding the economic benefits to Richmond as a result of the Biennale.

### COUNCILLOR LINDA BARNES

#### 2. **LMTAC – VOTING IN LOCAL GOVERNMENT ELECTIONS & REFERENDA BY RESIDENTS LIVING ON INDIAN RESERVES**

(Report by Councillor Linda Barnes) (File Ref. No. 01-0005-01/2011-Vol 01) (REDMS No. 3366491)

Councillor Barnes provided background information on her report with respect to the jurisdictional overlap of Indian Reserves contained within municipal, and regional district, boundaries and some Reserves considered part of the local government electoral area.

A brief discussion among Committee ensued, with the City of Squamish cited as an example where Reserve and municipal boundaries overlap, and the potential impact on municipal elections.

There was general agreement that the issue of having Indian Reserves counted as part of local government boundaries, with regard to local government elections, be examined further.

It was moved and seconded

- (1) *That Council endorse the recommendations (Attachment 1) of the Lower Mainland Treaty Advisory Committee (LMTAC), as outlined in the draft discussion paper entitled 'Voting In Local Government Elections & Referenda by Residents Living on Indian Reserves' (Attachment 2); and*
- (2) *That Council communicate their views and endorsement directly to Minister Ida Chong, Ministry of Community, Sport, and Cultural Development, with a copy forwarded to the Hon. Mary Polak, Minister of Aboriginal Relations and Reconciliation.*

**CARRIED**

**COUNCILLOR EVELINA HALSEY-BRANDT**

**3. PUBLIC CONSULTATION PROGRAM FOR THE PROPOSED NOISE REGULATION BYLAW**

Councillor E. Halsey-Brandt queried staff regarding the outline of the City's work plan for the proposed Noise Regulation Bylaw public participation process, as outlined in a confidential memo to Council from Community Bylaws.

She expressed concern that: (i) the memorandum from Community Bylaws was marked 'confidential', impairing her ability to discuss the proposed work plan with residents; (ii) a public field test, based on the parameters set out in the proposed bylaw to be conducted in the Caithcart Road and Andrews Road neighbourhoods, had been delayed and the confidential memorandum did not indicate the dates for the field test; and (iii) the proposed work plan included a workshop for business stakeholders, but did not include a workshop for residents.

Phyllis Carlyle, General Manager, Law & Community Safety, clarified that both the public and business stakeholders will be consulted, and staff are following the detailed direction given by Council as a result of the staff report dated March 21, 2011. Staff will meet with residents affected by noise in the two neighbourhoods mentioned by Councillor E. Halsey-Brandt, and residents will be consulted.

It was agreed that a revised version of the confidential memo, one that can be shared with residents, detailing the City's proposed work plan, will be distributed to Council within 24 hours.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:46 p.m.)*

**CARRIED**

## **General Purposes Committee**

**Monday, October 3, 2011**

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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 3, 2011.

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Mayor Malcolm D. Brodie  
Chair

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Sheila Johnston  
Committee Clerk



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** September 28, 2011

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

**File:** 10-6340-20-  
P.11206/Vol 01

**Re:** Alexandra District Energy Utility – Phase II Construction

### Staff Recommendation

That the Chief Administrative Officer and the General Manager of Engineering and Public Works be authorized to execute a Change Order to include Phase II works for the Alexandra District Energy Utility and increase the maximum upset price of the Design-Build Agreement with Oris Geo Energy Ltd. to \$4.8 million.

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

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<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>



## Staff Report

### Origin

At the Regular Council Meeting of January 24, 2011, Council adopted the Alexandra District Energy Utility Bylaw 8641. Subsequently, on February 28, 2011, the Design-Build Agreement was awarded to Oris Geo Energy Ltd. with a maximum upset price of \$3.5 million. The total project budget approved by Council in the 2011 Capital Budget was \$6.0 million

The purpose of this report is to seek Council Authority to increase the scope of the Design-Build Agreement to allow servicing of new development in the Alexandra District Energy Utility (ADEU) Service Area.

### Analysis

The primary strategy for phasing construction of the ADEU is to match service capacity closely with demand at any given stage. In this way, capital expenditures that don't immediately generate revenue are minimised, and payback periods are reduced.

The current Design-Build Agreement with Oris Geo Energy Ltd. was awarded on February 2011 with an upset price of \$3.5M and includes the design and installation of geothermal wells in the West Cambie Greenway, an Energy Centre building, mechanical equipment, and distribution piping to Oris's Remy and Alexandra Gate developments. This scope of work is defined as Phase I and is required to service the Oris developments with some excess capacity in the well-field.

The original agreement called for Phase I to be in service by July 29, 2011 to meet the initial occupancy dates for the Remy. On May 3, 2011, a fire occurred at the partially completed Remy site and hence the occupancy and service dates have been revised to the second quarter of 2012. Phase I works are approximately 30% complete and are on schedule and on budget.

Based on the current construction schedules provided by developers inside the ADEU service area, an additional four developments (per table below, and mapped in **Attachment 1**) could now require ADEU service in the same timeframe as the Remy and Alexandra Gate projects.

	sq ft	Residential Units	Estimated First Occupancy Date*
Remy	174k	251	2012 Q2
Alexandra Gate	177k	193	2013 Q3
Mayfair Place	349k	358	2012 Q2
Villa Esperanza	219k	245	2013 Q1
9500 Cambie	109k	135	2013 Q4
Smart Centres		Commercial	2013 Q3

\*Almost all development projects are phased and full occupancy occurs over the course of several quarters after the first occupancy date.

Given these schedules, ADEU capacity beyond that currently defined for Phase I will need to be in place in 2012. Works required to create this additional capacity are defined as Phase II and include an upsized gas boiler, fluid cooler, service connection piping, and other mechanical equipment. The combined Phase I and II works would provide service capacity for approximately 50% of the residential floor space defined in the above table and would meet demand into early 2013, at which point Phase III would be required. Smart Centres would be serviced by Phase III works in this scenario.

Phase II works are estimated to cost \$1.3M as detailed in **Attachment 2**.

There are two options for delivering Phase II works as follows:

**Option 1 – Complete Phase II under the current Design-Build Agreement (Recommended)**

Oris has received contractor quotes for the completion of Phase II works. City staff and consultants have reviewed the quotes and they are competitive and provide good value. Oris would integrate the Phase II works with Phase I.

Compared to Option 2, completion of these works under an expanded Design-Build Agreement provides a higher level of price certainty, accelerated delivery and reduced coordination and administration costs.

Staff recommend that authority be given to expand scope under the current Design-Build Agreement to include Phase II works at an additional upset price of \$1.3M, to bring the total Design-Build Agreement upset price to \$4.8M.

Depending on the progression of development schedules over the next 4 months, it may be beneficial to delay the fluid chiller expansion (estimated cost of \$550k including contingency). As such, with the recommended authority, staff would hold the fluid chiller expansion as an option, temporarily excluding it from the Design Build Agreement. The first revision to the Design-Build Agreement would then raise the upset price to \$4.25M, with possible future inclusion of the fluid chiller bringing the Agreement to the full \$4.8M.

**Option 2 –Complete Phase II under a New Contract (Not Recommended)**

In this option, Oris would complete the Phase I works under the current Design-Build Agreement, and Phase II work would be designed and procured through public tender. Given current schedules, this work would likely overlap with completion of Phase I and would need to be coordinated with Oris at additional cost.

The primary option for expansion beyond Phase II is the development of a geothermal well-field in the park south of Odlin Road, with gas boilers for peak loads; however all options for Phase III expansion will continue to be explored by staff. Staff will bring forward in 2012 options for Phase III expansion works.

Staff will also bring forward in 2012 options and recommendations for future governance of the ADEU including updated models for expanding the utility through the service area.

### **Financial Impact**

As part of the 2011 Capital Budget, Capital Account 40598 – Alexandra District Energy Utility was approved with a total budget of \$6M.

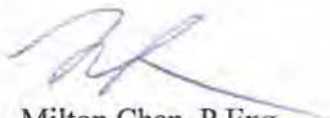
Inclusion of the Phase II works at a value of \$1.3M in the Design-Build Agreement will increase the value of the agreement to \$4.8M, which is within the total capital budget of \$6M, as detailed in **Attachment 2**.

As noted in previous ADEU reports, all capital costs will be fully recovered through ADEU revenue.

### **Conclusion**

Development in the Alexandra District Energy Utility service area is continuing at a fast pace. Based on the current information provided by the developers, the ADEU will require expansion beyond Phase I in 2012.

To take advantage of cost and scheduling benefits, staff recommend that the Phase II expansion be added to the Design-Build Agreement with Oris Geo Energy Ltd.



Milton Chan, P.Eng.  
Senior Project Engineer  
(604-276-4377)

MC:mc



Attachment 1



**Current Alexandra District Energy Utility Budget**

<b>Budget Allocated to this Project</b>	
Capital Project 40598 - 2011 Alexandra District Energy Utility	\$ 6,000,000.00
<b>Total Capital Budget</b>	<b>\$ 6,000,000.00</b>
<b>Estimated Costs</b>	
<b>Phase One</b>	
Hemmera Design Reviews / Field Services	\$ 60,000.00
Hemmera Preliminary Design Services	\$ 41,000.00
Corix Design Reviews	\$ 20,000.00
Property Acquisition	\$ 90,000.00
Legal Fees	\$ 100,000.00
Non-recoverable PST	\$ 5,442.50
Engineering Staff Capital Costs	\$ 75,000.00
10% Contingency	\$ 39,144.25
<b>Phase One Design / Build Agreement</b>	<b>\$ 3,500,000.00</b>
<b>Phase One Total</b>	<b>\$ 3,930,586.75</b>
<b>Phase Two</b>	
Phase Two Design / Build	
Energy Centre Expansion / Mechanical Equipment	\$ 550,000.00
Service Connection to Orchard Development	\$ 90,000.00
Fluid Chiller Expansion	\$ 500,000.00
10% Contingency	\$ 114,000.00
Non-recoverable PST	\$ 21,945.00
<b>Phase Two Design / Build Subtotal</b>	<b>\$ 1,275,945.00</b>
Phase Two Design Reviews / Field Services	\$ 50,000.00
<b>Phase Two Total</b>	<b>\$ 1,325,945.00</b>
<b>Total Estimated Costs</b>	<b>\$ 5,256,531.75</b>
<b>Capital Budget Remaining</b>	<b>\$ 743,468.25</b>



## Public Works & Transportation Committee

Anderson Room, City Hall  
6911 No. 3 Road

Wednesday, October 19, 2011  
4:00 p.m.

Pg. #      ITEM

### MINUTES

**PWT-5**      *Motion to adopt the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, September 21, 2011.*



### NEXT COMMITTEE MEETING DATE

Wednesday, November 23, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

### ENGINEERING AND PUBLIC WORKS DEPARTMENT

**PWT-11**      1.      **METRO VANCOUVER DRINKING WATER MANAGEMENT PLAN**  
(File Ref. No. 10-6060-02-01) (REDMS No. 3372405)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-11** of the Public Works & Transportation agenda for full hardcopy report

*Designated Speaker: Lloyd Bie*

### STAFF RECOMMENDATION

*That the Metro Vancouver 2011 Drinking Water Management Plan be adopted.*



**PWT-41      2.      WIDENING OF WESTMINSTER HIGHWAY AND NELSON ROAD  
CN RAIL WORK PERMIT**

(File Ref. No. 10-6340-20-P.11203) (REDMS No. 3368967)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-41** of the Public Works & Transportation agenda for full hardcopy report

*Designated Speaker: Milton Chan*

**STAFF RECOMMENDATION**

*That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign documents as required for a Work Permit from CN Rail for Contract 4230P – Design of Westminster Highway and Nelson Road Widening.*

☐

**COMMUNITY SERVICES DEPARTMENT**

**PWT-45      3.      2011 CORPORATE ENERGY MANAGEMENT UPDATE**

(File Ref. No. 01-0103-65-20-06) (REDMS No. 3363751)

[TO VIEW eREPORT CLICK HERE](#)

See Page **PWT-45** of the Public Works & Transportation agenda for full hardcopy report

*Designated Speaker: Levi Higgs*

**STAFF RECOMMENDATION**

*That the staff report entitled “2011 Corporate Energy Management Program Update” from the Interim Director, Sustainability and District Energy, dated October 6, 2011 be received for information.*

☐

**4.      MANAGER’S REPORT**

**ADJOURNMENT**

☐

Pg. #        ITEM

Pg. #        ITEM



## Public Works & Transportation Committee

Date: Wednesday, September 21, 2011

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda Barnes, Chair  
Councillor Sue Halsey-Brandt, Vice-Chair  
Councillor Derek Dang  
Councillor Ken Johnston  
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 Public Works & Transportation Committee held on Wednesday, July 20, 2011, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Wednesday, October 19, 2011 (tentative date) at 4:00 p.m. in the Anderson Room

1. **PROVINCE OF BC 2010-2011 BIKEBC CYCLING INFRASTRUCTURE PARTNERSHIP PROGRAM – EXECUTION OF COST-SHARE AGREEMENTS**

(File Ref. No.: 01-0150-20-THIG1/2011-Vol 01) (REDMS No. 3307750)

It was moved and seconded

*That the Chief Administrative Officer and the General Manager, Planning and Development, be authorized to execute any agreements necessary to receive cost-share funding under the Province of BC 2010-2011 BikeBC Cycling Infrastructure Partnership Program for the following two cycling facility projects as presented in the attached report:*



## Public Works & Transportation Committee

Wednesday, September 21, 2011

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- (a) *Minoru Boulevard Bike Route (Granville Avenue to Alderbridge Way); and*
- (b) *Garden City Road-Granville Avenue Intersection Improvements.*

CARRIED

### ENGINEERING AND PUBLIC WORKS DEPARMENT

#### 2. AWARD OF CONTRACT T.4311 – RECYCLING DEPOT CONTAINER COLLECTION AND RECYCLING SERVICES

(File Ref. No. 10-6370-04-01/2011-Vol 01) (REDMS No. 3295517)

In reply to queries from Committee, Suzanne Bycraft, Manager, Fleet & Environmental Programs, stated that Tender 4311 – Recycling Depot Container Collection and Recycling Services is a component-based contract. As such, she noted that bidders did not necessarily bid on all aspects of the work, but rather only on the portions of interest to them. Ms. Bycraft advised that bidding information on the individual recycling commodity would be provided to Council.

Discussion ensued regarding the net annual estimated revenue based on the tenders received and Ms. Bycraft advised that she would provide Council with precise figures of said revenue.

It was moved and seconded

*That Contract T.4311, Recycling Depot Container Collection and Recycling Services, for the period November 1, 2011 – October 31, 2014, be awarded as follows:*

- (1) *BFI Canada Inc. – the container collection and recycling services for the following commodities at the unit rates quoted: Mixed Waste Paper, Scrap Metal and Yard Waste;*
- (2) *Super Save Disposal Inc. – the container collection and recycling services for the following commodities at the unit rates quoted: Magazines, Tin, Scrap Aluminium, and Glass; and*
- (3) *Cascades Recovery Inc. – the container collection and recycling services for the following commodities at the unit rates quoted: Newspaper, Cardboard and Plastic.*

CARRIED

#### 3. FAT, OIL AND GREASE (FOG) MANAGEMENT PROGRAM UPDATE

(File Ref. No.: 10-6060-03-01/2011-Vol 01) (REDMS No. 3295278)

In reply to queries from Committee, Lloyd Bie, Manager, Engineering Planning, provided the following information:



## Public Works & Transportation Committee

Wednesday, September 21, 2011

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- staff have identified the City Centre as having the highest amount of fat, oil and grease (FOG), with Hamilton and Shellmont areas as the second and third highest;
- the City primarily relies on education to mitigate FOG deposits in residential neighbourhoods; and
- although there are anecdotal reports that garburators contribute towards FOG, it is difficult to quantify the impact of garburators on the City's sanitary sewer collections systems.

Discussion ensued regarding increased communication with residents concerning FOG. It was noted that the City's Recycling Depot accepts cooking oil and animal grease from residents in an effort to discourage disposal of these items down sinks.

It was moved and seconded

*That the five year Sanitary Pump Station and Forcemain Assessment and Upgrading Program (2012 to 2016) which includes forcemain pressure monitoring, forcemain access installation, forcemain inspection and FOG remediation, be endorsed for submission in the 2012 to 2016 Capital Plan for consideration.*

**CARRIED**

## PROJECT DEVELOPMENT & FACILITY MANAGEMENT DEPARTMENT

### 4. AGEING FACILITY INFRASTRUCTURE – UPDATE

(File Ref. No.: ) (REDMS No. 3019796)

Greg Scott, Director, Project Development, distributed a revised Page 2 to the staff report entitled "Ageing Facility Infrastructure – Update", dated June 30, 2011 (attached to and forming part of these Minutes as Schedule 1). He stated that the revised page includes text that was inadvertently omitted due to a formatting error.

Discussion ensued regarding funding strategies and Mr. Scott spoke of enterprise funding solutions.

In reply to queries from Committee, Mr. Scott advised that the Facility Condition Index (FCI) is an industry standard designation of facility condition and City facilities currently have a fair rating of 0.07.

Discussion ensued regarding the potential to maintain City buildings at a 'good' level versus the current 'fair' level. Committee commented that information regarding the long-term benefits of 'good' rated buildings would be appreciated. Also, Committee requested that a complete list of City buildings, including their FCI ratings be provided to Council.

## Public Works & Transportation Committee

Wednesday, September 21, 2011

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Discussion further ensued and Committee requested that information regarding the maintenance costs of individual buildings be provided to Council.

It was moved and seconded

*That the report entitled "Ageing Facility Infrastructure – Update", dated June 30, 2011 from the Director of Project Development, be received for information.*

CARRIED

### 5. MANAGER'S REPORT

#### *(i) BC Small Appliance Recycling Program*

Ms. Bycraft highlighted that the BC Small Appliance Recycling Program will begin October 1, 2011. She noted that four sites in Richmond will collect the items listed as part of the new program: (i) OK Bottle Depot on Capstan Way; (ii) Regional Recycling on Vulcan Way; (iii) Ironwood Bottle and Return-It Depot on Horseshoe Way; and (iv) the City's Recycling Depot on Lynas Lane.

Discussion ensued regarding the fees for small appliances and Robert Gonzalez, General Manager, Engineering and Public Works, advised that Metro Vancouver may fine municipalities for any unacceptable materials found in their solid waste, such as small appliances. Mr. Gonzalez remarked that staff are working with Metro Vancouver in an effort to direct any fines collected to public education programs and additional recycling facilities.

In reply to queries from Committee, Ms. Bycraft advised that information regarding the Small Appliance Recycling Program will be distributed to residents with the City's annual garbage and recycling materials.

#### *(ii) No. 1 Road and Moncton Street Intersection*

Victor Wei, Director, Transportation, provided background information and stated that traffic and pedestrian improvements at the No. 1 Road and Moncton Street intersection have commenced and are going well. He noted that staff anticipate that the project be completed by November 2011.

#### *(iii) Toilet Rebate Program*

John Irving, Director, Engineering, provided background information and noted that 85% of the funds recently allocated to extend the program have been apportioned.

#### *(iv) Ditch Infill*

Discussion ensued regarding the process for infilling a City ditch and Mr. Gonzalez advised that staff would provide Committee with said information.

## Public Works & Transportation Committee

Wednesday, September 21, 2011

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*(v) RV Sani Dump*

It was noted that Richmond does not have a sani dump service location for RVs.

Tom Stewart, Director, Public Works Operations, advised that staff are aware of the issue and are working towards a solution.

### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (4:50 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, September 21, 2011.

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Councillor Linda Barnes  
Chair

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Hanieh Floujeh  
Committee Clerk

## **Staff Report**

### **Origin**

On February 3, 2006 Facility Management provided a report to Council detailing City building conditions. The results were derived on physical audits undertaken by Vanderweil Facility Advisors (VFA) involving 140 buildings comprising 1,450,000 sq. ft of total building area. This report provides an update to the overall Facility Condition Index (FCI) of City facilities 5 years after the original report.

### **Background**

#### Council Term Goals

One of the strategic focus areas outlined in the currently adopted Council Term Goals is Financial Management. The goal is to ensure the City has the capacity to meet the financial challenges of today and the future, while maintaining current levels of service. This report outlines the current and long-term financial requirements for maintaining and replacing the City's ageing building infrastructure.

#### Condition of Existing Building Inventory

The City of Richmond's General Buildings and Leased facilities inventory consists of 146 buildings representing notable financial worth with a current value of \$284 million, excluding land costs and the Richmond Olympic Oval. The functional life of a facility is 45 years plus providing regular preventive maintenance is performed before a major refit is done. The average age of the facilities included in this report is 39.

FCI is an industry standard designation of facility condition where 0.00 to 0.05 is good, 0.06 – 0.10 is fair, and higher than 0.10 is considered poor. In 2006, the FCI of City facilities was 0.07 and has not changed due additional funding received in the past few years, as well as the replacement of some facilities. This has contributed to maintaining the overall FCI. However, a significant number of facilities will come due for major component renewal.

### **Analysis**

Annual facility inspections based on twenty percent of total square footage are performed by a team comprised of an Architect, and an Electrical and Mechanical Engineer. Assessments currently estimate a \$20 million backlog of infrastructure repairs/replacement requirements. Twenty-year projections of this backlog and anticipated average renewals indicate this backlog would increase an average of \$5 million per year over the next 20 years to \$120 million if the current level of funding continues.

The 2010 funding applied to facility infrastructure repairs, replacement, and renewal is \$4,325,000. Increases in funding since 2006 have enabled the repair, replacement, and renewal of many high priority systems such as roofs and mechanical systems. However, funding projections show that the average annual funding requirement over the next 20 years is \$8,321,214. A base level increase of \$4.0M would address this annual shortfall and would allow the City to maintain facilities in their current condition. It is projected that given the current level of funding the FCI figure will go from 0.07 to 0.43 over the next 20 years.



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** October 4, 2011

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

**File:** 10-6060-02-01/2011-  
Vol 01

**Re:** Metro Vancouver Drinking Water Management Plan

### Staff Recommendation

That the Metro Vancouver 2011 Drinking Water Management Plan be adopted.

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

Att. (2)

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>
Water Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES EVC <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>
			YES GID <input checked="" type="checkbox"/> NO <input type="checkbox"/>



## **Staff Report**

### **Origin**

Metro Vancouver's 2005 Drinking Water Management Plan (DWMP) for the Greater Vancouver Water District (GVWD) and member municipalities was adopted by the GVWD Board in September 2005 and issued to member municipalities for adoption or comment. A consultation process resulted in a revision to the 2005 DWMP and a staff report concerning the revised 2005 DWMP was presented to Council on February 26, 2007, and the revised plan was adopted by Council on this date.

On July 29, 2011, the GVWD Board adopted an updated 2011 DWMP (Attachment 1) and has requested that member municipalities adopt the updated plan in a letter dated August 18, 2011 (Attachment 2).

The purpose of this report is to have Council consider and adopt the 2011 DWMP as requested by the GVWD.

### **Analysis**

The 2011 DWMP maintains the three primary goals of the 2005 DWMP:

- Goal 1: Provide Clean, Safe Drinking Water
- Goal 2: Ensure the Sustainable Use of Water
- Goal 3: Ensure the Efficient Supply of Water

The plan outlines a number of actions and strategies for Metro Vancouver and member municipalities that will contribute to meeting these goals. While many of these strategies and actions are ongoing and unchanged from the 2005 DWMP, there are also some new commitments. New Metro Vancouver commitments include:

- Two new strategies with 10 new Metro Vancouver commitments centered around maintaining the water sheds as natural assets that provide clean, safe drinking water;
- Two new Metro Vancouver commitments to improve the energy efficiency of the water system and assess the feasibility of developing hydropower at the Cleveland and Seymour Falls dams;
- A new Metro Vancouver commitment to develop and implement an Asset Management Plan;
- A new Metro Vancouver commitment to meter all new municipal connections;
- A new Metro Vancouver commitment to deliver the Tap Water campaign;
- Three new Metro Vancouver water conservation commitments involving enhanced lawn sprinkling restrictions and water use in the industrial, commercial, institutional and agricultural sectors; and

- A new Metro Vancouver commitment to implement a cross-connection control program.

The 2011 DWMP also includes the following new actions for member municipalities:

- A new municipal commitment to implement a backflow prevention program;
- A new municipal commitment to work with the business sector on water conservation and water reuse;
- A new municipal commitment to update bylaws to enable and encourage on-site rainwater use for non-drinking water purposes;
- A new municipal commitment to implement pressure reduction where feasible and appropriate; and
- A new municipal commitment to further enhance lawn sprinkling restrictions.

Richmond has programs in place that largely address the municipal commitments in the 2011 DWMP, including the new commitments. The following is a list of 2011 DWMP municipal commitments with a brief description of the City's current status for each of these commitments.

#### **Goal 1: Provide Clean, Safe Drinking Water**

*1.1.9 Complete the reassessment of the secondary disinfection system within the municipal distribution networks in coordination with Metro Vancouver after the completion of the Seymour-Capilano Filtration Project. 2016*

Richmond will participate in this reassessment. The City has a rigorous water quality monitoring program in place that includes 39 dedicated water quality monitoring sites. Ongoing collection of this water quality information will be utilized to determine if there is any requirement for secondary disinfection within Richmond after the completion of the Seymour-Capilano Filtration Project.

*1.1.10 Monitor water quality in the municipal distribution systems and use this information to optimize water quality through operation of the municipal water system.*

As noted above, Richmond has a rigorous water quality monitoring program that meets the requirements of this action. Water quality information is shared with Metro Vancouver and utilized on an ongoing basis to operate the water system in a manner that provides the best possible quality of drinking water to the City's residents and businesses.

*1.1.11 Preserve water quality in the distribution system through proactive maintenance programs that include water main flushing, cleaning of municipal reservoirs, and eliminating dead-ends wherever possible.*

Richmond has a demand basis water main flushing program based on water quality and does not have any municipal reservoirs. Dead end water mains are eliminated as part of the watermain replacement program where water quality is an issue.

*1.1.12 Implement, administer, and maintain backflow prevention and cross-connection control programs within the municipal distribution system to protect the public water system from hazards originating on customers' premises or from temporary connections.*

The City has active backflow prevention and cross-connection control programs in place to protect the water system that meets regional requirements.

## **Goal 2: Ensure the Sustainable Use of Water**

*2.1.7 Reassess the merits of developing residential water metering programs and municipal rebate programs for water efficient fixtures and appliances. 2015*

Richmond already has successful residential water metering and toilet rebate programs. To date, 17,827 (63%) of Richmond's single family homes and 20,633 (20%) of Richmond's multi-family units have been metered for water. The City has an active toilet rebate program that has issued approximately 900 rebates to date in 2011. The City also provides free low flow shower heads and faucet adapters to metered residential customers.

*2.1.8 Develop, implement and enforce consistent bylaws to encourage water efficiency and implement Metro Vancouver's Water Shortage Response Plan.*

The City has adopted Metro Vancouver's Water Shortage Response Plan.

*2.1.9 Work with the business sector on water conservation and water reuse initiatives in partnership with Metro Vancouver.*

Richmond utilizes untreated water from the Fraser River for agricultural uses and is currently working with Townline Gardens Inc. on a rainwater storage irrigation system at the Fantasy Gardens site.

*2.1.10 Achieve a retail water rate structure that reflects the cost of regional water supply and, if practical, the regional seasonal price structure.*

The City's water rate includes the Metro Vancouver water rate and supports a watermain replacement program that has been identified as sustainable in the City's Ageing Infrastructure staff report dated June 7, 2011. Seasonal pricing for water is difficult to implement in an equitable manner without universal water metering. To date, all commercial and industrial customers are metered as are over 43% of residential units.

*2.1.11 Deliver educational programs promoting behaviour change and sustainable use of water.*



The City's [www.watermeter.ca](http://www.watermeter.ca) web site includes information on water conservation for both metered and non-metered customers. The City also sponsors the annual "Project Wet", which introduces Richmond elementary students to how water gets to their tap and promotes water conservation in a "hands on" setting.

*2.2.3 Update municipal bylaws, utility design standards and neighbourhood design guidelines to enable and encourage on-site rainwater management as appropriate, so that it can be used for non-potable purposes such as irrigation. 2014*

The City does not have any bylaws that preclude the utilization of harvested rainwater on-site for non-drinking water uses. Richmond currently offers rain barrels to residents for harvesting rainwater for irrigation purposes.

### **Goal 3: Ensure the Efficient Supply of Water**

*3.1.8 Renew and replace aging infrastructure to maintain required levels of service based on risk analyses and cost-benefit priorities specific to the needs of each municipality.*

The City has a long term infrastructure renewal program that has sustainable funding through its water rates and water utility. The long term water main replacement program is outlined in the City's Ageing Infrastructure staff report dated June 7, 2011.

*3.1.9 Undertake cost-effective leak identification and repair programs targeting the municipal water system.*

Staff has completed a preliminary leak audit through the Official Community Plan water modeling project. Within the next year, staff will conduct a water balance and determine the economic level of leakage for the City of Richmond. Subsequent leak detection work will be determined through the water balance.

*3.1.10 Implement, where feasible and appropriate, pressure reduction or pressure management programs (including pressure transients) to reduce leakage and potentially extend the life of the infrastructure.*

Staff will review the potential for pressure management in the City as part of the 2012 work program.

*3.2.5 Further enhance lawn sprinkling regulations to address both seasonal and peak day consumption issues in partnership with other municipalities and Metro Vancouver.*

The City adopted the latest Metro Vancouver water sprinkling restrictions at the Regular Council Meeting on June 27, 2011.

### **Financial Impact**

No financial impact at this time.

## **Conclusion**

The GVWD Board has adopted an updated 2011 DWMP and has requested that member municipalities consider adoption as well.

The 2011 DWMP maintains the same primary goals as the 2005 DWMP and many of the municipal commitments are similar to the earlier plan. As such, the City of Richmond is already in alignment with many of the municipal commitments and the outstanding municipal commitments are already included in existing City work programs.

A handwritten signature in black ink, appearing to read 'Lloyd Bie', with a horizontal line extending from the end of the signature.

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

LLB:llb

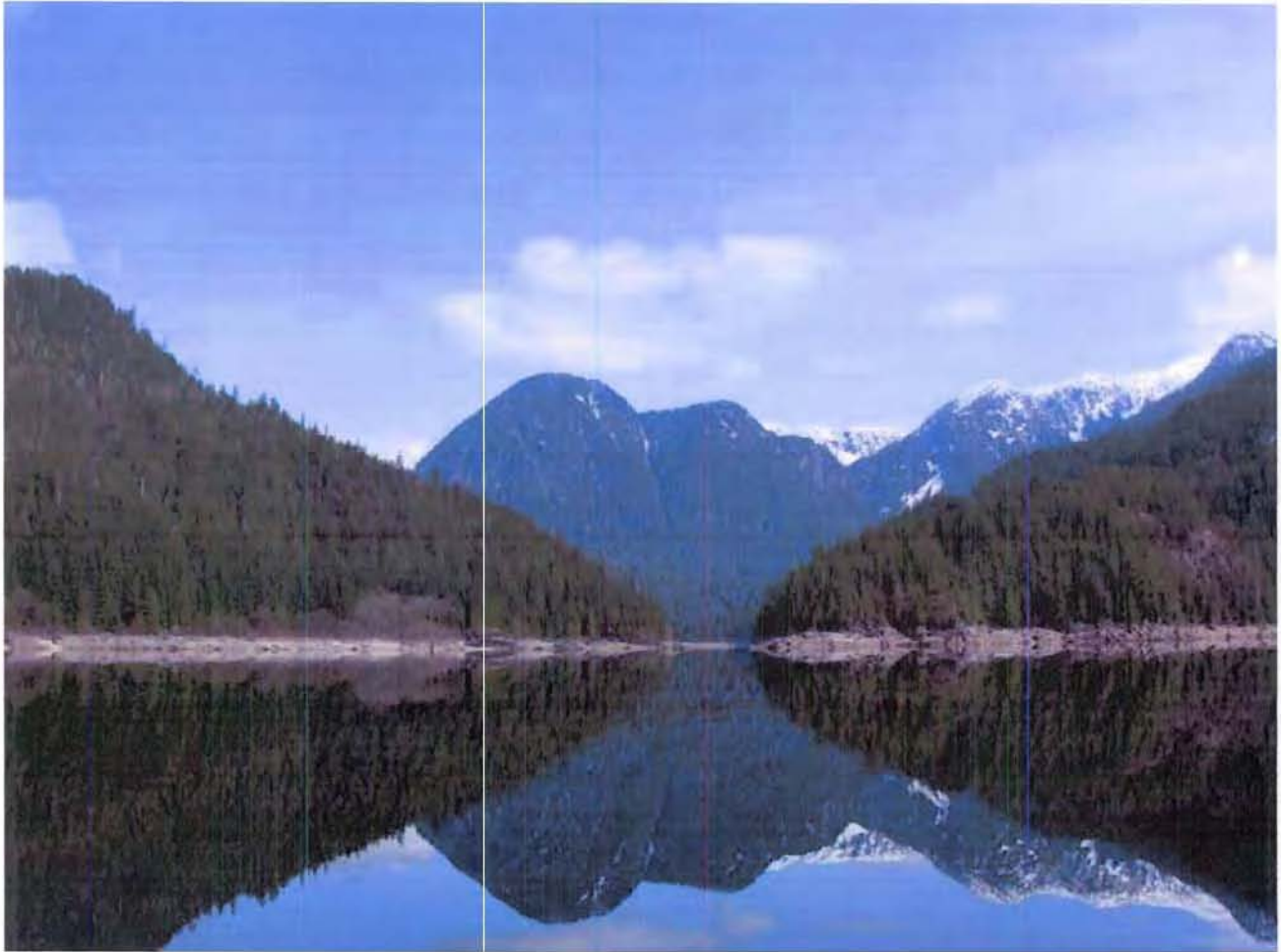
SUSTAINABLE REGION INITIATIVE...

TURNING IDEAS INTO ACTION



Metro Vancouver  
**Drinking Water  
Management Plan**

JUNE 2011



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# VISION

## THE DRINKING WATER MANAGEMENT PLAN

Metro Vancouver and member municipalities work together to supply clean, safe drinking water to more than 2.3 million people and associated businesses in the Metro Vancouver region. The Drinking Water Management Plan (DWMP) ensures that our region's water needs will be met affordably and sustainably. This will be done by using water more efficiently so that the water supply stretches out into the future even as the region's population continues to grow and increasing supply from the Coquitlam Lake reservoir.

The investments in water treatment, supply and conservation programs included in this plan will increase the cost of drinking water but the benefits include consistently higher quality drinking water, improved supply reliability, and greater environmental protection.

Metro Vancouver commits to provide clean, safe drinking water and ensure its sustainable use.



## PART ONE: PLAN OVERVIEW

### Metro Vancouver Sustainability Framework

Since 2002 Metro Vancouver has formally put the concept of sustainability at the centre of its operating and planning philosophy and advanced its role as a leader in the attempt to make the region one which is explicitly committed to a sustainable future. This comprehensive endeavour became known as the Sustainable Region Initiative, or more familiarly as the 'SRI'. In 2008, Metro Vancouver's Board adopted a Sustainability Framework outlining its vision, mission, values, sustainability imperatives, and sustainability principles. Depicted in Figure 1, the Sustainability Framework provides the foundation for Metro Vancouver's suite of plans, including the Drinking Water Management Plan (DWMP).

### Regional Vision

Metro Vancouver has an opportunity and a vision to achieve what humanity aspires to on a global basis – the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment.

We will achieve this vision by embracing and applying the principles of sustainability, not least of which is an unshakeable commitment to the well-being of current and future generations and the health of our planet, in everything we do.

As we share our efforts in achieving this vision, we are confident that the inspiration and mutual learning we gain will become vital ingredients in our hopes for a sustainable common future.

Metro Vancouver is a political body and corporate entity operating under provincial legislation as a 'regional district' and 'greater boards' that delivers regional services, planning and political leadership on behalf of 24 local authorities. It comprises of:				
CITY OF ABBOTSFORD	CITY OF COQUITLAM	TOWNSHIP OF LANGLEY	DISTRICT OF NORTH VANCOUVER	CITY OF SURREY
VILLAGE OF ANMORE	CORPORATION OF DELTA	VILLAGE OF LIONS BAY	CITY OF PITT MEADOWS	TSAWWASSEN FIRST NATION
VILLAGE OF BELCARRA	CITY OF LANGLEY	DISTRICT OF MAPLE RIDGE	CITY OF PORT COQUITLAM	CITY OF VANCOUVER
BOWEN ISLAND MUNICIPALITY	ELECTORAL AREA A (UNINCORPORATED AREA)	CITY OF NEW WESTMINSTER	CITY OF PORT MOODY	DISTRICT OF WEST VANCOUVER
CITY OF BURNABY		CITY OF NORTH VANCOUVER	CITY OF RICHMOND	CITY OF WHITE ROCK



Figure 1 Metro Vancouver's Sustainability Framework

## The Metro Vancouver Sustainability Framework

**REGIONAL VISION** The highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment. Achieved by an unshakeable commitment to the well-being of current and future generations and the health of our planet, in everything we do.

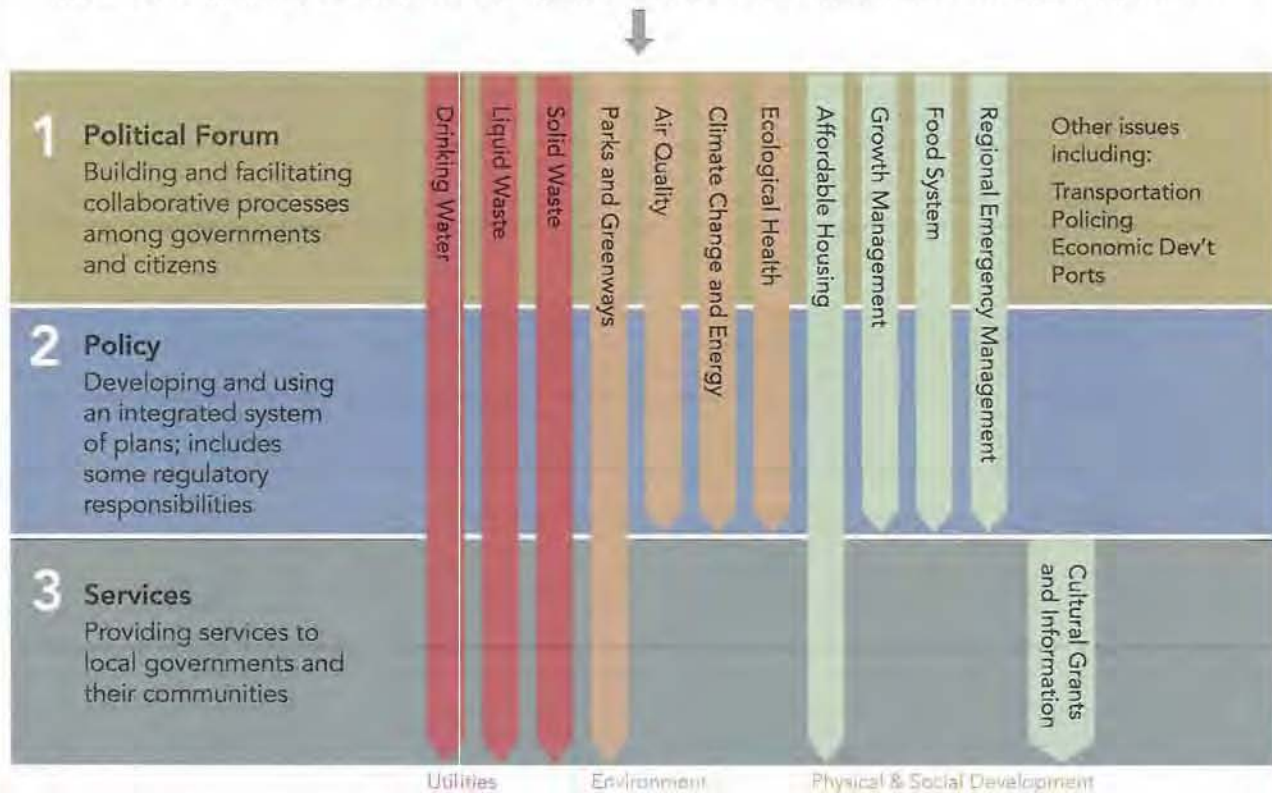
**METRO VANCOUVER ROLE AND MISSION** Serve the region and attain excellence in meeting these responsibilities. Plan for the future by developing and using an integrated system of plans. Facilitate collaboration with local governments and citizens.

**VALUES** Integrity is our foundation. Passion for our work and pride in our accomplishments are our drivers. Respect for the public and compassion in our relationships are our guideposts.

**SUSTAINABILITY IMPERATIVES** Have regard for local and global consequences and long-term impacts. Recognize and reflect the interconnectedness and interdependence of systems. Be collaborative.

**SUSTAINABILITY PRINCIPLES** Protect and enhance the natural environment. Provide for ongoing prosperity. Build community capacity and social cohesion.

...these are the foundation for Metro Vancouver's three interconnected roles:



Progress towards a sustainable region is measured by

**METRICS, TARGETS and KEY DELIVERABLES**

which establish strategic priorities and key activities

## Context for the Drinking Water Management Plan

### History

The forested Capilano, Seymour, and Coquitlam Watersheds are the source of water supply for Metro Vancouver. Access to these mountainous watersheds is restricted and these protected watersheds have long been a key component in the region's water supply system. In 2005, the Board of the Greater Vancouver Water District approved the Drinking Water Management Plan (DWMP) for Metro Vancouver and its member municipalities. In 2007, the Plan was amended to fully incorporate management of the source watersheds. Since that time, a number of changes have occurred to improve the quantity and quality of water, the most notable being the commissioning of the Seymour-Capilano Filtration Plant.

### Trends, Challenges, Opportunities

Metro Vancouver currently has sufficient quantities of water from its source watersheds to meet the region's needs until at least mid-century. Water continues to be a key economic, social, and environmental driver but demand for this resource will increase with time. The region is expected to grow by 35,000 people per year for the next few decades. Population growth will place demands not only on water supply, but also on water infrastructure if not carefully planned. While climate change predictions do not show a large shift in the amount of precipitation for the region, they do indicate that snow packs at lower elevations will decrease, springs will be earlier, and summers will be longer. These predicted changes in climate may place more stress on the drinking water supply system. In addition, predicted increases in storm activity during the rainy season may result in increased slope failures and river channel instability leading to increased turbidity in source reservoirs and increased treatment costs. Further opportunities can be identified to continue the trend of declining per-capita water use.

### Roles and Responsibilities

Metro Vancouver and its municipalities work together to supply clean, safe drinking water to more than 2.3 million people and associated businesses in the Metro Vancouver region. In this Drinking Water Management Plan reference to Metro Vancouver usually means the Greater Vancouver Water District (GVWD) and reference to municipalities means GVWD member municipalities and member treaty first nation, Tsawwassen First Nation. Metro Vancouver owns and operates the water supply, treatment and regional water supply system while municipalities own and operate the local water distribution systems to supply water to residents and businesses. Homeowners, building owners, industry, commercial businesses, and institutions also have a role and responsibility in ensuring their piping systems are in good order once water enters their property. Metro Vancouver and its municipalities are taking steps to improve water monitoring and metering systems, to improve energy efficiency, and to implement what can be considered the 5Rs of resource management (reduce, reuse, reclaim, recover, and respect the use of water for other purposes). This updated DWMP provides the direction and priority for drinking water initiatives in a sustainable context.

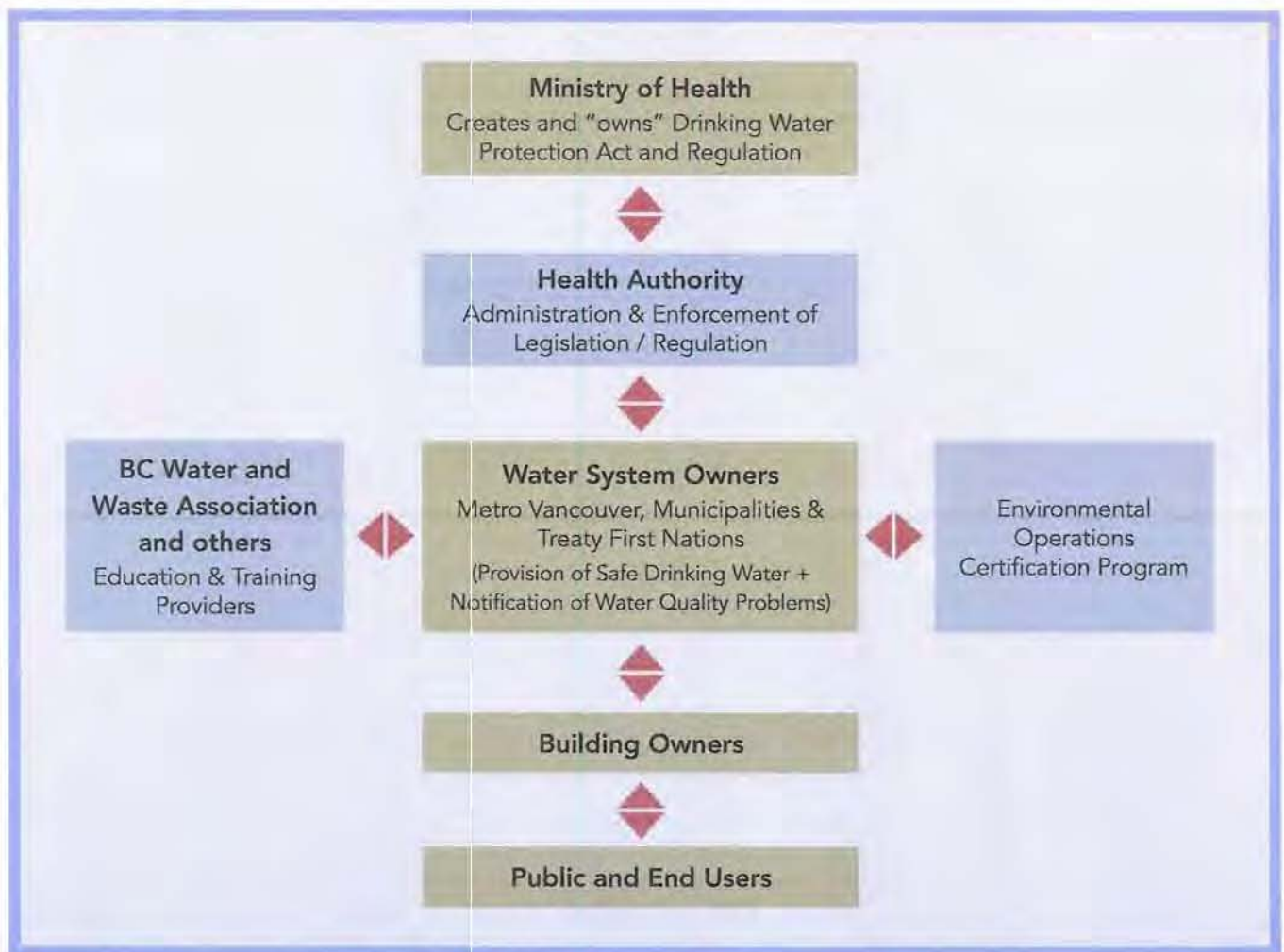


## Provincial Government Oversight of Drinking Water Systems

British Columbia's health authorities have a key role in providing provincial government oversight of drinking water systems. In particular, provincial government direction on provision of safe drinking water is administered locally by drinking water officers, public health engineers and medical health officers through issuance of an operating permit. The Metro Vancouver drinking water system is built and operated as one water system

with portions of the system in the two Health Authorities that cover the Lower Mainland; Vancouver Coastal Health, and Fraser Health. The Vancouver Coastal Health drinking water officers provide surveillance and monitoring of those aspects of Metro Vancouver's drinking water systems that may affect public health. They also administer and enforce the Drinking Water Protection Act, the Drinking Water Protection Regulation and the Health Act (Figure 2).

**Figure 2** Roles and responsibilities in the provision of safe drinking water sourced from Metro Vancouver's watersheds



Drinking water officers and public health engineers are contacted prior to the alteration of the drinking water system regarding construction permits and changes to operating permits. Water suppliers, such as Metro Vancouver and municipalities, have the water from their systems analyzed for the presence of microbiological pathogens and other indicator organisms by laboratories approved by the Provincial Health Officer.

From a water allocation or water quantity perspective, the *Provincial Water Act* is central to the water governance framework. The Provincial Water Act was last changed in 2004, driven primarily by growing concerns for the protection of drinking water quality. In addition to a new *Drinking Water Protection Act*, the 2004 Water Act amendments provided B.C. with its first mechanisms to protect groundwater and a process for watershed management planning to address or prevent conflicts among or between water users and the environment, and the protection of water quality.

## Aligning with Provincial Initiatives

The strategies and actions identified in the Drinking Water Management Plan (DWMP) align with the following recent Provincial initiatives:

### ACTION PLAN FOR SAFE DRINKING WATER IN BRITISH COLUMBIA

This plan includes comprehensive legislation and measures to protect drinking water from source to tap by improving monitoring, treatment, reporting, and accountability to the public. The Province's Action Plan sets out specific principles and actions to ensure British Columbians enjoy safe, clean, healthy drinking water as effectively, efficiently, and reliably as possible. The DWMP addresses all these concerns and continues to update them as required as best management practices evolve.

### LIVING WATER SMART: BRITISH COLUMBIA'S WATER PLAN

Water Smart objectives supported by the DWMP include supporting rainwater harvesting and water reclamation actions, helping to address the impacts of climate change, and implementing actions that result in matching water quality to usage requirements.

### WATER SUSTAINABILITY ACT (PROPOSED REVISION TO THE WATER ACT)

This proposed new act would revise the Water Act to lessen our water footprint and transition to a new way of managing water. This includes a number of water policies that propose to improve water use efficiency, conservation, protect stream health and aquatic environments, and regulate water during scarcity.

### BC CLIMATE ACTION PLAN

This Plan sets a provincial target of 33 percent less greenhouse gas emissions by 2020 and 80 percent by 2050. The DWMP contributes to meeting these targets by prioritizing gravity systems where possible, assessing hydropower at existing reservoir dams, recovering energy where feasible and upgrading pump technologies.

### INTEGRATED RESOURCE RECOVERY

Integrated Resource Recovery (IRR), formally defined by the Province in 2008 in a report titled *Resources from Waste: A Guide to Integrated Resource Recovery*, is a concept and approach that integrates the management of water, wastewater, energy, and solid waste services to recover resources and value to help increase resiliency.

Figure 3 Metro Vancouver's Interconnected Management Plans



## Coordinating with other Metro Vancouver Plans

The Drinking Water Management Plan is one plan among a suite of interconnected management plans developed around Metro Vancouver's Sustainability Framework (Figure 3). The following section summarizes key links between Metro Vancouver's plans and outlines where actions identified in other Metro Vancouver plans affect the Drinking Water Management Plan, and conversely where actions in this DWMP make a contribution to the goals of other Metro Vancouver plans.



Table 1 Metro Vancouver Management Plan Linkages

## Linkages Between Metro Vancouver Plans

### INTEGRATED LIQUID WASTE AND RESOURCE MANAGEMENT PLAN



### REGIONAL GROWTH STRATEGY



### INTEGRATED SOLID WASTE AND RESOURCE MANAGEMENT PLAN



## Linkages Between Metro Vancouver Plans

### REGIONAL FOOD SYSTEMS STRATEGY

Support for adoption of environmentally sustainable irrigation practices and technologies will minimize agricultural demand for water.



DRINKING WATER  
MANAGEMENT  
PLAN



Provision of clean, safe drinking water is a necessary input for food processing and agricultural use.  
Efforts to promote water conservation and reclamation will reduce demand on the region's water resources making more water available for in-stream use.

### AIR QUALITY MANAGEMENT PLAN

Reducing deposition of air contaminants will minimize the contamination of water resources and foster the provision of clean, safe drinking water.



DRINKING WATER  
MANAGEMENT  
PLAN



Ensuring that drinking water is produced, distributed, and used efficiently will minimize energy consumption and associated greenhouse gases.

### REGIONAL PARKS AND GREENWAYS PLAN

Expanding the regional greenways system will involve working with water and wastewater utilities.



DRINKING WATER  
MANAGEMENT  
PLAN



Public access in the Lower Seymour Conservation Reserve provides opportunities for recreational activities, outdoor experiences, and programs to foster environmental stewardship.

## PART TWO: GOALS, STRATEGIES and ACTIONS

### Goal 1: Provide Clean, Safe Drinking Water

Metro Vancouver and its municipalities are committed to providing reliable access to adequate quantities of clean, safe drinking water to the citizens and businesses of Metro Vancouver.



**Strategy 1.1** Use a risk management multi-barrier approach from source to tap. Beginning with protected source watersheds, the region's water supply system provides multiple barriers to contamination. Projects such as the Seymour-Capilano Filtration Plant and the addition of the ultraviolet treatment plant at Coquitlam will further reduce the risks to water quality.

#### METRO VANCOUVER WILL:

1.1.1 Complete the Seymour-Capilano Filtration Project. 2013

1.1.2 Improve the primary disinfection treatment of Coquitlam source water for *Cryptosporidium* by adding ultraviolet treatment. 2013

1.1.3 Complete the reassessment of the secondary disinfection system after completion of the Seymour-Capilano Filtration Project. 2016

#### ON-GOING ACTIONS

1.1.4 Preserve water quality in the Metro Vancouver system by utilizing best management practices that include urban reservoir cleaning and circulating water to maintain appropriate chlorine levels.

1.1.5 Monitor water supply and water quality and use this information to optimize source water treatment, operation of the Metro Vancouver water system and rechlorination programs, and communicate system changes to agencies and municipalities as appropriate.



1.1.6 Implement, administer, and maintain backflow prevention and cross-connection control programs within the Metro Vancouver system to protect the public water system from hazards originating on customers' premises or from temporary connections.

1.1.7 Ensure continuous improvement for the management and operation of the Metro Vancouver water system by ongoing application of Metro Vancouver's Management System for Drinking Water.

1.1.8 Present an annual Metro Vancouver Water Quality Report to the Board of Directors.

#### MUNICIPALITIES WILL:

1.1.9 Complete the reassessment of the secondary disinfection system within the municipal distribution network in coordination with Metro Vancouver after completion of the Seymour-Capilano Filtration Project. 2016

#### ON-GOING ACTIONS

1.1.10 Monitor water quality in the municipal distribution systems and use this information to optimize water quality through operation of the municipal water system.

1.1.11 Preserve water quality in the distribution system through proactive maintenance programs that include water main flushing, cleaning of municipal reservoirs, and eliminating dead-ends where possible.

1.1.12 Implement, administer, and maintain backflow prevention and cross-connection control programs within the municipal distribution system to protect the public water system from hazards originating on customers' premises or from temporary connections.

### Strategy 1.2 Manage watersheds to provide clean, safe water

Metro Vancouver's closed and protected watersheds minimizes human access and human activity and significantly reduces the risk from microbiological or chemical contamination and fires.

#### METRO VANCOUVER WILL:

1.2.1 Where feasible and appropriate, restore disturbed areas and deactivate watershed roads that are no longer required to minimize the risk of landslides and erosion, and reduce long-term maintenance costs. 2013

#### ON-GOING ACTIONS

1.2.2 Provide reliable and timely information on source water quality, stream flow, and fire risk to minimize risks to water quality, manage source reservoirs and optimize water treatment.

1.2.3 Manage the watersheds with a minimum intervention approach. Intervention is only necessary for building infrastructure or if there are risks to water quality or human safety.

1.2.4 Work in cooperation with adjoining municipalities and other organizations with infrastructure on watershed lands to minimize risks to water quality.

1.2.5 Reduce the risk from microbiological or chemical contamination by restricting access to the source watersheds as specified in Metro Vancouver's Watershed Access Policy.

### Strategy 1.3 Identify and secure additional water supplies for the region

By making greater use of the storage capacity of Coquitlam reservoir our present sources of water offer a secure water supply that will meet our needs until about mid-century.

#### METRO VANCOUVER WILL:

1.3.1 Complete the Seymour-Capilano Filtration Project and initiate conceptual design of the new Coquitlam intake facility to access additional water supplies. 2013

1.3.2 Provide for additional capacity by securing full access to the Coquitlam source under the Coquitlam Water Use Plan and the current forecast predicts expanding storage capacity in Seymour and Capilano Watersheds by 2050. The schedule for storage expansion will be monitored and storage expanded as needed.

#### ACTIONS REQUESTED OF OTHER GOVERNMENTS AND AGENCIES (ON-GOING ACTION)

1.3.3 That senior governments, universities, and research agencies continue to assess the potential impacts of climate change on the need for additional water supplies or storage capacity and advise Metro Vancouver on the results of this research.

## Goal 2: Ensure the Sustainable Use of Water Resources

By ensuring the sustainable use of water resources, the region can continue to grow and prosper while sustaining our quality of life and our environment.

### Strategy 2.1 Use drinking water sustainably

Metro Vancouver and its municipalities are committed to pursuing demand management strategies where using water more sustainably will contribute to economic prosperity, community well-being and environmental integrity.

#### METRO VANCOUVER WILL: (ON-GOING ACTIONS)

2.1.1 Deliver education programs promoting behaviour change by means of:

- sustainability education resources;
- watershed field trips;
- sustainability initiatives at schools;
- information outreach programs promoting behaviour change and sustainable use of water.



2.1.2 Implement a region wide water conservation program targeting the industrial, commercial, institutional and agricultural sectors in partnership with municipalities. Program elements include water audits, informative resources and case studies.

2.1.3 Deliver the Tap Water Campaign to educate people about Metro Vancouver's high quality drinking water and to reduce the environmental impact of bottled water.

2.1.4 Set the wholesale water rates and water rate structure to reflect the cost of regional water supply, and achieve water conservation and other sustainability objectives.

2.1.5 Work with the business sector on water conservation and water reuse initiatives in partnership with municipalities.

2.1.6 Develop the Seymour Water Treatment and Watershed Academy to support innovative research and demonstration projects.

#### MUNICIPALITIES WILL:

2.1.7 Reassess the merits of developing residential water metering programs and municipal rebate programs for water efficient fixtures and appliances. 2015

#### ON-GOING ACTIONS

2.1.8 Develop, implement and enforce consistent bylaws to encourage water efficiency and implement Metro Vancouver's Water Shortage Response Plan.

2.1.9 Work with the business sector on water conservation and water reuse initiatives in partnership with Metro Vancouver.

2.1.10 Achieve a retail water rate structure that reflects the cost of regional water supply and, if practical, the regional seasonal price structure.

2.1.11 Deliver education programs promoting behaviour change and sustainable use of water.



## Strategy 2.2 Match water quality to usage requirements

Many of the purposes for which drinking water is currently used do not require use of water of potable quality.

### METRO VANCOUVER WILL:

2.2.1 Install facilities for water reclamation at wastewater treatment plants to provide reclaimed water for use within and outside wastewater plants where feasible. 2011-2016

### ON-GOING ACTION

2.2.2 Evaluate alternatives to potable water for specific purposes, including:

- rainwater harvesting for irrigation;
- greywater and reclaimed wastewater for residential, commercial, institutional, and agricultural use;
- groundwater for irrigation;
- river and sea water for waterfront businesses.

### MUNICIPALITIES WILL:

2.2.3 Update municipal bylaws, utility design standards and neighbourhood design guidelines to enable and encourage on-site rainwater management as appropriate, so that it can be used for non-potable purposes such as irrigation. 2014

### ACTIONS REQUESTED OF OTHER GOVERNMENTS, AGENCIES, AND ASSOCIATIONS: (ON-GOING ACTIONS)

2.2.4 Revise the provincial health regulations to allow specific residential and commercial uses of non-potable water (greywater and rainwater) after discussions with Metro Vancouver and municipalities.

2.2.5 Facilitate networking for re-use of process wastewater with business associations, institutions, and non-governmental organizations.





### Strategy 2.3 Manage and protect watersheds as natural assets

Managing and protecting watershed lands and their biological diversity as natural assets and as part of the region's conservation lands significantly advances regional sustainability

#### METRO VANCOUVER WILL: (ON-GOING ACTIONS)

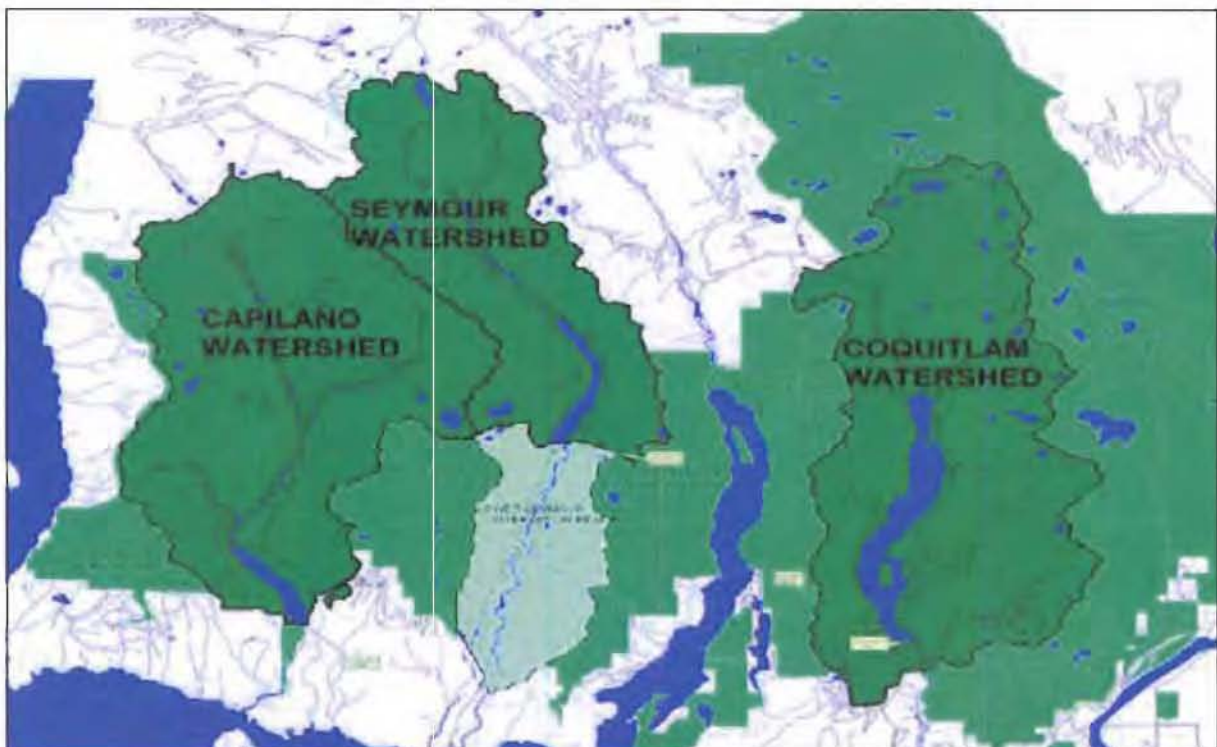
2.3.1 Manage watershed lands and their biological diversity to advance regional sustainability.

2.3.2 Manage the on-drainage watershed lands with a minimum intervention approach.

2.3.3 Protect and conserve fish populations while continuing to provide clean, safe drinking water.

2.3.4 Provide non-motorized recreational opportunities on off-drainage watersheds lands where appropriate.

2.3.5 Develop and implement a Joint Water Use Plan for the Seymour and Capilano Watersheds.



### Goal 3: Ensure the Efficient Supply of Water

Efficient supply of water optimizes capacity and defers the need for new infrastructure and new water supply sources. Equally important is renewing and replacing the region's aging water transmission and distribution systems in an affordable way.

#### Strategy 3.1 Manage infrastructure proactively

Managing infrastructure proactively will ensure cost-effective, reliable and sustainable water supply.

##### METRO VANCOUVER WILL: (ON-GOING ACTIONS)

3.1.1 Develop and implement an Asset Management Plan targeted at maintaining delivery of reliable and cost-effective drinking water services to the region over the next 100 years.

3.1.2 Renew and replace aging infrastructure to maintain required levels of service based on risk analyses (including seismic risk) and cost-benefit priorities.

3.1.3 Undertake cost-effective leak identification and repair programs targeting water transmission mains with high breakage rates or that are older than 50 years.

3.1.4 Implement, where feasible and appropriate, pressure reduction or pressure management programs (including pressure transients) to reduce leakage and potentially extend the life of the infrastructure.

3.1.5 Conduct hazard assessments specific to trespassing, excavations over pipes and pressure loss and implement emergency and security programs to reduce risks.

3.1.6 Upgrade the energy efficiency of the system by prioritizing gravity systems and where possible recovering surplus energy and upgrading pump and motor efficiencies.

3.1.7 Upon completion of a Joint Water Use Plan for the Capilano and Seymour Watersheds, assess the feasibility of developing hydropower at the Cleveland and Seymour Falls dams.

##### MUNICIPALITIES WILL: (ON-GOING ACTIONS)

3.1.8 Renew and replace aging infrastructure to maintain required levels of service based on risk analyses and cost-benefit priorities specific to the needs of each municipality.

3.1.9 Undertake cost-effective leak identification and repair programs targeting the municipal water system.

3.1.10 Implement, where feasible and appropriate, pressure reduction or pressure management programs (including pressure transients) to reduce leakage and potentially extend the life of the infrastructure.



### Strategy 3.2 Optimize capacity through effective partnerships

Gaining efficiency and optimizing capacity through more effective communications and partnerships enables more to be done with less.

#### METRO VANCOUVER WILL:

3.2.1 Maintain a system of seasonal pricing and confirm that the cost of providing water in the summer season continues to be 1.25 times the cost of providing water during the remainder of the year and make seasonal pricing adjustments accordingly. 2014

#### ON-GOING ACTIONS

3.2.2 Based on the projected growth in population and economic activity in Metro Vancouver's approved Regional Growth Strategy, plan and construct required Metro Vancouver facilities.

3.2.3 Install water meters on all new municipal system connections to Metro Vancouver's water mains.

3.2.4 Further enhance lawn sprinkling regulations to address both seasonal and peak day consumption issues in partnership with municipalities.

#### MUNICIPALITIES WILL: (ON-GOING ACTION)

3.2.5 Further enhance lawn sprinkling regulations to address both seasonal and peak day consumption issues in partnership with other municipalities and Metro Vancouver.



## PERFORMANCE MEASURES

The following performance measures will monitor progress in achieving the goals of the Drinking Water Management Plan (DWMP). Performance should be considered in the context of industry standards and performance by other utilities in other jurisdictions.

### Goal 1: Provide Clean, Safe Drinking Water

1. Treated water samples negative for E. coli bacteria (striving for 100%).
2. Treated water samples negative for total coli forms (striving for high percentages).
3. Percent of untreated source water samples exceeding 20 E. coli/100 ml (striving for low percentage).

### Goal 2: Ensure the Sustainable Use of Water Resources

4. Per capita water use by residential customers (trend over time and compare to other jurisdictions).
5. Per capita water use by all customers (trend over time and compare to other jurisdictions).
6. Peak day per capita water use by all customers (trend over time and compare to other jurisdictions).
7. Greenhouse gases generated in treating and delivering water (per cubic meter of water delivered by Metro Vancouver and net of energy recovery).

### Goal 3: Ensure the Efficient Supply of Water

8. Metro Vancouver's Water Rate (trend over time and compare changes in Metro Vancouver to changes in other jurisdictions).
9. Metro Vancouver's drinking water budget (trend over time and compare changes in Metro Vancouver to changes in other jurisdictions).
10. Kilowatt hours of energy used in treating and delivering water (per cubic meter of water delivered by Metro Vancouver and net of energy recovery).

### Adaptive Management

As the region grows and changes, the science of water management improves, and public values evolve, the DWMP will be reviewed and revised. An adaptive management approach is proposed with a DWMP progress report every two years and a comprehensive review of the plan every five years.





metro VANCOUVER

4170 Highway 10, Suite 300, Richmond, BC V6V 4G5 Tel: 604-271-4300

PC: R. Gonzalez  
T. Stewart

For appropriate action  
Noting the request for consideration + adoption  
of the  
Water Mgmt.  
Plan by Council

ATTACHMENT 2

Office of the Chair  
Tel: 604 432 6215 Fax 604 451-6814

File: CR-13-01

CP-19-01

CR-13-01-DWFL1

AUG 18 2011

Mayor Malcolm Brodie and Council  
City of Richmond  
Mayor's Office  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council:

**Re: Adoption of the 2011 Drinking Water Management Plan**


At its meeting on July 29, 2011 the Greater Vancouver Water District Board adopted the *Drinking Water Management Plan for Metro Vancouver and Members* (Attachment 1) and referred the municipal actions in the plan to the councils of member municipalities for their adoption.

Attached for consideration and adoption by councils of member municipalities and Tsawwassen First Nation are the municipal actions in the plan (Attachment 2).

If you have any questions regarding the Plan, please contact Albert van Roodselaar, Utility Planning and Environmental Management Division Manager, Metro Vancouver at (604) 436-6772 or email [Albert.vanRoodselaar@metrovancover.org](mailto:Albert.vanRoodselaar@metrovancover.org).

Thank you for your participation and support in this important Metro Vancouver and municipal management plan. The Plan will serve the region well and advance the management of drinking water in the region for the coming decade.

Respectfully I remain,

  
Lois E. Jackson  
Chair, Metro Vancouver Board

LEJ/TA/avr

cc: Regional Administrative Advisory Committee (RAAC)  
Regional Engineers Advisory Committee (REAC)

**Attachments:**

- 1 Drinking Water Management Plan for Metro Vancouver and Members dated June 2011 (5340756)
- 2 Actions in the 2011 Drinking Water Management Plan for Member Municipalities and Tsawwassen First Nation (5225900)





**To:** Public Works and Transportation Committee

**Date:** September 27, 2011

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

**File:** 10-6340-20-  
P.11203/Vol 01

**Re:** **Widening of Westminster Highway and Nelson Road  
CN Rail Work Permit**

**Staff Recommendation**

That the Chief Administrative Officer and the General Manager, Engineering and Public Works be authorized to sign documents as required for a Work Permit from CN Rail for Contract 4230P - Design of Westminster Highway and Nelson Road Widening.

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

Att.

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## **Staff Report**

### **Origin**

The City has received grant funding to widen portions of Westminster Highway and Nelson Road. Since some of the proposed road widening will occur on the CN Rail Right of Way, the City will require a Work Permit from CN Rail to complete the survey work.

The purpose of this report is to seek authorization for the Chief Administrative Officer and the General Manager, Engineering and Public Works to sign the CN Rail Work Permit documents.

### **Analysis**

Westminster Highway is currently two lanes wide between No. 6 Road and McMillan Road. Nelson Road south of Westminster Highway is also two lanes wide. As the amount of industrial activity has increased in the Port Metro Vancouver lands at the south ends of No. 8 Road and Nelson Road, there has been a corresponding increase in the amount of heavy vehicle traffic on Westminster Highway. To address this traffic, the following projects have been identified by the City of Richmond, Province of British Columbia, Port Metro Vancouver, and Translink:

- a) Widening Westminster Highway from Nelson Road to McMillan Road from two lanes to four lanes (this project, approved in the 2011 Capital Budget).
- b) Widening Nelson Road from Blundell Road to Westminster Highway from two lanes to four lanes (this project, approved in the 2011 Capital Budget).

Westminster Highway crosses the CN Rail tracks east of No. 9 Road. To design the new widened roadway, Staff will need to access the CN Rail Right of Way to perform survey services. Staff have contacted CN Rail to seek access to this Right of Way, and CN Rail has provided a Work Permit form that includes an indemnity clause. Due to the indemnity clause, Staff require Council approval to enter into this agreement.

The scope of work to be performed by Staff on the CN Rail Right of Way is of minimal risk and will be limited to survey services. Only handheld equipment will be used, and all survey work will be coordinated with CN Rail.

### **Financial Impact**

There is no financial impact associated with this Work Permit.

## **Conclusion**

The widening of Westminster Highway and Nelson Road is required to accommodate the heavy truck traffic generated by the industrial area located at the south end of Nelson Road. It will tie into the new Nelson Road Interchange and help remove the heavy truck traffic from Westminster Highway west of Nelson Road. To complete the design of this project, access to the CN Rail Right of Way is required.

A handwritten signature in blue ink, appearing to be 'M. Chan', followed by a horizontal line.

Milton Chan, P.Eng.  
Senior Project Engineer  
(604-276-4377)

;







# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee  
**From:** Cecilia Achiam, MCIP, BCSLA  
Interim Director, Sustainability and District Energy  
**Re:** 2011 Corporate Energy Management Update

**Date:** October 6, 2011  
**File:** 01-0103-65-20-06/Vol  
01

### Staff Recommendation

That the staff report entitled "2011 Corporate Energy Management Program Update Report" from the Interim Director, Sustainability and District Energy, dated September 19, 2011 be received for information

Cecilia Achiam, MCIP, BCSLA  
Interim Director, Sustainability and District Energy  
(604-276-4122)

Att. 4

FOR ORIGINATING DEPARTMENT USE ONLY				
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Project Development Engineering		Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> <i>K</i>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> <i>GI</i> NO <input type="checkbox"/>

## Staff Report

### Origin

This Corporate Energy Management Program Update Report summarizes the City's most recent achievements in implementing the City of Richmond's Energy Management Program (EMP) and highlights upcoming corporate energy management initiatives. The City's EMP closely supports the Corporate Sustainability Framework-Energy Sustainability Strategic Program endorsed by Council on July 26, 2010 (**Attachment 1**).

The EMP also supports the following Council Term Goals

Council Term Goal #2: "Financial Responsibility and Levels of Service – Ensure the City has the capacity to meet the financial challenges of today and in the future, while maintaining appropriate levels of service"; and

Council Term Goal #7: "Sustainability and the Environment – Demonstrate leadership in and significant advancement of the City's agenda for sustainability through the development and implementation of a comprehensive strategy that among other objectives includes incorporating sustainability into our City policies and bylaws".

Included with this Energy Management Program Update report as **Attachment 2**, is a summary brochure highlighting key City energy projects and initiatives.

### Background

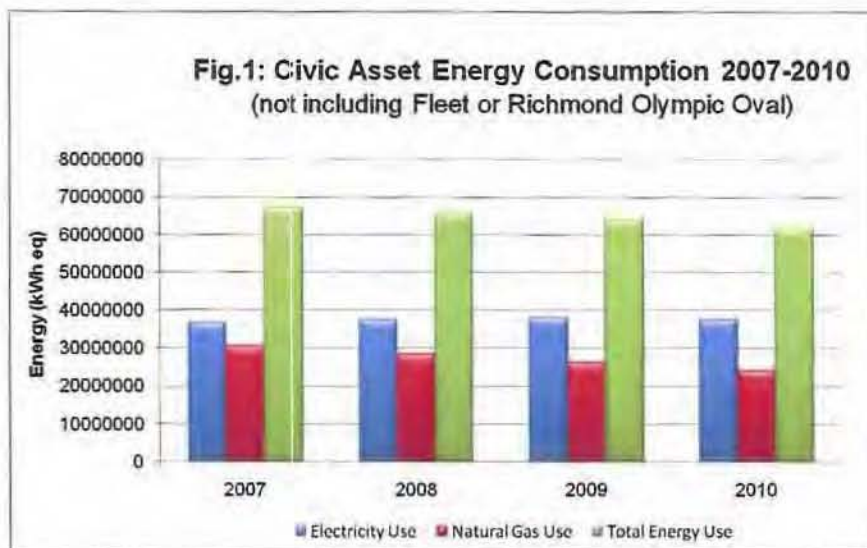
#### *Energy Use Overview*

In 2010 the City of Richmond civic assets, which includes buildings, lighting, and pumps and wastewater (but excluding Fleet and the Richmond Olympic Oval) utilized approximately \$4.4 million dollars of energy, or approximately 61,573,000 kWh (electricity and natural gas). The Oval has not been incorporated into the City's inventory for 2010 because of arrangements for the 2010 Games and the legacy conversion period after the Games. The Oval will be included from 2011 going forward. Excluding the Oval, Compared with 2009 the cost of our civic assets' energy use (excluding the Oval) increased from approximately \$4.0 million dollars for that year; however, the amount of energy utilized decreased in 2010 by approximately 2,611,000 kWh - from 64,184,000 kWh used in 2009. The increased cost of energy was mostly due to increases in electricity rates.

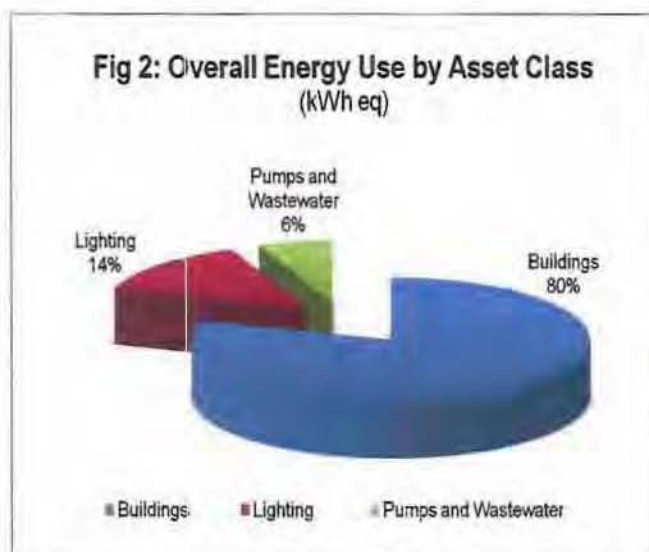
	2009	2010	Variation
Energy Use (kilowatt hours)	64,184,000 kWh	61,573,000 kWh	2,611,000 kWh reduction
Energy Cost	\$4.0 M	\$4.4 M	approx. \$400,000 increase



The following Figure 1 indicates the amount of energy used by the City for civic assets between 2007 and 2010, and includes a breakdown of natural gas and electricity use.



As is shown in the following Figure 2, energy use at civic buildings accounted for approximately 80%, lighting accounted for approximately 14%, and pumps and wastewater systems accounted for approximately 6% of the total energy utilized by civic assets, or approximately 48,676,000 kWh (electricity and natural gas), 8,792,000 kWh, and 3,901,000 kWh, respectively.



The City of Richmond is responsible for the utility costs at approximately 90 civic facilities. However of the 90 civic facilities under City stewardship, energy use in 2010 at only 11 facilities

accounted for over 80% of the overall civic building energy use – with our recreational pools and ice arenas being the highest energy consuming facilities<sup>1</sup>.

This large percentage of civic energy used by a small number of facilities emphasizes the potential opportunity for excellent return on investment for energy management initiatives at these locations foremost. In addition, placing a high priority on efficient energy system design during the development phase of new facilities (specifically pools and ice arenas), will go a long way in ensuring that our corporate energy and GHG reduction targets can be met in the long term.

Although the City has been able to achieve excellent results in energy conservation, infrastructure has increase (e.g. The Olympic Oval). So while the unit cost of energy consumption has gone down, it is anticipated that total energy consumption and green house gas emissions will increase as the City add infrastructure to meet the growing needs of our residents. This, combined with increasing utility rates, will result in energy costs increases going forward.

### *Energy Management Policy and Program Development Overview*

Energy conservation and its efficient use were first brought forward as a Council and corporate priority in 1991 with the Energy Conservation Policy. Some key points from that policy are still relevant for our current corporate energy management program. These points include; considering life cycle costing when purchasing new equipment, upgrading facilities to highest possible efficiency as budgets allow, monitoring civic energy consumption, maintaining equipment to energy efficient standards, and encouraging all employees to suggest and initiate projects that will save energy.

In order to expand on the initial energy conservation policy, and to set specific management objectives and evaluation criteria for the “sustainable” development of our buildings, Council rescinded the Energy Conservation Policy in 2004 and adopted the High Performance Building Policy in its place. This policy enabled the broadening of the City’s commitment to efficient natural resource use in all areas of civic functions, established the Leadership in Energy and Environmental Design (LEED) rating system as the “sustainable” measurement tool for new buildings and major renovations, and set clear objectives for management in terms of project cost considerations and integrated building design practices. This policy also set the City apart from other municipalities at the time by adopting specific LEED standard objectives for new construction, with a minimum of LEED Gold or Silver accreditation<sup>2</sup> for all new buildings. Since adoption of the High Performance Building Policy by Council tangible results have been evident with exceptionally well designed new and renovated civic buildings, and high levels of incorporation of energy efficient technologies.

During the time that the High Performance Building Policy was being developed, energy management retrofit projects were being implemented at numerous existing civic buildings by Facilities Department in partnership with BC Hydro. These projects were highly successful in increasing building energy efficiency and leveraging external funding to support our energy management program. Based on Council’s commitment to increased energy efficiency and the

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<sup>1</sup>Watermania, Richmond Ice Centre, Minoru Pools and Minoru Arenas accounted for 43% of the overall civic building energy use in 2010.

<sup>2</sup> For new buildings under 2,000 m<sup>2</sup>, the performance standards for LEED Silver accreditation were to be met without necessarily seeking formal accreditation. For buildings over 2,000 m<sup>2</sup>, LEED Gold accreditation was to be required.

success of the implemented projects, the City has been recognized by BC Hydro as a Power Smart Leader on numerous occasions, beginning in 2003 and most recently in 2010; and remains the only Municipality to have achieved this level of recognition.

## **Findings Of Fact**

### *Current State of the City' EMP*

Although the continued reduction of electricity use is warranted and desired, it has been recognized by Council that to achieve the City's ambitious GHG and energy reduction targets, it will necessary to explore and implement other energy saving measures beyond those mandated by the BC Hydro Power Smart program. These measures potentially include reducing consumption of natural gas (which is a much more significant GHG contributor than hydro electricity), and shifting to alternative modes of energy production including solar, geothermal and other low GHG emitting alternatives.

As a result of the recognition of the necessity of a larger scope of work for the City Energy Manager, the continued successful development of the City of Richmond Energy Management Program, and the adoption of the City's Sustainability Framework – Energy Sustainability Strategic Program, Council approved the establishment of a full time Energy Manager position in February 2011. This resulted in the City devoting its full attention to achieving the City's energy reduction goals and targets.

The emphasis of the scope of work under the EMP has now shifted from being driven by the availability of external grant and incentive funding to focus more fully on the City's Sustainability Framework and operational needs. In addition, the EMP can now look to further develop internal systems to allow for the enhanced sharing of energy information between departments, the increased quality of energy data, and the increased quality of energy management project evaluation and implementation.

### *2010 and 2011 Achievements*

Since 2010, the City's EMP has been busy with multiple projects, and strategic planning to align the program with the City's Sustainability Framework and to continue the program's development.

Select highlights of the City's EMP from 2010 and 2011 include;

- The securing of approximately \$500,000 of external funding to support the Corporate Energy Management Program
- The installation of solar thermal hot water systems to pre-heat water at Steveston Outdoor pool<sup>3</sup>, South Arm Outdoor Pool, and Minoru Pool – the project consisted of installing approximately 20 solar thermal panels at each location in conjunction with the upgrading of the facilities boilers

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<sup>3</sup> Project under construction and scheduled to be completed by October 31, 2011.



- The facilitation of a ballast and lighting retrofit, in conjunction with the Oval Corporation, for the Richmond Olympic Oval, which is estimated to save approximately 500,000 kWh of electrical energy per year. Other lighting control measures that are being implemented by the Oval Corporation at the same time will increase the energy savings of this project to approximately 1,000,000 kWh, or approximately \$70,000 annually in cost avoidance due to energy savings
- The development of a corporate energy awareness program, with support of BC Hydro, to promote energy conservation measures with staff, which the City has entitled Because Energy Awareness Matters (BEAM). Under this program Year 1 of the BC Hydro Workplace Conservation Awareness (WCA) program was recently completed with lots of support from our designated energy champions and staff. Initiatives and strategies for Year 2 will be developed this fall to further build on the WCA program's initial successes.
- Pilot project to use light-emitting diode (LED) street lighting instead of metal halide lighting along Lansdowne Road between Hollybridge Way and Gilbert Road to compare the performance and maintenance requirement. As a result of the positive results to date, the use of LED street lights will be extended into the adjacent River Green development.
- The increased development of the district energy utility (DEU) portfolio has been fully endorsed by Council and construction of the first DEU in West Cambie (Alexandra District Energy Utility) is underway, with several others under feasibility review, and
- The completion of three LEED certifiable Gold buildings that included energy saving measures such as; geothermal heating, solar hot water system, green roofs, installation of high efficiency heat pumps and mechanical systems, and passive design aspects to increase daylight within the building (to reduce lighting) and to allow for natural ventilation. The three buildings that achieved this LEED standard are Steveston Fire Hall No.2, Hamilton Community Centre, and the RCMP Safety Building renovation.

More detailed accounts of EMP projects completed in 2010 and 2011 are provided in **Attachments 3 and 4.**

#### *Future EMP Vision and Goals*

Throughout the development of the City's Energy Management Program, the program has been extremely successful in implementing energy saving projects that have contributed to reduced corporate energy use, energy cost avoidance, and reduced GHG emissions. However, with the establishment of key strategies within the City's Sustainability Framework, which include not only the establishing and realizing of energy and GHG reduction targets, but also empowering the community and corporate organization, the City's program will need to be expanded to fully support the framework's objectives.

To allow for the EMP to develop further and to align it more closely with the Sustainability Framework (Sustainable Resource Use and Climate Prepared City), the following key energy

management strategies, in connection with the overriding Sustainability Framework strategies (**Attachment 1**), will be required;

- Increase energy use awareness within the organization and community
- Continue to seek out external funding and partnerships with outside agencies
- Maintain a leadership role in terms of municipal energy systems and policy
- Improve the “usability” of our energy use data at key facilities, to allow for more detailed analysis and the increased optimization of our energy use
- Incorporate a more systematic approach to building energy use performance analysis and benchmarking of our civic facilities, to allow for the continued improvement of our facilities, and the extension of their usefulness
- Continue to ensure that energy use and GHG emission accounting (in relation to reduction goals) is a high priority during the designing of new facilities and developments

The EMP 2011/2012 workplan was developed in order to fulfill the strategies listed above, and to continue the positive and successful development the Energy Manager’s role. Key highlights of the workplan include the following action items to support the Sustainability Resource Use-Energy Smart City goal of the Corporate Sustainability Framework.

**Sustainability Resource Use-Energy Smart City**

<b>Strategies</b>	<b>Empower</b>	<b>Reduce</b>	<b>Localize</b>	<b>Renew</b>
Develop a pilot introduction presentation for City energy use stakeholders (community centres) and corporate partners (city departments), to better inform the organization about energy management best practices, our City energy use, and civic policies concerning energy and GHG emissions	✓			
Develop an energy reduction challenge pilot program to be run at our respective community centres, to encourage information sharing between the City and stakeholders, as well as promoting energy awareness	✓	✓		
Complete Year 2 of the workplace conservation awareness program	✓			
Facilitate partnership with the Richmond School Board to further build up energy awareness with students; investigate potential joint symposium with focus on youth	✓	✓	✓	
Continue to facilitate energy reduction projects through the BC Hydro Power Smart Program		✓		
Continue to seek out funding and support from Fortis BC, and the provincial and federal governments, for energy management projects and initiatives that are inline with City objectives		✓		
Initiate the BC Hydro Continuous Optimization program at four facilities <sup>4</sup> (mostly supported by BC Hydro), which will involve the upgrading of the electrical and gas meters to real-time monitoring enabled and the completion of a nine to twelve month study to determine energy use optimization measures – this program is expected to reduce electrical and gas use from between 5-20% at each of the facilities involved	✓	✓	✓	
Develop an energy auditing and study schedule and scope of work for City assets, most notably buildings, to be able to reliably and continually identify worthwhile (economically, environmentally, and socially) energy management projects, and independently evaluate projects after completion	✓	✓	✓	
Establish corporate energy and GHG emissions reduction targets for the City, to allow for benchmarks and goals to be set that will drive the Corporate Energy Management portfolio, and allow for energy use and GHG emission projections from new developments to be analyzed in the context of our overall reduction targets	✓	✓	✓	
Facilitate the acquiring of benchmarking energy use data from external local municipal sources for corporate facilities (based on size and usage), to be able to compare City facilities to similar regional examples and to be able to focus City of Richmond resources on under performing assets	✓	✓		

<sup>4</sup> The four facilities to be included are Watermania, Richmond Ice Centre, City Hall, and the Main Library and Cultural Centre.

The funding strategy for these programs will be brought forward as part of the operating budget process for consideration by Council.

### **Financial Impact**

There is no financial as a result of this report. Capital projects related to energy management and district energy are reviewed through the capital budget process.

### **Conclusion**

The Energy Management Program has been successful in implementing corporate energy saving projects and has lead to new civic buildings constructed to high energy efficiency standards. Under Council's guidance, the City has consistently shown leadership in this area, which has enabled the City to leverage a considerable amount of external funding to support and develop its Energy Management Program (EMP). To further develop the EMP so that it aligns more closely with the adopted Sustainability Framework, the future vision of the EMP includes the empowering of the organization and community, with a focus on energy awareness knowledge programs, as well as the realizing of energy and GHG reduction targets though continued energy saving projects, such as retrofits.



Levi Higgs  
Corporate Energy Manager  
(604-244-1239)

**Attachment 1:** City of Richmond's Corporate Sustainability Framework-Energy Strategic Program (REDMS 3372370)

**Attachment 2:** Energy Report Summary – 2011 (REDMS 3375664)

**Attachment 3:** City Energy Management Program –2010/2011 Key Initiatives (REDMS 3367517)

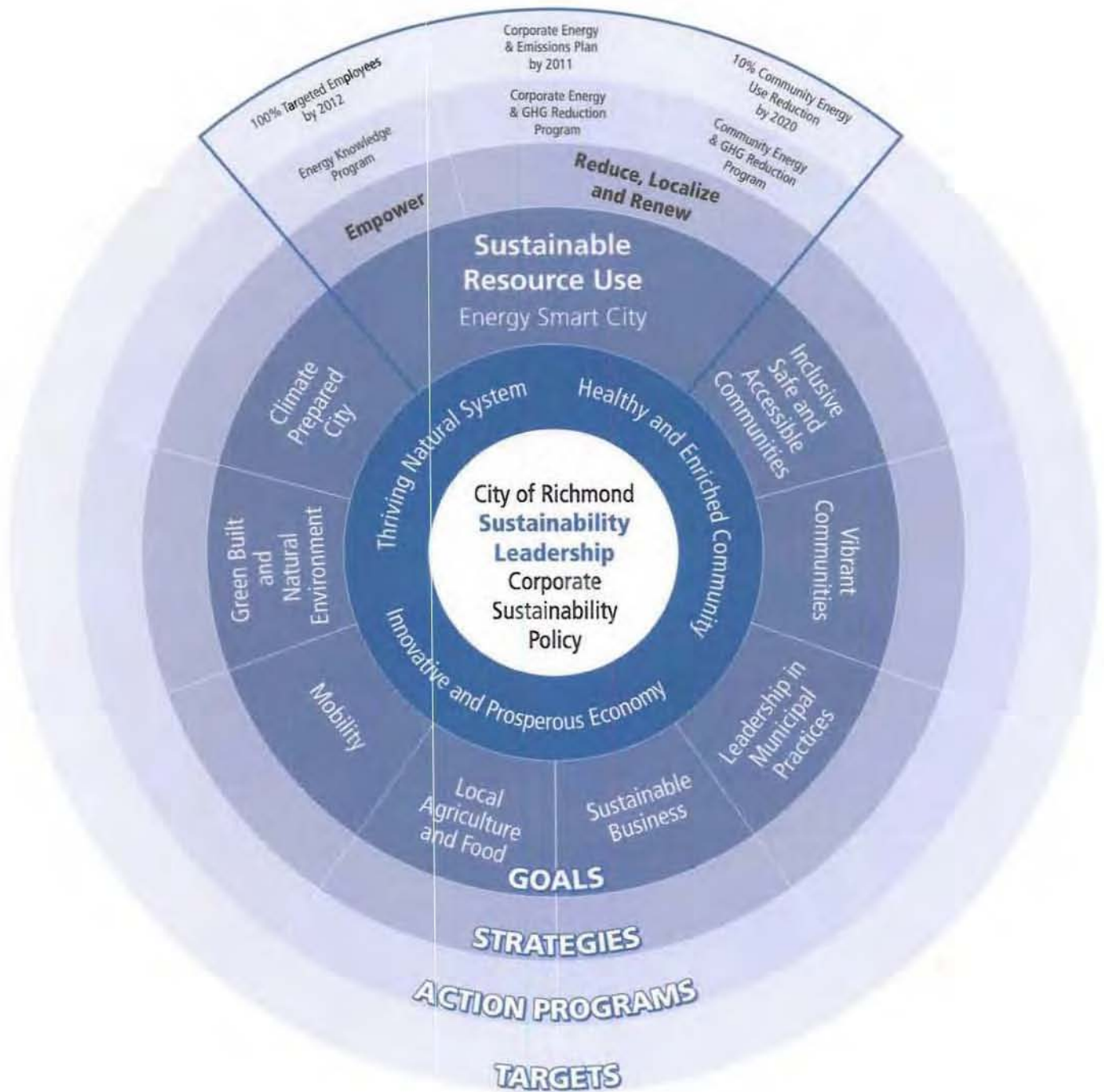
**Attachment 4:** Summary of 2011 Energy Management Projects (REDMS 3367517)

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<sup>5</sup> The four facilities to be included are Watermania, Richmond Ice Centre, City Hall, and the Main Library and Cultural Centre.



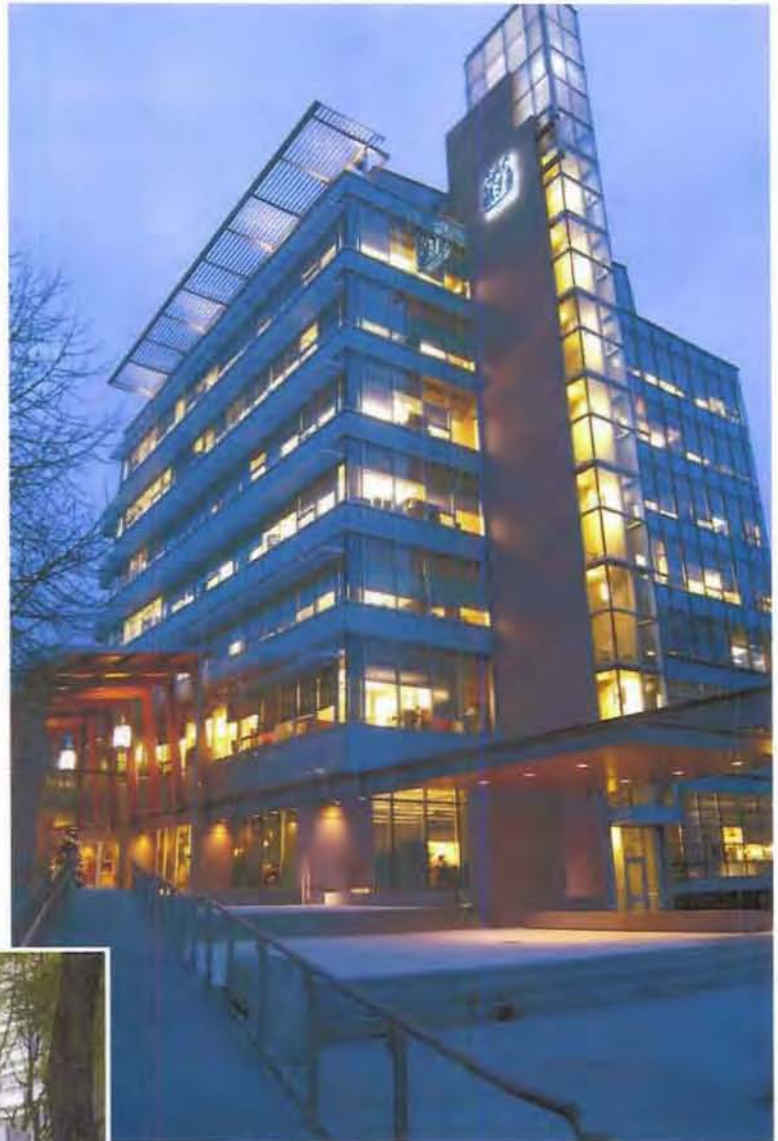
## City of Richmond's Corporate Sustainability Framework — Energy Strategic Program —



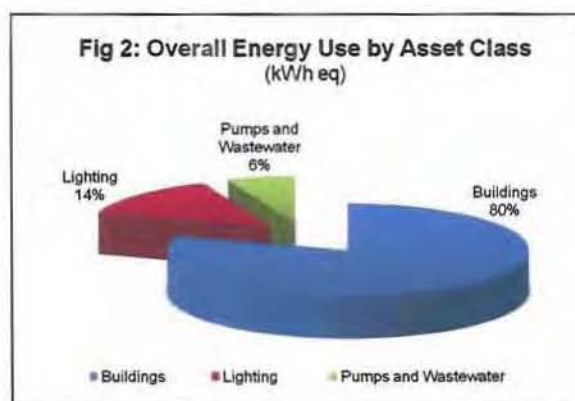
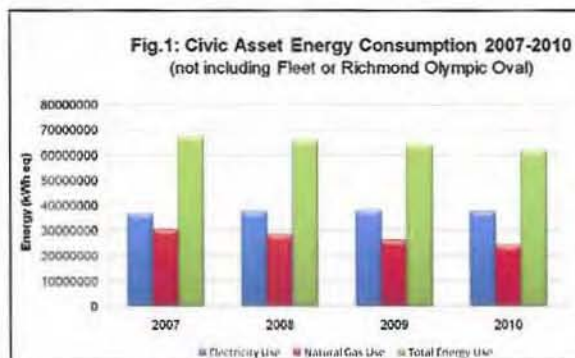


# Energy Update Report

## Summary 2010/2011



- Cost of energy in 2010 for the City of Richmond buildings (not including the Oval), lighting, pumps and wastewater systems =  
**\$4.4 million dollars or 61,573,000 kWh (electricity and natural gas).**
- As compared with 2009 energy consumption for these services decreased by approximately **2,611,000 kWh** or enough energy to power approximately 300 homes in the Lower Mainland.
- Energy use at civic buildings accounted for **approximately 80%** of the total 61,573,000 kWh used in 2010 (48,676,000 kWh), which consists of approximately 90 facilities.





- Of the 90 civic facilities under City stewardship, energy use in 2010 at only **11** facilities accounted for over **80%** of the overall civic building energy use.
- Recreational pools and ice arenas were our highest energy consuming facilities - with **Watermania**, **Richmond Ice Centre**, **Minoru Pools** and **Minoru Arenas** accounted for 43% of the energy used by civic buildings in 2010.
- Given this large percentage of civic energy used by a small number of facilities, high priority should be placed on investment for energy management initiatives at these locations foremost.
- As well placing a high priority on efficient energy system design during the development phase of new facilities (specifically pools and ice arenas), will go a long way in ensuring that our corporate energy and GHG reduction targets can be met in the long term.



- Secured approximately **\$500,000** of external funding to support the Energy Management Program.
- To reduce our civic natural gas use, solar thermal hot water systems, to pre-heat water, were installed at Steveston Outdoor pool, South Arm Outdoor Pool, and Minoru Pool.
- Helped facilitate a ballast and lighting retrofit at the Richmond Olympic Oval, which is estimated to save approximately **500,000 kWh** of electrical energy per year.
- Developed a corporate energy awareness program, with support of BC Hydro, to promote energy conservation measures, which the City has entitled Because Energy Awareness Matters (BEAM).
- Under this program Year 1 of the BC Hydro Workplace Conservation Awareness (WCA) program was recently completed with lots of support from our designated energy champions and staff. The WCA program included initiatives such as a monitor shutdown challenge and a workspace tune-up tutorial.
- Initiatives and strategies for Year 2 will be developed this fall to further build on the WCA program's initial successes.





- Three LEED certifiable Gold buildings will have been opened in 2011 – Hamilton Community Centre, Steveston Fire Hall (No.2), and the new Safety building.
- Numerous energy saving measures were included in these projects, to reduce energy use and green house gas emissions.



- Energy saving measures at the new buildings included;
  - geothermal heating and cooling system at the Steveston Fire Hall – to reduce heating costs and natural gas use
  - solar hot water systems – to reduce domestic hot water heating costs and natural gas use
  - installation of high efficiency heat pumps and mechanical systems – to reduce heating and cooling costs and energy use
  - green living roofs – to reduce run off, urban heat island effect and heating and cooling costs
  - daylight harvesting where using skylights and large windows – to reduce lighting cost and electrical use
- These buildings continue the tradition of constructing “sustainable high performing buildings”, such as Sea Island and Hamilton Fire Halls, which were built to LEED Silver and Gold standards, respectively in 2007.





- Continue leadership role of the Municipality in regards to energy management best practices
- Align the Energy Management Program so it is more connected with the Sustainability Framework
- Empower the organization and community, with a focus on energy awareness knowledge programs

### Action Items include:

- Develop and deliver an introduction presentation for City energy use stakeholders (i.e. community centres) and corporate partners (i.e. city departments), to inform and empower
- Develop and deliver an energy reduction challenge pilot program to run at our respective community centres, that rewards community centres for

energy reduction initiatives and awareness, and encourages information sharing between the City and stakeholders

- Continue to facilitate energy reduction projects through the BC Hydro Power Smart Program
- Real-time energy monitoring data collection - to reduce electrical and gas use from between 5-20% at each of the facilities involved
- Complete Year 2 of the workplace conservation awareness program
- Develop an energy auditing and study schedule and scope of work for City assets, to be able to reliably and continually identify worthwhile energy management projects, and independently evaluate projects after completion.
- Establish corporate energy and GHG emissions reduction targets for the City



**BEAM**  
Because energy awareness matters

**BC Hydro**   
**power smart**





### City Energy Management Program –2010/2011 Key Initiatives

Management Areas	2010/2011 Key Initiatives
<b>Plan</b>	<p><i>Energy Strategic Planning:</i></p> <ul style="list-style-type: none"> <li>• Secured over \$500,000 in external grant applications in 3 years to support energy initiatives efficiency initiatives such as               <ul style="list-style-type: none"> <li>○ Solar thermal panel installations at Steveston and South Arm Outdoor Pool, and Minoru Pool</li> <li>○ Funding in 2010 and partly in 2011 for Energy Managers and Energy Specialist positions</li> <li>○ Lighting retrofit projects</li> </ul> </li> <li>• Concluded RFEOI for external energy audit consultants to complete on-going assessments of building energy performance and energy saving projects – decision is pending for energy consultants to be selected and scheduling to be determined</li> <li>• Developing RFP to completed an evaluation of Richmond's future corporate energy needs 2020 and beyond and to aid in the development of corporate energy and GHG reduction targets</li> </ul>
<b>Do</b>	<p><i>Building Capacity</i></p> <ul style="list-style-type: none"> <li>• Workplace conservation Awareness program Year 1 completed, Year 2 in planning stages.</li> <li>• Greater involvement and communication Energy Manager within different departments has been initiated, to ensure that energy management projects are conducted as efficiently and seamlessly as possible</li> <li>• Information sharing opportunities within the organization will be evaluated, including introduction presentation, to build corporate energy awareness</li> </ul> <p><i>Reducing Energy Use</i></p> <ul style="list-style-type: none"> <li>• Application of leading-edge technology energy efficiency and alternative energy initiatives               <ul style="list-style-type: none"> <li>○ Steveston and South Arm Outdoor Pools, and Minoru Solar Thermal Panels – to pre-heat water</li> <li>○ LED lighting technology for existing lighting upgrades, Watermania, Steveston Community Centre, and City Hall</li> <li>○ Optimization of energy using systems at four key facilities, through the BC Hydro Continuous Optimization Program – with an aim to reduced energy use at each by 5-20%.</li> </ul> </li> </ul> <p><i>Increasing Financial Security &amp; Stability</i></p> <ul style="list-style-type: none"> <li>• over \$60,000 in avoided cost escalation through energy and maintenance savings (not including the Richmond Olympic Oval reduction – est. to be approximately \$75,000)</li> </ul>
<b>Monitor &amp; Report</b>	<p><i>Improving Energy Monitoring System</i></p> <ul style="list-style-type: none"> <li>• Continue to improve and reconcile corporate-wide asset energy tracking inventory, which is web based</li> <li>• Upgrading of the energy monitoring capabilities at four facilities to real-time by the end of 2011 (City Hall, Watermania, Richmond Ice Centre, and Main Library/Cultural Centre) – in order to reduce usage.</li> </ul> <p><i>Reporting Performance</i></p> <ul style="list-style-type: none"> <li>• Annual Corporate-wide Energy update report to Council</li> <li>• In the process of developing monthly reporting system to stakeholders (i.e. community centres, recreation facilities, and fire halls)</li> </ul>
<b>Innovate &amp; Improve</b>	<p><i>Exploring New Approaches and Technologies</i></p> <ul style="list-style-type: none"> <li>• The following projects and feasibility of further evaluation will be assessed in the coming months               <ul style="list-style-type: none"> <li>○ Sewage heat recovery system at Gateway Theatre</li> <li>○ Demo Wind and water Turbines</li> <li>○ LED street and parking lot lighting</li> </ul> </li> </ul> <p><i>Energy Management System Evaluation</i></p> <ul style="list-style-type: none"> <li>• Planning on participating in a energy management system assessment (third-party), through BC Hydro</li> </ul>

### Summary of 2011 Facilities Management Project Development Energy Management Projects

	Project location	Description	Project capital Cost	Estimated Annual Energy and Maintenance Cost Avoidance	Secured Incentive (paid or signed agreement in place)	Source of External Funding	Notes
<b>Projects</b>							
1	Minoru Aquatic Centre	Solar thermal panel installation	\$120,000	\$3,500	\$91,839	RInC	In Progress
2	Steveston Outdoor Pool	Solar thermal panel installation and boiler replacement	\$144,399	\$4,000	\$43,320	RInC	In Progress
3	South Arm Outdoor Pool	Solar thermal panel installation and boiler replacement	\$134,090	\$4,500	\$40,227	RInC	Completed
4	Steveston Community Centre	Lighting retrofit	\$23,377	\$5,000	\$10,062	RInC	Completed
5	Japanese Cultural Centre	Lighting retrofit	\$6,895	\$1,400	\$3,252	BC Hydro	Completed
6	Works Yard	Lighting retrofit	\$31,329	\$4,100	\$13,864	BC Hydro	Completed
7	Steveston Pool	Lighting retrofit	\$28,607	\$3,000	\$9,490	BC Hydro	Completed
8	Watermania	Lighting LED retrofit	\$49,697	\$10,000	\$21,686	BC Hydro	In Progress
9	Steveston Community Policing Building	Lighting retrofit	\$4,180	\$750	\$1,886	BC Hydro	Completed
10	Salmon Festival Building	Lighting retrofit	\$26,614	\$3,500	\$11,338	BC Hydro	Completed
11	City Hall	Lighting LED retrofit completion	\$31,560	\$11,000	\$15,780 <sup>1</sup>	BC Hydro	In Progress
12	Richmond Olympic Oval	Ballast replacement and increased lighting control	\$230,000	\$75,000	\$92,000 <sup>1</sup>	BC Hydro	In Progress
<b>Total Projects</b>			<b>\$830,748</b>	<b>\$130,250</b>	<b>\$338,964<sup>2</sup></b>		

<sup>1</sup> Agreement for incentive yet to be signed, but discussions indicate that BC Hydro would fund approximately 40-50% of the project.

<sup>2</sup> Total secured funding does not include external funding received to support civic positions or funding received for completed studies



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**DEVELOPMENT PERMIT PANEL**  
**REPORT AND ACCOMPANYING PLANS**  
**TO BE CONSIDERED BY COUNCIL**  
**AT THE COUNCIL MEETING**  
**SCHEDULED FOR**  
**Monday, October 24, 2011**

Mayor Malcolm D. Brodie Councillor Linda Barnes Councillor Derek Dang Councillor Evelina Halsey-Brandt Councillor Greg Halsey-Brandt Councillor Sue Halsey-Brandt Councillor Ken Johnston	Councillor Bill McNulty Councillor Harold Steves Director, City Clerk's Office Director, Development Council Chambers Binder Front of House Counter Copy
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# City of Richmond

## Memorandum Planning and Development Department

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**To:** David Weber  
Director, City Clerk's Office

**Date:** October 18, 2011

**From:** Brian J. Jackson, MCIP  
Director of Development

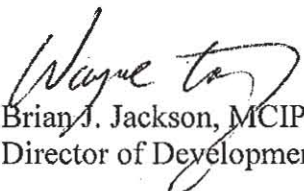
**File:** DP 10-556148

**Re:** **Application by – Gagan Chadha Development Permit at 9131 and  
9151 Williams Road**

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The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on June 29, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

*for*   
for Brian J. Jackson, MCIP  
Director of Development

EL:blg

Att.





## Development Permit Panel

Wednesday, June 29, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Parks and Recreation

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 June 15, 2011, be adopted.*

**CARRIED**

### 2. Development Permit 10-556148

(File Ref. No.: DP 10-556148) (REDMS No. 3183185)

APPLICANT: Gagan Chadha

PROPERTY LOCATION: 9131 and 9151 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

#### Applicant's Comments

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., provided the following details regarding the proposed nine townhouse units on Williams Road:

- the proposed development site is surrounded by single-family homes to the north, to the east, to the west, and across Williams Road to the south;

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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- of the proposed nine townhouse units, those in the front centre of the site are three storeys, while those at the rear and east and west ends of the site are two storeys to better reflect the single family homes on the adjacent sites, and all units have two vehicle parking spaces;
- tree preservation is achieved by protecting four trees, located on the adjacent property to the north, and protecting four trees, located on the adjacent property to the east;
- the outdoor amenity space provides space for trees that will replace the nine on-site trees to be removed due to their poor condition;
- the site immediately to the east of the subject site has the potential for development in the future and the applicant has developed a scheme to demonstrate how a future development on that site could complement the development that is under discussion;
- the proposed rear yard setback is 4.5 metres, and is greater than the 3.0 metres required;
- sustainability features include: (i) permeable pavers on portions of the internal drive aisle as well as on the units' patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures;
- projected overhangs on the south side of the units prevent excessive sun penetration in the units;
- proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys;
- a combination of gable roofs and hip roofs: (i) minimizes the apparent height; and (ii) creates a scale transition to the single-family homes to the east and west; and
- there is one convertible unit and all other units include such accessibility features as blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms;

Masa Ito, Ito Landscape Inc., provided the following information regarding the landscape scheme:

- the location of the outdoor amenity area was selected: (i) due to the existing trees on the neighbouring property; and (ii) in order to allow the full potential of the space;
- there are lush landscaping elements along the street frontage, including a variety of plant materials that change seasonally; and
- a right-of-way at the north property line restricts the presence of trees, but allows for maximum flexible use by individual owners of their patio spaces.

**Panel Discussion**

In response to queries, Mr. Yamamoto and Mr. Ito provided the following information:



**Development Permit Panel**  
**Wednesday, June 29, 2011**

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- Privacy: to provide privacy for the homeowners to the east there will be a six foot fence, and a trellis, with plans for additional planting, and the driveway is sited to provide planting between the driveway and the fence;
- Amenity Space: the size of the outdoor amenity space is based on the projected population of the nine townhouse units, and children's play structures designed for children between the ages of 2 and 4, promote social play, as opposed to physical play, with benches provided for guardians; and
- Access: the proposed development provides access to the east, while access will be provided from adjacent townhouse development to the west, if the adjacent site undergoes development.

**Staff Comments**

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variance. Mr. Jackson referenced the November, 2010 Public Hearing, during which concern was raised regarding reduction of privacy and sunlight to homes to the north. He advised that the applicant has ensured that existing maple trees to the north of the subject site would be retained, and that protective measures will be in place for these trees during construction, as well as for mature trees on the property to the east of the subject site.

Mr. Jackson provided the following additional advice:

- two storey units at both the rear of the development, and both ends of the townhouse block, addresses the privacy and adjacency issue;
- potential future redevelopment of the property to the east of the subject site would provide cross-access easement to the future development, as well as the shared use of the garbage/recycling facilities on the subject site; and
- the amount of the landscaped area exceeds the bylaw requirement, and the outdoor amenity space is almost double the Official Community Plan requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the development under review to accommodate a potential future development of the lot to the east of the subject site.

**Gallery Comments**

None.

**Correspondence**

Tom Cork, agent for owner William Go, 9171 Williams Road (Schedule 1)

Mr. Jackson advised that the correspondent's concerns related to: (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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Mr. Jackson addressed these concerns and noted that:

- (i) both units adjacent to the property to the east are 2 storeys high, and if they were single-family homes, could be 2.5 storeys; the units are set back 5 metres at the outdoor amenity space site, and in excess of 7 metres at the drive aisle;
- (ii) the subject site's grade will be raised and the applicant is required to provide perimeter drainage in order that all of the site's drainage is handled on-site;
- (iii) the hedge is located, not at 9171 Williams Road, but is on the subject site, and will be removed and replaced with a fence as well as new hedging material; and
- (iv) the location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided two parking spaces per townhouse unit, plus two visitor parking places.

In response to the Chair's query regarding the hedge, Mr. Jackson advised that due to the change of elevation of the subject site, the hedge would not survive in a pit beside the driveway, and that the landscaping scheme provides for enough planting to provide screening between the subject site and the correspondent's home.

**Panel Discussion**

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public hearing.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. *Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
- 2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.*

**CARRIED**

**3. New Business**

**4. Date Of Next Meeting: Wed. July 13, 2011**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, June 29, 2011**

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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, June 29, 2011.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk



<b>To Development Permit Panel</b>	
Date:	June 29, 2011
Item #	2
Re:	9131 & 9151 Williams Rd.

**MayorandCouncillors****From:** City of Richmond Website [webgraphics@richmond.ca]**Sent:** June 29, 2011 8:31 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #562)

Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
June 29, 2011.

**Send a Submission Online (response #562)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/29/2011 8:30:18 AM

**Survey Response**

Your Name:	Tom Cork agent for owner William Go
Your Address:	c/o 9171 Williams Road, Richmond
Subject Property Address OR Bylaw Number:	9131 and 9151 Williams Road. Appl.# DP10-556148
Comments:	I submit that this development will, as stated in the previous hearing, directly affect the property at 9171 Williams Road which is directly adjacent to the proposed site. It will block and/or decrease the clear view and natural light to the adjacent property as well as the privacy due to the increased elevation of the proposed project. There is concern that the increased elevation will also affect the drainage of the property at 9171 Williams Road. There also is a large hedge on the west side of the property of 9171 Williams which I feel may be damaged. The additional parking will add to the traffic congestion and access to Williams Road which is already restricted. As well as adding to the congested area the property value of 9171 Williams Rd., will be decreased due to the a/m concerns.





**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

*To: DPP Mtg. of June 29, 2011*

**To:** Development Permit Panel

**Date:** June 3, 2011

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 10-556148

**Re:** **Application by Gagan Chadha for a Development Permit at 9131 and  
9151 Williams Road**

---

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

Gagan Chadha has applied to the City of Richmond for permission to develop nine (9) townhouse units at 9131 and 9151 Williams Road. This site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8656 (RZ 08-423193). The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 10-532605). Works include, but are not limited to upgrades to the existing storm and sanitary systems, replacement of concrete sidewalk, and relocation of existing street trees.

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned "Single Detached" (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Across Williams Road, existing single-family dwellings on lots zoned Single Detached (RS1/E) and South Arm Community Centre; and

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (9111 Williams Road) and then a recently developed nine (9) unit townhouse development (9071 Williams Road). It is noted that a cross-access easement to 9111 Williams Road from 9071 Williams Road is secured at rezoning for 9071 Williams Road.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Opportunities to enlarge the outdoor amenity space;
- Opportunities to maximize permeable surface areas; and
- Opportunities to share the garbage/recycling facilities with future adjacent developments.

Staff worked with the applicant to address these issues in the following ways:

- The outdoor amenity area has been widened and enlarged. The size of the amenity area has been increased from 88 m<sup>2</sup> to 93.8 m<sup>2</sup> (only 54 m<sup>2</sup> is required in accordance with the OCP).
- The lot coverage of permeable surfaces including landscaping has been increased from 40% to 41.7%.



- It is noted that 9171 Williams Road contains an older, small single-family dwelling and has potential for redevelopment. On the contrary, 9191 Williams Road contains a newer single-family dwelling and the possibility of redevelopment in the near future is much lower. Therefore, it is envisioned that 9171 Williams Road will be developed as an extension to the subject development in the future. Due to the small size of developable area of 9171 Williams Road, the applicant has agreed to share the garbage/recycling facilities at the subject site with the future development at 9171 Williams Road. A cross-access easement/agreement is required to be registered on Title to facilitate this arrangement.

The Public Hearing for the rezoning of this site was held on November 15, 2010. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the proposed townhouse development would reduce privacy and sunlight to the existing single-family homes to the north, as well as increase noise and activities in the area.

*A row of existing Maple trees on the adjacent property to the north, the proposed new trees in the rear yard, and the proposed 1.8 m (6 ft.) high fence along the rear property line would protect the privacy and reduce the activity/traffic noise to the neighbouring homes to the north. The back units are carefully designed with 2-storey massing; shadow casting will not be a critical issue as the proposed rear yard setback of 4.5 m is greater than the requirement under the RTL4 zone (3.0 m).*

2. Concern that the proposed townhouse development would create an orphan lot at 9111 Williams Road and lessen the development potential of that property.

*The applicant's architect confirmed that 9111 Williams Road is large enough to accommodate two (2) duplex buildings with an average unit size of 1450 ft<sup>2</sup> (based on 0.6 FAR). The access will be provided from adjacent townhouse development to the west at 9071 Williams Road (a cross-access easement has been secured). A development concept plan is on file.*

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Low Density Townhouses (RTL4) zone except for the zoning variances noted below.

### **Zoning Compliance/Variations (staff comments in bold)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

*(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.)*



**Advisory Design Panel Comments**

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

**Analysis*****Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The three-storey units proposed on-site are centrally located. All end units in the street fronting building (adjacent to the neighbouring single-family house to the west, as well as adjacent to the entry driveway along the east edge of the site) have been stepped down from three (3) storeys to two (2) storeys.
- Two-storey duplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setback of 4.5 m exceeds the requirements of the RTL4 zone (3.0 m) and is consistent with the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east and west are expected to be redeveloped into townhouse complexes in the future. A conceptual development of these sites for illustration purposes is on file. Future development at the adjacent property to the west (9111 Williams Road) will be accessed through the driveway at 9071 Williams Road. A cross-access agreement, allowing access to/from the future development site to the east (9171 Williams Road, and consolidation thereof) via the subject site has been secured at rezoning.

***Urban Design and Site Planning***

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted as an interim arrangement as trucks will be able to turn on-site at the time the adjacent property to the east, at 9171 Williams Road, redevelops.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in three (3) of the street fronting units.
- A total of two (2) standard visitor parking spaces are provided. All of the visitor parking spaces are located within the side yard setback. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The outdoor amenity is proposed at the northeast corner of the site opposite to the entry driveway and is visible from Williams Road. It is envisioned that the outdoor amenity area for the future development at the adjacent property to the east is to be located along the shared property line to create a wider amenity space.

***Architectural Form and Character***

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- A mix of gable roofs and hip roofs reinforces change in massing towards the cluster ends to facilitate scale transition to existing single-family dwelling to the east and west.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie-Plank siding, Hardie-Panel, wood grain vinyl siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- A visual contrast is achieved by the use of darker coloured trims on lighter coloured siding. The gables are accented with roasted pepper colour shingle siding that further breaks down the overall scale of the building.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

***Landscape Design and Open Space Design***

- The developer has agreed to protect four (4) trees located on the adjacent property to the north (9211 Pinewell Crescent) and four (4) trees on the adjacent property to the east (9171 Williams Road). A contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to Development Permit issuance.
- All nine (9) bylaw-size trees noted on-site were identified for removal at rezoning stage due to the poor condition, as well as proposed change of site grade and conflicts with the proposed building footprints. 18 replacement trees are required.
- After the rezoning application for the development proposal achieved Third Reading, a Tree Permit was issued to allow for the removal of all bylaw-sized trees on-site due to impeding of building demolition.
- The applicant is proposing to plant 13 replacement trees on-site and provide cash-in-lieu in the amount of \$2,500 for off-site planting of the balance of the replacement trees (5 trees) prior to issuance of the Development Permit.
- Two (2) conifer and 11 deciduous trees are proposed on-site; hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.



- Fence along the street frontage is 0.45 m setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment intended to develop experimenting and pretending skills as well as engaging interactions between children is proposed in the outdoor amenity area.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$9,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

#### ***Crime Prevention Through Environmental Design***

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlook the outdoor amenity space is integrated in the design of Building No. 1 to increase surveillance opportunity.

#### ***Sustainability***

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 41.7%.
- Black top surface area is minimized to reduce Heat Island Effect on the site.
- All large windows on the south façade are protected by roof eaves, which will shut the strong sunlight in summer but allow natural light to come in winter.
- Energy efficient lighting fixture, water efficient toilet, temperature controller in each room will be provided to conserve energy and water.

#### **Conclusions**

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a cross-access easement to allow future development at 9171 Williams Road to use the garbage/recycling facilities at the subject site;
- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of five (5) replacement trees within the City; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,818 (based on total floor area of 15,909 ft<sup>2</sup>).

Prior to future Building Permit issuance, the developer is required to complete the following:

- 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- 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.





## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

Development Applications Division

**DP 10-556148**

**Attachment 1**

Address: 9131 and 9151 Williams Road

Applicant: Gagan Chadha

Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,478 m<sup>2</sup> (15,909 ft<sup>2</sup>)

Floor Area Net: 1,067 m<sup>2</sup> (14,485 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	1,778.3 m <sup>2</sup> (19,142 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	2	9

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	38.8%	none
Lot Coverage – Non-porous Surfaces	Max. 70%	58.3%	none
Lot Coverage – Landscaping:	Min. 30%	32%	none
Setback – Front Yard (m):	Min. 6 m	6.0 m	none
Setback – Side Yard (East) (m):	Min. 3 m	5.3 m	none
Setback – Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback –Rear Yard (m):	Min. 3 m	4.5 m	none
Height (m):	12.0 m (3 storeys)	10.5 m	none
Lot Size (min. dimensions):	min. 40 m wide x 30 m deep	min. 40.2 m wide x 42.0 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20	20	none
Tandem Parking Spaces:	not permitted	6	variance requested
Off-street Parking Spaces - Accessible	0	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	12 (Class 1) and 2 (Class 2)	12 (Class 1) and 2 (Class 2)	none

Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	\$9,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 9 units = 54 m <sup>2</sup>	93.8 m <sup>2</sup>	none



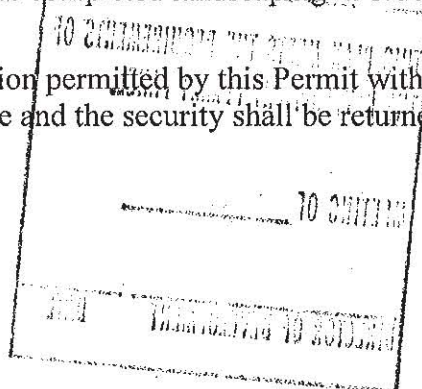
**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 10-556148**

To the Holder: GAGAN CHADHA  
Property Address: 9131 AND 9151 WILLIAMS ROAD  
Address: #113 - 6033 LONDON ROAD  
RICHMOND, BC V7E 0A7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$31,818.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.





# Development Permit

No. DP 10-556148

To the Holder: GAGAN CHADHA  
Property Address: 9131 AND 9151 WILLIAMS ROAD  
Address: #113 - 6033 LONDON ROAD  
RICHMOND, BC V7E 0A7

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

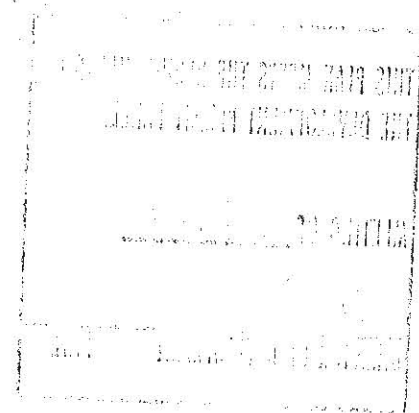
This Permit is not a Building Permit.

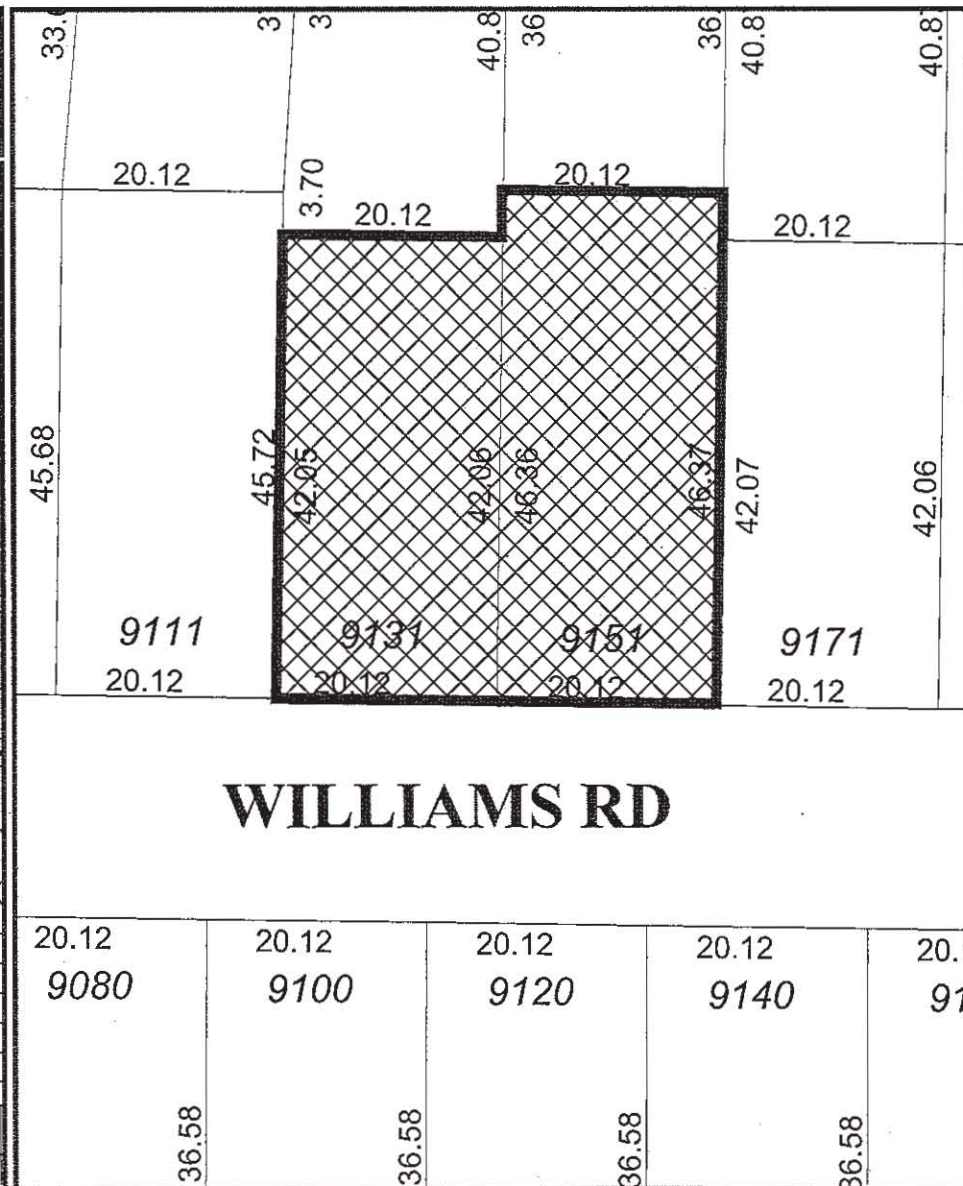
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR





DP 10-556148  
SCHEDULE "A"

Original Date: 01/05/11

Revision Date:

Note: Dimensions are in METRES





GENERAL NOTES:

1. ALL SPACES (RESERVED, VISITOR, ETC.) SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD PRACTICE FOR MARKING OF SPACES (TPC).

PARKING

RESERVED: 10 SPACES (RESERVED), 2 SPACES (VISITOR), 2 SPACES (TOTAL)

PROPOSED

2 CAR GARAGE, 10 UNITS, 2 SPACES (TOTAL)

BICYCLE:

RESERVED: 10 SPACES (RESERVED), 2 SPACES (VISITOR), 2 SPACES (TOTAL)

PROPOSED

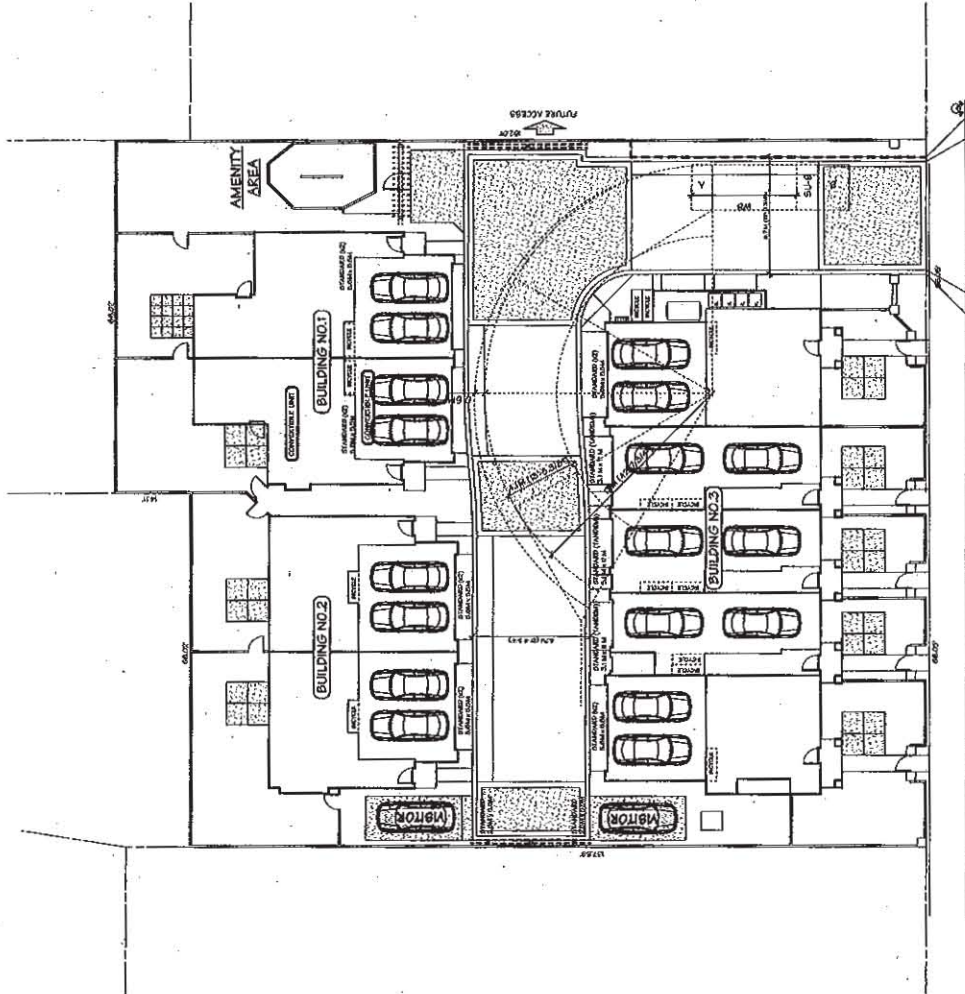
2 CAR GARAGE, 10 UNITS, 2 SPACES (TOTAL)

AMENITY AREA:

RESERVED: 10 SPACES (RESERVED), 2 SPACES (VISITOR), 2 SPACES (TOTAL)

CONVERTIBLE UNIT:

RESERVED: 10 SPACES (RESERVED), 2 SPACES (VISITOR), 2 SPACES (TOTAL)



PARKING PLAN

WILLIAMS ROAD

NO.	DATE	REVISION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	ISSUED FOR PERMIT
3	10/10/10	ISSUED FOR PERMIT
4	10/10/10	ISSUED FOR PERMIT
5	10/10/10	ISSUED FOR PERMIT
6	10/10/10	ISSUED FOR PERMIT
7	10/10/10	ISSUED FOR PERMIT
8	10/10/10	ISSUED FOR PERMIT
9	10/10/10	ISSUED FOR PERMIT
10	10/10/10	ISSUED FOR PERMIT

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT  
PREPARED BY: YAMAMOTO ARCHITECTURE INC.  
DATE: 10/10/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

9 UNIT TOWNHOUSE DEVELOPMENT  
PREPARED BY: YAMAMOTO ARCHITECTURE INC.  
DATE: 10/10/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

Yamamoto  
Architecture Inc.  
1010 10TH AVENUE, N.W.  
SUITE 100  
ALBUQUERQUE, NM 87102  
TEL: 505.261.1111  
WWW.YAMAMOTOARCH.COM

DATE: 10/10/10  
SCALE: 1/8" = 1'-0"  
SHEET NO. 2  
TOTAL SHEETS: 2  
PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT

DP 10556148  
JUN 03 2011 PLAN #2







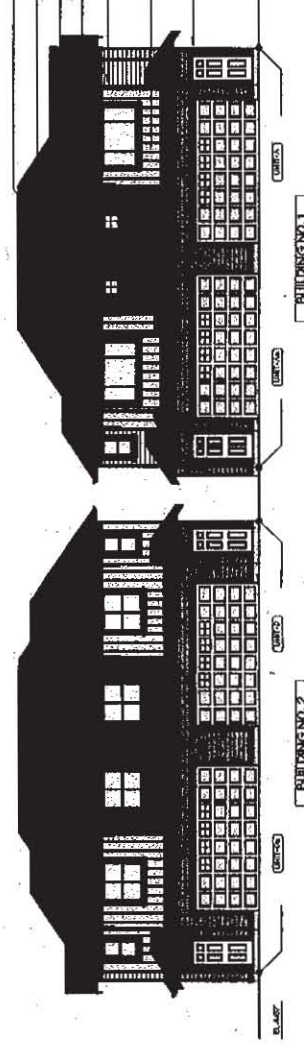
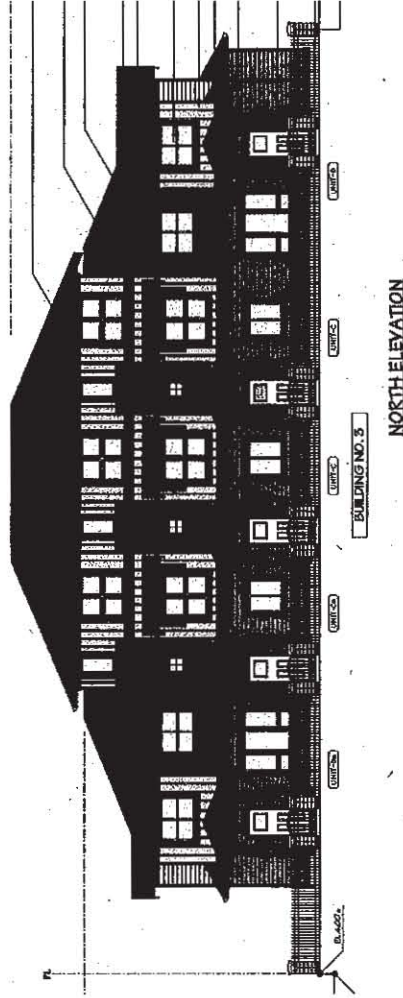






**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



DP 10556148  
JUN 03 2011 PLAN # 4A

SOUTH ELEVATION

BUILDING NO. 1

BUILDING NO. 2

BUILDING NO. 3

BUILDING NO. 4

BUILDING NO. 5

DATE	2/20/11	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
DATE	4/10/11	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
DATE	4/10/11	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
DATE	4/10/11	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT
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DATE	4/10/11	PROJECT	9 UNIT TOWNHOUSE DEVELOPMENT

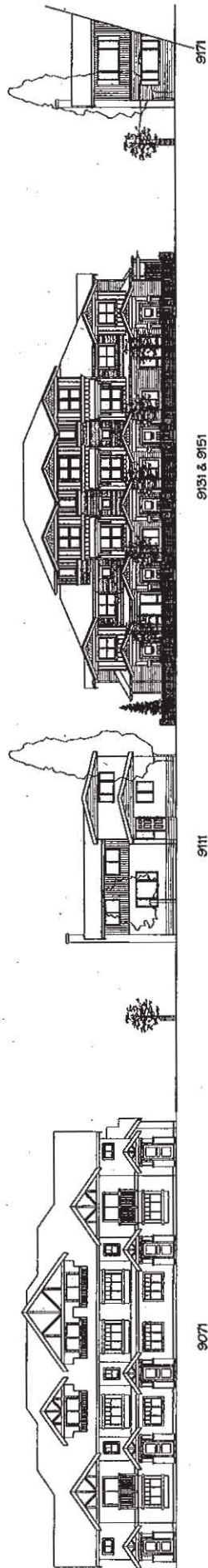
PROJECT  
9 UNIT TOWNHOUSE DEVELOPMENT

10111 WILLIAMS ROAD  
FARMINGTON, CT 06031  
Yamamoto  
Architecture Inc.

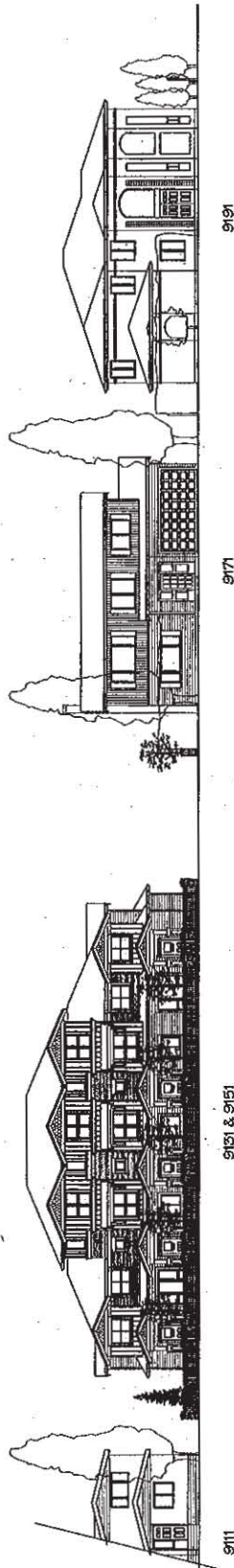
10111 WILLIAMS ROAD  
FARMINGTON, CT 06031  
Yamamoto  
Architecture Inc.

SCALE	1/4" = 1'-0"	SHEET NO.	4.1
DATE	APR 1, 2011	DESIGNER	YAM
DATE	APR 1, 2011	CHECKED	YAM
DATE	APR 1, 2011	PROJECT NO.	DP 10-556148





**SOUTH ELEVATION - WILLIAMS ROAD**



**SOUTH ELEVATION - WILLIAMS ROAD**

NO.	DATE	REMARKS
1	JUNE 1928	RE BUILT FOR 6.7
2	APRIL 1928	REBUILT FOR 6.7, 1000
3	MAY 1928	REBUILT FOR 6.7, 1000
4	MAY 1928	REBUILT FOR 6.7, 1000

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8131, 8181 WILLIAM ROAD  
MICHIGAN, D.C.

**Yamamoto  
Architecture Inc.**

STREETSCAPE &  
SITE SECTION

DATE	REV = 1-00	SHEET NO.
DATE	APR 1, 2009	7
DESIGN	ION	
CHECKED		PROJ. NO. 4795

## SOUTH ELEVATION WITH FUTURE DEVELOPMENT

DP 10556148 JUN 03 2011 PLAN #348



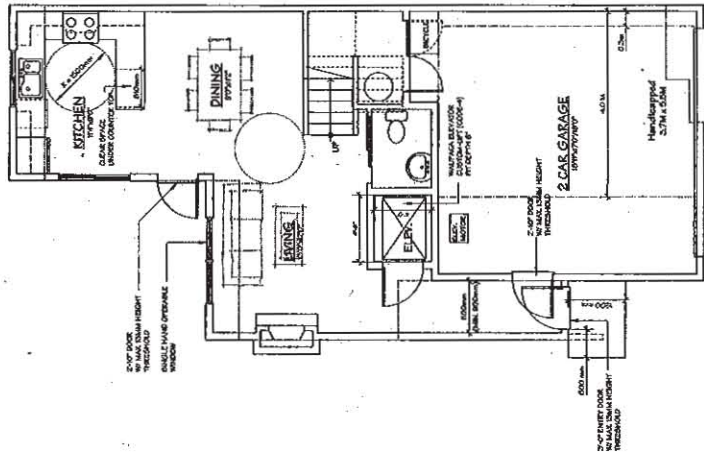


DP 10-556148

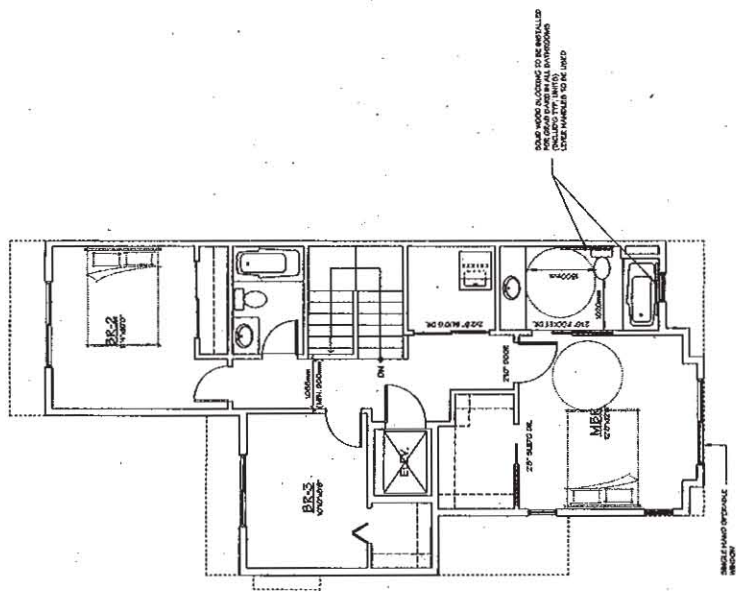
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODES (IPC).

CONVERTIBLE UNIT PLAN  
UNIT Aa (BLDG. NO. 1)



GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CELL HT: 8'-0"



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
CELL HT: 8'-0"

DATE	10/10/10	REVISION	1
BY	YAMAMOTO	REVISION	2
DATE	10/10/10	REVISION	3
BY	YAMAMOTO	REVISION	4
DATE	10/10/10	REVISION	5
BY	YAMAMOTO	REVISION	6
DATE	10/10/10	REVISION	7
BY	YAMAMOTO	REVISION	8
DATE	10/10/10	REVISION	9
BY	YAMAMOTO	REVISION	10

PROJECT: 9 UNIT TOWNHOUSE DEVELOPMENT  
LOCATION: 10101 WILLOW ROAD, ROCKFORD, IL 61107

10101 WILLOW ROAD, ROCKFORD, IL 61107

Yamamoto  
Architecture Inc.

CONVERTIBLE UNIT PLAN

JUN 03 2011 REFERENCE PLAN

DP 10556148

DATE	10/10/10	REVISION	1
BY	YAMAMOTO	REVISION	2
DATE	10/10/10	REVISION	3
BY	YAMAMOTO	REVISION	4
DATE	10/10/10	REVISION	5
BY	YAMAMOTO	REVISION	6
DATE	10/10/10	REVISION	7
BY	YAMAMOTO	REVISION	8
DATE	10/10/10	REVISION	9
BY	YAMAMOTO	REVISION	10